

April 11, 2024

PROJECT NAME: ACRISTO INVESTMENTS LLC

PROJECT NUMBER: 2024030073

APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #31342

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Per site plan there will not be enough room for a septic system if central sewer is not available.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-3 to RPUD for the intended purpose of a multi-family housing. Parcel 8003-0338-12 is currently zoned R-3 and is 0.46 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Please ensure LDC 6.13 is met with the Major Site Plan Revision.
- 3 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Marion County has reviewed the concept plan as provided for the location. Approval of this concept plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
STATUS OF REVIEW: INFO  
REMARKS: A site improvement plan shall show fire department water supply within 400 feet from the closest point on the building. The measurement shall be taken by a stabilized roadway from the fire department water supply to the building.
- 6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads  
STATUS OF REVIEW: INFO  
REMARKS: Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code. Site improvement plan shall include maximum building height.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities Comments  
STATUS OF REVIEW: INFO

REMARKS: PROPOSED CONDITION - IMPORTANT - Marion County Utilities service area with water main, and gravity and forcemain available within 2560' - the distance for 8 units. There is no indication of intent of developer's intent to extend mains - this is 100% developer's responsibility for offsite utilities extensions.

8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: no tree removal prior to DRC site plan approval

9 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED - Please be aware that at the top of the Conceptual Plan it states "SW 29th Ave Multifamily". This project is not near SW 29th Ave so it may need to be corrected to "SW 29th Terrace Rd Multifamily" on any future submittals.

10 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale

STATUS OF REVIEW: INFO

REMARKS: APPROVED



Marion County  
Board of County Commissioners

Growth Services • Planning & Zoning

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

[www.marioncountyfl.org](http://www.marioncountyfl.org)

OFFICE USE ONLY:	
Project Number:	2024030073
App Request No.:	31342
Case Number:	
Received Date:	3/26/24
Received By:	OO
Submission Complete Date:	3/27/24

PARCEL ACCOUNT NUMBERS: 8003-0338-12

APPLICATION FOR PUD REZONING or PUD AMENDMENT

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article Four, Zoning, on the below described property and area, to PUD (PLANNED UNIT DEVELOPMENT) from:

R-3 to RPUD (Marion Oaks)

Legal description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 0.46 Maximum Proposed Residential Units: 8

Maximum Non-Residential (Commercial or Industrial) Acreage: N/A

Directions to property (from MC Growth Services):

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

ACRISTO INVESTMENTS LLC

Property owner name (please print)

1911 Morning Dr

MAILING ADDRESS

Orlando, FL, 32809

City, state, zip code

(407) 223-2109

Phone number (include area code)

adaninvestments@adanordonez.com

e-Mail Address (include complete address)

Signature

Adan Ordenez

Applicant/agent name (please print)

1911 Morning Dr

MAILING ADDRESS

Orlando, FL, 32809

City, state, zip code

(407) 223-2109

Phone number (include area code)

adaninvestments@adanordonez.com

e-Mail Address (include complete address)

Signature

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. 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 owner and/or applicant/agent must be correct and legible in order to be processed.

A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval	PUD Amendment that does NOT require Board of County Commissioners Approval
<b>BASE FEE: \$1,000.00 AND</b> <b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b> <b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b>	<b>BASE FEE: \$150.00 AND</b> <b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b> <b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b>
<b>Fee Calculation Method Example:</b> (Base Fee - \$1,000 or \$150.00) + (\$ <u>8</u> X Max DUs) + (                      X Max Non-Res AC) = \$ <u>1,040.00</u> Total Fee	

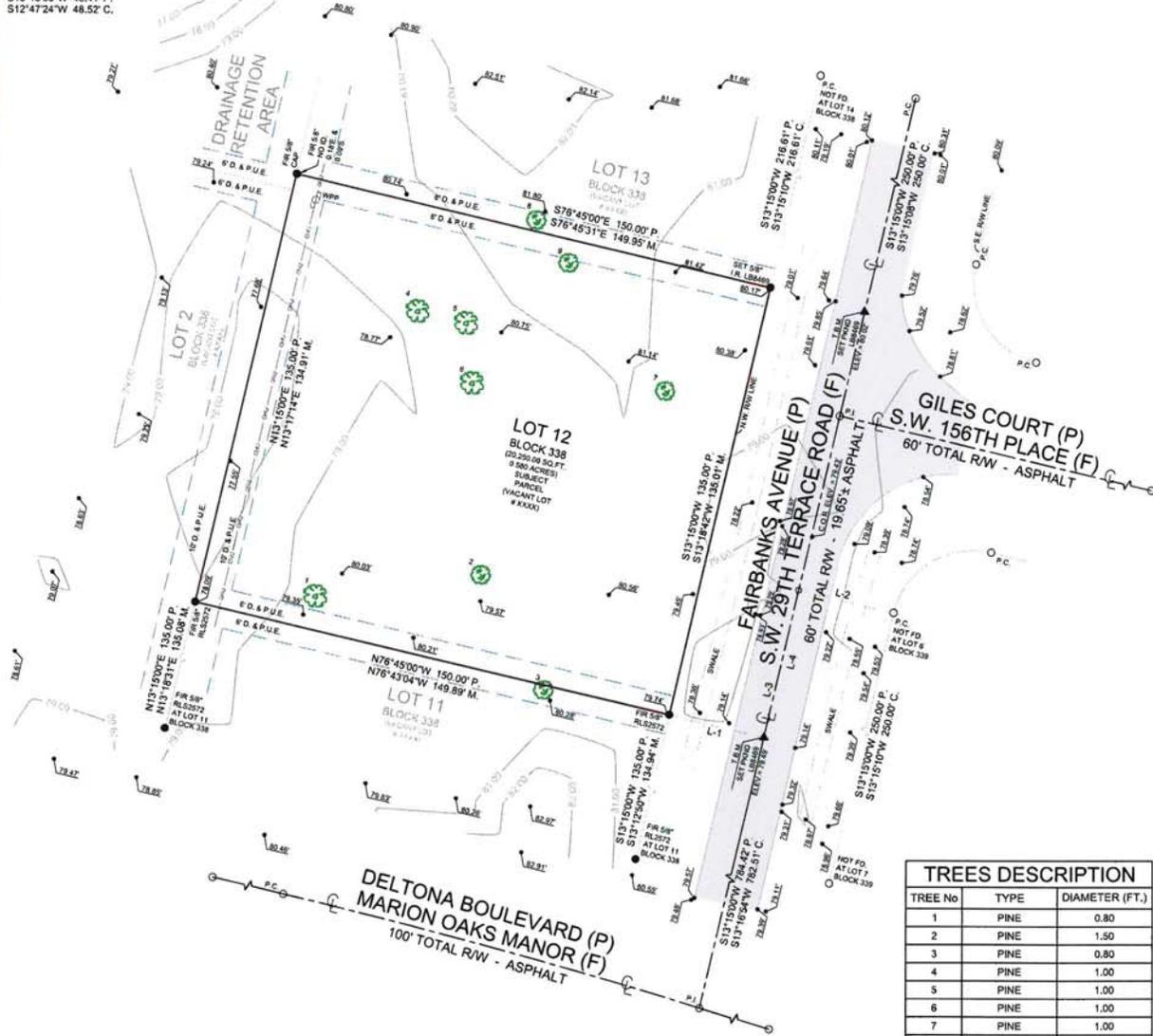
B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Show 100 year floodplain on the site.
17. Show any proposed land or right of way dedication.
18. Identify any proposed parks or open spaces.
19. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
20. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
21. Any additional information that may be deemed appropriate for the specific project (e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).



LINE DETAILS:

- L-1  
N76°45'00"W 30.00' P.  
N73°11'36"W 30.59' M.
- L-2  
N76°45'00"W 30.00' P.  
N76°44'49"W 30.00' C.
- L-3  
S13°15'00"W 101.61' P.  
S13°02'16"W 103.52' C.
- L-4  
S13°15'00"W 46.41' P.  
S12°47'24"W 48.52' C.



TREES DESCRIPTION		
TREE NO	TYPE	DIAMETER (FT.)
1	PINE	0.80
2	PINE	1.50
3	PINE	0.80
4	PINE	1.00
5	PINE	1.00
7	PINE	1.00
8	PINE	0.80
9	PINE	1.00

- A.C. AIR CONDITIONER
- A.E. ACCESS EASEMENT
- B.F.E. BEARING REFERENCE
- B.M. BENCHMARK
- C. CALCULATED
- C.M. CONCRETE MONUMENT
- C. CONCRETE
- CALC. CALCULATED
- CATV. CABLE TELEVISION RISER
- CR. CHORD BEARING
- CR. CHORD
- COR. CORNER
- C.O.R. CROWN OF THE ROAD
- C.V.G. CONC VALLEY GUTTER
- C.D. CLEAN OUT
- C.U.E. COUNTY UTILITY EASEMENT
- D. DRAINAGE
- D.E. DRAINAGE EASEMENT
- D.H. DRILL HOLE
- E.B. ELECTRIC BOX
- E.L. ELEVATION
- E.A. EAST
- ENCL. ENCLOSURE
- E.O.P. EDGE OF PAVEMENT
- E.O.W. EDGE OF WATER
- F.H. FINISHED FLOOR
- F.F. FOUND
- F. FIELD
- I.E. IRRIGATION EASEMENT
- I.D. IDENTIFICATION
- I.P. IRON PIPE
- I.R. IRON ROD
- L.B. LAND SURVEYING BUSINESS
- L.C.U.E. LEE COUNTY UTILITY EASEMENT
- M. FIELD MEASURED
- M.A.F.L. MEAN ANNUAL FLOOD LINE
- M.E. MAINTENANCE EASEMENT
- M.H.W.L. MEAN HIGH WATER LEVEL
- N.A. NOT APPLICABLE
- N.T.S. NORTH TO SCALE
- N. NORTH
- N&D. NAK & DISC
- N.R. NON RADIAL
- O.H.L. OVERHEAD LINES
- O.R.B. OFFICIAL RECORDS BOOK
- O.T.E. ORANGE TREE UTIL. ESMT.
- P.L. PLAT
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- PAGE. PAGE
- P.I. POINT OF INTERSECTION
- P.K.M. PARKER-KAYLON M&L
- P.K.N.D. PARKER-KAYLON N&L & DISC
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.N. POLYLINE CHLODRICE
- P.P. POINT OF BEGINNING
- P.A.C. POINT OF REVERSE CURVE
- P.M. PERMANENT REFERENCE MONUMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- P.T. POINT OF TANGENCY
- P.U.E. PUBLIC UTILITY EASEMENT
- R. RADIAL
- R.A.D. RAD. PT.
- R. RAD. RADIUS POINT
- R.W. S. RIGHT OF WAY
- S.D. SOUTH
- S.W. SIDEWALK
- SEC. SECTION
- T.B.M. TEMPORARY BENCH MARK
- TEL. TELEPHONE FACILITIES
- T.O.B. TOP OF BANK
- T.K. TRANSFORMER
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- W. WEST
- W.M. WATER METER
- CONCRETE MONUMENT
- NAL. NAIL
- IRON ROD
- NOT FOUND
- EXISTING ELEVATION
- PROPOSED ELEVATION
- 0.00/0.02
- 0.00/0.02
- DISTANCE & BEARING LIMIT ARROW

- WATER VALVE
- LIGHT POLE
- F.H. WELL
- SEWER
- DRAIN
- HANDICAP
- UTILITY POLE
- CENTER LINE
- BENCHMARK
- OAK - PALM - PINE - TREE
- ANCHOR
- BREAK LINE (NOT TO SCALE)
- SECONDARY PROPERTY LINE
- PRIMARY PROPERTY LINE
- SECONDARY STRUCTURE
- EXISTING EASEMENT
- EDGE OF THE WATER LINE
- OVERHEAD LINE
- CENTERLINE
- FENCE LINE
- CLOSURE
- TOP OF BANK
- MEAN HIGH WATER LEVEL
- MEAN ANNUAL FLOOD LINE
- FLOOD ZONE DIVIDE LINE
- COVERED AREA
- CONCRETE
- BRICK / PAVER
- WALL
- WOOD
- GRAVEL/STONE
- ASPHALT

**SURVEYOR'S NOTES**

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE.

2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE.

3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR DEBITS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THIS SURVEY WAS CONDUCTED FROM INFORMATION SUPPLIED BY THE CLIENT.

5. THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REDUNDANT MEASUREMENTS OR TRANSFERRED CLOSURES. ALL CONTROL MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES: COMMERCIAL/RESIDUAL: 1" FOOT IN 10,000 FEET; SURVEYING: 1" FOOT IN 7,000 FEET; RURAL: 1" FOOT IN 5,000 FEET.

6. BEARINGS AND DISTANCES SHOWN HEREON ARE TO THE NEAREST 0.01' AS MEASURED BY GPS OBSERVATIONS STATE PLANE COORDINATE SYSTEM NAD83 FLW82. THE BASIS OF BEARING IS BASED UPON IS 17°15'15" W ALONG THE CENTERLINE OF FAIRBANKS AVENUE AS PLATTED.

7. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD83 DATUM. BENCHMARK USED ASSUMED BY GPS OBSERVATION WITH ELEVATION OF 80.02'.

8. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

9. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.

10. EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAT. ANY OTHER EASEMENT (S) PERTAINING TO THE HEREON DESCRIBED LAND (S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S AGENT PER FLORIDA STATUTE CHAPTER 5417 OF THE FLORIDA ADMINISTRATIVE CODE.

11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR DEBITS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

12. PARCEL WAS SURVEYED FROM INFORMATION SUPPLIED BY THE CLIENT.

13. THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REDUNDANT MEASUREMENTS OR TRANSFERRED CLOSURES. ALL CONTROL MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES: COMMERCIAL/RESIDUAL: 1" FOOT IN 10,000 FEET; SURVEYING: 1" FOOT IN 7,000 FEET; RURAL: 1" FOOT IN 5,000 FEET.

14. BEARINGS AND DISTANCES SHOWN HEREON ARE TO THE NEAREST 0.01' AS MEASURED BY GPS OBSERVATIONS STATE PLANE COORDINATE SYSTEM NAD83 FLW82. THE BASIS OF BEARING IS BASED UPON IS 17°15'15" W ALONG THE CENTERLINE OF FAIRBANKS AVENUE AS PLATTED.

15. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD83 DATUM. BENCHMARK USED ASSUMED BY GPS OBSERVATION WITH ELEVATION OF 80.02'.

**PROPERTY AND OWNER INFORMATION**

PROPERTY ADDRESS: XXX S.W. 29TH TERRACE ROAD Ocala, FL 34473

PARCEL ID: 8003-0338-12

COUNTY / STATE: MARION COUNTY

CERTIFIED TO: ALEJANDRO GUTIERREZ

ALEJANDRO GUTIERREZ, ITS SUCCESSORS AND/OR ASSIGNS AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS THEIR INTERESTS MAY APPEAR.

**FLOOD ZONE INFORMATION:**

COMMUNITY NO: 120180  
 PANEL: 0860  
 SUFFIX: D  
 EFFECTIVE DATE: 08/28/2008  
 FLOOD ZONE: X  
 B.F.E.: N/A

**LEGAL DESCRIPTION:**

LOT 12, BLOCK "338", MARION OAKS UNIT 3, according to the map or plat thereof, as recorded in Plat Book O, Page(s) 35, inclusive, of the Public Records of Marion County, Florida.

**LYNX SURVEYORS CORP**  
 LAND SURVEYORS  
 AND MAPPER LB 8469

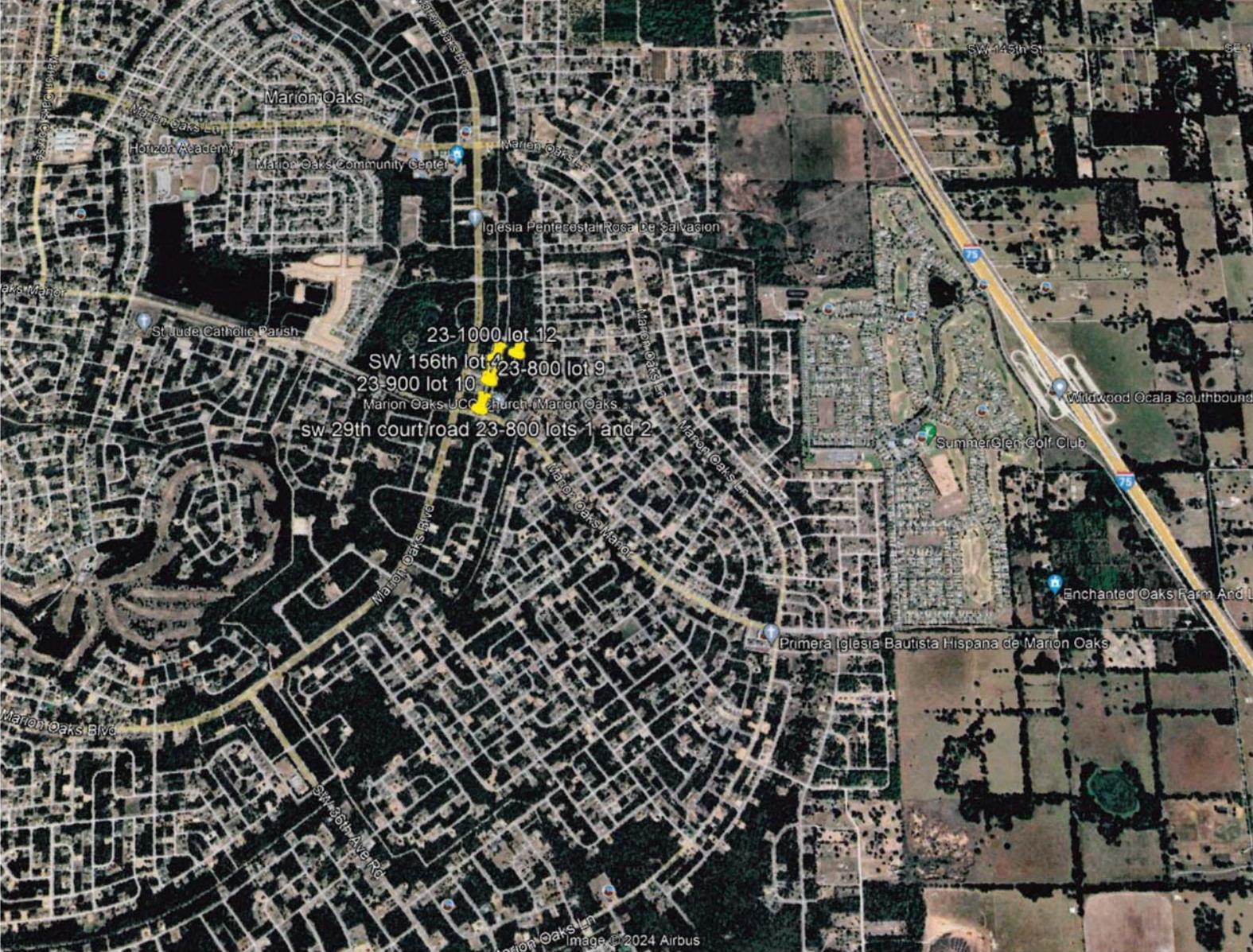
302 LAUREL ROAD EAST UNIT 291  
 LAUREL, FLORIDA 34272

833-721-2907  
 contact@lynxsurveyors.com  
 www.lynxsurveyors.com

**lynx**  
 SURVEYORS

Digitally signed by  
 Gustavo Interian  
 Date: 2023.10.11  
 13:36:37 -04'00'

GUSTAVO INTERIAN  
 PROFESSIONAL SURVEYOR AND MAPPER PSM 6461



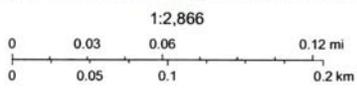
# MCBCC Interactive Map - Internal



3/26/2024, 7:28:20 AM

- Parcels Labels
- Parcels
- Address Points
- Structure - Addressed
- Structure - Confidential Address
- Lift Station
- No Address
- WRA/DRA
- Marion County
- County Road Maintenance
- OCE Maintained Paved
- Streets

- Aerial2023
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS.

MCBCC IT/GIS  
FOR INTERNAL COUNTY USE ONLY; MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S. 119.10).

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**

8003-0338-12

Prime Key: 1657938

[Beta MAP IT+](#)

Current as of 3/26/2024

Property Information

ACRISTO INVESTMENTS LLC  
 1911 MORNING DR  
 ORLANDO FL 32809

Taxes / Assessments:

Map ID: 168

Millage: 8002 - UNINCORPORATED

M.S.T.U.

PC: 00

Acres: .46

2023 Certified Value

Land Just Value	\$36,450
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$36,450
Total Assessed Value	\$36,450
Exemptions	\$0
Total Taxable	\$36,450

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$36,450	\$0	\$0	\$36,450	\$36,450	\$0	\$36,450
2022	\$16,605	\$0	\$0	\$16,605	\$5,979	\$0	\$5,979
2021	\$6,075	\$0	\$0	\$6,075	\$5,435	\$0	\$5,435

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7911/1043</a>	10/2022	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$48,000
<a href="#">7911/1040</a>	02/2021	70 OTHER	0	U	V	\$100
<a href="#">6279/1535</a>	09/2015	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	V	\$1,900
<a href="#">6084/0574</a>	08/2014	34 TAX	2 V-SALES VERIFICATION	U	V	\$3,500
<a href="#">5600/1483</a>	11/2011	61 FJDMNT	0	U	V	\$100
<a href="#">4023/1155</a>	04/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$25,000
<a href="#">1135/0604</a>	11/1982	07 WARRANTY	0	U	V	\$20,700

Property Description

SEC 23 TWP 17 RGE 21  
 PLAT BOOK O PAGE 036  
 MARION OAKS UNIT 3  
 BLK 338 LOT 12

Parent Parcel: 8000-0001-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		135.0	150.0	R3	135.00	FF							
Neighborhood 9054 - MARION OAKS - ZONED R3 - Mkt: 9 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

[Appraiser Notes](#)

[Planning and Building](#)

[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description

This Instrument Prepared by:  
Rosemary Goodrich  
Title Solutions of Florida, LLC  
118 Country Club Drive  
Titusville, FL 32780

After Recording Return to:  
ACRISTO INVESTMENTS, LLC  
3225 McLeod Drive  
Las Vegas, NV 89121

Parcel Identification Number:  
8003-0338-12

(Space Above This Line For Recording Data)

### **Special Warranty Deed**

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **28th day of October, 2022** between **Mohamed Abdulla Ali Bamakhrama Alhadhrami, an unmarried man**, whose mailing address is **Building C19 (Lebanese Rostary) Sultan Bin Zayed 1st Street (Muroor Road), Abu Dhabi, United Arab Emirates** ("**Grantor**") to, **ACRISTO INVESTMENTS, LLC, a Florida Limited Liability Company** whose mailing address is **1911 Morning Drive, Orlando, Florida 32809** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Marion County, Florida** and fully described as follows:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.*

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

GRANTOR:

Mina Okonowicz  
WITNESS  
PRINT NAME: MARIA STANEZ

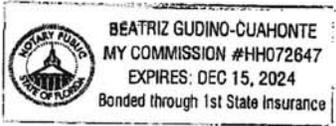
Arnoldo Vetencourt  
Mohamed Abdulla Ali Barnakhrama Alhadhrami by  
Arnoldo Vetencourt, his Attorney-In-Fact

BT  
WITNESS  
PRINT NAME: BEATRIZ PARIS

STATE OF FLORIDA  
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 7<sup>th</sup> day of October, 2022, by Arnoldo Vetencourt, as Attorney-In-Fact for Mohamed Abdulla Ali Barnakhrama Alhadhrami.

[Signature]



Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: Florida Driver License

**Exhibit "A"**  
**Property Description**

Lot 12, Block 338, Marion Oaks Unit 3, according to the map or plat thereof, recorded in Plat Book "O", Page(s) 36, Public Records of Marion County, Florida.



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

## Detail by Entity Name

Florida Limited Liability Company  
ACRISTO INVESTMENTS LLC

### Filing Information

<b>Document Number</b>	L19000242311
<b>FEI/EIN Number</b>	84-3161115
<b>Date Filed</b>	09/25/2019
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

3225 MCLEOD DRIVE,  
SUITE 100  
las vegas, NV 89121

Changed: 04/26/2021

### Mailing Address

3225 MCLEOD DRIVE,  
SUITE 100  
las vegas, NV 89121

Changed: 04/26/2021

### Registered Agent Name & Address

ANDERSON REGISTERED AGENTS, INC.  
625 E.TWIGGS STREET  
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Address Changed: 08/12/2021

### Authorized Person(s) Detail

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### Annual Reports

Report Year	Filed Date
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2022	04/14/2022
2023	04/25/2023

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