



Marion County
Board of County Commissioners

Growth Services

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

Revised 01/09/2020

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENTS**

Staff Use Only: Case # 22-L01

(with 2201-3)

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

LARGE-SCALE MAP AMENDMENT ☒ **TEXT AMENDMENT** _____

SMALL-SCALE MAP AMENDMENT _____
TEXT AMENDMENT _____

(Text amendment must be associated with submitted small-scale map amendment)

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
See attached page	35-12-20	1029.51	Rural	WEC

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)

Property owner/applicant	Authorized agent (if not the owner/applicant)
See attached page <i>Golden Ocala Equestrian Land, LLC c/o Donald R. DeLuca and Marjorie G. Edwards Irr. Trust c/o Martha Jane Davis, TR</i>	Tillman & Associates Engineering, LLC 1720 SE 16th Avenue, Bldg 100 Ocala, FL 34471

Staff Use Only: Application Complete – Yes Received: Date 11/03/2021 Time _____ a.m. / p.m. **Page 1 of 3**

Project: 2021110044

AR: 27626

Empowering Marion for Success

www.marioncountyfl.org

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES _____ NO _____
(IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

EXISTING USE OF SITE:

Agriculture

PROPOSED USE OF SITE (IF KNOWN):

Residential, Agriculture, Hotel, Exhibition Area, Equestrian Events, Competition Trail Riding.

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well _____ Centralized water ☒ _____ Provider TBD
Septic _____ Centralized sewer ☒ _____ Provider TBD

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

Take I-75 NORTH to CR 318 exit. Go west to subject property on L.

Additional Parcels for Land Use Amendment:

MCPA Parcel #	Sec-Twp-Range	Acreage	Current Zoning	Proposed Zoning
02067-000-03	36-12-20	5.84 ✓	B-2	PUD
02067-000-04	36-12-20	23.25 ✓	A-1	PUD
02067-000-05	36-12-20	44.34 × 44.00	A-1	PUD
02065-000-00	36-12-20	318.23 × 318.00	A-1	PUD
03192-000-00	31-12-21	19.97 × 22.31	A-1	PUD
03192-003-00	31-12-21	87.25 ✓	A-1	PUD
02038-000-00	35-12-20	319.00 ✓	A-1	PUD
02067-000-02	36-12-20	211.63 ✓	A-1	PUD

Total: 1029.51 +/-

1031.28 Prop. app.

Ownership as follows:

- 02038-000-00, 02067-000-02, 02067-000-03, 02067-000-04, 02067-000-05, 02065-000-00, 03192-003-00 - *Ocala Steele*

Golden Ocala Equestrian Land LLC

600 Gillam Road

Wilmington, OH 45177-9089

- 03192-000-00

Marjorie G. Edwards Irrevocable Trust

Martha Jane Davis, Trustee

17546 NW Highway 225

Reddick, FL 32686-2638

Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.) and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks ("RVP") and mixed uses. The density range for residential units (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The intensity range for non-residential uses is a maximum Floor Area Ratio of 0.5 as further defined by the LDC. The foregoing ranges of densities and intensities may be limited or expanded pursuant to a specific Policy contained in Goal 10 of this Plan, or an approved PUD. This land use designation is allowed in the Urban and Rural Area.

World Equestrian Center (WEC)	0 – 4 du/ac (Urban Area) 0 – 1 du/10 ac (Rural Area)	0 – 0.5	World Equestrian Center, Office, Commercial, Public, Recreation, Residential, RVP
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<i>Parcel Number</i>	<i>Acreage</i>	<i>Existing LU</i>	<i>Proposed LU</i>	<i>Proposed Use</i>
02038-000-00	319.68	Rural-1du/10 ac	WEC	67 SFR UNITS
03192-003-00	87.14	Rural-1du/10ac	WEC	17 SFR UNITS
03192-000-00	19.97	Rural-1du/10ac	WEC	10 SFR UNITS
02065-000-00	318.0	Rural-1du/10ac	WEC	Non- residential uses
02067-000-02	211.63	Rural-1du/10ac	WEC	Non- residential uses
02067-000-05	44.0	Rural-1du/10ac	WEC	Non- residential uses
02067-000-01	23.25	Rural-1du/10ac	WEC	Non- residential uses
02067-000-03	5.84	Rural-1du/10ac	WEC	Non- residential uses

Total: 1029.51

Total: 94 SFR UNITS

Building Type	*SF (Per Unit)	Number of Buildings	Total SF
BARNs	130,000.00	6	780,000.00
ARENAS	130,000.00	3	390,000.00
MAINTENANCE	130,000.00	1	130,000.00
HOTEL	65,200.00	4 floors	260,800.00
ROBERTS STANDS	15,000.00	2	30,000.00

DERBY STANDS	2,565.00	4	10,260.00
HORSE SHADES	6,000.00	2	12,000.00
BALLROOM	96,600.00	1	96,600.00
RV CONVEINENCE STORE	15,050.00	1	15,050.00
POLO CLUBHOUSE	18,900.00	1	18,900.00
TOTAL			*1,743,610.00

*Structures within this project are subject to change to meet compliance with allowable FAR sq footage.

Project Total Acreage: 1029.51

Acreage needed for 94 SFR units (1 DU/10 ACRE density): 940

Remainder to be calculated at .5 FAR for Non-residential Uses: 89.51 (1,949,528 square feet)

Proposed square footage of Non-residential structures: Not to exceed 1,949,528 square feet

Please note this project will allow for blending to occur as long as the density, nor the FAR does not exceed what is allowed within this land use.

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida
COUNTY OF Lee

BEFORE ME THIS DAY PERSONALLY APPEARED Golden Ocala Equestrian Land, LLC.
Property owner's name, printed
WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
03192-003-00, 02038-000-00, 02067-000-02, 02067-000-03, 02067-000-04, 02067-000-05, 02065-000-00.
2. He/she duly authorizes and designates Tillman & Associates Engineering, LLC to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

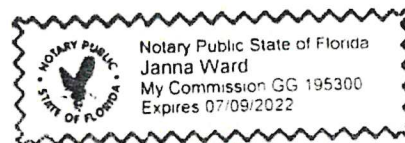
Donald R. DeLuca
Property owner's signature Donald R. DeLuca
Vice President, Legal

11-2-21
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2 day of November, 2021 (year),
by Donald R. DeLuca (name of person making statement).
He/she is personally known to me or has produced _____ as
identification. (Driver's license, etc.)

Janna Ward
Notary public signature

State of Florida County of Marion
My commission expires: 7-9-22



PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Marjorie G. Edwards Irrevocable TR, Martha J. Davis, Trs.
Property owner's name, printed

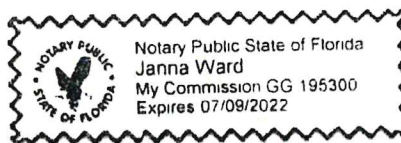
WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
03192-000-00
2. He/she duly authorizes and designates Tillman & Associates Engineering, LLC to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Martha Jane E. Davis trustee 11-3-21
Property owner's signature Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3 day of November, 2021 (year),
by Martha Jane E. Davis TR (name of person making statement).
He/she is personally known to me or has produced Drivers license as
identification. (Driver's license, etc.)

Janna Ward
Notary public signature
State of Florida County of Marion
My commission expires: 7-9-22



Prepared by and Return To:
Debra C. Pikula
Assured Title Services, LLC
26811 South Bay Drive, Suite 280
Bonita Springs, Florida 34134
File No: BS2021-252
Parcel ID#R02065-000-00
Consideration \$10,500,000.00

WARRANTY DEED

THIS DEED, made this 2nd day of August 2021, between **Valhalla Holdings LLC, a Florida limited liability company, Valhalla Estates LLC, a Florida limited liability company, and Valhalla Land LLC, a Florida limited liability company**, whose address is: 2658 Del Mar Heights Rd., #514 Del Mar, California 92014, first party (Grantor), and **Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company**, whose address is: 600 Gillam Road, Wilmington, Ohio 45177, second party (Grantee);

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms, unto Grantee and Grantee's heirs, executors, administrators, and assigns forever the following described land situate in Marion County, State of Florida:

SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF AS IF FULLY SET FORTH HEREIN

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

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

AND the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except covenants, reservations, restrictions and easements of record and taxes accruing for the current year and all subsequent years.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Valhalla Holdings LLC, a Florida limited liability company

Naomi Benavides Ramos

Witness #1 Signature

NAOMI BENAVIDES RAMOS

Witness #1 Print Name

By:

Erik P. Nygaard

Erik P. Nygaard, Managing Member

Witness #2 Signature

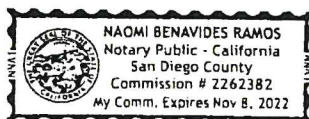
Charles Phan

Witness #2 Print Name

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 30 day of JULY 2021, by **ERIK P. NYGAARD**, as **MANAGING MEMBER** of **VALHALLA HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY** on behalf of the company, who is personally known to me or has produced CA DRIVER LICENSE as identification.

(SEAL)



Naomi Benavides Ramos
NOTARY PUBLIC
NAOMI BENAVIDES RAMOS

Typed or printed name of Notary

MY COMMISSION EXPIRES: 11/08/2022

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(witnesses as to both)

Valhalla Estates LLC, a Florida limited liability company

Naomi Benavides Ramos
Witness #1 Signature
NAOMI BENAVIDES RAMOS
Witness #1 Print Name

Charles Pheg
Witness #2 Signature
Charles Pheg
Witness #2 Print Name

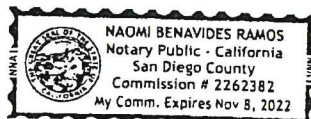
By: Erik P. Nygaard
Erik P. Nygaard, Managing Member

By: Pavla M. Nygaard
Pavla M. Nygaard, Managing Member

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 30 day of JULY 2021, by **ERIK P. NYGAARD** and **PAVLA M. NYGAARD**, as **MANAGING MEMBERS** of **VALHALLA ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY**, on behalf of the company, who is personally known to me or has produced CA DRIVER LICENSE as identification.

(SEAL)



Naomi Benavides Ramos
NOTARY PUBLIC
NAOMI BENAVIDES RAMOS
Typed or printed name of Notary
MY COMMISSION EXPIRES: 11/08/2022

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Valhalla Land LLC, a Florida limited liability company

By: *Valhalla Estates LLC, a Florida limited liability company, Manager*

By: *Erik Nygaard*
Erik P. Nygaard, Managing Member

By: *Pavla M. Nygaard*
Pavla M. Nygaard, Managing Member

Naomi Benavides Ramos

Witness #1 Signature

NAOMI BENAVIDES RAMOS

Witness #1 Print Name

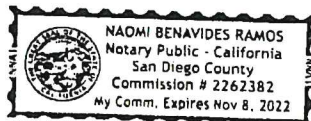
Charles
Witness #2 Signature

Witness #2 Print Name

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 30 day of JULY 2021, by **ERIK P. NYGAARD and PAVLA M. NYGAARD**, as **MANAGING MEMBERS** of **VALHALLA ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF VALHALLA LAND LLC, A FLORIDA LIMITED LIABILITY COMPANY**, on behalf of the company, who are personally known to me or have produced CA DRIVER LICENSE as identification.

(SEAL)



Naomi Benavides Ramos
NOTARY PUBLIC

NAOMI BENAVIDES RAMOS

Typed or printed name of Notary

MY COMMISSION EXPIRES: 11/08/2022

Exhibit "A"

PARCEL 1:

The East 1/2 of Section 36, Township 12 South, Range 20 East, MARION County, Florida, lying South of the right of way of County Road 318.

PARCEL 2:

The East 1/2 of Section 35, Township 12 South, Range 20 East, MARION County, Florida. LESS AND EXCEPT right-of-way of County Road No. 318.

PARCEL 3:

Tracts, C, G, H, J, K AND L, OCALA JOCKEY CLUB REPLAT OF A PORTION OF TRACT "B" AND ALL OF TRACT "C", according to the plat thereof as recorded in Plat Book 11, Page(s) 146 through 150, of the Public Records of MARION County, Florida.

PARCEL 4:

An 80/115 undivided interest in Tract D and all of Tract E, OCALA JOCKEY CLUB, according to the plat thereof as recorded in Plat Book U, Page(s) 38 through 43, of the Public Records of MARION County, Florida.

File Number: BS2021-252

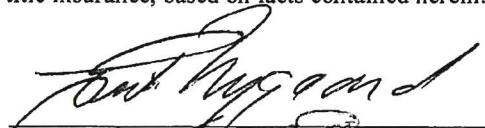
PREPARED BY: Debra C. Pikula
RECORD & RETURN TO:
Assured Title Services, LLC
26811 South Bay Drive, Suite 280
Bonita Springs, Florida 34134
File No: BS2021-252

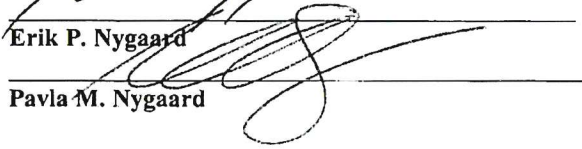
AFFIDAVIT

Before me, the undersigned authority, personally appeared Erik P. Nygaard and Pavla M. Nygaard, who upon being duly sworn, depose and state as follows:

- 1.) The undersigned are over the age of 18 years, understands the obligations of an oath, and has personal knowledge of the facts stated herein. The following statements are made based on personal knowledge.
- 2.) **Valhalla Estates LLC, a Florida limited liability company** (hereinafter referred to as "Company") is a Florida limited liability company whose members are: **Erik Paul Nygaard and Pavla M. Nygaard**
- 3.) The Company is currently in existence under a valid operating agreement and is registered with the Florida Department of State and assigned registration number **L05000017957**.
- 4.) The Company has not been dissolved and is in full force and effect as of the date hereof pursuant to and in accordance with Chapter 605, Florida Statutes.
- 5.) **Erik P. Nygaard and Pavla M. Nygaard** are the **Managing Members** of the Company, with authority to act on behalf of the company pursuant to the Regulations of the Company. The Regulations of the Company are in full force and effect and have not been further modified or amended.
- 6.) Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by law for falsely swearing to statements made in an instrument of this nature and further certifies that he has read, or has heard read, the full facts of this Affidavit, and understand it's content.
- 7.) That Affiant is executing this Affidavit to induce **Assured Title Services, LLC and First American Title Insurance Company**, to issue a policy of title insurance, based on facts contained herein.

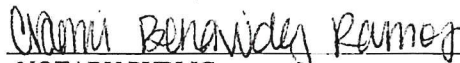
Further AFFIANT SAYETH NAUGHT.


Erik P. Nygaard


Pavla M. Nygaard

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The foregoing instrument was sworn to subscribed and acknowledged before me by means of [X] physical presence or [] online notarization this 30 day of JULY, 2021, by **Erik P. Nygaard and Pavla M. Nygaard**, who are personally known to me or who have produced CA DRIVER LICENSE as identification and who did take an oath.


NOTARY PUBLIC
Notary Print Name NAOMI BENAVIDES RAMOS
My Commission expires: 11/08/2022

(Notary Seal)

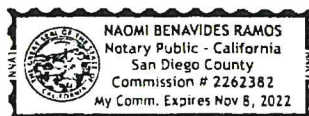


Exhibit "B-1"

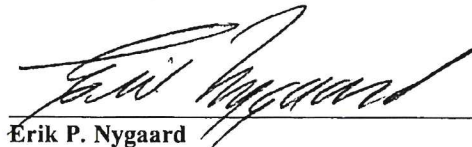
PREPARED BY: Debra C. Pikula
RECORD & RETURN TO:
Assured Title Services, LLC
26811 South Bay Drive, Suite 280
Bonita Springs, Florida 34134
File No: BS2021-252

AFFIDAVIT

Before me, the undersigned authority, personally appeared **Erik P. Nygaard**, who upon being duly sworn, depose and state as follows:

- 1.) The undersigned is over the age of 18 years, understands the obligations of an oath, and has personal knowledge of the facts stated herein. The following statements are made based on personal knowledge.
- 2.) **Valhalla Holdings LLC, a Florida limited liability company** (hereinafter referred to as "Company") is a Florida limited liability company whose members are: **Erik Paul Nygaard**
- 3.) The Company is currently in existence under a valid operating agreement and is registered with the Florida Department of State and assigned registration number **L05000083395**.
- 4.) The Company has not been dissolved and is in full force and effect as of the date hereof pursuant to and in accordance with Chapter 605, Florida Statutes.
- 5.) **Erik P. Nygaard** is the **Managing Member** of the Company, with authority to act on behalf of the company pursuant to the Regulations of the Company. The Regulations of the Company are in full force and effect and have not been further modified or amended.
- 6.) Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by law for falsely swearing to statements made in an instrument of this nature and further certifies that he has read, or has heard read, the full facts of this Affidavit, and understand it's content.
- 7.) That Affiant is executing this Affidavit to induce **Assured Title Services, LLC** and **First American Title Insurance Company**, to issue a policy of title insurance, based on facts contained herein.

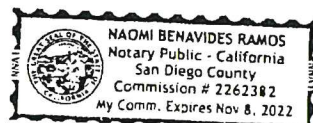
Further AFFILIANT SAYETH NAUGHT.


Erik P. Nygaard

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The foregoing instrument was sworn to subscribed and acknowledged before me by means of [X] physical presence or [] online notarization this 30 day of JULY, 2021, by **Erik P. Nygaard** who is personally known to me or who has produced CA DRIVER LICENSE as identification and who did take an oath.

(Notary Seal)



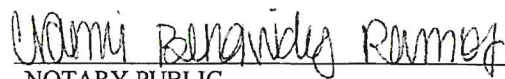

NOTARY PUBLIC
Notary Print Name NAOMI BENAVIDES RAMOS
My Commission expires: 11/08/2022

Exhibit "B2"

PREPARED BY: Debra C. Pikula
RECORD & RETURN TO:
Assured Title Services, LLC
26811 South Bay Drive, Suite 280
Bonita Springs, Florida 34134
File No: BS2021-252

AFFIDAVIT

Before me, the undersigned authority, personally appeared Erik P. Nygaard and Pavla M. Nygaard, who upon being duly sworn, depose and state as follows:

- 1.) The undersigned are over the age of 18 years, understand the obligations of an oath, and have personal knowledge of the facts stated herein. The following statements are made based on personal knowledge.
- 2.) Valhalla Land LLC, a Florida limited liability company (hereinafter referred to as "Company") is a Florida limited liability company whose members are: Newfarm Trust and Valhalla Estates LLC, a Florida limited liability company
- 3.) The Company is currently in existence under a valid operating agreement and is registered with the Florida Department of State and assigned registration number L13000123456.
- 4.) The Company has not been dissolved and is in full force and effect as of the date hereof pursuant to and in accordance with Chapter 605, Florida Statutes.
- 5.) Valhalla Estates LLC, a Florida limited liability company is the Manager of the Company, with authority to act on behalf of the company pursuant to the Regulations of the Company. The Regulations of the Company are in full force and effect and have not been further modified or amended.
- 6.) Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by law for falsely swearing to statements made in an instrument of this nature and further certifies that he has read, or has heard read, the full facts of this Affidavit, and understand it's content.
- 7.) That Affiant is executing this Affidavit to induce Assured Title Services, LLC and First American Title Insurance Company, to issue a policy of title insurance, based on facts contained herein.

Further AFFIANT SAYETH NAUGHT.

Erik P. Nygaard
Erik P. Nygaard

Pavla M. Nygaard
Pavla M. Nygaard

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The foregoing instrument was sworn to subscribed and acknowledged before me by means of [X] physical presence or [] online notarization this 30 day of JULY, 2021, by Erik P. Nygaard and Pavla M. Nygaard, who are personally known to me or who have produced CA DRIVER LICENSE as identification and who did take an oath.

Naomi Benavides Ramos
NOTARY PUBLIC
Notary Print Name NAOMI BENAVIDES RAMOS
My Commission expires: 11/08/2022

(Notary Seal)

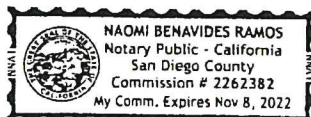


Exhibit "B-3"

This Instrument Prepared By:
G. Sheppard W. Dozier
500 Northeast Eighth Avenue
Ocala, FL 34470



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 07/19/2010 04:09:20 PM
FILE #: 2010065329 OR BK 05386 PGS 1423-1424

RECORDING FEES 18.50

Parcel Account No.: 03192-000-00

DEED DOC TAX 0.70

OK

Rec 1850
DB 070

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, made on July 14, 2010, between MARJORIE G. EDWARDS, a single person, as Trustee under the terms of that certain unrecorded trust known as the L. K. Edwards, Jr. Revocable Trust Dated August 8, 1989, Grantor, whose post office address is 17546 Northwest Highway 225, Reddick, FL 32686, and MARJORIE G. EDWARDS, Grantee, whose post office address is 17546 Northwest Highway 225, Reddick, FL 32686, Grantor.

WITNESSETH:

That the Grantor, pursuant to the powers granted under the L. K. Edwards, Jr. Revocable Trust Dated August 8, 1989, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, grants, bargains, aliens, remises, releases, conveys and confirms to the Grantee, and the Grantee's heirs, personal representatives, successors and assigns forever, that certain real property situate in Marion County, Florida, more particularly described as follows:

The South 1/2 of Section 31, Township 12 South, Range 21 East, lying West of the Railroad. Except road right of way; Also Less and Except the South 2219.81 feet thereof lying West of County Road 225.

This is a corrective deed to correct a scrivener's error in that certain Trustee's Distributive Deed recorded in Official Records Book 5367, Page 83, Public Records of Marion County, Florida.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances belonging or in any way appertaining to the real property.

TO HAVE AND TO HOLD the same unto the Grantee, the Grantee's heirs, personal representatives, successors and assigns, in fee simple forever.

AND THE Grantor covenants with the Grantee that the Grantor has good right and lawful authority to convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against all lawful claims of all persons claiming by, through or under Grantor. Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

The undersigned hereby affirms and warrants that L. K. Edwards, Jr. died on August 11, 1989, and that at the time of his death, L. K. Edwards, Jr. was survived by his spouse, Marjorie G. Edwards, and had no minor children.

Signed, sealed and delivered
in our presence as witnesses:

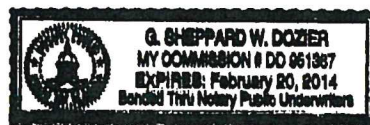
Cindy Dennis
Name: Cindy Dennis
Shep Dozier
Name: SHEP DOZIER

Marjorie G. Edwards
MARJORIE G. EDWARDS, as Trustee
under the terms of that certain unrecorded
trust known as the L. K. Edwards, Jr.
Revocable Trust Dated August 8, 1989

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING INSTRUMENT was acknowledged before me this 14 day of July, 2010, by MARJORIE G. EDWARDS, as Trustee under the terms of that certain unrecorded trust known as the L. K. Edwards, Jr. Revocable Trust Dated August 8, 1989, who is personally known to me.

[Signature]
Notary Public
My Commission Expires:



ROBERT L. TRESCOTT, ESQUIRE
ROBERT L. TRESCOTT, P.L.
2605 Ponce de Leon Boulevard
Coral Gables, FL 33134

Property Appraiser's Parcel
Identification No.: R03192-003-00

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 5TH day of October, 2021 **Between** ***STEEL OCALA, LLC**, a Florida Limited Liability Company, Grantor, and **GOLDEN OCALA EQUESTRIAN LAND, LLC**, an Ohio Limited Liability Company, as Grantee, of the County of Marion, State of Florida, whose post office address is 600 Gillam Road, Wilmington, OH 45177. ✓

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF
AS EXHIBIT "A"

This Deed is given subject to the following:

1. Conditions, restrictions, limitations, and easements of record.
2. Applicable zoning ordinances.
3. Taxes for the year 2021 and subsequent years.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this 5th day of October, 2021.

Signed, sealed, and delivered
in our presence:

STEELE OCALA, LLC, a Florida
Limited Liability Company

Allison Trescott
(Signature)
Allison Trescott
(Printed Name)

William C. Sprengel
(Signature)
William C. Sprengel
(Printed Name)

BY: Deborah L. Steele
Deborah L. Steele, Manager

Allison Trescott
(Signature)
Allison Trescott
(Printed Name)

William C. Sprengel
(Signature)
William C. Sprengel
(Printed Name)

BY: Susan G. Steele
Susan G. Steele, Manager

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, by means of ✓ physical presence or _____ online notarization, this 5th day of October, 2021 by Deborah L. Steele, as Manager of Steele Ocala, LLC, a Florida Limited Liability Company and Susan G. Steele, as Manager of Steele Ocala, LLC, a Florida Limited Liability Company (✓) who are personally known to me or () who have produced _____ as identification.

[Signature]
Signature of Notary Public – State of Florida
My commission expires:
(Printed, typed, or stamped commissioned name of
Notary Public)

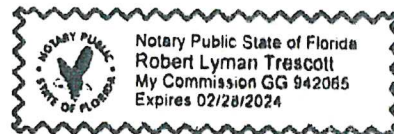


Exhibit A

Commence at the SW corner of Section 31, Township 12 South, Range 21 East, Marion County, Florida; thence N. $00^{\circ} 38' 05''$ W., along the West boundary of the SW 1/4 of aforesaid Section 31 a distance of 659.91 feet to the NW corner of the South 1/2 of the SW 1/4 of aforesaid SW 1/4 and the point of beginning; thence N. $89^{\circ} 41' 58''$ E., along the North boundary of said South 1/2 of the SW 1/4 of the SW 1/4 a distance of 1323.18 feet to the NE corner of said South 1/2 of the SW 1/4 of the SW 1/4; thence N. $00^{\circ} 22' 54''$ W., along the East boundary of aforesaid SW 1/4 of the SW 1/4 a distance of 38.17 feet; thence N. $89^{\circ} 41' 58''$ E., 1364.70 feet to a point on the Westerly right of way curve; (County Highway No. 225, 100.00 feet wide) concave to the West having a radius of 1801.21 feet and a central angle of $18^{\circ} 25' 51''$; thence Northwesterly along said right of way curve an arc length of 579.41 feet, with a chord bearing and distance of N. $13^{\circ} 45' 29''$ W., 576.92 feet to the point of tangency of said right of way curve; thence N. $22^{\circ} 58' 24''$ W., along said Westerly right of way line 1044.42 feet; thence departing from said right of way line S. $89^{\circ} 36' 56''$ W., 2160.08 feet to the aforesaid West boundary of the SW 1/4 of Section 31; thence S. $00^{\circ} 38' 05''$ E., along aforesaid West boundary of SW 1/4 of Section 31 a distance of 1559.82 feet to the point of beginning.