

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA**

MARION COUNTY, a political
Subdivision of the State of Florida,

CASE NO: 2025-CA-2794
PARCEL NOS: 35

Petitioner,

vs.

DAVID H. HOLLNAGEL, CHRISTINE M. HOLLNAGEL, HOLLNAGEL TRAINING, LLC, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., CENTERSTATE BANK, N.A., PATRICIA HALL, AS TRUSTEE OF THE HALL FAMILY TRUST, and GEORGE ALBRIGHT, as MARION COUNTY TAX COLLECTOR; and JIMMY COWAN, as MARION COUNTY PROPERTY APPRAISER, and all unknown spouses of the above, if any; their heirs, devisees, assigns, grantees, creditors, lessees, executors, administrators, mortgagees, judgment creditors, trustees, lien holders, persons in possession, successors in interest, or any and all other persons having or claiming to have any right, title, or interest by, through, under, or against the above-named Defendants, or otherwise claiming any right, title, or interest in the real property interests described in this action,

Defendants.

_____ /

STIPULATED FINAL JUDGMENT AS TO PARCEL NO. 35

THIS CAUSE having come on for consideration upon the Joint Motion for Entry of Final Judgment made by Petitioner, MARION COUNTY, a political subdivision of the State of Florida and the Defendants, DAVID H. HOLLNAGEL, CHRISTINE M. HOLLNAGEL, and HOLLNAGEL TRAINING, LLC, and it appearing that the parties are authorized to enter into such Motion, and the Court finding that the compensation to be paid by the Petitioner is full, just and reasonable for all parties concerned, and the Court being fully advised in the premises, it is now, therefore,

ORDERED AND ADJUDGED as follows:

1. The Motion for Entry of this Stipulated Final Judgment incorporated by reference in this Order is GRANTED.

2. The Court has jurisdiction of this action, of the subject property, and of the parties in this cause pursuant to Chapters 73 and 74 of the Florida Statutes; that the pleadings in this cause are sufficient; that the Petitioner is properly exercising its delegated authority and that the condemnation of the fee simple property interest from Parcel No. 35 is for a valid purpose, and is necessary for such purpose.

3. The Defendants shall recover from Petitioner, MARION COUNTY, FLORIDA, the total sum of ONE MILLION TWO HUNDRED NINETY-FIVE THOUSAND THREE HUNDRED SEVENTY-SIX DOLLARS and 80/100 Cents (\$1,295,376.80) as full compensation for the property interest taken from Project Parcel No. 35 and for all other damages of any nature, and that this sum includes payment for all of Defendants' costs and attorney's fees, as follows:

- a) ONE MILLION FIFTY THOUSAND NINE HUNDRED Dollars and 00/100 Cents (\$1,050,900.00) as full compensation for land, to Defendants DAVID H. HOLLNAGEL AND CHRISTINE M. HOLLNAGEL,
- b) SEVENTY-FIVE THOUSAND DOLLARS and 00/100 Cents (\$75,000.00) to HOLLNAGEL TRAINING, LLC, for business damages,
- c) ONE HUNDRED FORTY-TWO THOUSAND SIX HUNDRED TWENTY-FIVE DOLLARS and 00/100 Cents (\$142,625.00) to Edgar Lopez, Esq. of Harris Harris Bauerle Lopez, for statutory attorney fees,
- d) TWENTY-SIX THOUSAND EIGHT HUNDRED FIFTY-ONE DOLLARS and 80/100 Cents (\$26,851.80) to Edgar Lopez, Esq., of Harris Harris Bauerle Lopez, as reimbursement for expert fees and costs,

4. Within thirty (30) days of this Stipulated Final Judgment, the Petitioner, MARION COUNTY, shall make payment of ONE MILLION TWO HUNDRED NINETY-FIVE THOUSAND THREE HUNDRED SEVENTY-SIX DOLLARS and 80/100 Cents (\$1,295,376.80), less a credit for the sum of ONE MILLION FIFTY THOUSAND NINE

HUNDRED Dollars and 00/100 Cents (\$1,050,900.00) that Petitioner previously deposited pursuant to the Stipulated Order of Taking as to Project Parcel 35 dated June 4, 2026, for a net payment in the sum of TWO HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED SEVENTY-SIX DOLLARS and 80/100 Cents (\$244,476.80) to the Harris Harris Bauerle Lopez Trust Account, c/o Edgar Lopez, Esquire, to the address of 1801 Lee Road, Suite 210, Winter Park, Florida 32789.

5. Title to the fee simple property interest from Project Parcel No. 35, and as fully described in Exhibit “A” attached hereto and incorporated herein by reference, which vested in the Petitioner pursuant to the Stipulated Order of Taking is approved, ratified and confirmed.

6. Petitioner shall construct its Project in substantial conformance with what is shown in Exhibit “B” of the Order of Taking; if, however, the Petitioner fails to construct its Project in substantial conformance with what is shown in Exhibits “B” of the Order of Taking, the Defendants or any subsequent lawful successor or assign shall have the same remedies as would have been afforded them had the case been resolved by verdict with such plans and specifications having been made a part of the record at trial. Central & Southern Florida Flood Control District v. Wye River Farms, Inc., 297 So.2d 323 (Fla. 4th DCA 1974); cert. denied 310 So.2d 745 (Fla. 1975); Belvedere Development Corp. v. Dep’t of Transportation, Div. of Admin., 476 So. 2d 649 (Fla. 1985).

7. The Court reserves jurisdiction to enforce the terms of this Stipulated Final Judgment.

DONE AND ORDERED in Chambers at Ocala, Marion County, Florida, this ____ day of July, 2026.

Honorable Stacy Youmans
Circuit Court Judge

Copies Furnished to:

Matthew G. Minter, Esq.

Attorney for Marion County, Florida

Edgar Lopez, Esq.

Attorney for David H. Hollnagel, Christine M. Hollnagel, and Hollnagel Training, LLC

Vanessa Thomas, Esq.

Attorney for Marion County Tax Collector
and Marion County Property Appraiser

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