



**Marion County
Board of County Commissioners**

Growth Services ♦ Zoning

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

**SPECIAL USE PERMIT APPLICATION PACKAGE FOR TELECOMMUNICATION
ANTENNA OR TOWER SITE**

Application No.: _____

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Section 4.3.25. for the following described property zoned _____ A-1 _____, for the purpose of:
_____ 199' monopole telecommunication tower facility. _____

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

Parcel account number(s): _____ 48512-000-00 _____

Property dimensions: _____ NA, irregular shaped parcel _____ **Total acreage:** _____ 1,400 _____

Directions: _____ From US Highway 441, take CR25 north (right) and go 7.0 miles to SE 135th Street, take SE 135th Street East
_____ (right) and go 1.25 miles until it dead ends. Tower site is on the left. _____

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

Fig Lake Preserve, LLLP

Property owner name (please print)

1011 SE 5th Street

Mailing address

Ocala, FL 34471

City, state, zip code

(352) 484-8867

Phone number (please include area code)

Charles T. Collins
dotloop verified
04/28/26 2:35 PM EDT
Q060-WU00-UWUT-ZJTN

Signature Charles T. Collins, General Partner

Please note: the special use permit 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 \$2,000.00 and is non-refundable. For more information, please contact the Planning & Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: _____ DATE: _____ ZONING MAP NO.: _____

Rev. 04/2017

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org



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 Certified Assessment Roll

48512-000-00

[GOOGLE Street View](#)

Prime Key: 1166667

[MAP IT+](#)[Property Information](#)

FIG LAKE PRESERVE LLLP
C/O CHUCK COLLINS
1011 SE 5TH ST
OCALA FL 34471-2301

[Taxes / Assessments:](#) \$11,054.50

Map ID: 313

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 57

Acres: 1,399.06

[More Situs](#)

Situs: 14607 E HWY 25 OCKLAHAHA

[Current Value](#)

Land Just Value	\$11,747,767		
Buildings	\$304,358		
Miscellaneous	\$7,505		
Total Just Value	\$12,059,630	Impact	(\$11,487,317)
Total Assessed Value	\$572,313	Land Class Value	\$375,971
Exemptions	\$0	Total Class Value	\$687,834
Total Taxable	\$572,313	Ex Codes: 08	
School Taxable	\$687,834		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$11,747,767	\$304,358	\$7,505	\$12,059,630	\$572,313	\$0	\$572,313
2024	\$10,268,450	\$248,330	\$7,178	\$10,523,958	\$536,918	\$0	\$536,918
2023	\$10,182,156	\$231,315	\$8,537	\$10,422,008	\$468,215	\$0	\$468,215

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8713/1232	09/2025	07 WARRANTY	0	U	V	\$100
4206/1921	09/2005	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$100
4144/1109	05/2005	74 PROBATE	0	U	V	\$100
UNRE/INST	08/1992	71 DTH CER	0	U	V	\$100
1791/1819	12/1991	71 DTH CER	0	U	V	\$100
1075/1266	07/1981	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 03 TWP 17 RGE 24
ALL OF SEC 3 &
SEC 04 TWP 17 RGE 24

COM AT THE SE COR OF GOVT LOT 9 OF SEC 4 TH N 00-07-13 E 2661.32 FT
TH W 1450 FT TH S 00-07-13 W 1861.63 FT TH S 29-26-45 W 87.57 FT TH
S 58-41-40 W 596 FT ON A RADIAL TO THE 02* CURVATURE OF DIXIE HWY
TH NWLY PARALLEL TO AND 298 FT FROM THE CENTERLINE OF DIXIE HWY
TO THE W BNDY OF GOVT LOT 10 TH S ALONG W BNDY LINE OF GOVT LOT
10 TO THE SW COR OF GOVT LOT 10 TH E TO THE POB AKA GOVT LOTS

9.10 LYING E OF CR-25

EXC ANY PT LYING WITHIN SSS UNIT 38 &

SEC 09 TWP 17 RGE 24

GOVT LOTS 1.2 IN SEC 9 LYING E OF CR-25 &

N 10 CHS OF E 4 CHS OF LOT 4 &

SEC 10 TWP 17 RGE 24

W 3/4 OF SE 1/4 OF NW 1/4 &

E 1/2 OF SW 1/4 OF NW 1/4 &

E 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 &

E 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4 EXC W 2 CHS OF S 5 CHS &

NE 1/4 &

E 3/4 OF N 1/2 OF NW 1/4 &

NW 1/4 OF NW 1/4 OF NW 1/4 &

E 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 &

COM 10 CHS N & 5 CHS E OF THE SW COR OF NW 1/4 OF SEC 10TH N 5 CHS

TH E 2 CHS TH S 5 CHS TH W 2 CHS TO THE POB

SEC 11 TWP 17 RGE 24

NW 1/4 OF NW 1/4 &

S 1/2 OF W 1/2 OF NW 1/4 &

NW 1/4 OF SW 1/4 &

N 1/2 OF NW 1/4 OF SE 1/4 OF NW 1/4 &

S 3/4 OF W 1/2 OF SE 1/4 OF NW 1/4 7

E 1/2 OF SE 1/4 OF NW 1/4 &

SEC 02 TWP 17 RGE 24

W 1/4 &

SEC 10 TWP 17 RGE 24

BEGIN AT A PT 10 CHS N OF SW COR OF NW 1/4 TH N 10 CHS TH E

5 CHS TH S 10 CHS TH W 5 CHS TO POB EXC 20 FT ON S & W SIDES

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5000		.0	.0	A1	1.00	AC	15,900.0000	1.00	1.70	1.00	27,030	27,030
5871		.0	.0	A1	340.25	AC	15,900.0000	1.00	0.64	1.00	38,788	3,462,384
5721		.0	.0	A1	789.00	AC	15,900.0000	1.00	0.64	1.00	130,974	8,028,864
5000		.0	.0	A1	3.00	AC	15,900.0000	1.00	1.20	1.00	57,240	57,240
5000		.0	.0	A1	3.00	AC	15,900.0000	1.00	1.20	1.00	57,240	57,240
9902		.0	.0	A1	5.06	AC	15,900.0000	1.00	0.64	1.00	51,491	51,491
5871		330.0	660.0	A1	5.00	AC	15,900.0000	1.00	0.64	1.00	570	50,880
9510		.0	.0	A1	230.00	AC	50.0000	1.00	1.00	1.00	11,500	11,500
9991		.0	.0	A1	11,000.00	UT	.0000	1.00	1.00	1.00		
9525		.0	.0	A1	13.00	AC	50.0000	1.00	1.00	1.00	650	650
9640		.0	.0	A1	4.00	AC	50.0000	1.00	1.00	1.00	200	200
9640		.0	.0	A1	1.00	AC	50.0000	1.00	1.00	1.00	50	50
9510		.0	.0	A1	4.75	AC	50.0000	1.00	1.00	1.00	238	238
9991		.0	.0	A1	1,000.00	UT	.0000	1.00	1.00	1.00		
9994		1,240.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
9994		2,640.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
9994		3,960.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
9994		330.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		

Neighborhood 8095

Mkt: 10 70

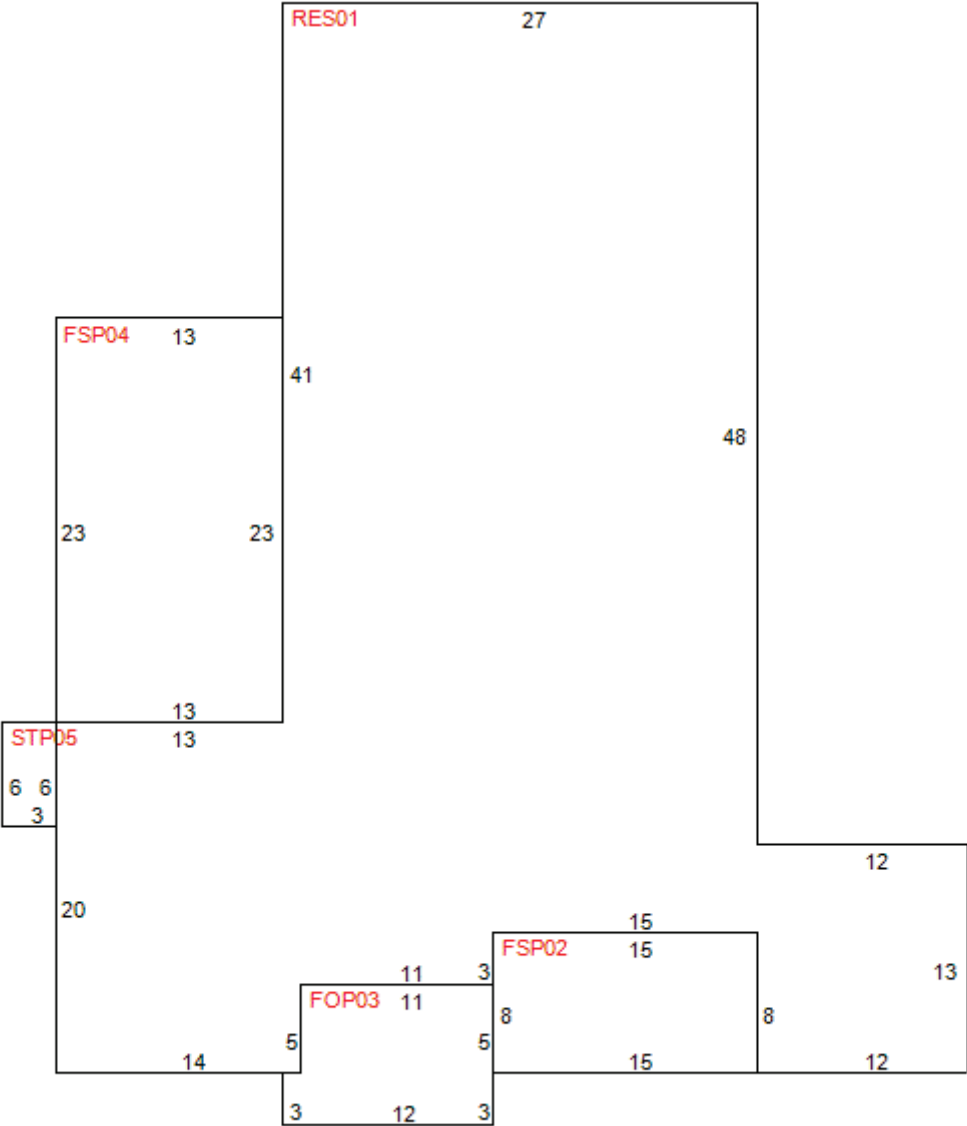
Total Land - Class \$375,971

Total Land - Just \$11,747,767

Traverse

Building 1 of 3

RES01=L27D41L13D20R14U5R11U3R15D8R12U13L12U48.D61
FSP02=L15U8R15D8.L15U5
FOP03=D5D3L12U3R1U5R11.L25U15
FSP04=U23R13D23L13.
STP05=L3D6R3U6.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built	1967
Effective Age	6 - 25-29 YRS	Physical Deterioration	0%
Condition	4	Obsolescence: Functional	0%
Quality Grade	500 - FAIR	Obsolescence: Locational	0%
Inspected on	9/18/2024 by 187	Architecture	0 - STANDARD SFR
		Base Perimeter	242

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1967	N	0 %	0 %	1,888	1,888
FSP 0201	- NO EXTERIOR	1.00	1967	N	0 %	0 %	120	120
FOP 0301	- NO EXTERIOR	1.00	1967	N	0 %	0 %	91	91
FSP 0401	- NO EXTERIOR	1.00	1967	N	0 %	0 %	299	299

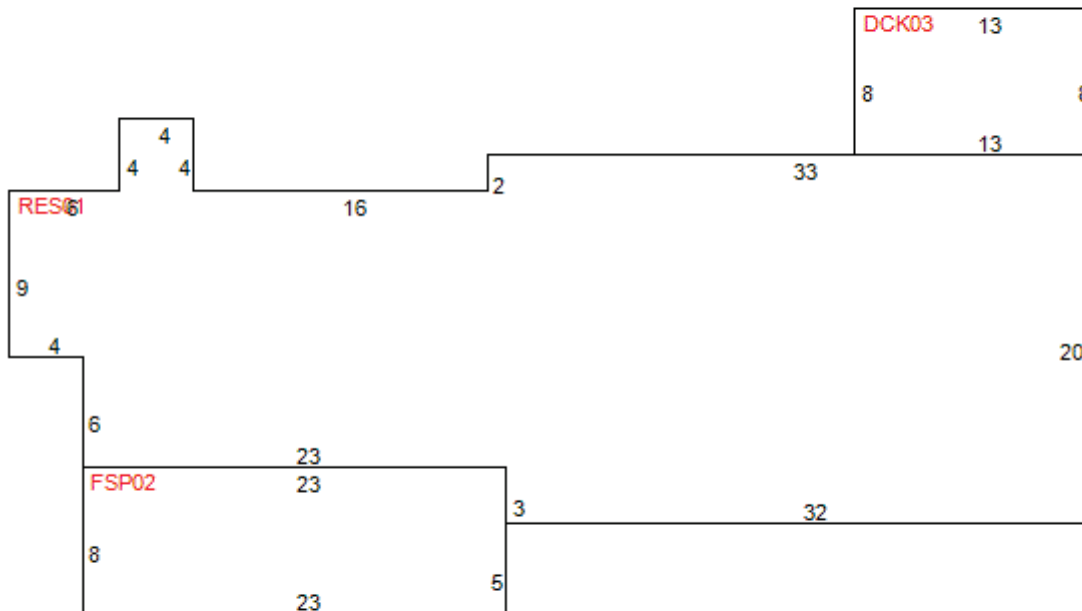
STP 0501 - NO EXTERIOR 1.00 1967 N 0 % 0 % 18 18

Section: 1**Roof Style:** 12 HIP**Roof Cover:** 03 ROLLED ROOFING**Heat Meth 1:** 20 HEAT PUMP**Heat Meth 2:** 00**Foundation:** 5 CONCRETE SLAB**A/C:** Y**Floor Finish:** 14 LINOLEUM**Wall Finish:** 12 PLYWD PANELING**Heat Fuel 1:** 10 ELECTRIC**Heat Fuel 2:** 00**Fireplaces:** 1**Bedrooms:** 2**4 Fixture Baths:** 0**3 Fixture Baths:** 2**2 Fixture Baths:** 0**Extra Fixtures:** 3**Blt-In Kitchen:** Y**Dishwasher:** Y**Garbage Disposal:** N**Garbage Compactor:** N**Intercom:** N**Vacuum:** N[Traverse](#)**Building 2 of 3**

RES01=U3L23U6L4U9R6U4R4D4R16U2R33D20L32.

FSP02=D5L23U8R23D3.R34U20L2

DCK03=L13U8R13D8.

[Building Characteristics](#)**Improvement**

1F - SFR- 01 FAMILY RESID

Effective Age

6 - 25-29 YRS

Condition

4

Year Built 1938**Physical Deterioration** 0%**Obsolescence: Functional** 0%

Quality Grade 300 - LOW
Inspected on 9/18/2024 by 187

Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 166

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126	- SIDING-NO SHTG	1.00	1938	N	0 %	0 %	1,039	1,039
FSP 0201	- NO EXTERIOR	1.00	1938	N	0 %	0 %	184	184
DCK 0301	- NO EXTERIOR	1.00	1990	N	0 %	0 %	104	104

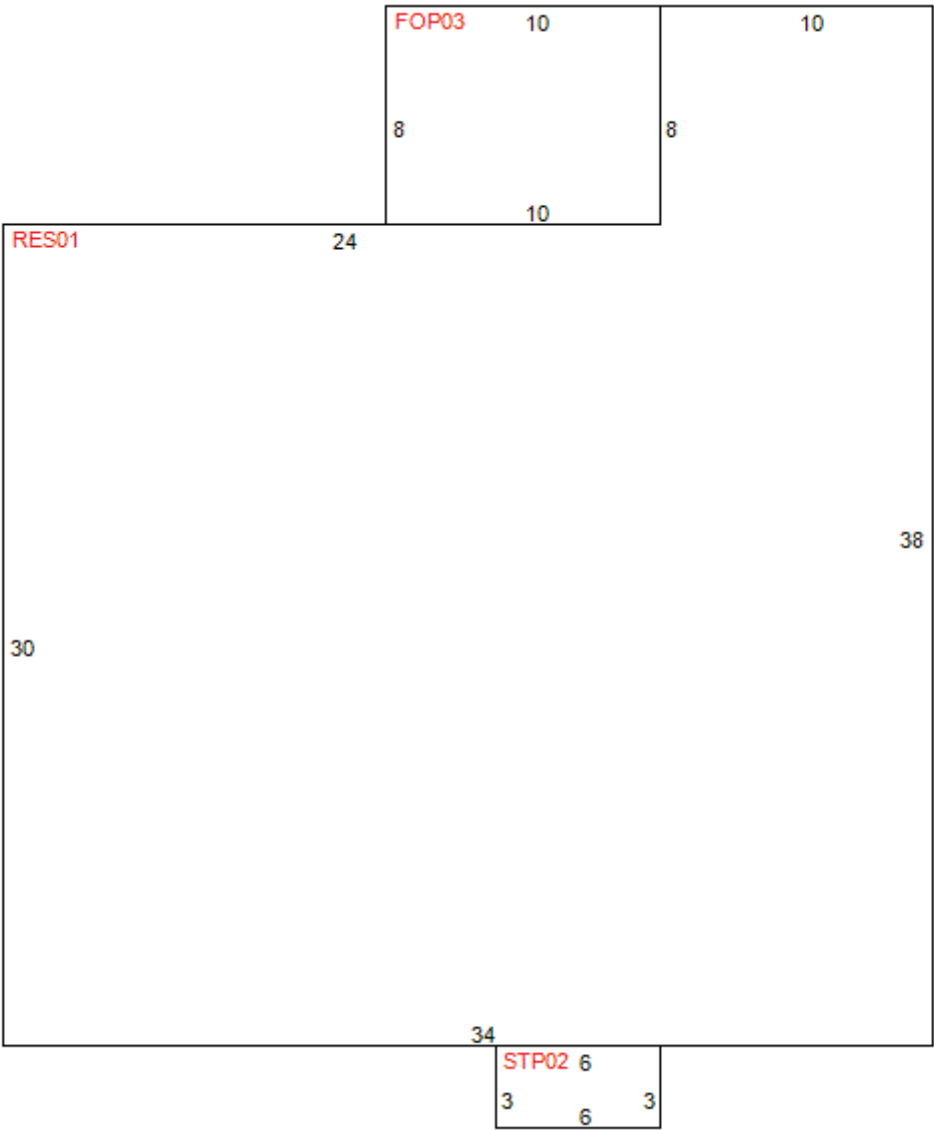
Section: 1

Roof Style: 10 GABLE	Floor Finish: 20 SHEET VINYL	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	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: 3 PIER	Fireplaces: 0	Extra Fixtures: 3	Intercom: N
A/C: N			Vacuum: N

[Traverse](#)

Building 3 of 3

RES01=L34U30R24U8R10D38.L10
STP02=D3L6U3R6.U30
FOP03=U8L10D8R10.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 2005
Effective Age	3 - 10-14 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	9/18/2024 by 187	Architecture 0 - STANDARD SFR
		Base Perimeter 144

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	2005	N	0 %	0 %	1,100	1,100
STP	0201	- NO EXTERIOR	1.00	2005	N	0 %	0 %	18	18
FOP	0301	- NO EXTERIOR	1.00	2005	N	0 %	0 %	80	80

Section: 1

Roof Style: 12 HIP	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 0	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 0	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	1973	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1973	2	0.0	0.0
UDS SCR N PORCH-UNF	420.00	SF	40	1973	2	15.0	28.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1967	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1967	2	0.0	0.0
105 FENCE CHAIN LK	396.00	LF	20	1986	1	44.0	9.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2005	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2005	2	0.0	0.0
159 PAV CONCRETE	1,160.00	SF	20	1989	3	0.0	0.0
156 PAVING BRICK	496.00	SF	20	1989	1	0.0	0.0
045 LEAN TO	156.00	SF	15	2007	1	13.0	12.0
UDU UTILITY-UNFINS	144.00	SF	40	2007	1	12.0	12.0
156 PAVING BRICK	30.00	SF	20	1989	1	0.0	0.0
112 FENCE WIRE/BD	128.00	LF	10	2007	3	0.0	0.0
UDU UTILITY-UNFINS	288.00	SF	40	1973	1	0.0	0.0
UOP PORCH-OPEN-UNF	54.00	SF	40	1973	1	6.0	9.0
UOP PORCH-OPEN-UNF	90.00	SF	40	1973	1	10.0	9.0
156 PAVING BRICK	488.00	SF	20	1989	1	0.0	0.0
Total Value - \$7,505							

Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
<u>Cost Summary</u>			
Buildings R.C.N.	\$374,570	12/12/2024	
Total Depreciation	(\$133,163)		
Bldg - Just Value	\$241,407		
Misc - Just Value	\$7,505	9/23/2024	
Land - Just Value	\$11,747,767	4/21/2025	
Total Just Value	\$11,996,679	.	
		Bldg Nbr	RCN
			Depreciation
			Depreciated
		1	\$192,270
		2	(\$69,217)
		3	\$123,053
			(\$38,143)
			\$36,648
			(\$25,803)
			\$81,706



This Instrument Prepared By:
 Elias N. Chotas, Esquire
 DEAN, MEAD, EGERTON, BLOODWORTH,
 CAPOUANO & BOZARTH, P.A.
 Post Office Box 2346
 Orlando, Florida 32802-2346
 (407) 841-1200

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 10/12/2005 06:48:54 AM

FILE #: 2005183385 OR BK 04206 PGS 1921-1925

RECORDING FEES 44.00

DEED DOC TAX 0.70

Parcel Identification Numbers: 48511-000-00, 48512-000-00, 49241-000-00, 49242-000-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 16th day of September, 2005, by DARIAN COLLINS FERGUSON, formerly known as Darian Collins, Darian Collins Bailey and Darian Collins Gates, whose post office address is c/o Ocala Manufacturing Company, 3649 CR 214, Oxford, Florida 34484, CHARLES THOMAS COLLINS, whose post office address is 939 SW 83rd Terrace, Gainesville, Florida 32607, ALEXANDER M. COLLINS, III, whose post office address is 7875 Broken Arrow Trail, Winter Park, Florida 32792, and CRAIG KENNETH COLLINS, whose post office address is 4606 Park Eden Circle, Orlando, Florida 32810, (hereinafter referred to as the "Grantors"), to FIG LAKE PRESERVE, LLLP, a Florida limited liability limited partnership, whose post office address is c/o Ocala Manufacturing Company, 3649 CR 214, Oxford, Florida 34484 (hereinafter referred to as the "Grantee").

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

WITNESSETH:

That Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all of Grantors' right, title and interest in and to that certain real property situate, lying and being in Marion County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

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

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

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that the Grantors have good right and lawful authority to sell and convey the Property, and hereby warrant the title to the Property and will defend the same

against the lawful claims of all persons claiming by, through or under the Grantors, but against no others. This conveyance is subject to outstanding taxes, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantors certify that on the date of execution, delivery and recordation of this instrument, none of the Grantors nor any member of the family of any of the Grantors resided upon any portion of the Property, or any property contiguous thereto. The Property is not the constitutional homestead of any of the Grantors.

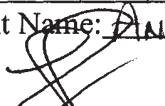
The scrivener of this instrument has not examined title to the Property, has utilized legal descriptions provided by Grantors, and has relied upon the representation of the Grantors that Grantors are the holders of title to the Property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of the Grantors to hold such title in the manner represented.

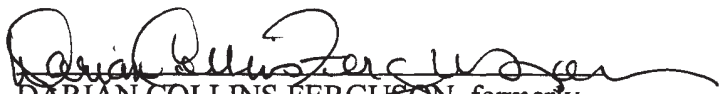
IN WITNESS WHEREOF, the persons named herein as "Grantors" have executed and delivered this instrument and have intended the same to be and become effective as of the day and year first above written.

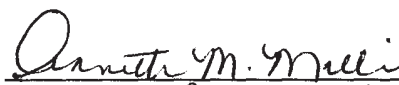
Signed, sealed and delivered
in the presence of:

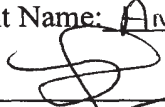
"GRANTORS"

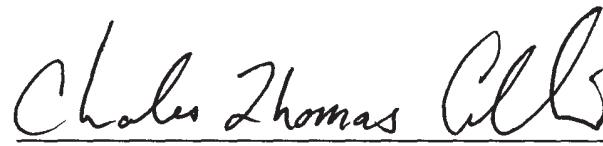

Print Name: Annette M. Miller


Print Name: Lauren Y. Detzel
Two witnesses as to Grantor


DARIAN COLLINS FERGUSON, formerly
known as Darian Collins, Darian Collins
Bailey and Darian Collins Gates


Print Name: Annette M. Miller


Print Name: Lauren Y. Detzel
Two witnesses as to Grantor


CHARLES THOMAS COLLINS

Annette M. Miller
 Print Name: Annette M. Miller

Alexander M. Collins, III
 ALEXANDER M. COLLINS, III

Lauren Y. Detzel
 Print Name: Lauren Y. Detzel
 Two witnesses as to Grantor

Annette M. Miller
 Print Name: Annette M. Miller

Craig Kenneth Collins
 CRAIG KENNETH COLLINS

Lauren Y. Detzel
 Print Name: Lauren Y. Detzel
 Two witnesses as to Grantor

STATE OF FLORIDA
 COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16th day of Sept, 2005, by DARIAN COLLINS FERGUSON. Said person (check one): ☒ is personally known to me, [] produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or [] produced other identification, to wit: _____.

Lauren Y. Detzel
 Print Name: _____
 Notary Public, State of Florida
 Commission No.: _____
 My Commission Expires: _____

LAUREN Y. DETZEL
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION # DD118294
 EXPIRES 08/02/2006
 BONDED THRU 1-888-NOTARY1

STATE OF FLORIDA
 COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16th day of September, 2005, by CHARLES THOMAS COLLINS. Said person (check one): ☒ is personally known to me, [] produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or [] produced other identification, to wit: _____.

Lauren Y. Detzel
 Print Name: _____
 Notary Public, State of Florida
 Commission No.: _____
 My Commission Expires: _____

LAUREN Y. DETZEL
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION # DD118294
 EXPIRES 08/02/2006
 BONDED THRU 1-888-NOTARY1

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16th day of September, 2005, by ALEXANDER M. COLLINS, III. Said person (check one): [☒] is personally known to me, [☐] produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or [☐] produced other identification, to wit: _____.

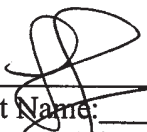


Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

LAUREN Y. DETZEL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD118294
EXPIRES 08/02/2006
BONDED THRU 1-888-NOTARY1

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16th day of September, 2005, by CRAIG KENNETH COLLINS. Said person (check one): [☒] is personally known to me, [☐] produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or [☐] produced other identification, to wit: _____.



Print Name: _____
Notary Public, State of Florida
Commission No.: DD118294
My Commission Expires: 8/02/2006

LAUREN Y. DETZEL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD118294
EXPIRES 08/02/2006
BONDED THRU 1-888-NOTARY1

EXHIBIT "A"

Parcel 1:

The West 1/4 of Section 2, Township 17 South, Range 24 East.

Parcel 2:

All of Section 3, Township 17 South, Range 24 East; Commence at the Southeast corner of Government Lot 9, thence run North 00°07'13" East, 2661.32 feet, to the quarter-section corner on the East boundary, then run West along North boundary of Government Lot 9 to a point 1450 feet West of said quarter-section corner, then run South 00°07'13" West, 1861.63 feet to a concrete monument, thence run South 29°26'45" West, 87.57 feet to a concrete monumnet, thence run South 58°41'40" West, 596 feet on a radial to the 02° curvature of Dixie Highway, thence run in a Norhtwesterly direction parallel to and 298 feet from the center line of Dixie Highway to the West boundary of Government Lot 10, thence run South along the West boundary line of Government Lot 10 to the Southwest corner of Government Lot 10, thence run East along boundary line between Section 4 and 9 of Township 17 South, Range 24 East, to the Point of Beginning.

Parcel 4:

The West 3/4 of the Southeast 2/4 of the Northwest 1/4; and the East 1/2 of the Southwest 1/4 of the Northwest 1/4; and the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4; and the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, except the West 2 chains of the South 5 chains; All in Section 10, Township 17 South, Range 24 East, Marion County, Florida.

Parcel 5:

Northeast 1/4 and the East 3/4 of North 1/2 of Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 10, Township 17 South, Range 24 East.

Except railroad right of way.

And Except right of way of State Road No. 441. (Dixie Highway)

And subject to easement of Ocklawaha Reclamation Farms for transmission lines in Deed Book 264, page 366 and Deed Book 271, page 5, of the Public Records of Marion County, Florida. Commence at the Northeast corner of Government Lot 9, Section 4, Township 17 South, Range 24 East; thence West 1450 feet; thence South 00°7'13" West, 1504 feet 6 inches to the Point of Beginning of the land hereby conveyed; thence South 00°7'13" West, 357.13 feet to a concrete marker; thence South 29°26'45" West, 87.57 feet to a concrete marker; thence South 58°41'40" West to the center line of U.S. Highway 441; thence Northwesterly along the center line of said U.S. Highway 441 to a point on said center line which is South 64°20' West of the Point of Beginning; thence North 64°20' East to the Point of Beginning, except right of way of U.S. Highway 441.

2026 FLORIDA LIMITED PARTNERSHIP ANNUAL REPORT

DOCUMENT# A05000001780

Entity Name: FIG LAKE PRESERVE, LLLP**Current Principal Place of Business:**1011 SE 5TH ST.
OCALA, FL 34471**Current Mailing Address:**1011 SE 5TH ST.
OCALA, FL 34471**FEI Number:** 20-3497900**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**COLLINS, CHARLES T
1011 SE 5TH STREET
OCALA, FL 34471 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:**_____
Electronic Signature of Registered Agent_____
Date**General Partner Detail :**

Document # P05000157590

Name DCF, INC.

Address 3649 CR 214

City-State-Zip: OXFORD FL 34484

Document #

Name COLLINS, CHARLES

Address 1011 SE 5TH ST

City-State-Zip: Ocala FL 34471

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CHARLES T COLLINS**GENERAL PARTNER****01/19/2026**_____
Electronic Signature of Signing General Partner Detail_____
Date



127 W. Fairbanks Avenue
Box 469
Winter Park, FL 32789

Marion County Board of County Commissioners
Growth Services, Planning & Zoning
2710 E. Silver Springs Blvd
Ocala, FL 34470

Re: PL SUP-000732-2026 / Findings of Facts

Dear Staff,

- 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.
 - a. Describe the access from the roads to the subject property.
 - b. Describe the access from the roads to each accessory structure on the subject property.

The proposed tower facility will obtain access via a 40' wide easement extending from SW 135th Street to the facility.

- 2) Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above, and the economic, noise, glare, or odor effects of the Special Use Permit on adjoining properties and properties generally in the surrounding area.
 - a. Describe how parking will be provided at the subject property.
 - b. Describe how loading areas will be provided at the subject property.
 - c. Describe how the Special Use Permit may cause any economic, noise, glare, or odor effects to the neighboring properties or surrounding area.

The proposed tower facility is unmanned and does not require off-street parking. Service technicians may park temporarily next to the facility within the designated access easement. The SUP for the proposed tower facility will not cause any economic, noise, glare or odor effects to the neighboring properties or surrounding area

- 3) Provisions for refuse and service area, with particular reference to the items in (1) and (2) above, describe how waste removal will take place.

The proposed tower facility does not create waste or refuse that would require service and removal.

- 4) Provision for utilities (including water and sewer), with reference to locations, availability, and compatibility, describe how utilities will be provided to the subject property.



127 W. Fairbanks Avenue
Box 469
Winter Park, FL 32789

The proposed tower facility will only require electricity and fiber for the equipment.

- 5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary, describe if there will be landscaping, fencing, screening, or buffering around the subject property.

The proposed tower facility shall be landscaped per LDC Sec 4.3.25.E.(4), "A planting area a minimum of 4-feet wide, around the outside perimeter of the fence around the tower compound shall be established. The area shall be planted with a hedge of native or ornamental evergreen shrubs at least 30-inches in height at planting and capable of growing to at least 40-inches in height within the first growing season. Plants shall be mulched using two inches of material."

- 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, describe if there will be any signs or exterior lighting as part of the Special Use Permit.

The proposed tower facility shall include signage in accordance with LDC Sec 4.3.25.E.(9), "No signage shall be allowed on any tower, except as required for public safety purposes, or by the Federal Communication Commission (FCC)."

- 7) Provision for required yards and other green space:
 - a. Describe how much of the site will remain undeveloped.
 - b. Confirm that setback requirements are being met.

The proposed tower facility is 4900sf in size and is located within a 1,400.00 acre parcel zoned A-1 (General Agriculture), the remaining 1,400.00 acre parcel is currently undeveloped. The off-site setbacks to residential dwellings and public & scenic roadways have been met. The nearest off-site residential dwelling is 1,457' SE.

- 8) Provision for general compatibility with adjacent properties and other properties in the surrounding area, describe the general surrounding properties and how the proposed Special Use Permit will fit with the existing uses.

The proposed tower facility is 4900sf in size and is located within a 1,400.00 acre parcel zoned A-1 (General Agriculture). The proposed use is compatible with current and proposed uses in the general area, consisting of agriculture and rural residential dwellings. Tower facilities are purposefully placed on agricultural property to serve residential communities, likewise, this proposed facility will serve the rural residential communities that surround it.



127 W. Fairbanks Avenue
Box 469
Winter Park, FL 32789

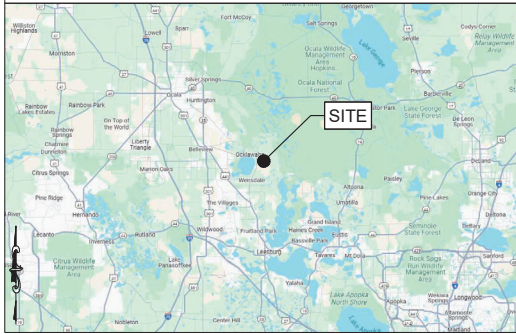
- 9) Provision for meeting any special requirements required by the site analysis for the particular use involved, describe if you will be willing to meet any special conditions necessary to obtain this special use permit.

The proposed tower facility is designed in accordance with the Marion County LDC Sec 4.3.25. We are open to discussing any special requirements or conditions necessary to obtain this SUP.

LOCATION MAP



VICINITY MAP



PREPARED FOR:

GULFSTREAM TOWERS

PROJECT DESCRIPTION: RAW LAND NSB

SITE NAME:
EAST LAKE WEIR
SITE NUMBER:
FL303

PROJECT INFORMATION

SITE ADDRESS: 14607 E. HWY 25
OCKLAWAHA, FL 32183

LATITUDE: 29° 01' 34.788" (NAD 83)
LONGITUDE: -81° 53' 15.247" (NAD 83)

ELEVATION: 94.10' NAVD 88 (TOWER CENTER)

PROPERTY OWNER: FIG LAKE PRESERVE LLLP

PARCEL ID: 48512-000-00

PARCEL SIZE: 1,400-AC

ZONING: A-1 (GENERAL AGRICULTURE)

FUTURE LAND USE: RURAL LAND (1 DU/10 AC)

JURISDICTION: MARION COUNTY

SURVEYOR: ADVANCED LAND SURVEYING
371 BRIGHTWATERS DRIVE,
COCOA BEACH, FL 32931

APPLICANT: GULFSTREAM TOWERS, LLC
127 W. FAIRBANKS AVE. #469
WINTER PARK, FL 32789
PHONE: (407) 617-0167

ENGINEER: ADRIAN D. ROZEN, PE
FORESITE GROUP, LLC
10150 HIGHLAND MANOR DR #210
TAMPA, FL 33610
(770) 368-1399

POWER: DUKE ENERGY

TELCO: CENTURYLINK

DESIGN DATA:

DESIGN CODE: FLORIDA BUILDING CODE,
8TH EDITION (2023) (FBC)
& TIA/EIA 222-H (TIA)

BASIC WIND SPEED: 131 MPH (PER FBC)

EXPOSURE CATEGORY: C

STRUCTURAL RISK CATEGORY: II

SHEET INDEX

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	0
Z-1	OVERALL SITE PLAN	0
Z-2	ENLARGED COMPOUND PLAN & TOWER ELEVATION	0
Z-3	FENCE DETAILS	0
Z-4	LANDSCAPE PLAN & PLANTING DETAILS	0
Z-5	SITE SIGNAGE	0



CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FOR EMERGENCIES CALL: 911



LOCATED AT:
127 W. FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789



FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr. # | 813.549.3250
Suite 210 | 813.621.3580
Tampa, FL 33610 w | www.fg-inc.net

SEAL:

PROJECT:

**EAST LAKE WEIR
FL303**

LOCATED AT:
14607 E. HWY 25
OCKLAWAHA, FL 32183

APPROVALS

CARRIER

LANDLORD

LEASING

CONSTRUCTION

REVISIONS

DATE

ISSUED FOR:

ZONING

PROJECT MANAGER:

MWM

DRAWING BY:

KLL

DATE:

12/10/2025

TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

JOB/FILE NUMBER:

412.033

GRAPHIC SCALE

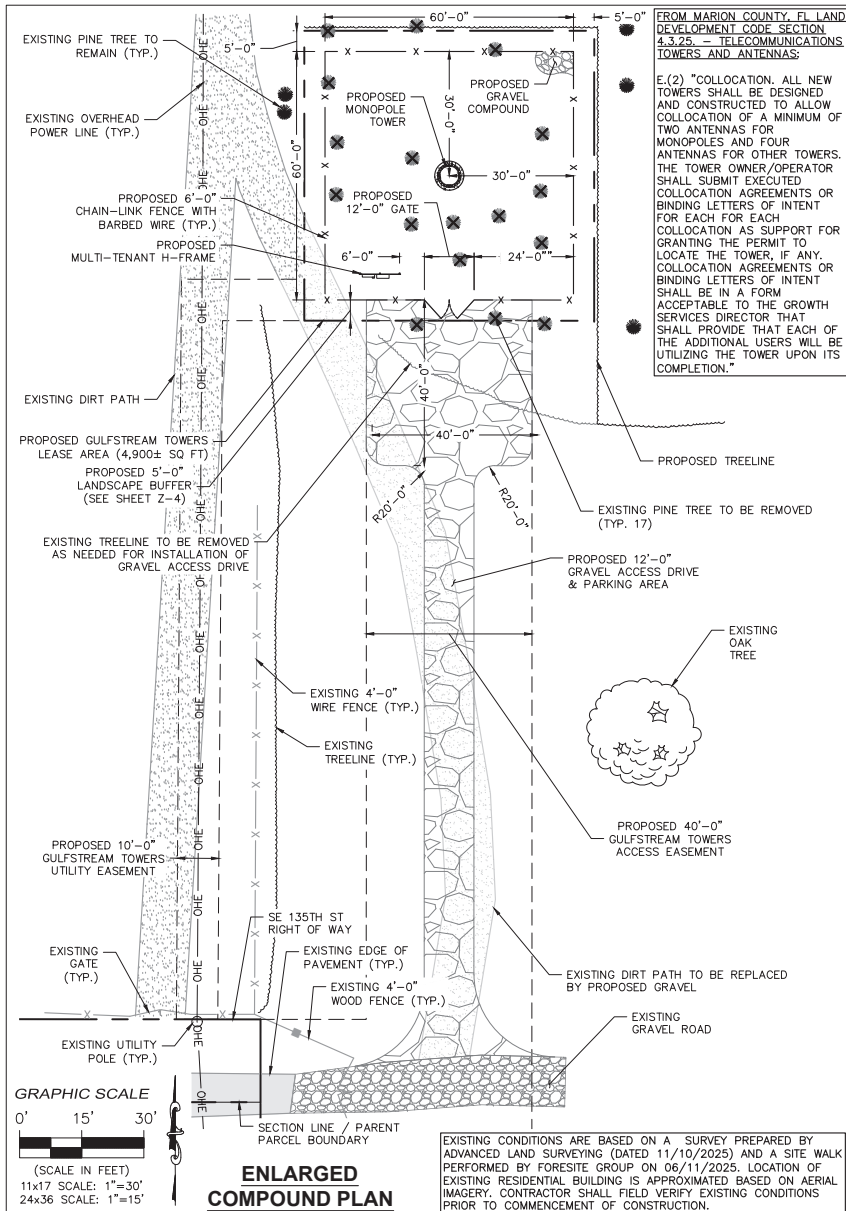
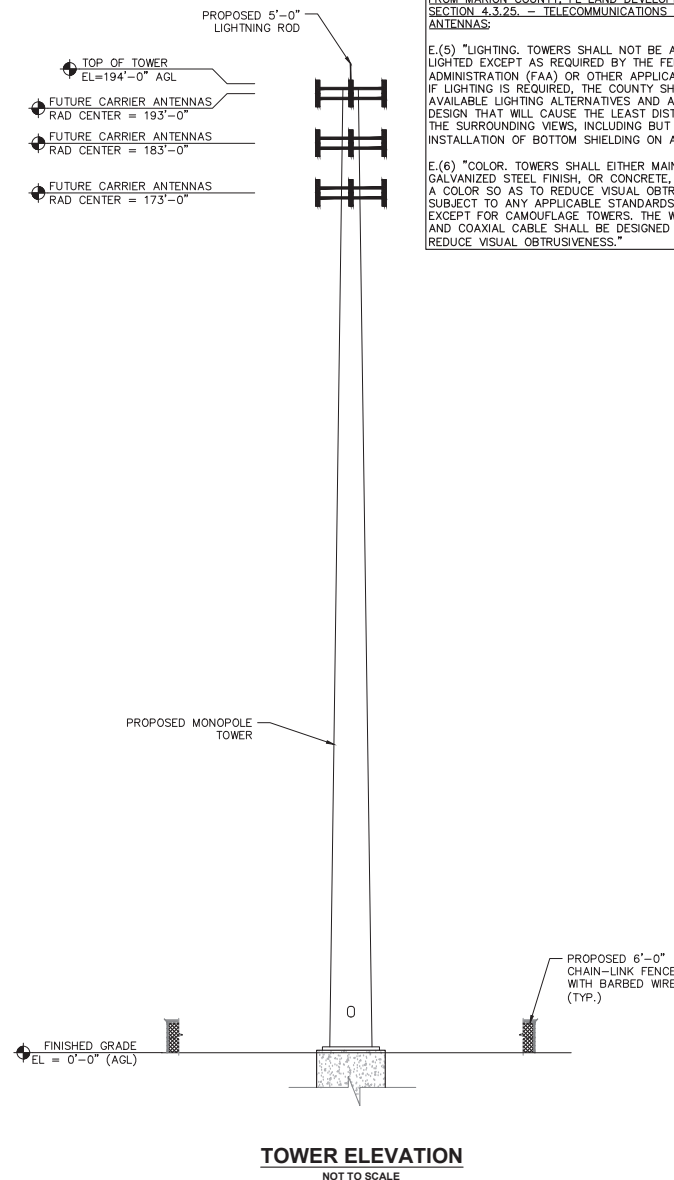
0' 300' 600'



(SCALE IN FEET)

11x17 SCALE: 1"=600'
24x36 SCALE: 1"=300'

SHEET NUMBER: Z-1
JOB/FILE NUMBER: 412.033

**ENLARGED
COMPOUND PLAN****TOWER ELEVATION**
NOT TO SCALE**GULFSTREAM
TOWERS**LOCATED AT:
127 W. FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789**FORESITE
group**FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr. #1 813.549.3250
Suite 210 f 813.621.3580
Tampa, FL 33610 w | www.fg-inc.net

SEAL:

PROJECT:

**EAST LAKE WEIR
FL303**LOCATED AT:
14807 E. HWY 25
OCOKIAWAHA, FL 32183

APPROVALS

CARRIER

LANDLORD

LEASING

CONSTRUCTION

REVISIONS

DATE

ISSUED FOR:

ZONING

PROJECT MANAGER:

MWM

DRAWING BY:

KLL

DATE:

12/10/2025

TITLE:

**ENLARGED
COMPOUND PLAN &
TOWER ELEVATION**

SHEET NUMBER:

Z-2

JOB/FILE NUMBER:

412.033

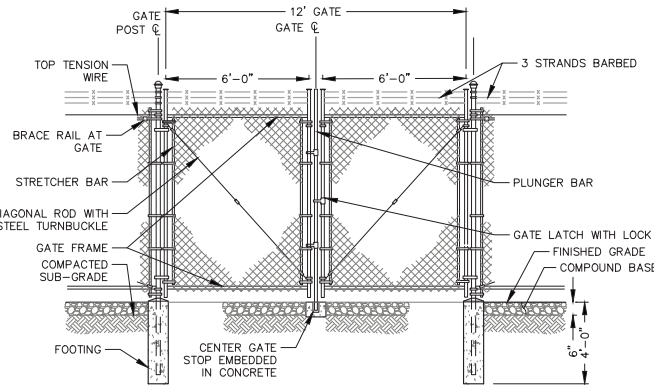
FENCE NOTES:

(INSTALL FENCING PER ASTM F-567, SWNG GATES PER ASTM F- 900)

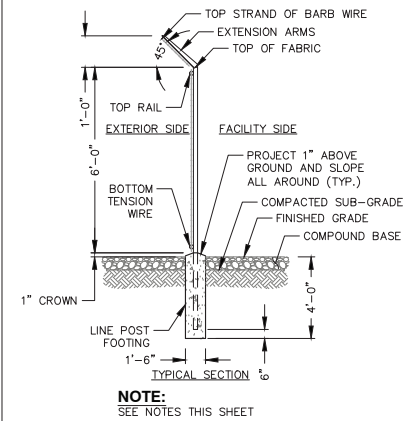
1. GATE POST: 3½" DIA. SCHEDULE 40 PER ASTM-F 1083.
2. CORNER AND TERMINAL OR PULL POST: 3" DIA. SCHEDULE 40 PER ASTM-F 1083.
3. LINE POST: 2" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083.
4. GATE FRAME: 1½" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083.
5. TOP RAIL AND BRACE RAIL: 1½" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083.
6. FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
7. TIE WIRE: MINIMUM 9 GA. GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAXIMUM 24" INTERVALS.
8. TENSION WIRE: 6 GA. GALVANIZED STEEL.
9. GALVANIZED WOVEN WIRE TRIPLE STRAND 12-½" GA. TWISTED WIRE TO MATCH WITH FABRIC 14 GA., 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
10. GATE LATCH: 1-½" O.D. PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
11. COMPLY WITH ANY LOCAL ORDINANCES REQUIRING PERMITS FOR PLACEMENT OF BARBED WIRE.
12. WARNING SIGNS USING THE INTERNATIONAL SYMBOL OF ELECTRICAL SHOCK HAZARD SHALL BE FURNISHED AND INSTALLED ON THE EXTERIOR OF ALL SIDES OF THE MAIN PERIMETER FENCE AND THE GATE. ADDITIONALLY, SIGNS SHALL BE FURNISHED AND INSTALLED THAT STATE "NO TRESPASSING" IN ENGLISH. THE SIGNS SHALL BE IMPERVIOUS TO WEATHERING AND BE MOUNTED TO AVOID EASE OF REMOVAL BY VANDALS.
13. INSTALL DUCKBILL TYPE GATE HOLDBACKS TO PREVENT UNINTENTIONAL GATE SWING.

TYPICAL WOVEN WIRE FENCING NOTES

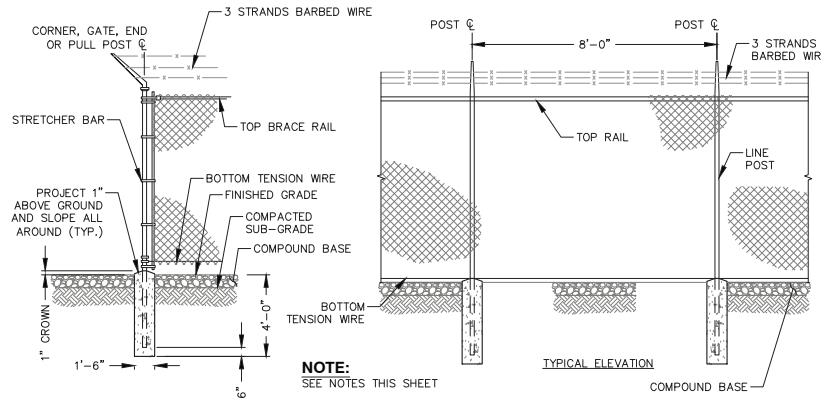
NOT TO SCALE

**DOUBLE SWING GATE DETAIL**

NOT TO SCALE

**WOVEN WIRE FENCE DETAIL**

NOT TO SCALE

**WOVEN WIRE CORNER, GATE, END OR PULL POST DETAIL**

NOT TO SCALE

FROM MARION COUNTY, FL LAND DEVELOPMENT
CODE SECTION 4.3.25, - TELECOMMUNICATIONS
TOWERS AND ANTENNAS:

E.(10) "SECURITY FENCING. TOWERS SHALL BE ENCLOSED BY SECURITY FENCING NOT LESS THAN SIX FEET IN HEIGHT AND SHALL ALSO BE EQUIPPED WITH AN APPROPRIATE ANTI-CLIMBING DEVICE; PROVIDED, HOWEVER, THAT THE BOARD MAY WAIVE SUCH REQUIREMENTS, AS IT DEEMS APPROPRIATE."

GULFSTREAM
TOWERSLOCATED AT:
127 W. FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789**FORESITE**
groupFL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr. #1
Suite 210
Tampa, FL 33610
813.549.3250
813.621.3580
www.fg-inc.net

SEAL:

PROJECT:

**EAST LAKE WEIR
FL303**LOCATED AT:
14807 E. HWY 25
OCALA, FL 32183

APPROVALS

CARRIER

LANDLORD

LEASING

CONSTRUCTION

REVISIONS

DATE

ISSUED FOR:

ZONING

PROJECT MANAGER:

MWM

DRAWING BY:

KLL

DATE:

12/10/2025

TITLE:

FENCE DETAILS

SHEET NUMBER:

Z-3

JOB/FILE NUMBER:

412.033

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.
2. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. UNDERGROUND UTILITIES SHALL BE LOCATED AND MARKED BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
10. IF DRAINAGE IS NOT SUFFICIENT NOTIFY OWNER'S REPRESENTATIVE IN WRITING BEFORE INSTALLING PLANTS, OTHERWISE, CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT.
11. PROVIDE TRENCH EDGING, 7" WIDE AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
12. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE PINE STRAW UNLESS OTHERWISE NOTED.
13. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
14. FRONDS OR LEAVES: MUST BE OF MEDIUM FOLIAGE, ALL GOOD LEAVES, MAXIMUM OF 10% CHLOROSIS ALLOWED, WITH NO EXTREME SUCCELENCE.
15. ROOT SYSTEM: ROOTS MUST BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.
16. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
17. WHERE WIRE BASKETS ARE USED ON TREES OR SHRUBS, CUT WIRE BACK TO BASE OF ROOT BALL AND REMOVE FROM PLANTING.
18. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
19. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM

FROM MARION COUNTY, FL LAND DEVELOPMENT CODE SECTION 4.3.25. - TELECOMMUNICATIONS TOWERS AND ANTENNAS:

E.(4) "LANDSCAPING AND BUFFERS. LANDSCAPING OF TOWER ELECTRICAL CONTROL EQUIPMENT FACILITIES SHALL APPLY TO THOSE SITES WHICH ARE ADJACENT TO OR WITHIN 330 FEET (STRAIGHT LINE DISTANCE) OF A RESIDENCE OR DEVELOPMENT. A PLANTING AREA A MINIMUM OF FOUR FEET WIDE, AROUND THE OUTSIDE PERIMETER OF THE FENCE ARE THE TOWER COMPOUND SHALL BE ESTABLISHED. THE AREA SHALL BE PLANTED WITH A HEDGE OF NATIVE OR ORNAMENTAL EVERGREEN SHRUBS AT LEAST 30 INCHES IN HEIGHT AT PLANTING AND CAPABLE OF GROWING TO AT LEAST 40 INCHES IN HEIGHT WITHIN THE FIRST GROWING SEASON. PLANTS SHALL BE MULCHED USING TWO INCHES OF MATERIAL. A DRIP OR LOW VOLUME/PRESSURE IRRIGATION SYSTEM OR OTHER ALTERNATIVE MEANS OF INSURING HEARTY GROWTH OF VEGETATION SHALL BE UTILIZED. THESE PLANT MATERIALS SHALL BE DESIGNED AND PLACED TO EFFECTIVELY SCREEN THE VIEW OF THE TOWER COMPOUND FROM ADJACENT PROPERTY. ORNAMENTAL TREES MAY BE INCLUDED IN THE DESIGN TO ACHIEVE THIS GOAL. LANDSCAPE BUFFERING ON THE PARENT PARCEL SHALL BE INSTALLED ALONG THE PORTION OF THE PARENT PARCEL BOUNDARIES BETWEEN THE TOWER AND OFF-SITE RESIDENTIALLY ZONED PROPERTY AS NECESSARY TO BUFFER RESIDENTIAL PROPERTY WHEN VEGETATIVE BUFFERS ARE NON-EXISTENT OR PROVIDE INSUFFICIENT SCREENING. PLANT MATERIALS SHALL BE DESIGNED AND PLACED TO SCREEN THE VIEW OF THE TOWER COMPOUND. ORNAMENTAL TREES MAY BE INCLUDED IN THE DESIGN TO ACHIEVE THIS GOAL. EXISTING MATURE TREE GROWTH AND NATURAL LAND FORMS ON THE PROPERTY SHALL BE PROTECTED AND PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. NEW TREES SHALL BE A MINIMUM OF TWO INCHES DBH AND SHALL BE CONTAINER GROWTH. SHRUBS SHALL BE A MINIMUM OF 18-24 INCHES IN HEIGHT. PLANTS SHALL BE MULCHED USING TWO INCHES OF MATERIAL. ALL PLANT MATERIAL SHALL BE MAINTAINED IN PERPETUITY FOLLOWING FINAL INSPECTION AND APPROVAL. REPLACEMENTS SHALL BE MADE ANNUALLY AND COORDINATED WITH THE GROWTH SERVICES DIRECTOR OR HIS DESIGNEE. THE BOARD MAY REQUIRE A GREATER BUFFER WHERE APPROPRIATE OR WAIVE OR MODIFY ANY OR ALL OF THESE REQUIREMENTS IF THE FOALS OF THE THIS SECTION WOULD BE BETTER SERVED THEREBY."

WATERING SCHEDULE:

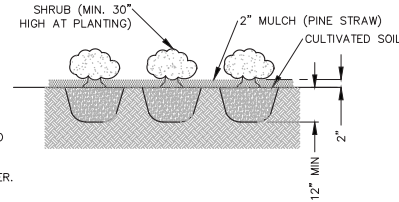
THE PROPOSED TREES AND SHRUBS SHALL BE MANUALLY WATERED (E.G., WATER TRUCK) UNTIL ALL PLANTINGS ARE ESTABLISHED OR UNTIL THE RAINY SEASON (WHICHEVER OCCURS FIRST; MINIMUM OF 6 MONTHS). WATERING SHALL BE ADJUSTED AS NEEDED BASED ON WEATHER CONDITIONS TO MAINTAIN MINIMUM MOISTURE REQUIREMENTS AND AVOID OVERWATERING.

- TREES: WATERING SCHEDULE SHALL BE EVERY 10-14 DAYS, WITH ENOUGH WATER AS REQUIRED TO MOISTEN SOIL TO A DEPTH OF 18 INCHES. WATER AROUND DRIP LINE - DO NOT WATER AROUND THE TRUNK.

- SHRUBS: INITIAL WATER SCHEDULE SHALL BE ENOUGH WATER AS REQUIRED TO KEEP TOP INCH OF SOIL MOIST, APPLIED EVERY 1-2 DAYS AFTER PLANTING, WHEREAFTER WATERING SHALL TAKE PLACE EVERY 5 DAYS TO KEEP THE ROOT BALL AND SURROUNDING SOIL DAMP TO MOIST.

PLANTING PROCEDURES:

1. LAY OUT BED.
2. ROTOTILL BED TO 12" DEPTH.
3. INSTALL PLANTS AND MULCH.
4. WATER THOROUGHLY.
5. IF UNABLE TO ROTOTILL DUE TO TREE ROOTS, HAND DIG HOLE (FOR EACH PLANT) 12" WIDE AND 6" DEEPER THAN CONTAINER.

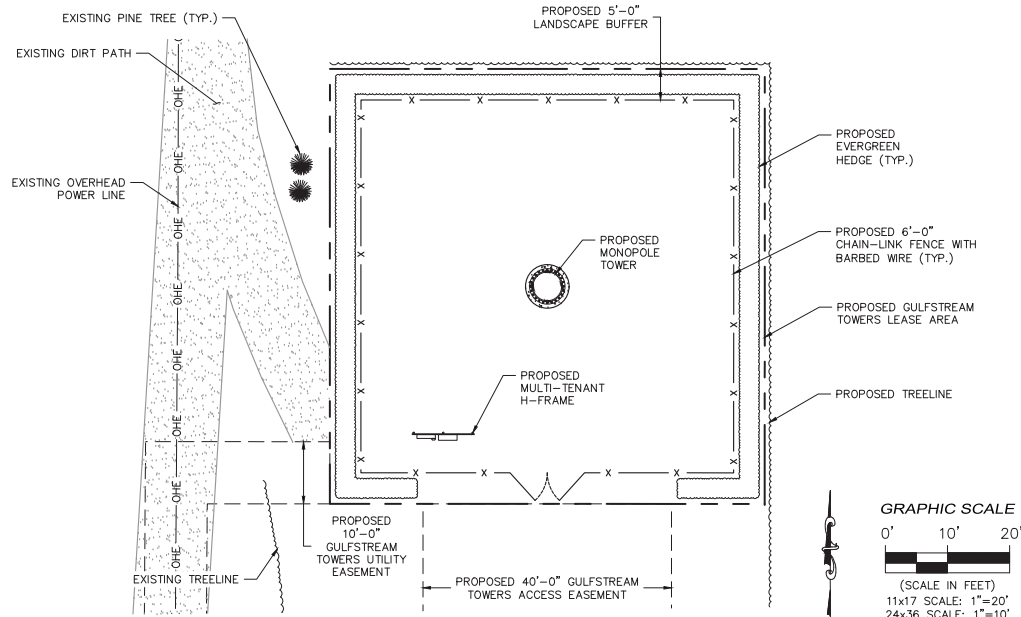


SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE SCHEDULE					
DESCRIPTION	SPECIES	HEIGHT (MIN.)	QUANTITY	SIZE	COMMENTS
EVERGREEN HEDGE	WAX MYRTLE	30"	45 (PLANT 5 FEET O.C.)	3 GAL	HEAT/DROUGHT TOLERANT (MYRTICA CERIFERA)

1. CONTRACTOR SHALL WARRANTY ALL PLANTINGS FOR ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR SHALL REPLACE ANY DEAD OR DISCOLORED TREES/SHRUBS WITHIN THE WARRANTY PERIOD.



GULFSTREAM TOWERS

LOCATED AT:
127 W. FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789

FORESITE group

FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr. e | 813.549.3250
Suite 210 | 813.621.3580
Tampa, FL 33610 | www.fg-inc.net

SEAL:

PROJECT:

**EAST LAKE WEIR
FL303**

LOCATED AT:
14807 E. HWY 25
OCFLAWAHA, FL 32183

APPROVALS

CARRIER

LANDLORD

LEASING

CONSTRUCTION

REVISIONS

DATE

ISSUED FOR:

ZONING

PROJECT MANAGER:

MWM

DRAWING BY:

KLL

DATE:

12/10/2025

TITLE:

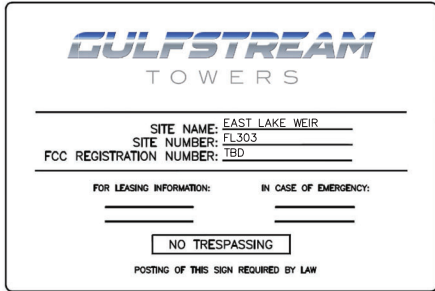
**LANDSCAPING PLAN
& PLANTING DETAILS**

SHEET NUMBER:

Z-4

JOB/FILE NUMBER:

412.033



OWNER CONTACT SIGN
WHITE/GREEN BACKGROUND, BLACK/RED LETTERING.
MOUNTING LOCATION: GATE
QUANTITY: 2



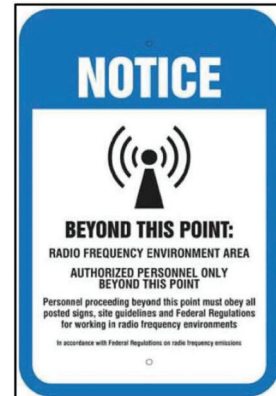
AUTHORIZED PERSONNEL SIGN
WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)



FCC REGISTRATION SIGN
WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 2



DANGER NO TRESPASSING SIGN
WHITE/BLACK BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)



NOTICE RF SIGN (BLUE)
WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & CENTERLINE OF FENCING
AROUND SITE. (QTY. 4)
WHERE ACCESS GATE INSTALLED (QTY. 5)



DANGER HIGH VOLTAGE SIGN
WHITE/BLACK BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)

GULFSTREAM
TOWERS
LOCATED AT:
127 W. FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789

FORESITE
group
FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr. # | 813.549.3250
Suite 210 | 813.621.3580
Tampa, FL 33610 | www.fg-inc.net

SEAL:

PROJECT:

**EAST LAKE WEIR
FL303**

LOCATED AT:
14807 E. HWY 25
OCALA, FL 32183

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: _____ ZONING _____

PROJECT MANAGER: MWM

DRAWING BY: KLL

DATE: 12/10/2025

TITLE: _____

SITE SIGNAGE

SHEET NUMBER: Z-5

JOB/FILE NUMBER: 412.033

Woods & Lakes Airpark-FA38

Leeward Air Ranch



Leeward Air Ranch Airport-FD04

Johary Airstrip



LEL303

ATTACHMENT A

A-24



Leeward International Airport

Google Earth

Image © 2026 Airbus



FL303

Gulfstream Towers

February 1, 2026



Sites Configuration

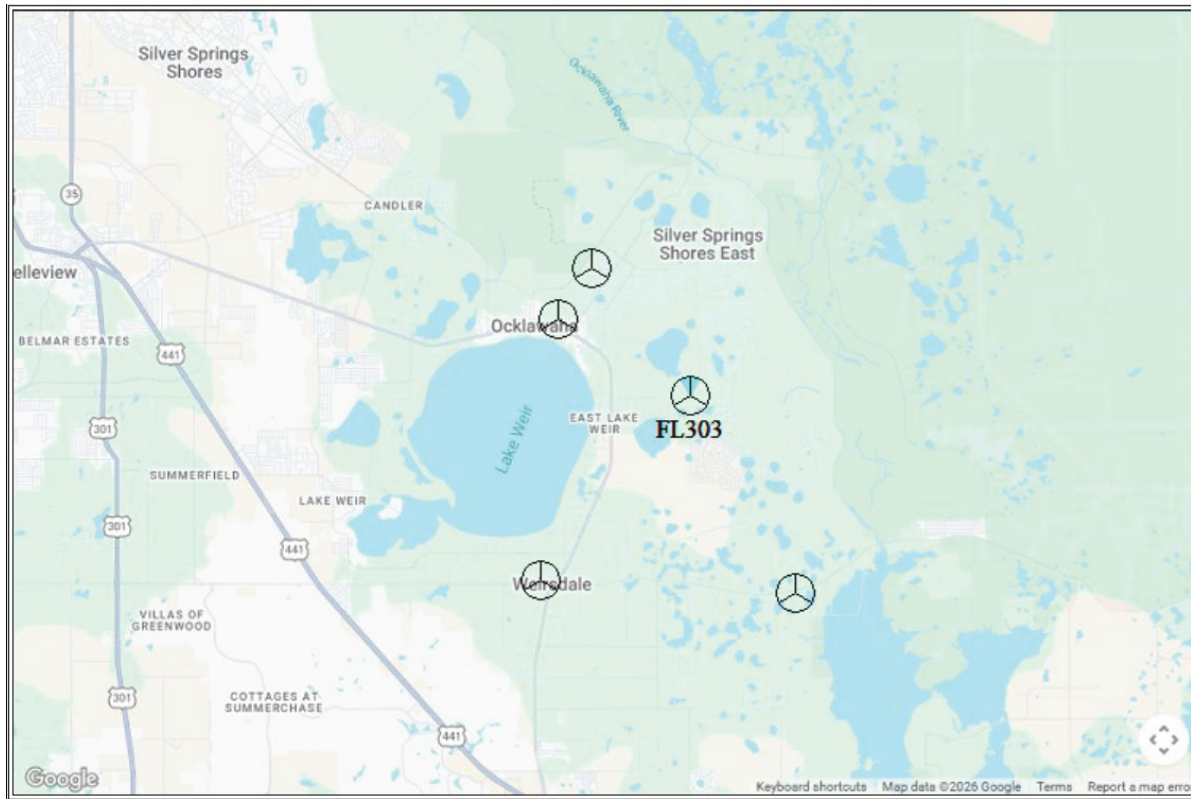
Name	Latitude				Longitude				EIRP (dBm)	Antenna Height (ft)	Azimuth
FL303	29	1	34.788	N	81	53	15.247	W	57.2	199	0, 120, 240
A	29	3	22.31	N	81	54	49.52	W	57.2	190	0, 120, 240
B	29	2	39	N	81	55	22.04	W	57.2	180	0, 120, 240
C	28	58	57.79	N	81	55	39.29	W	57.2	160	0, 120, 240
D	28	58	46.89	N	81	51	33.38	W	57.2	180	0, 120, 240

Cell Sites



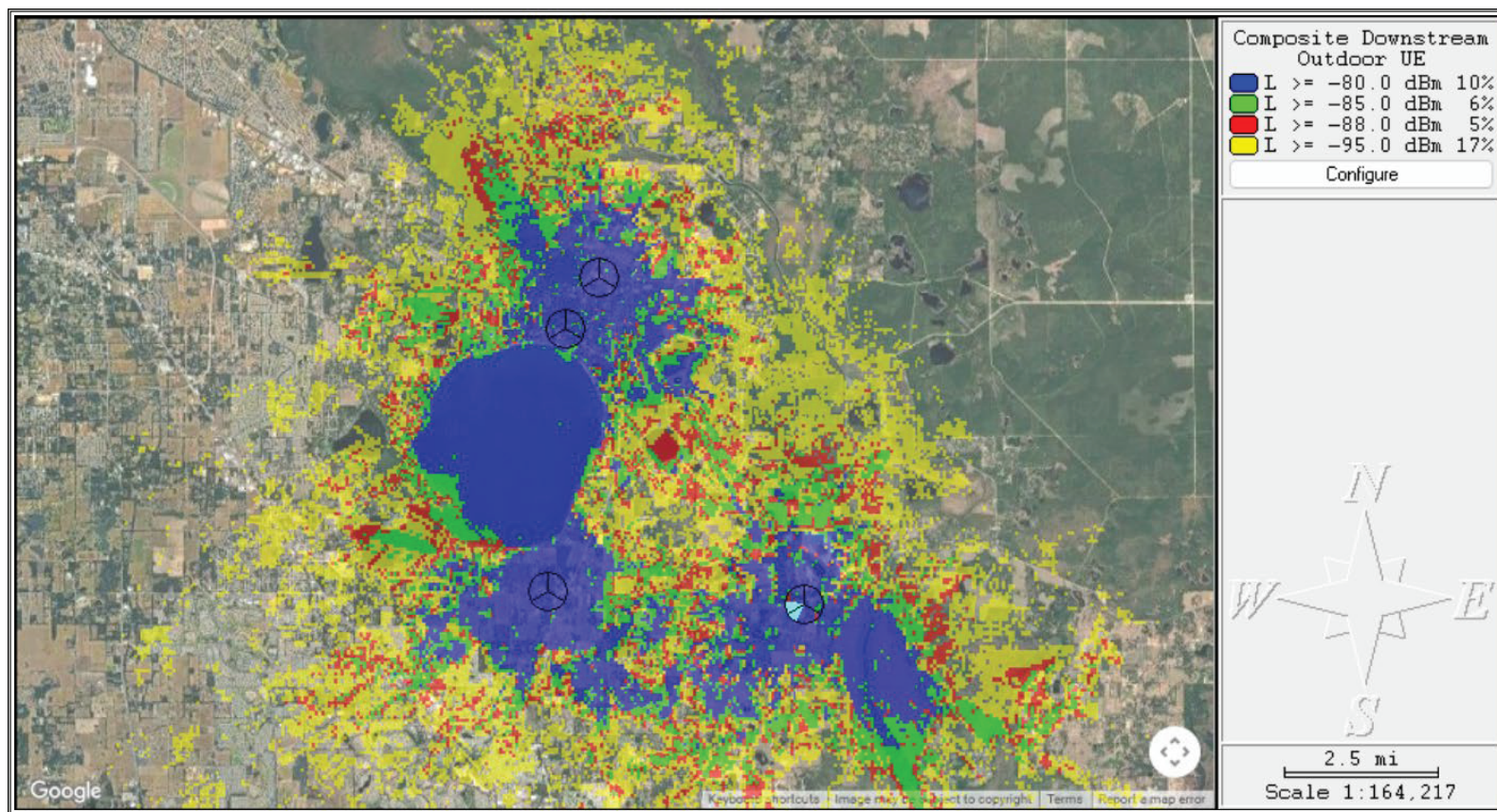
04/27/2026

Cell Sites

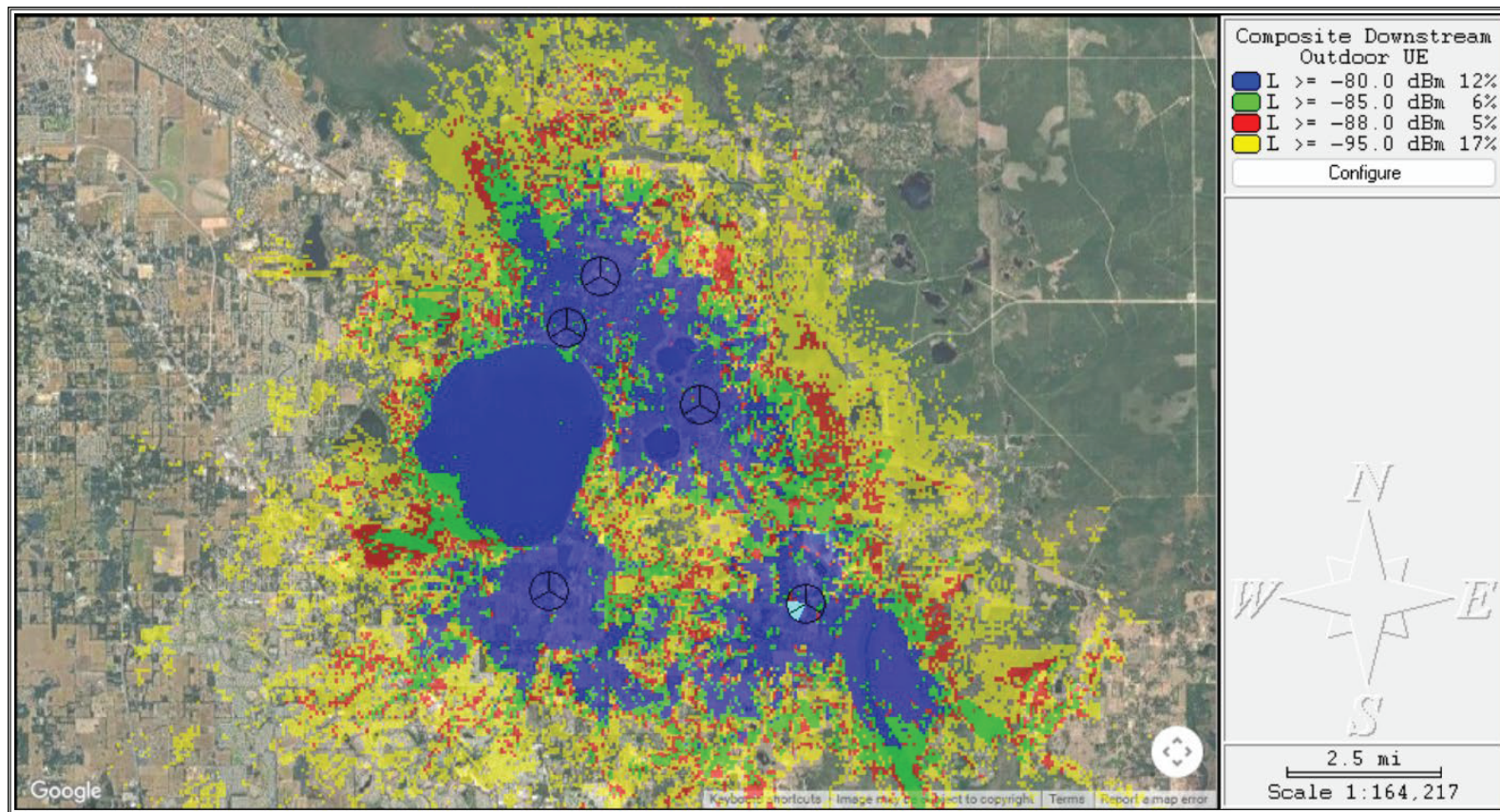


04/27/2026

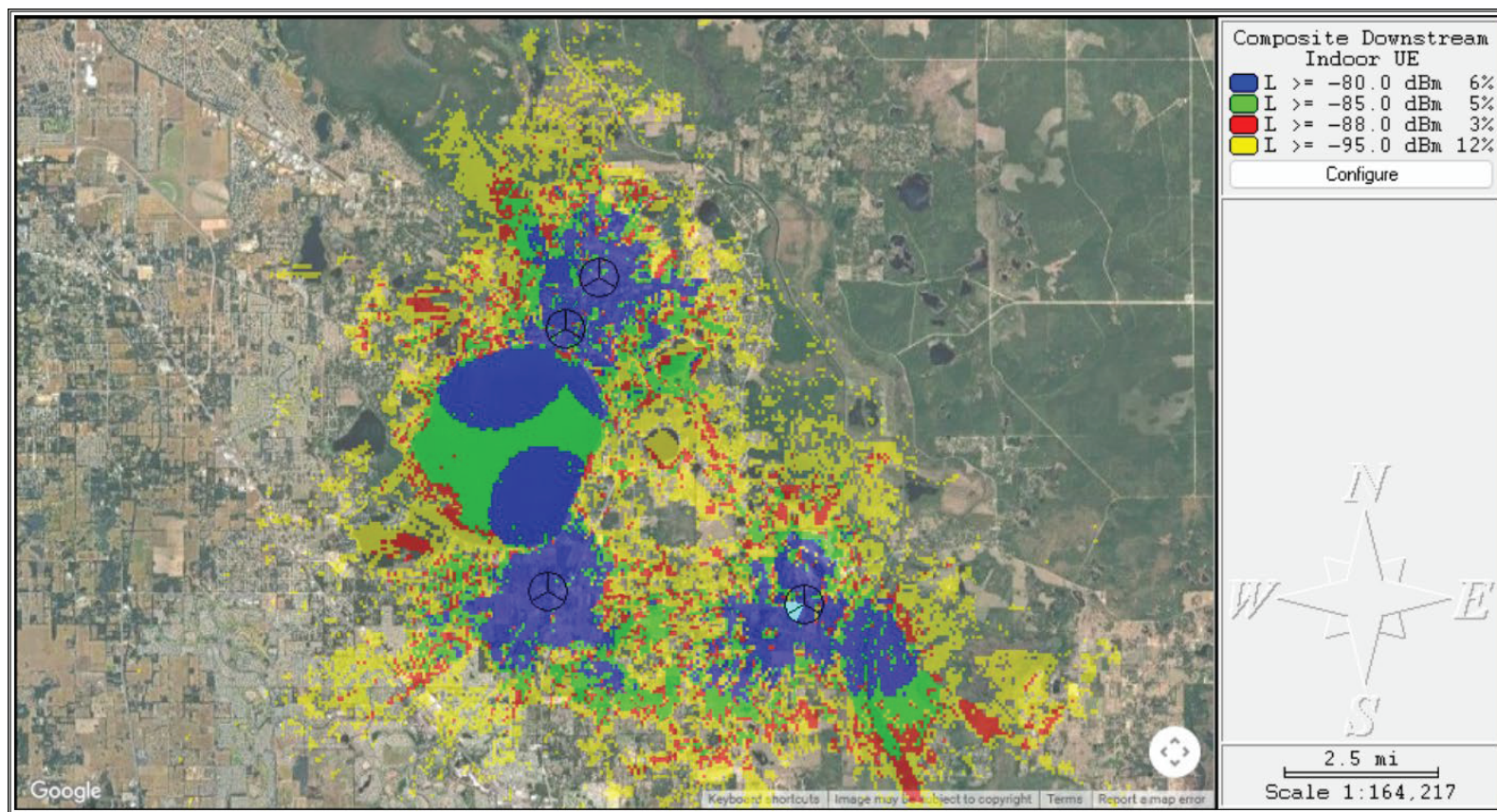
Outdoor Terminal – Existing Sites – 2100 MHz



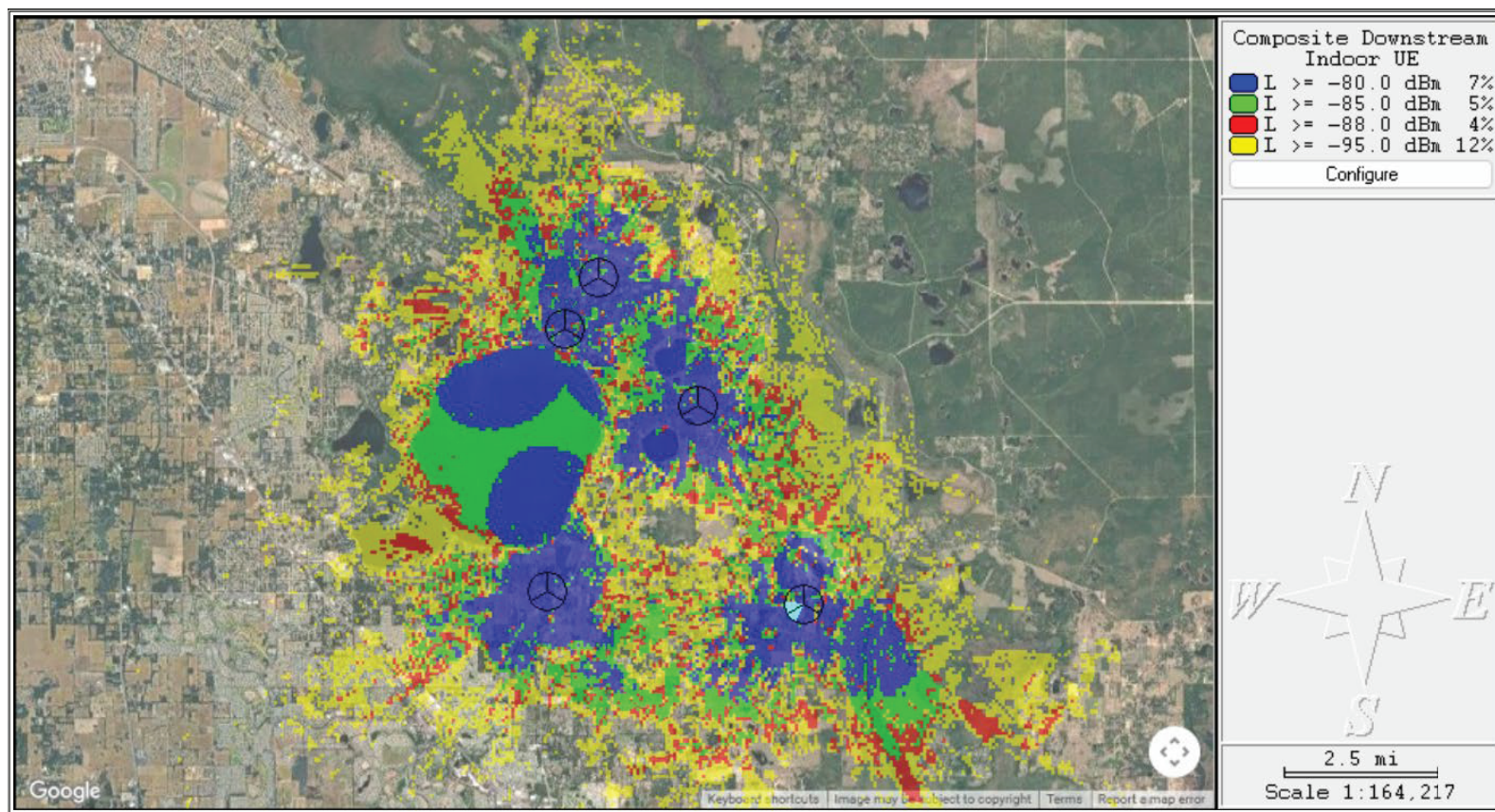
Outdoor Terminal – Existing Sites + FL303 – 2100 MHz



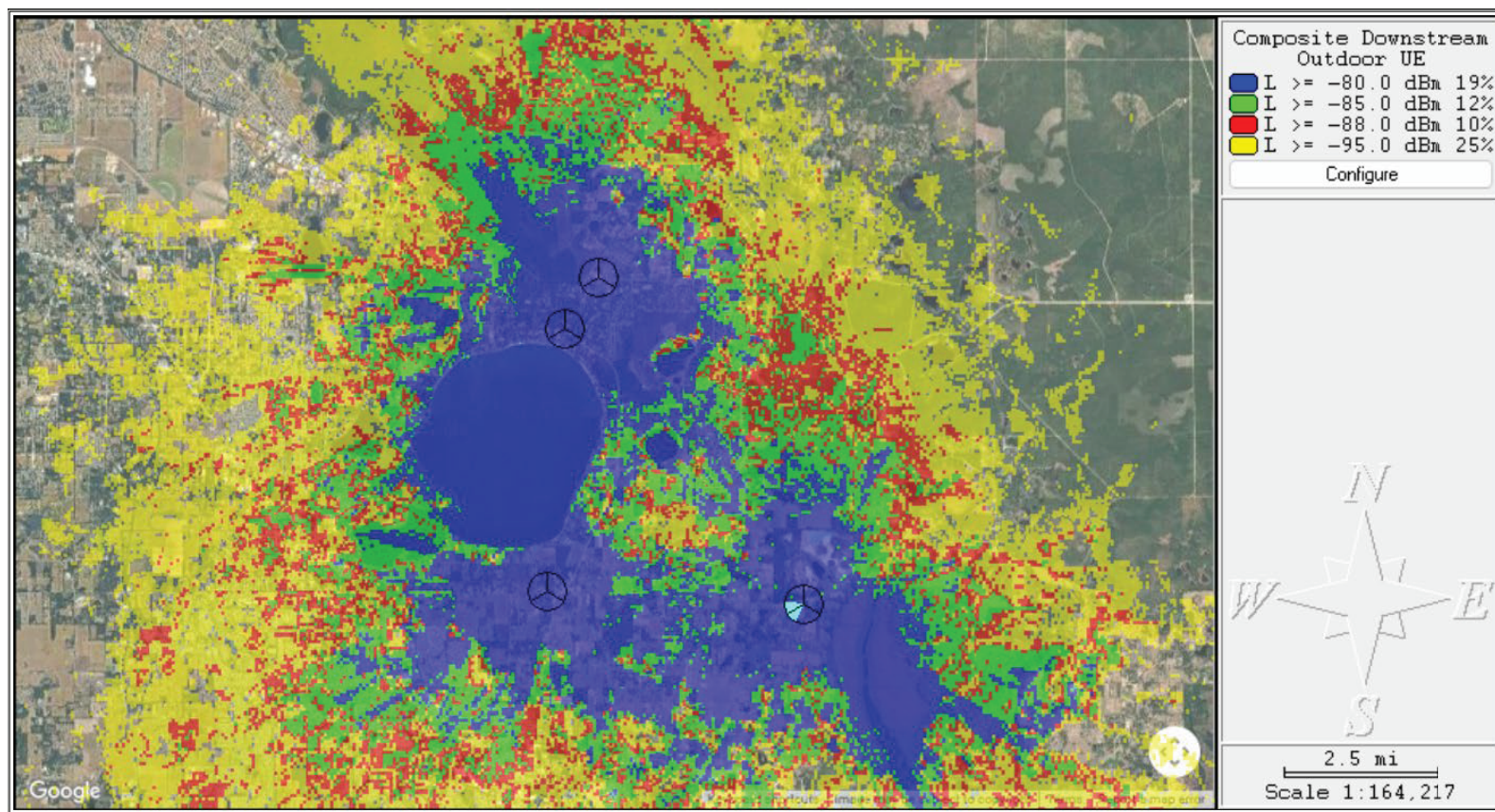
Indoor Terminal – Existing Sites – 2100 MHz



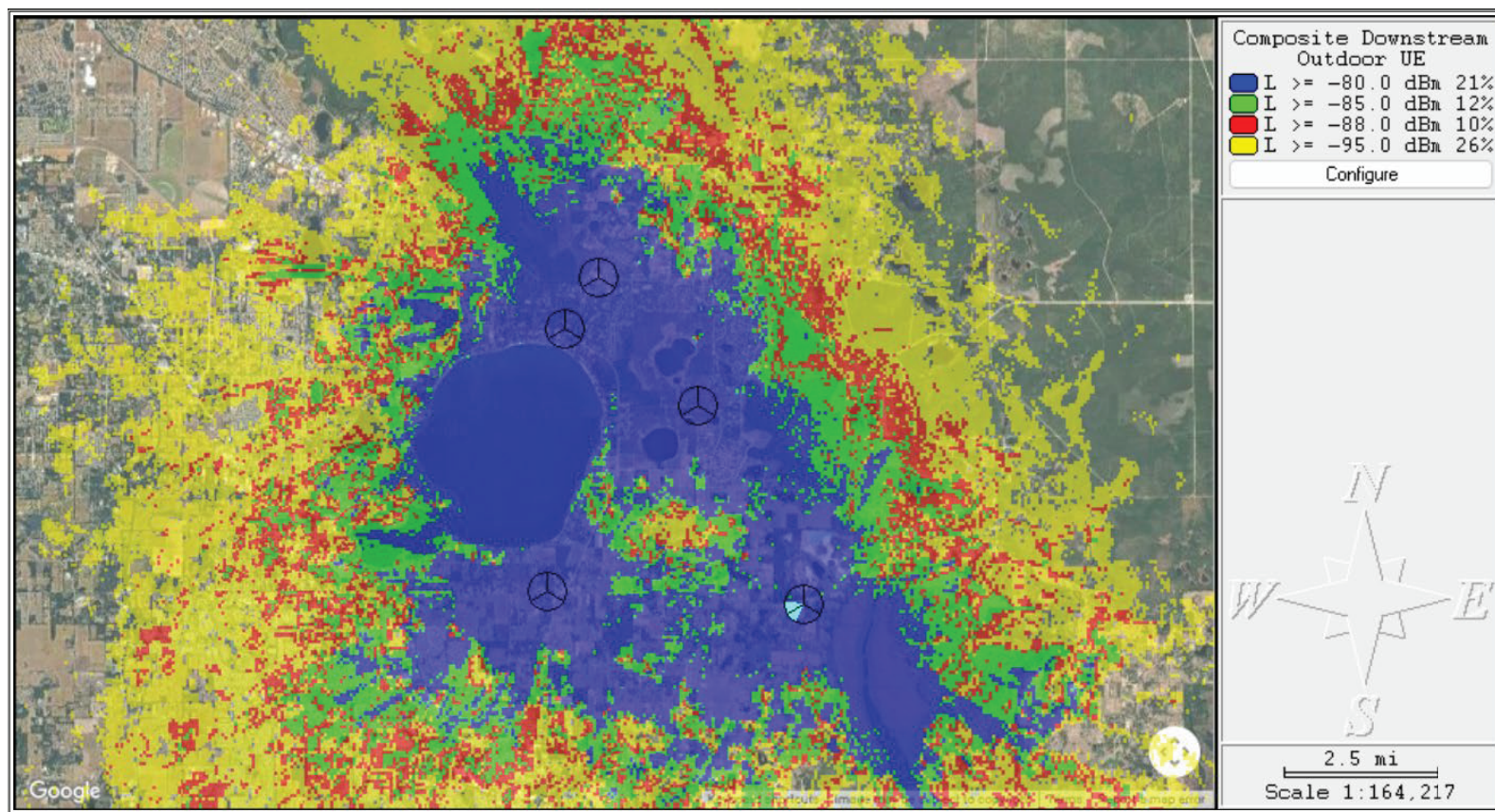
Indoor Terminal – Existing Sites + FL303 – 2100 MHz



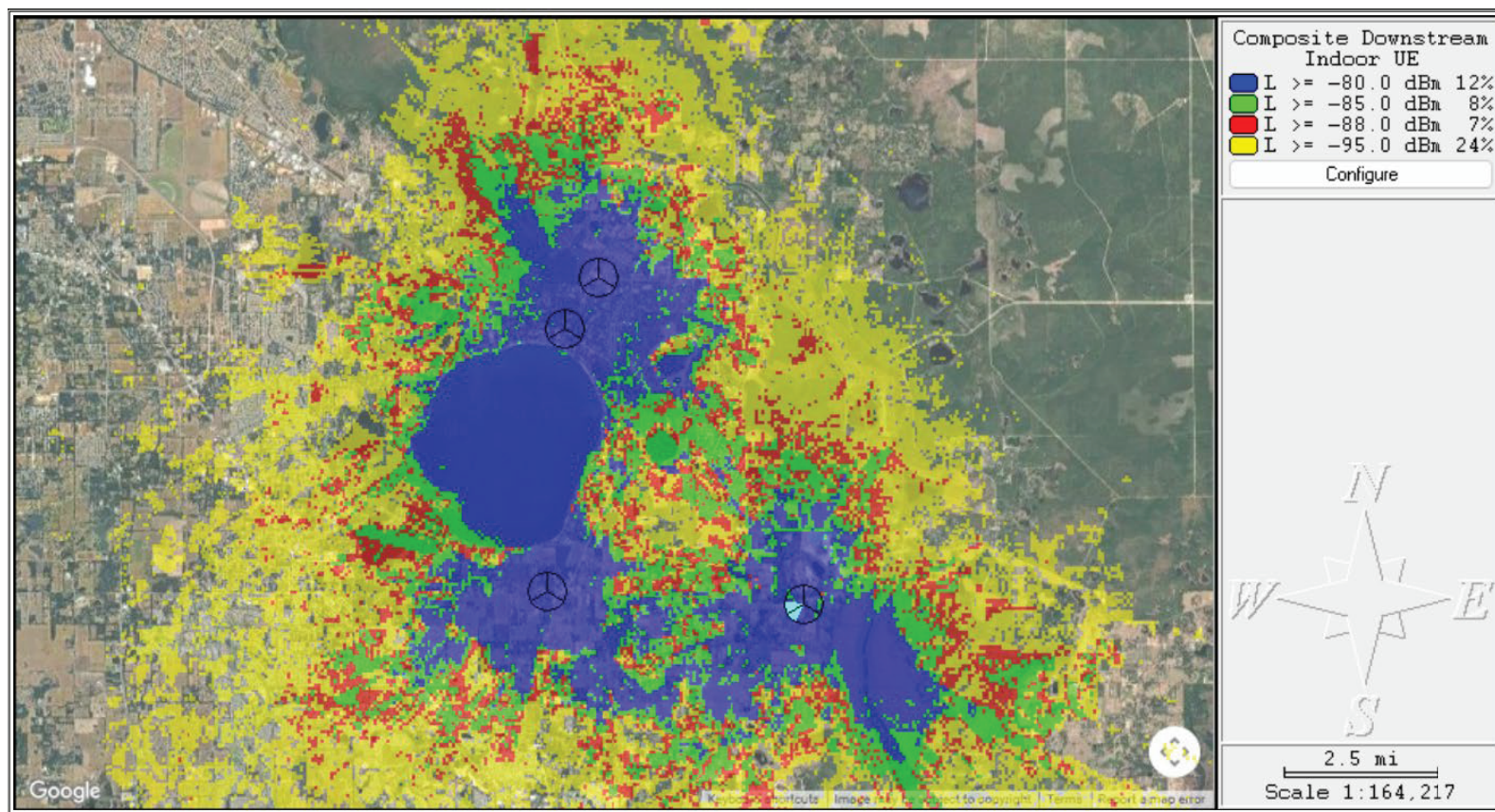
Outdoor Terminal – Existing Sites – 1900 MHz



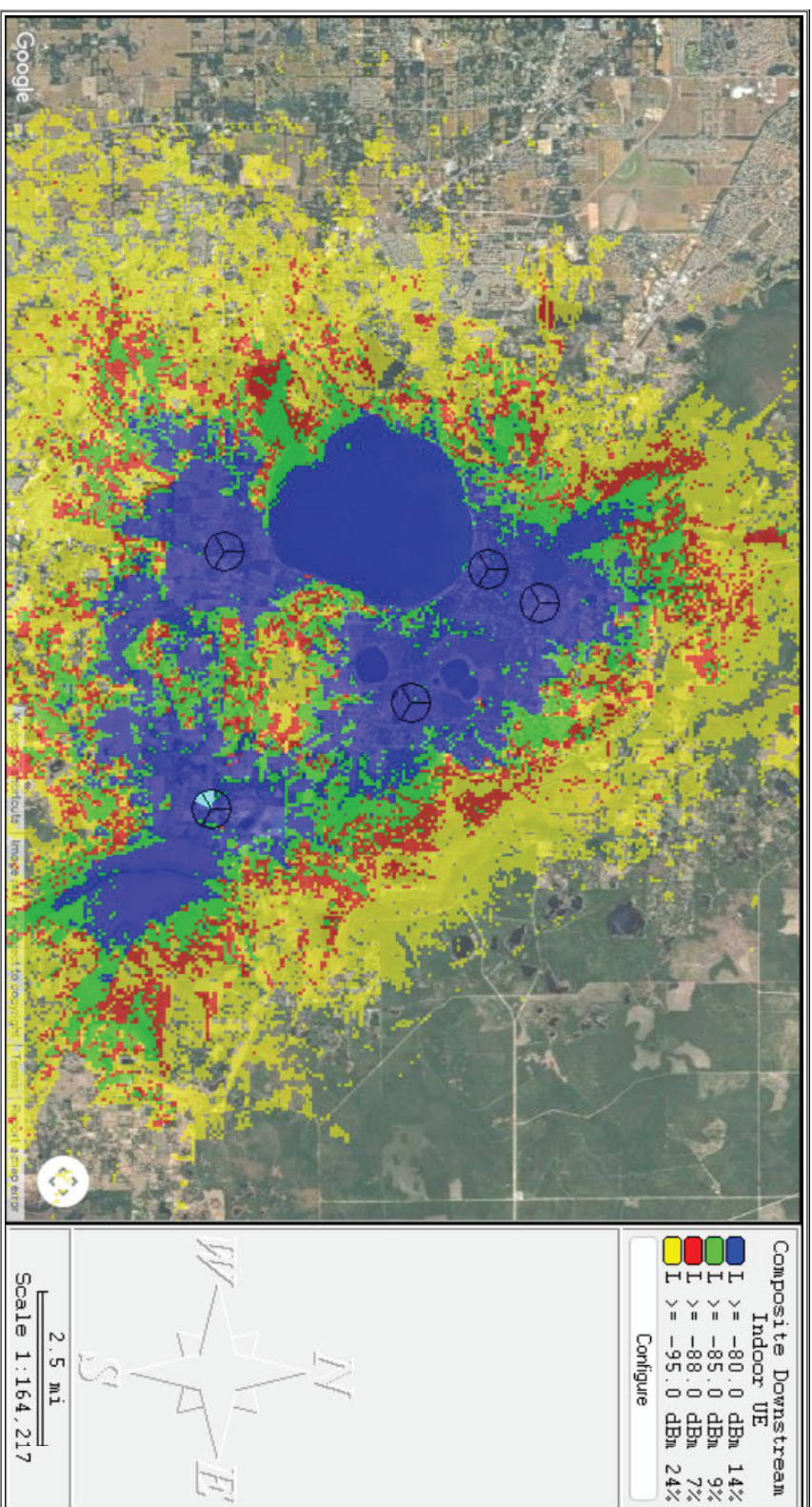
Outdoor Terminal – Existing Sites + FL303 – 1900 MHz



Indoor Terminal – Existing Sites – 1900 MHz

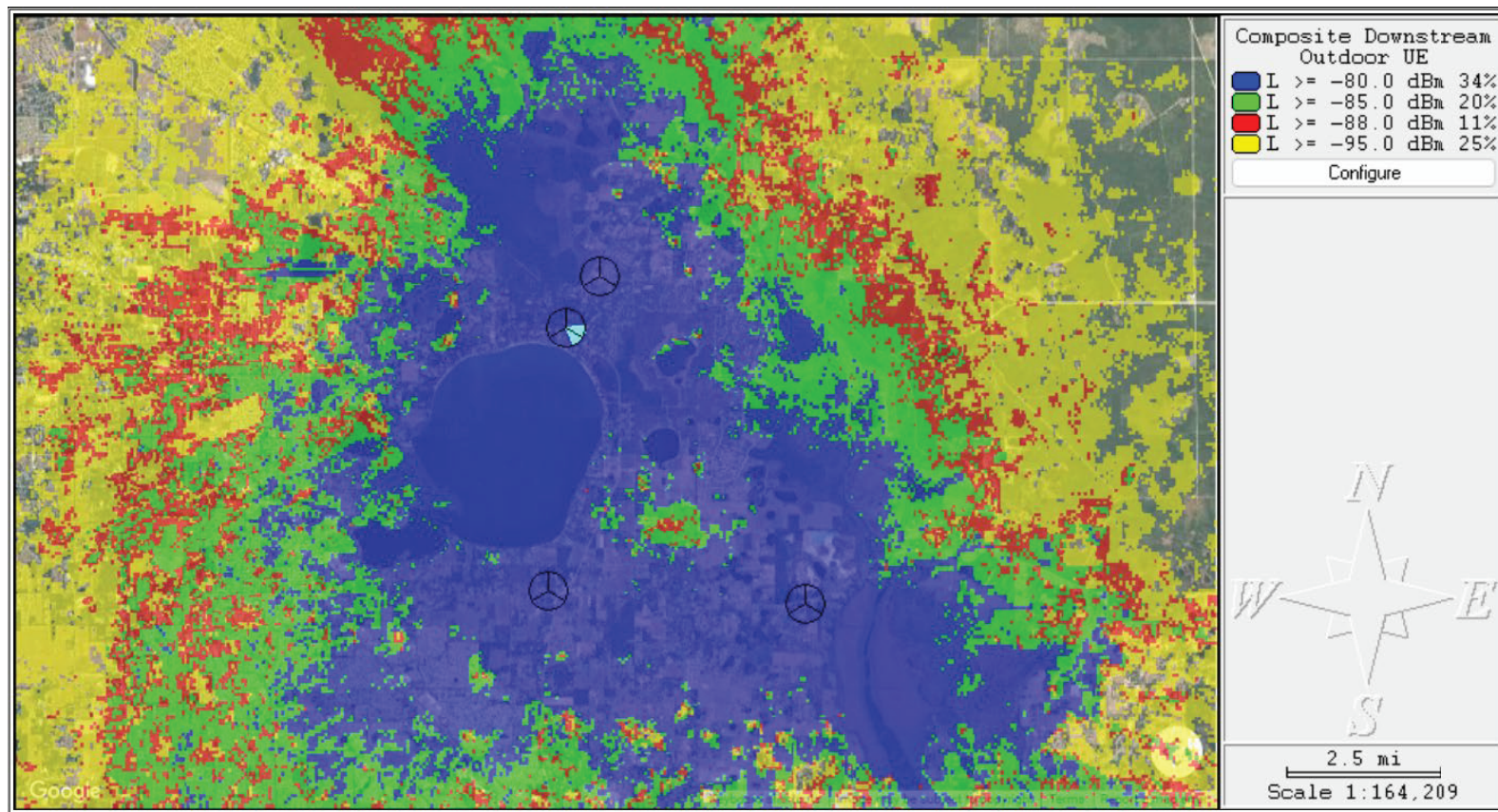


Indoor Terminal – Existing Sites + FL303 – 1900 MHz

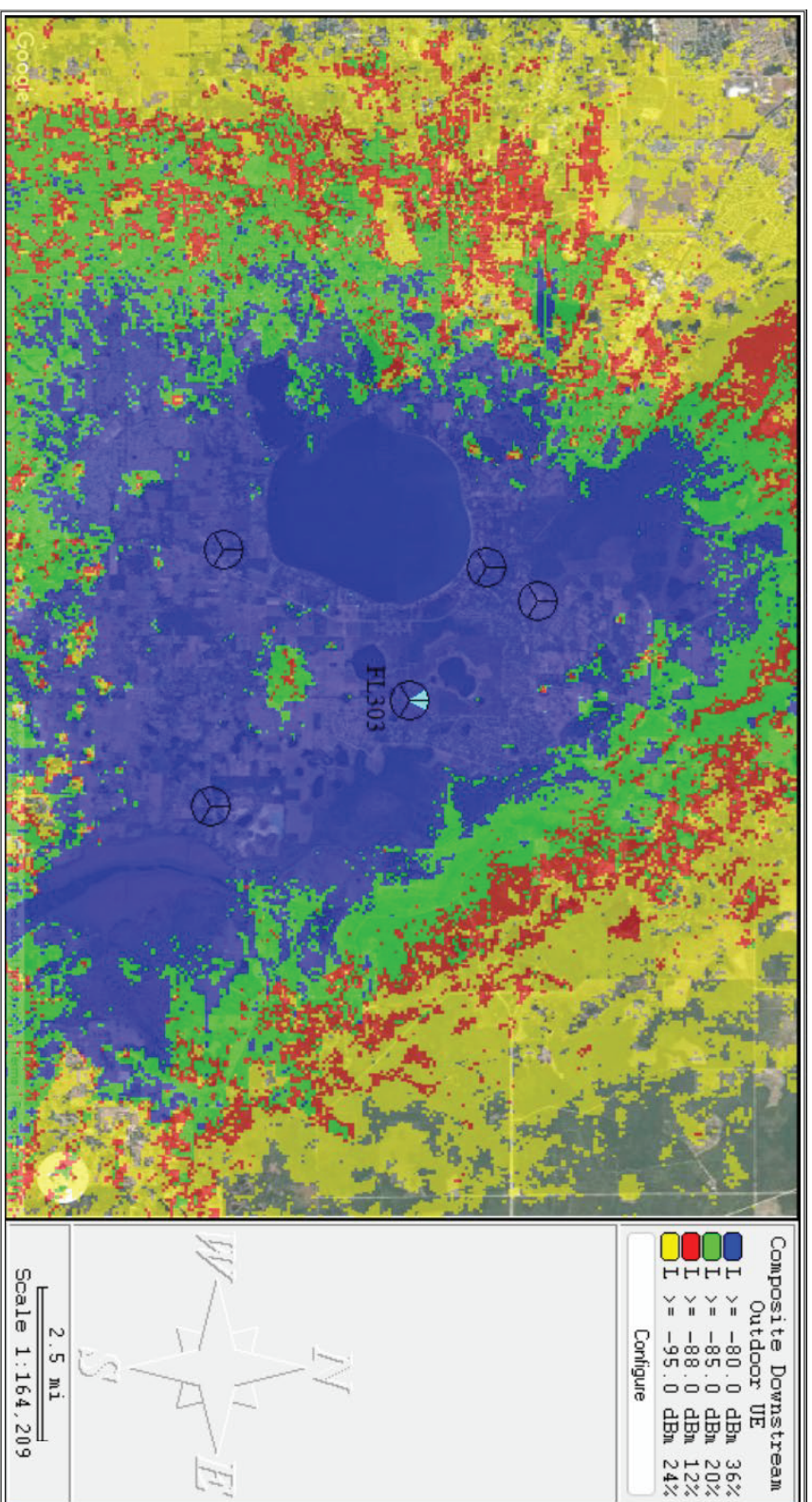


04/27/2026

Outdoor Terminal – Existing Sites – 700 MHz

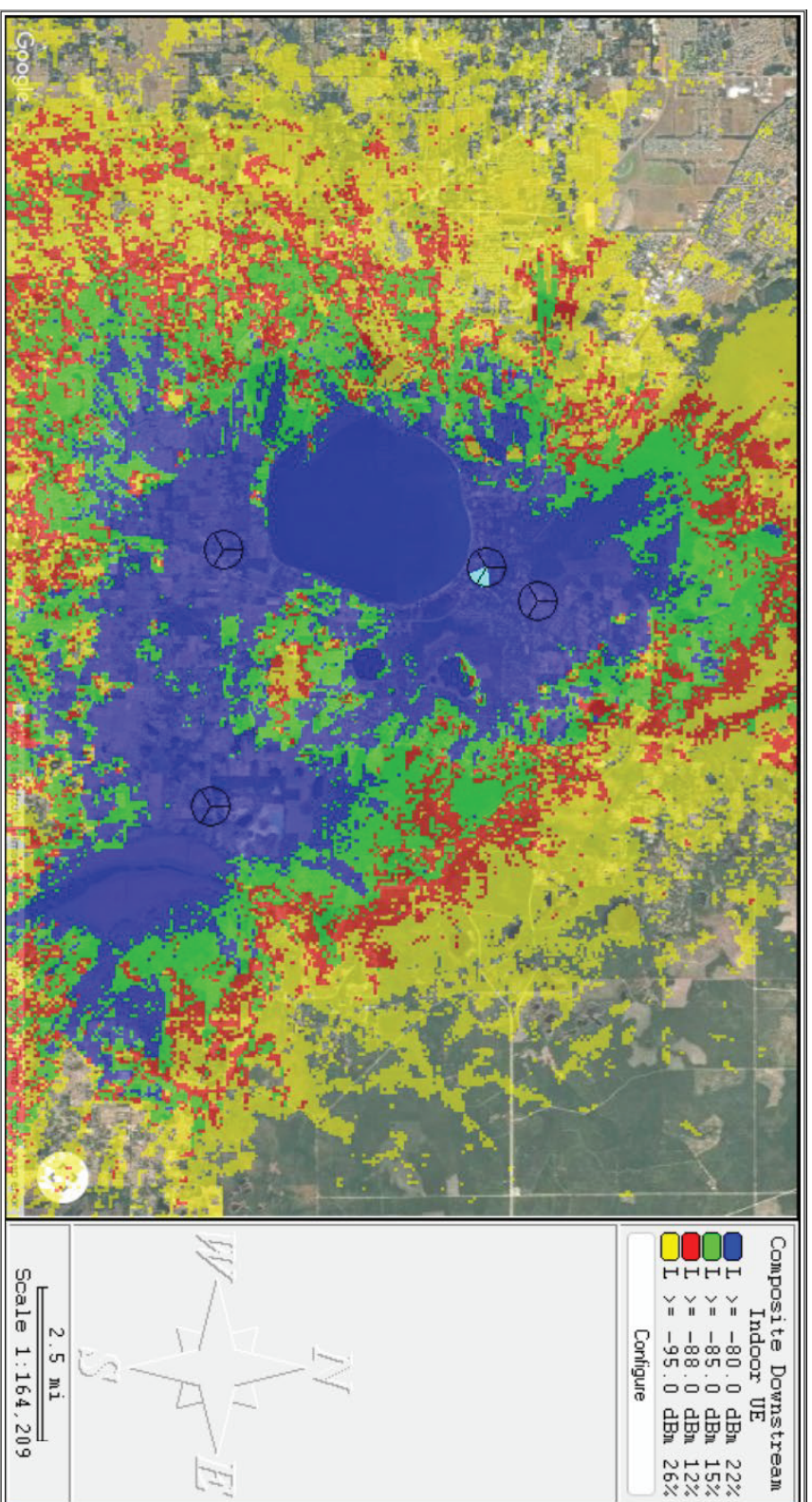


Outdoor Terminal – Existing Sites + FL303 – 700 MHz



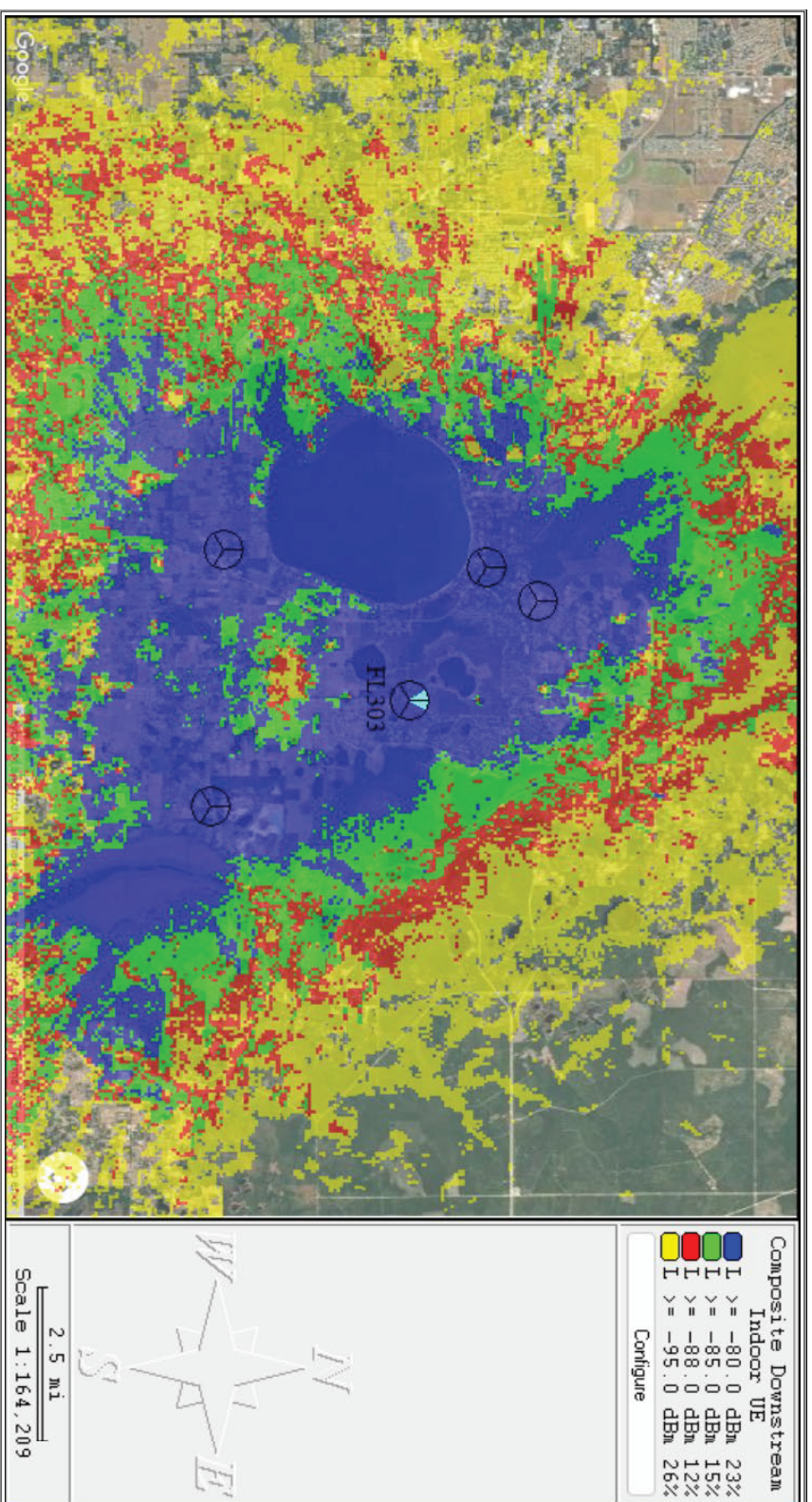
04/27/2026

Indoor Terminal – Existing Sites – 700 MHz



04/27/2026

Indoor Terminal – Existing Sites + FL303 – 700 MHz



04/27/2026

Project Assumptions

- Frequency = 2.1 GHz/ 1.9 GHz/ 700 MHz
 - Estimated Propagation Model for 2.1 GHz/ 1.9 GHz/ 700 MHz, based on measurements for medium sized US city
- 1 arcsec (30m) GIS (terrain and clutter)
- WGS84 used for coordinates
- 2 Service classes: outdoor/indoor
 - User terminal antenna 0 dBi, 4 ft
 - Fading margin = 10.2 dB (outdoor) and 14.4 dB (indoor)
 - 95% area probability for fading considerations
 - Human body attenuation of 3 dB applied
 - 6 dB penetration attenuation for indoor terminals

Site Number: FL303
Site Name: East Lake Weir

SITE LEASE AGREEMENT

This Site Lease Agreement ("Agreement") is entered into on 10/28/2024, 2024, between Fig Lake Preserve, LLLP, a Florida limited liability limited partnership ("LESSOR") and Gulfstream Towers Holding Company, LLC, a Florida limited liability company ("LESSEE"). LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

For good and valuable consideration in the amount of \$10.00, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Site. LESSOR is the owner of a parcel of land located at SE 135th Street (Silver Lake Road), Marion County, Florida, Parcel ID: 48512-000-00, as more particularly described in **Exhibit A** annexed hereto (the "Land"). LESSOR leases to LESSEE and LESSEE leases from LESSOR, a portion of the Land consisting of approximately 4,900 square feet (the "Site"), together with non-exclusive easement(s) for reasonable access, fall zone and utilities, as more particularly described in **Exhibit B** annexed hereto.

2. Use. The Site will be used by LESSEE for the construction, installation, operation, maintenance, repair, replacement or removal of, at its expense, a communication tower facility and uses incidental thereto, including, without limitation, monopole tower and foundation, antennas, cables, cabinets, shelters, utility equipment, conduit, back-up power sources (including generators and fuel storage tanks) and related fixtures ("Facilities") [for clarity, a monopole tower is the only type of tower that may be constructed, a lattice type tower may not be constructed on the Site]. LESSEE will use the Site and Facilities to sublease tower and ground space to wireless communication companies for their respective networks. LESSEE will have access to the Site 24 hours a day, 7 days a week, on foot or motor vehicle, over or along a non-exclusive access easement extending from the nearest public right-of-way to the Site. LESSEE'S non-exclusive utility easement(s) will provide for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along said easement(s) from the Site to a location determined by the servicing utility. LESSEE will provide LESSOR with a Florida licensed survey of the proposed Site and easements for LESSOR'S sole approval, said approval not to be unreasonably withheld, conditioned or delayed. LESSOR will have the right to relocate LESSEE'S access and utility easements or any part thereof, to an alternate location(s) on the Land; provided, however, that the relocation(s) will: (a) not result in any interruption of LESSEE'S access or utilities to the Site; (b) be LESSOR'S sole cost and expense and (c) be surveyed by LESSEE'S Florida licensed surveyor, at LESSEE'S expense, at which time LESSOR and LESSEE will execute an amendment to this Agreement evidencing the same, with LESSEE recording a memorandum of said Agreement in the Public Records of Marion County, Florida.

3. Term and Renewal. The initial term of this Agreement ("Initial Term") is 5 years and shall commence upon the date of execution by both Parties ("Commencement Date"). LESSEE shall have the right to extend this Agreement for 9 additional 5-year terms (each a "Renewal Term") on the same terms and conditions as set forth herein. This Agreement shall automatically renew for each successive Renewal Term unless LESSEE provides LESSOR written notice of the intention not to renew the Agreement at least 90 days prior to the expiration of the then current term.

4. Rent.

LESSOR agrees to provide to LESSEE certain documentation required by LESSEE in connection with the payment of rent, including without limitation; (a) documentation acceptable to LESSEE evidencing LESSOR's good and sufficient title to or interest in the Land; and (b) an IRS Form W-9 for any party to whom rent payments are to be made pursuant to this Agreement. Delivery of such documentation to LESSEE shall be a prerequisite for the payment of any rent by LESSEE and notwithstanding anything to

Site Number: FL303
Site Name: East Lake Weir

the contrary herein, LESSEE shall have no obligation to make any rent payments until such documentation has been supplied to LESSEE as provided herein.

Within 15 days of obtaining an interest in the Land or this Agreement, any assignee(s), transferee(s) or other successor(s) in interest to LESSOR shall provide LESSEE with the requested documentation in the manner set forth in the preceding paragraph. Delivery of such documentation to LESSEE by any assignee(s), transferee(s) or other successor(s) in interest to LESSOR shall be a prerequisite for the payment of any rent by LESSEE to such party and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rent payments to any assignee(s), transferee(s) or other successor(s) in interest to LESSOR until such documentation has been supplied to LESSEE as provided herein. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer.

5. Authority, Title and Quiet Enjoyment. LESSOR represents and warrants to LESSEE, as of the Commencement Date of this Agreement and throughout the Initial Term and each Renewal Term that; (a) LESSOR has full right, power and authority to enter into, execute and perform this Agreement and that no consent from any other person or entity is necessary; (b) LESSOR has good and unencumbered fee title to the Land, free and clear of any liens, judgments or impediments of title; (c) there are no covenants, easements or restrictions which would adversely affect or prevent the use of the Site by LESSEE; (d) the execution and performance of this Agreement will not violate any laws, ordinances, covenants, or the provisions of any other agreement binding on LESSOR; (e) LESSEE may obtain title insurance on its interest in the Site and LESSOR agrees to execute such documents as the title company may reasonably require in connection therewith; (f) LESSEE is entitled to access the Site at all times and to the quiet enjoyment of the Site so long as LESSEE is not in default beyond the expiration of any applicable grace or cure period; and (g) LESSOR shall not have unsupervised access to the Site or to the Facilities.

6. Assignment and Subleasing. LESSEE shall have the right to assign or otherwise transfer this Agreement upon written notice to LESSOR, provided, however, that the proposed assignee assumes all of LESSEE'S obligations herein and provides written confirmation of assumption to LESSOR. Upon such assignment and written assumption, LESSEE shall be relieved of all liabilities and obligations hereunder and LESSOR shall look solely to the assignee for performance under this Agreement.

LESSEE shall have the right to sublease the Site upon written notice to LESSOR. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties thereto.

LESSOR and LESSEE shall have the right, upon written notice to the other, to grant a security interest in this Agreement (in regard to LESSEE, the Facilities) and may collaterally assign this Agreement (in regard to LESSEE, the Facilities) to any mortgagees or holders of security interests, including their successors or assigns (collectively "Secured Parties"). In such event, LESSOR and LESSEE shall execute such consent to leasehold financing as may be required by Secured Parties.

7. Notices. All notices, requests, demands and other communications shall be in writing and are effective 3 days after deposit in the U.S. mail, certified and postage paid, or upon receipt if personally delivered or sent by overnight delivery via a nationally recognized courier to the address set forth below. LESSOR and LESSEE may from time to time designate any other address for this purpose by providing written notice to the other Party.

LESSOR: Fig Lake Preserve, LLLP
1011 SE 5th Street
Ocala, FL 34471

LESSEE: Gulfstream Towers
127 W. Fairbanks Avenue, #469
Winter Park, FL 3278

8. Improvements, Maintenance and Removal. LESSEE may, at its expense, make such improvements at the Site, as it deems necessary from time to time for the operation of the Facilities. LESSEE shall have the right to replace, repair, add or otherwise modify the Facilities or any portion thereof at any time during the term of this Agreement. LESSEE shall cause all construction to occur lien-free and in compliance with all applicable laws and ordinances. All improvements shall be at the discretion and option of LESSEE and LESSOR acknowledges that it will neither interfere with any aspects of construction nor attempt to direct construction personnel as to the method of installation of the Facilities. LESSEE'S Facilities shall remain the exclusive personal property of LESSEE and shall not be considered fixtures. LESSOR hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Facilities and improvements or

Site Number: FL303
Site Name: East Lake Weir

any portion thereof. LESSEE shall have the right to remove the Facilities and improvements at any time during the term of this Agreement and upon expiration or termination thereof and the Site is restored.

LESSEE shall, at its expense, maintain the Facilities and any other improvements installed by LESSEE at the Site, in proper operating and reasonably safe condition; provided, however if any such repair or maintenance is required due to the acts of LESSOR, its agents, invitees, or employees, LESSOR shall reimburse LESSEE for the reasonable costs incurred by LESSEE to restore the damaged areas to the condition which existed immediately prior thereto.

LESSEE, within 180 days of expiration or termination of this Agreement, will remove its Facilities and improvements (except footings) and will restore the Site to substantially the condition existing on the Commencement Date, except for ordinary wear and tear and casualty loss. If such time for removal causes LESSEE to remain on the Site after expiration or termination of this Agreement, LESSEE shall pay rent at the then existing monthly rate until such time as the removal of the Facilities are complete.

9. Government Approvals. LESSEE's ability to use the Site is contingent upon LESSEE obtaining all required zoning approvals, permits and other approvals (collectively " Approvals") that may be required by any governmental authority. LESSOR shall cooperate with LESSEE in its effort to obtain such Approvals and shall take no action which would adversely affect the status of the Land or Site with respect to the proposed use thereof by LESSEE. In the event that (a) any applications for such Approvals should be finally rejected; (b) any Approvals issued to LESSEE are canceled, expires, lapses, or is otherwise withdrawn or terminated by any governmental authority; (c) LESSEE determines that such Approvals may not be obtained in a timely manner; (d) LESSEE determines that the Site is no longer technically compatible for its use; or (e) LESSEE, in its sole discretion, determines that it will be unable to use the Site for its intended purposes, LESSEE shall have the right to terminate this Agreement by providing written notice to LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. All rent paid to said termination date shall be retained by LESSOR, unless such termination is due to LESSOR'S failure of proper ownership or authority, or such termination is a result of LESSOR'S default.

10. Interference. LESSEE will not install or allow any equipment to be installed that causes interference to any equipment of LESSOR which existed on the Land prior to the Commencement Date of this Agreement. In the event any after-installed equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE shall take all reasonable steps necessary to correct and eliminate the interference, including but not limited to, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Agreement or relocate the equipment so long as LESSEE is making a good faith effort to remedy the interference issue. Likewise, LESSOR will not install or allow any equipment to be installed that causes interference to any then existing equipment of LESSEE or its sublessees. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Section and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance and/or the right to terminate this Agreement immediately upon written notice.

11. Utilities. LESSEE shall have the right to install utilities on the Site or improve the present utilities on the Land for its proposed use. LESSEE will pay for all utilities used by it at the Site. LESSOR agrees to cooperate with LESSEE in LESSEE'S efforts to obtain utilities from a location provided by the servicing utility, including signing any easement or other instrument reasonably required by the servicing utility at no cost to the LESSOR.

12. Default and Remedies. If either Party is in default under this Agreement for a period of (a) 15 days following receipt of notice from the non-defaulting Party with respect to a default which may be cured solely by the payment of money, or (b) 30 days following receipt of notice from the non-defaulting Party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting Party may pursue any remedies available to it against the defaulting Party under applicable law, including, but not limited to, the right to terminate this Agreement. If the non-monetary default may not reasonably be cured within a 30-day period, this Agreement may not be terminated if the defaulting Party commences action to cure the default within such 30-day period and thereafter continuously and diligently pursues the cure to completion.

Site Number: FL303
Site Name: East Lake Weir

Upon a default, the non-defaulting Party may at its option, but without obligation to do so, perform the defaulting Party's duty or obligation on the defaulting Party's behalf. The reasonable and actual costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party within 30 days following receipt of an invoice. In the event of a default by either Party with respect to a material provision of this Agreement, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate the Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the laws or judicial proceedings of the State of Florida. Notwithstanding the foregoing, if LESSOR does not pay LESSEE in full, within 30 days of its receipt of an invoice setting forth the amount due from LESSOR, LESSEE may offset the amount due against all fees due and owing to LESSOR until the full amount is fully reimbursed to LESSEE.

13. Indemnity. Each Party shall indemnify and hold the other harmless against any and all claims, damages, costs and expenses (including reasonable attorney's fees) resulting from or arising out of the ownership, use and/or occupancy of the Site by the indemnifying Party, its employees, agents, contractors, licensees, tenants and/or subtenants, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, agents, contractors, licensees, tenants and/or subtenants. LESSEE shall not be responsible to LESSOR, or any third party, for any claims, damages, costs or expenses (including fines and penalties) attributable to any pre-existing violations of applicable codes, statutes or other regulations governing the Land. The indemnity obligations under this Section will survive termination of this Agreement.

14. Insurance. LESSEE will maintain commercial general liability insurance, with limits of not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage liability. Each Party hereby releases the other from liability and waives its right of recovery against the other (and their successors or assigns) for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of such insured loss, neither Party's insurance company shall have a subrogated claim against the other.

15. Subordination and Non-Disturbance. This Agreement is subordinate to any mortgage or deed of trust now of record against the Site. However, within 60 days of full execution of this Agreement, LESSOR will obtain a non-disturbance agreement reasonably acceptable to LESSEE from the holder of any such mortgage or deed of trust, failing of which, LESSEE may terminate this Agreement by providing written notice to LESSOR.

16. Taxes. LESSEE will be responsible for payment of all personal property taxes, real property taxes or other fees and assessments directly attributed to and arising solely from its use of the Site during the term of this Agreement. LESSEE will pay LESSOR any such increase in personal property taxes, real property taxes or other fees and assessments within 60 days after receipt of satisfactory documentation indicating LESSEE'S share of such assessment and payment by LESSOR.

LESSOR will pay when due all other personal property taxes, real property taxes or other fees and assessments attributable to the Land, on which the Site is located. In the event that LESSOR fails to pay any such personal property taxes, real property taxes or other fees and assessments, LESSEE shall have the right, but not the obligation, to pay such owed amounts and deduct them from rent amounts due under this Agreement. If LESSOR receives notice of any personal property taxes, real property taxes or other fees and assessments against LESSOR, which may affect LESSEE and is directly attributable to LESSEE'S use of the Site, LESSOR shall provide timely notice of the assessment to LESSEE sufficient to allow LESSEE to consent to or challenge such assessment, whether in a court, administrative proceeding, or other venue, on behalf of LESSOR and/or LESSEE. Further, LESSOR shall provide to LESSEE any and all documentation associated with such assessment and shall execute any and all documents reasonably necessary to effectuate the intent of this Section.

17. Hazardous Substances. LESSOR represents that it has no knowledge of any substance, chemical or waste (collectively, "Hazardous Substance") on the Land that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. LESSOR and LESSEE will not introduce or use any such Hazardous Substance on the Land in violation of any applicable law. Each Party agrees to defend, indemnify and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability including, but not limited to,

Site Number: FL303
Site Name: East Lake Weir

damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that the indemnitee may suffer or incur due to the existence of any Hazardous Substances on the Land or the migration of any Hazardous Substance to other land or the release of any Hazardous Substance into the environment, that relate to or arise from the indemnitor's activities on the Land. The indemnifications in this Section specifically include, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority. This Section shall survive the termination or expiration of this Agreement.

18. Rights Upon Sale. LESSOR may not, during the term of this Agreement (i) sell or otherwise transfer to a third party all or any portion of the Land or (ii) grant to a third party by easement or other legal instrument an interest in all or any portion of the Land, if such sale, transfer or grant is for the purpose of owning, leasing, licensing, operating, maintaining or managing communications facilities and/or the leases, licenses, agreements and easements used in connection therewith. Notwithstanding the foregoing, LESSOR may, during the term of this Agreement (i) sell or otherwise transfer to a third party all or any portion of the Land or (ii) grant to a third party by easement or other legal instrument an interest in all or any portion of the Land, with or without an assignment of this Agreement to such third party, provided that such sale or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder. LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of this Agreement.

19. Right of First Refusal. If at any time during the term of this Agreement, LESSOR receives a bona fide written offer from a third party (the "Offer") to sell, assign, convey, lease, factor or otherwise transfer or create any interest in the current or future rent, this Agreement, the Site, or any portion thereof, which LESSOR desires to accept, LESSOR shall first give LESSEE written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving LESSEE the right to acquire the interest described in the Offer on the terms set forth in the Offer. LESSEE shall have a period of thirty (30) days after receipt of LESSOR'S notice and terms to exercise LESSEE'S right of first refusal by notifying LESSOR in writing. If LESSEE has not exercised its right of first refusal in writing to LESSOR within such thirty (30) day period, the terms of the Offer will be deemed rejected.

20. Casualty. If the Site or Facilities are destroyed or damaged so as to, in LESSEE'S reasonable judgment, substantially and adversely affect the effective use of the Facilities, LESSEE may terminate this Agreement upon 15 days prior written notice to LESSOR and all rights and obligations of the Parties shall cease. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement.

21. Condemnation. In the event of a condemnation of all or any portion of the Site or Facilities so as to, in LESSEE'S reasonable judgment, substantially and adversely affect the effective use of the Facilities, LESSEE may terminate this Agreement within 15 days of the date the condemning authority takes title or possession, whichever occurs first. LESSEE may, on its own behalf, make a claim in any condemnation proceeding involving the Site for losses related to the Facilities, its relocation costs, its damages and its leasehold interest. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement.

22. Miscellaneous. (a) This Agreement shall be binding upon and inure to the benefit of the Parties, their respective heirs, successors, executors, administrators and assigns; (b) this Agreement is governed by the laws of the State of Florida; (c) Lessee may record a Memorandum of this Agreement in the form of **Exhibit C** annexed hereto; (d) this Agreement (including the Exhibits) constitutes the entire agreement between the Parties and supersedes all prior written and verbal agreements, representations, promises or understandings between the Parties. Any amendments to this Agreement must be in writing and executed by both Parties; (e) in the event any provision of this Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement; (f) the failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement

Site Number: FL303
Site Name: East Lake Weir

or to exercise any of its rights under the Agreement, shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity; (g) the prevailing Party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing Party; (h) this Agreement is not and shall not be binding on either Party until and unless it is fully executed by both Parties; and (i) this Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

23. No Lien. Under Section 713.10, Florida Statutes, the interests of LESSOR in the Site shall not be subject to liens for any improvements made by or on behalf of LESSEE and it is specifically provided that neither LESSEE nor any one claiming by, through or under LESSEE, including, without limitation, contractors, subcontractors, materialmen, mechanics and/or laborers, shall have any right to file or place any mechanics' or materialmen's liens of any kind whatsoever upon the Site; and any such liens are hereby specifically prohibited. All parties with whom Tenant may deal are put on notice that LESSEE has no power to subject LESSOR'S interest to any mechanics' or materialmen's lien of any kind or character, and all such persons so dealing with LESSEE must look solely to the credit of LESSEE, and not to LESSOR'S said interest or assets.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

LESSOR:

Fig Lake Preserve, LLLP, a Florida limited liability limited partnership
By its General Partner(s):

Charles T. Collins

By: Charles T. Collins
Charles T. Collins
Signed by: Charles T. Collins
ID: 1B59269C399341A...

DCF, Inc., a Florida corporation

By: Winston Bailey
Winston C. Bailey, Jr., Director
Signed by: Winston Bailey
ID: 1B59269C399341A...

LESSEE:

Gulfstream Towers Holding Company, LLC, a Florida limited liability company

By: Michael Burkhead
Michael Burkhead, President
Signed by: Michael Burkhead
ID: 1B59269C399341A...

Attach:

Exhibit A – Description of Land
Exhibit B – Description of Site
Exhibit C – Memorandum of Site Lease Agreement

Site Number: FL303
Site Name: East Lake Weir

EXHIBIT A

Description of Land

Land situated in the County of Marion, State of Florida, commonly described as follows:

Parcel 1:

The West 1/4 of Section 2, Township 17 South, Range 24 East.

Parcel 2:

All of Section 3, Township 17 South, Range 24 East; Commence at the Southeast corner of Government Lot 9, thence run North 00°07'13" East, 2661.32 feet, to the quarter-section corner on the East boundary, then run West along North boundary of Government Lot 9 to a point 1450 feet West of said quarter-section corner, then run South 00°07'13" West, 1861.63 feet to a concrete monument, thence run South 29°26'45" West, 87.57 feet to a concrete monumnet, thence run South 58°41'40" West, 596 feet on a radial to the 02° curvature of Dixie Highway, thence run in a Norhtwesterly direction parallel to and 298 feet from the center line of Dixie Highway to the West boundary of Government Lot 10, thence run South along the West boundary line of Government Lot 10 to the Southwest corner of Government Lot 10, thence run East along boundary line between Section 4 and 9 of Township 17 South, Range 24 East, to the Point of Beginning.

Parcel 4:

The West 3/4 of the Southeast 2/4 of the Northwest 1/4; and the East 1/2 of the Southwest 1/4 of the Northwest 1/4; and the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4; and the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, except the West 2 chains of the South 5 chains; All in Section 10, Township 17 South, Range 24 East, Marion County, Florida.

Parcel 5:

Northeast 1/4 and the East 3/4 of North 1/2 of Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 10, Township 17 South, Range 24 East.

Except railroad right of way.

And Except right of way of State Road No. 441. (Dixie Highway)

And subject to easement of Ocklawaha Reclamation Farms for transmission lines in Deed Book 264, page 366 and Deed Book 271, page 5, of the Public Records of Marion County, Florida. Commence at the Northeast corner of Government Lot 9, Section 4, Township 17 South, Range 24 East; thence West 1450 feet; thence South 00°7'13" West, 1504 feet 6 inches to the Point of Beginning of the land hereby conveyed; thence South 00°7'13" West, 357.13 feet to a concrete marker; thence South 29°26'45" West, 87.57 feet to a concrete marker; thence South 58°41'40" West to the center line of U.S. Highway 441; thence Northwesterly along the center line of said U.S. Highway 441 to a point on said center line which is South 64°20' West of the Point of Beginning; thence North 64°20' East to the Point of Beginning, except right of way of U.S. Highway 441.

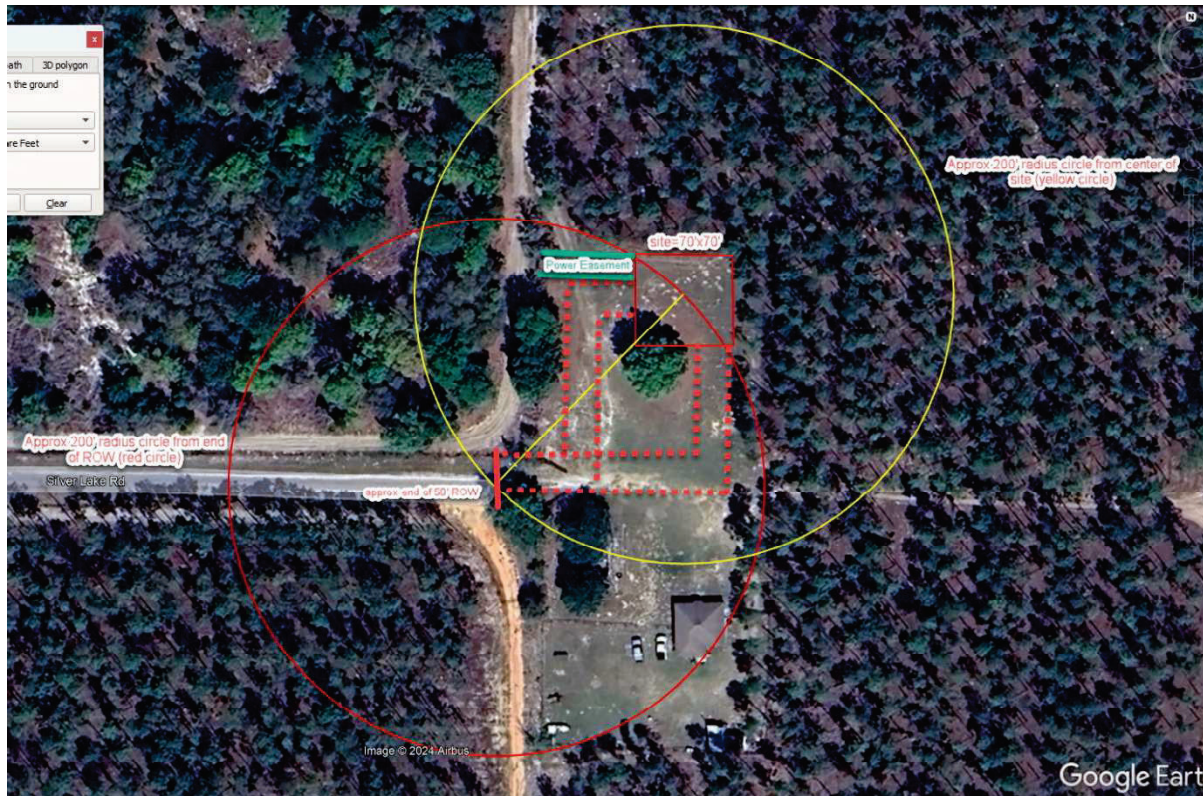
Site Number: FL303
Site Name: East Lake Weir

EXHIBIT B

Description of Site

Site situated in the County of Marion, State of Florida, commonly described as follows:

A (4,900sf) portion of the Land described in Exhibit A, plus easements for access, fall zone and utilities. Legal descriptions from survey to replace this Exhibit B.



Site Number: FL303
Site Name: East Lake Weir

EXHIBIT C

Prepared by, return to:
Gulfstream Towers
127 W. Fairbanks Avenue, #469
Winter Park, FL 32789

MEMORANDUM OF SITE LEASE AGREEMENT

This Memorandum of Site Lease Agreement ("Memorandum") is entered into between Fig Lake Preserve, LLLP, a Florida limited liability limited partnership ("LESSOR") and Gulfstream Towers Holding Company, LLC, a Florida limited liability company ("LESSEE"). LESSOR and LESSEE entered into a Site Lease Agreement ("Agreement") on _____, 2024, for the purpose of installing, operating and maintaining a communications tower facility and other improvements. The terms and conditions of which are set forth in the Agreement.

Such Agreement provides in part that LESSOR is the owner of a parcel of land ("Land") located in the County of Marion, State of Florida, which is described in **Exhibit A** annexed hereto, and LESSOR leases to LESSEE a portion of the Land (the "Site"), together with non-exclusive easement(s) for access, fall zone and utilities, which is described in **Exhibit B** annexed hereto. The initial term of the Agreement is 5 years, commencing on _____, 2024, and is subject to 9 additional 5-year terms by LESSEE.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the last date set forth below.

LESSOR:

Fig Lake Preserve, LLLP, a Florida limited liability limited partnership
By its General Partner(s):

Charles T. Collins

By: _____
Charles T. Collins

Witness: _____

Print Name: _____

DCF, Inc., a Florida corporation

By: _____
Winston C. Bailey, Jr., Director

Witness: _____

Print Name: _____

LESSEE:

Gulfstream Towers Holding Company, LLC, a Florida limited liability company

By: _____
Michael Burkhead, President

Witness: _____

Print Name: _____

Attach:

Exhibit A – Description of Land
Exhibit B – Description of Site



February 2, 2026

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
Re: FL303 - 14607 East Highway 25, Ocklawaha, FL 32183

To Whom it May Concern:

I, Cristine Korowajczuk, RF engineer at CelPlan Technologies have analyzed the proposed location for tower FL303 and have determined that construction and placement of the tower (details indicated below) will not interfere with public safety communication and the usual and customary transmission or reception of radio, television, or other communication service.

FL303
14607 East Highway 25
Ocklawaha, FL 32183
Latitude 29°01'34.788" N / Longitude 82°53'15.247" W

Sincerely,

A handwritten signature in black ink, appearing to read "Cristine Korowajczuk".

Cristine Korowajczuk
RF Engineer