

Florida Forever Boundary Amendment Application



Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by the Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding \$5,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects. Refer to [Rule 18-24, Florida Administrative Code](#).

Existing Florida Forever Project (proposed for amendment): Mill Creek

Property Proposed for Boundary Amendment: Fort McCoy Ranch, LLC

Name/Affiliation Proposing Amendment: Keith Fountain/Keith Fountain Law PLLC

Mailing Address: PO Box 845, DeLand, FL 32721

Street	City	State	ZIP
PO Box 845	DeLand	FL	32721

Primary Phone: (407) 402-7091 Email: keith@keithfountainlaw.com

Please note: Applications for boundary amendments must be submitted at least 60 days prior to a scheduled ARC meeting. Meeting dates and submission deadlines are published on the [ARC webpage](#).

This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format (PDF) to the email address below.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. The [Florida Forever Goals, Performance Measures and Criteria](#) can be accessed on our website. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

SUBMIT COMPLETED APPLICATIONS TO:

FloridaForever@FloridaDEP.gov

Or by mail to:

Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555

Learn more about [Florida Forever](#).

Florida Forever Boundary Amendment Application



Supporting documentation

Attachment A. Provide a general description (narrative) of the land proposed including:

- 1) A descriptive location of the proposed project with total acreage.
- 2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.
 - a. Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s) and location.
 - b. Does the property contain any improvements/facilities? If so, please describe.
- 3) Potential public recreation opportunities or other public uses.
- 4) Potential threats or development plans that could impact the value of the proposed project.
- 5) Local resolutions related to the potential public acquisition of the project (if applicable).
- 6) Details on how the project meets Florida Forever criteria [see [Chapter 259.105\(9\)](#) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see [Chapter 259.105\(4\)](#), F.S.]. Refer to the [application addendum](#) on our website.
- 7) Whether the project is proposed for fee simple or less-than-fee acquisition.
 - a. If a less-than-fee acquisition is proposed, include a brief description of the current use(s) of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.
 - b. If project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.
- 8) Whether the project is on another state acquisition list? If so, which one?

Attachment B. Ownership and tax information must include:

- 1) One (1) copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
 - a. Tax parcel identification number
 - b. Just or market tax assessed value and tax assessed value.
 - c. Owners' names and addresses
 - d. Description and value of improvements.
 - e. Tax parcel acreage and its improvements.
 - f. Ad valorem taxes assessed on the property
- 2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.
- 3) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

Attachment C. Maps and Aerial Photographs

- 1) Provide shapefiles for the proposed project that depicts the project boundaries or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map(s). USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection's [Land Boundary Information System](#) (LABINS) or the [U.S. Geological Survey](#).
- 2) Mark the boundaries of the proposed addition on county tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or [Digital Orthophoto Quadrangle](#) (DOQs) and tax maps should be submitted. DEP's [Map Direct](#) can also be used to assist with developing aerial and tax maps.
- 3) Mark the boundaries of the proposal on Florida Department of Transportation (FDOT) [county highway maps](#).



Florida Forever Boundary Amendment Application

Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) and willing seller(s) of the real property described below, in Marion County, Florida.

Property/project name: Mill Creek / Fort McCoy Ranch

Name/Affiliation of Authorized Representative: Keith Fountain Law, PLLC
Keith Fountain

Mailing Address: PO Box 845, DeLand, FL 32721

Street

City

State

ZIP

Primary Phone: (407) 402-7091

Email: keith@keithfountainlaw.com

Property information

Section _____ Township 13 S Range 23 E

Sections 2, 3, 4, 9, 10, 11 and 16

Lat/Long 29.376, -81.992

Acres 1.320

Parcel identification number(s):

08525-000-00

Landowner Information

DocuSigned by:

Matt Rudniansyn

Landowner Signature

8/11/2025

Date

Matt Rudniansyn, Manager

Landowner Name (print)

Mailing Address: 186 NW 68th Ave., Ocala, FL 34482

Street

City

State

ZIP

Primary Phone: (352) 266-2762

Email: matt@cicfl.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner.

This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above is received by the DSL.

**A Florida Forever
Boundary Amendment Application**

Mill Creek / Fort McCoy Ranch

Submitted to
Florida Department of Environmental Protection

Submitted by Keith Fountain
Keith Fountain Law, PLLC

August 11, 2025

Attachment A – General Description

1. A descriptive location of the proposed project with total acreage.

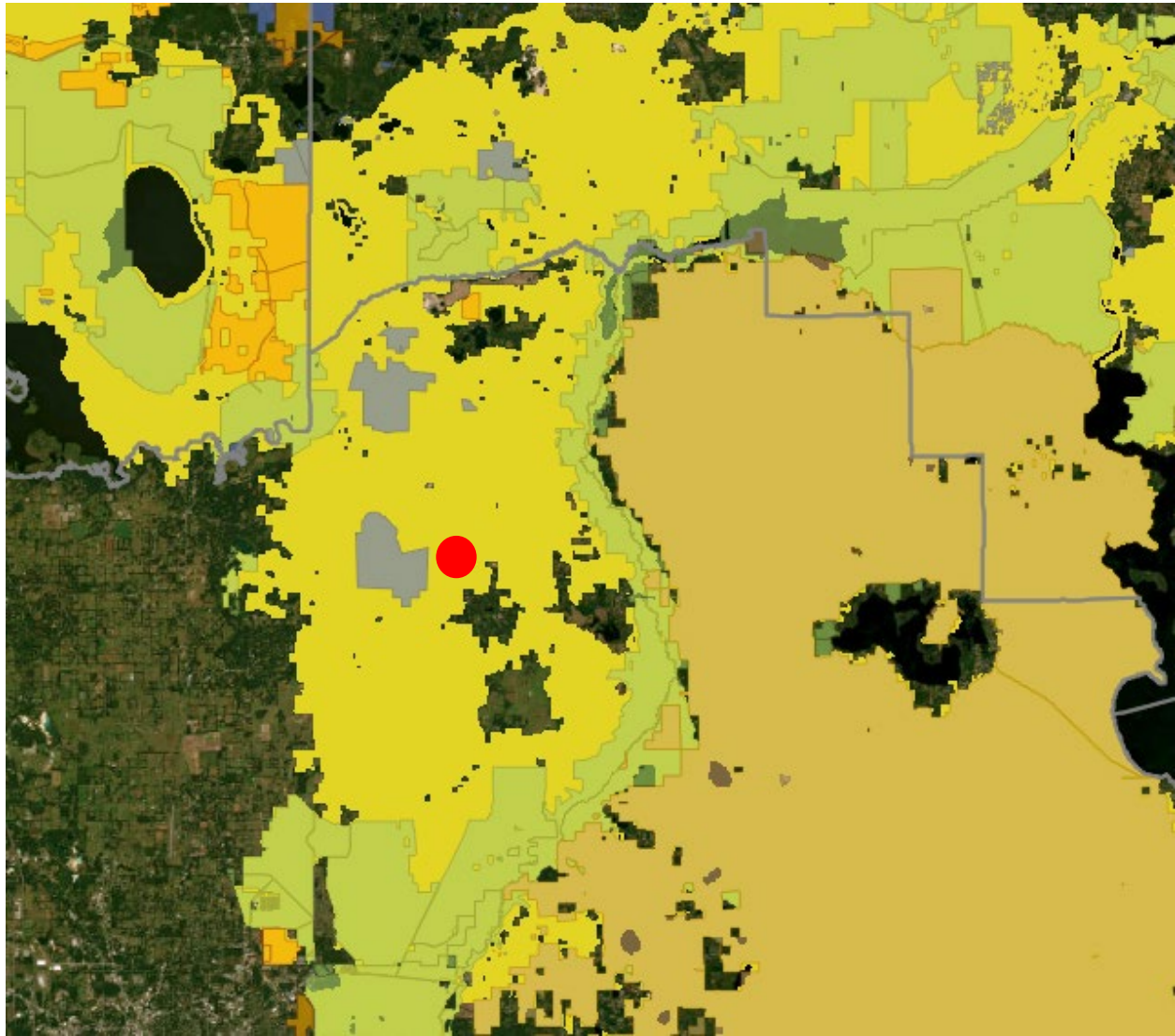
This application proposes approximately 1,320 acres in Marion County owned by Fort McCoy Ranch, LLC (“Property”) to the Florida Department of Environmental Protection to be evaluated for addition to the Mill Creek Florida Forever project.

The Property is generally located in all or portions of Sections 2, 3, 4, 9, 10, 11, and 16, Township 13 South, Range 23 East, just west of Fort McCoy. The Property is generally bounded on its east by County Road 315, on its south by County Road 316, to the west by timberland and the Mill Creek Mitigation Bank, and to the north by additional land of Fort McCoy Ranch, LLC. The Property is accessed County Roads 315 and 316.

The Property is a portion of a much larger tax parcel #08525-000-00 which contains 8,191.12 acres with a just (market) land value of \$7,285,392 based on information available through the Marion County Property Appraiser’s office (see attached tax parcel sheet). Most of the larger tax parcel is already included within the Mill Creek Florida Forever project, so the prorated just (market) value of the Property has been calculated to be \$1,174,042.

2. The general physical, natural resource, biological, hydrological, archaeological, and historical characteristics of the project.

The Property is proposed to the Florida Department of Environmental Protection as a 1,320-acre addition to the Mill Creek Florida Forever project. The property complements the Gooski Florida Forever new project proposal currently being evaluated and together the two projects will essentially complete the Florida Wildlife Corridor from the Silver Springs Forest Conservation Area and Indian Lake State Forest to the Millpond Swamp conservation easement and a large complex of conservation lands in southeast Alachua County.



The Property is a mosaic of improved pasture and pine plantation interspersed with freshwater forested wetlands, marishes, prairies and bogs, wet flatwoods, and other less represented habitats. Historically, the primary agricultural activities have included cattle ranching and silviculture. The Property will continue to be managed for these agricultural uses together with the proposed Gooski project immediately to the south. Agricultural improvements are limited to structures associated with ranching and surface water drainage/management.

<u>Land Cover</u>	<u>Acres</u>
Freshwater forested wetlands	131
Prairies and bogs	97
Wet flatwoods	74
Marshes	53

3. Potential public recreation opportunities or other public uses.

The Property is proposed for Less-than-Fee acquisition, so public recreational opportunities are anticipated to be limited to ecotourism, agritourism, or hunting leases managed by the landowner.

4. Potential threats or development plans that could impact the value of the proposed project.

The Property is bounded on its east by Fort McCoy and to the north, west and south by agricultural and conservation lands. The Property's ability to maintain its agricultural operations is not threatened by surrounding uses, but without protection by a conservation easement the Property is likely to transition to rural residential development in the future, contributing to the fragmentation of the Florida Wildlife Corridor.

5. Local resolutions related to the potential public acquisition of the project (if applicable).

None.

6. Details on how the project meets Florida Forever criteria and furthers the Florida Forever goals and performance measures.

The Project satisfies the following Florida Forever program criteria outlined in Section 259.105(9), Florida Statutes, for weighted consideration by the Acquisition and Restoration Council:

- The project meets multiple goals described below.
- The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources within the Florida Wildlife Corridor.
- The project has a significant portion of its land area in imminent danger of development or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.
- The project may be acquired, in whole or in part, using alternatives to fee simple like a conservation easement.

Acquisition of the Project will further the following goals and performance measures of the Florida Forever program established in Section 259.105(4), Florida Statutes:

- Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:
 - The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources and connecting the Florida Wildlife Corridor.
 - The number of acres protected using alternatives to fee simple acquisition like a conservation easement.

- Goal B: Increase the protection of Florida’s biodiversity at the species, natural community, and landscape levels, as measured by:
 - The number of acres acquired of significant strategic habitat conservation areas.
 - The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages.
- Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:
 - The number of acres of functional wetland systems protected.
- Goal G: Increase the amount of forestland available for sustainable management of natural resources, as measured by:
 - The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions.

7. Whether the project is proposed for fee simple acquisition or less-than-fee acquisition.

The Property is proposed to Florida Forever as a Less-than-Fee acquisition project. The current and past uses of the Property include cattle ranching and silviculture. It is proposed that the state acquires, through the purchase of a perpetual conservation easement, all residential, industrial, and commercial rights associated with the ranch that are not specifically retained by the landowners in the conservation easement. The landowner will most likely seek to retain rights related to existing agricultural uses on the ranch, together with the right to develop ecosystem services projects compatible with the conservation easement. Current improvements include fences, gates, and pens for cow/calf operations, and infrastructure for water management.

8. Whether the project is on another state acquisition list and, if so, which one.

The Property is on the Rural and Family Lands Protection Program list.

Attachment B

The landowner included in this application has been contacted and has confirmed its willingness to sell a conservation easement. An authorized representative form is attached to this application.

The property tax card for the Property, which includes additional land in the Florida Forever project, is attached.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

08525-000-00

[GOOGLE Street View](#)

Prime Key: 151980

[MAP IT+](#)

Current as of 8/5/2025

[Property Information](#)

FORT MCCOY RANCH LLC
186 NW 68TH AVE
OCALA FL 34482-8228

[Taxes / Assessments:](#)

Map ID: 263

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 62

Acres: 8,191.12

Situs: 8300 NE 199TH STREET RD
FORT MCCOY

[2024 Certified Value](#)

Land Just Value	\$7,285,392		
Buildings	\$0		
Miscellaneous	\$2,100	Impact	(\$7,063,951)
Total Just Value	\$7,287,492	Land Class Value	\$221,441
Total Assessed Value	\$223,541	Total Class Value	\$223,541
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$223,541		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$7,285,392	\$0	\$2,100	\$7,287,492	\$223,541	\$0	\$223,541
2023	\$3,513,666	\$0	\$2,253	\$3,515,919	\$166,370	\$0	\$166,370
2022	\$3,524,576	\$0	\$2,253	\$3,526,829	\$145,215	\$0	\$145,215

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8411/0477	06/2024	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$6,463,800
8151/0902	09/2023	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$12,548,900
7320/1879	09/2020	05 QUIT CLAIM	8 ALLOCATED	U	V	\$27,080,000
6024/1394	03/2014	43 R-O-W	0	U	V	\$100
5642/0263	01/2012	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	V	\$200
5624/0185	01/2012	05 QUIT CLAIM	8 ALLOCATED	U	V	\$6,000
5779/1460	12/2011	08 CORRECTIVE	0	U	V	\$100
5614/0974	12/2011	05 QUIT CLAIM	7 PORTIONUND INT	Q	V	\$1,500
5614/0969	12/2011	05 QUIT CLAIM	7 PORTIONUND INT	Q	V	\$1,500
5610/0880	12/2011	09 EASEMNT	0	U	V	\$100
5610/0874	12/2011	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$15,476,900
5610/0859	11/2011	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$129,000
5610/0845	11/2011	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$48,900
5147/0998	12/2008	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$100
5147/0994	12/2008	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$100
4536/0608	05/2004	26 TRUSTEE	7 PORTIONUND INT	U	V	\$29,400

2085/0114	11/1994	77 AFFIDAVIT	0	U	V	\$100
0604/0352	06/1973	02 DEED NC	0	U	V	\$10,000

Property Description

SEC 02 TWP 13 RGE 23
W 1/2 OF SEC 2 &
THAT PT OF NE 1/4 LYING WLY OF RD
EXC W 1/2 OF SW 1/4
EXC BEGIN AT THE NW COR OF SE 1/4 OF NW 1/4 OF SW 1/4 OF SEC 2
TH S 88-49-31 E 672.12 FT TH S 00-13-47 E 598.62 FT TH N 85-35-17 W
139.36 FT TH N 77-52-44 W 207.19 FT TH N 87-09-00 W 326.23 FT
N 00-44-06 W 541.99 FT TO THE POB
EXC COM AT THE SE COR OF SW 1/4 OF SEC 2 TH W 78.57 FT TO THE
POB TH CONT W 2016.91 FT TH N 1375.16 FT TH E 231.36 FT TH
S 77-45-46 E 438.02 FT TH E 1345.79 FT TO THE WLY ROW SR 315 TH S
1278.87 FT TO THE POB
EXC S 15 FT OF NE 1/4 OF SW 1/4
EXC COM AT THE NE COR OF SE 1/4 OF SW 1/4 OF SEC 2 TH
N 89-59-54 W 51.26 FT TO THE POB TH S 60 FT TH N 89-59-54 W 1345.79
FT TH N 77-45-46 W 353.87 FT TH S 89-59-54 E 367.58 FT TH S 01-26-29 E
15 FT TH S 89-59-54 E 1323.11 FT TO THE POB &
SEC 03 TWP 13 RGE 23
N 1/2 OF SEC 3 &
N 1/4 OF NW 1/4 OF SW 1/4 OF SEC 3 &
SEC 04 TWP 13 RGE 23
N 3/4 OF E 1/2 OF SEC 4 &
N 1/2 OF NW 1/4 OF SEC 4
EXC ANY PT LYING S & W OF THE FOLLOWING DESC LINE:
COM AT SW COR OF SEC 29 TH N 01-24-04 W 473.12 FT TO POB TH S 57-13-33 E
1695.53 FT TH S 15-20-34 E 283.06 FT TH S 36-50-28 E 357.06 FT TH S 40-51-25 E
1211.60 FT TH S 32-25-41 E 983.71 FT TH S 88-29-39 E 1062.24 FT TH S 00-29-50 W
1891.66 FT TH S 14-28-27 E 144.16 FT TH S 48-24-08 E 156.11 FT TH S 37-21-29 E
506.27 FT TH S 09-25-38 E 466.19 FT TH S 02-15-15 W 198.42 FT TH S 05-27-21 W
127.79 FT TH S 02-34-31 W 111.81 FT TH S 07-43-36 E 109.85 FT TH S 10-37-34 E
421.44 FT TH S 88-41-25 E 793.94 FT TH S 89-53-21 E 2608.67 FT TH S 00-03-59 W
564.52 FT TH N 77-47-29 E 367.63 FT TH N 84-07-07 E 529.61 FT TH S 49-42-58 E
63.53 FT TH S 08-52-14 W 395.06 FT TH S 04-08-13 E 1777.34 FT TO PT OF TERMINUS &
SEC 05 TWP 13 RGE 23
NE 1/4 OF NE 1/4 OF SEC 5
EXC ANY PT LYING S & W OF THE FOLLOWING DESC LINE:
COM AT SW COR OF SEC 29 TH N 01-24-04 W 473.12 FT TO POB TH S 57-13-33 E
1695.53 FT TH S 15-20-34 E 283.06 FT TH S 36-50-28 E 357.06 FT TH S 40-51-25 E
1211.60 FT TH S 32-25-41 E 983.71 FT TH S 88-29-39 E 1062.24 FT TH S 00-29-50 W
1891.66 FT TH S 14-28-27 E 144.16 FT TH S 48-24-08 E 156.11 FT TH S 37-21-29 E
506.27 FT TH S 09-25-38 E 466.19 FT TH S 02-15-15 W 198.42 FT TH S 05-27-21 W
127.79 FT TH S 02-34-31 W 111.81 FT TH S 07-43-36 E 109.85 FT TH S 10-37-34 E
421.44 FT TH S 88-41-25 E 793.94 FT TH S 89-53-21 E 2608.67 FT TH S 00-03-59 W
564.52 FT TH N 77-47-29 E 367.63 FT TH N 84-07-07 E 529.61 FT TH S 49-42-58 E
63.53 FT TH S 08-52-14 W 395.06 FT TH S 04-08-13 E 1777.34 FT TO PT OF TERMINUS &
SEC 14 TWP 12 RGE 23
THAT PT OF W 1/2 OF SW 1/4 LYING S OF NE 199TH ST RD & W OF NE HWY 315 &
SEC 15 TWP 12 RGE 23
THAT PT OF S 1/2 OF SEC 15 LYING SLY & ELY OF NE 199TH ST RD &
SEC 20 TWP 12 RGE 23
THAT PT OF SEC 20 LYING SLY OF NE 199TH ST RD
EXC SW 1/4 OF NW 1/4 OF SW 1/4 OF SEC 20 &
SEC 21 TWP 12 RGE 23
ALL
EXC MEAT PLANT PROPERTY (04728-001-01)
SEC 22 TWP 12 RGE 23
ALL &
SEC 23 TWP 12 RGE 23
W 1/2 OF SEC 23 LYING WLY & SLY OF NE HWY 315
EXC RD ROW &

SEC 27 TWP 12 RGE 23
 W 3/8 &
 SEC 28 TWP 12 RGE 23
 ALL OF SEC 28
 EXC MEAT PLANT PROPERTY (04728-001-01) &
 SEC 29 TWP 12 RGE 23
 ALL OF SEC 29
 EXC ANY PT LYING S & W OF THE FOLLOWING DESC LINE:
 COM AT SW COR OF SEC 29 TH N 01-24-04 W 473.12 FT TO POB TH S 57-13-33 E
 1695.53 FT TH S 15-20-34 E 283.06 FT TH S 36-50-28 E 357.06 FT TH S 40-51-25 E
 1211.60 FT TH S 32-25-41 E 983.71 FT TH S 88-29-39 E 1062.24 FT TH S 00-29-50 W
 1891.66 FT TH S 14-28-27 E 144.16 FT TH S 48-24-08 E 156.11 FT TH S 37-21-29 E
 506.27 FT TH S 09-25-38 E 466.19 FT TH S 02-15-15 W 198.42 FT TH S 05-27-21 W
 127.79 FT TH S 02-34-31 W 111.81 FT TH S 07-43-36 E 109.85 FT TH S 10-37-34 E
 421.44 FT TH S 88-41-25 E 793.94 FT TH S 89-53-21 E 2608.67 FT TH S 00-03-59 W
 564.52 FT TH N 77-47-29 E 367.63 FT TH N 84-07-07 E 529.61 FT TH S 49-42-58 E
 63.53 FT TH S 08-52-14 W 395.06 FT TH S 04-08-13 E 1777.34 FT TO PT OF TERMINUS &
 SEC 32 TWP 12 RGE 23
 ALL OF SEC 32
 EXC ANY PT LYING S & W OF THE FOLLOWING DESC LINE:
 COM AT SW COR OF SEC 29 TH N 01-24-04 W 473.12 FT TO POB TH S 57-13-33 E
 1695.53 FT TH S 15-20-34 E 283.06 FT TH S 36-50-28 E 357.06 FT TH S 40-51-25 E
 1211.60 FT TH S 32-25-41 E 983.71 FT TH S 88-29-39 E 1062.24 FT TH S 00-29-50 W
 1891.66 FT TH S 14-28-27 E 144.16 FT TH S 48-24-08 E 156.11 FT TH S 37-21-29 E
 506.27 FT TH S 09-25-38 E 466.19 FT TH S 02-15-15 W 198.42 FT TH S 05-27-21 W
 127.79 FT TH S 02-34-31 W 111.81 FT TH S 07-43-36 E 109.85 FT TH S 10-37-34 E
 421.44 FT TH S 88-41-25 E 793.94 FT TH S 89-53-21 E 2608.67 FT TH S 00-03-59 W
 564.52 FT TH N 77-47-29 E 367.63 FT TH N 84-07-07 E 529.61 FT TH S 49-42-58 E
 63.53 FT TH S 08-52-14 W 395.06 FT TH S 04-08-13 E 1777.34 FT TO PT OF TERMINUS &
 SEC 33 TWP 12 RGE 23
 ALL OF SEC 33
 EXC MEAT PLANT PROPERTY (04728-001-01) &
 SEC 34 TWP 12 RGE 23
 ALL &
 SEC 35 TWP 12 RGE 23
 W 1/2 OF S 3/4 OF SEC 35 &
 THAT PT OF SW 1/4 OF NE 1/4 LYING W OF SR 315 &
 THAT PT OF NW 1/4 OF SE 1/4 LYING W OF SR 315
 THAT PT OF NW 1/4 OF SW 1/4 OF SE 1/4 LYING W OF SR 315
 THAT PT OF SW 1/4 OF SW 1/4 OF SE 1/4 LYING W OF SR 315 &
 BEGIN AT THE NE COR OF SEC 16 TH S 00-21-39 W 2508.75 FT TH S 82-22-33 W
 90.20 FT TO A PT ON A CURVE CONCAVE NLY HAVING A RADIUS OF 5642.72 FT A
 CENTRAL ANGLE OF 04-27-44 A CHORD BEARING & DISTANCE OF S 86-50-39 W
 439.35 FT TH WLY ALONG ARC OF CURVE 439.46 FT TH S 89-04-31 W 2396.17
 FT TH N 00-12-26 W 1222.46 FT TH N 88-56-41 E 326.31 FT TH N 00-08-15 W
 1295.20 FT TH N 00-27-09 W 2630.61 FT TH N 00-27-09 W 2613.47 FT TH
 N 89-33-52 E 325.18 FT TH N 00-07-35 W 1321.47 FT TH N 89-49-33 E 2276.94
 FT TH N 00-05-42 W 983.31 FT TH N 88-22-12 E 1320.16 FT TH N 00-04-18 W
 329.53 FT TH N 88-17-37 E 3960.46 FT TH S 88-49-31 E 684.01 FT TH
 S 00-09-13 E 669.65 FT TH S 00-44-37 E 541.99 FT TH S 87-09-00 E 326.23 FT
 TH S 77-52-44 E 207.19 FT TH S 85-35-17 E 152.91 FT TH N 00-13-47 W 4.74 FT
 TH S 88-50-05 E 1314.90 FT TH S 00-44-01 W 60.14 FT TH N 88-49-41 W
 1681.30 FT TH N 76-28-19 W 83.72 FT TH N 87-59-28 W 231.33 FT TH
 S 01-10-42 W 1375.11 FT TH S 88-52-33 E 716.58 FT TH S 00-23-00 W 2688.49
 FT TH N 88-56-22 W 699.06 FT TH N 00-33-38 E 672.24 FT TH N 88-54-43 W
 697 FT TH S 00-44-10 W 672.56 FT TH S 89-52-55 W 1953.70 FT TH
 N 00-14-04 E 663.82 FT TH S 89-39-08 W 653.24 FT TH S 00-02-55 W 661.16 FT
 TH S 89-48-00 W 1302.41 FT TH S 00-21-40 E 1312.34 FT TH N 89-39-39 W
 1295.43 FT TH S 00-40-28 E 1300.19 FT TO THE POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6227		.0	.0	A1	1,126.05	AC							
6227		.0	.0	A1	250.00	AC							

6227	.0	.0	A1	3,987.80	AC
5711	.0	.0	A1	67.00	AC
5611	.0	.0	A1	655.00	AC
5721	.0	.0	A1	622.26	AC
5562	.0	.0	A1	560.00	AC
9600	.0	.0	A1	200.00	AC
9600	.0	.0	A1	723.00	AC
9994	.0	.0	A1	1.00	UT

Neighborhood 0315
Mkt: 3 70

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
259 WELL 04-12IN	1.00		UT	99	1980	3	0.0	0.0
144 PAVING ASPHALT	126,000.00		SF	5	2013	3	0.0	0.0
259 WELL 04-12IN	1.00		UT	99	2015	1	0.0	0.0
259 WELL 04-12IN	1.00		UT	99	2017	5	0.0	0.0
048 SHED OPEN	200.00		SF	15	2017	1	10.0	20.0
259 WELL 04-12IN	1.00		UT	99	2017	1	0.0	0.0
048 SHED OPEN	1,200.00		SF	15	1980	1	20.0	60.0
259 WELL 04-12IN	1.00		UT	99	1980	3	0.0	0.0
114 FENCE BOARD	1,160.00		LF	10	1980	3	0.0	0.0
112 FENCE WIRE/BD	456.00		LF	10	2015	4	0.0	0.0

[Appraiser Notes](#)

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description

\$146.00 K
\$87,842.30 DS



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 09/21/2023 02:24:39 PM

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DDS: \$87842.30 MDS: \$0 INT: \$0

Prepared By:
THOMAS M. EGAN, Chartered
2107 SE 3rd Avenue
Ocala, FL 34471

PARCEL ID NOS.: 03327-001-01/and others

SPECIAL WARRANTY DEED

THIS INDENTURE, made this September 9, 2023, Between **OCALA MEAT PLANT, LLC, a Florida limited liability company**, whose address is 155 Pony Drive, Newmarket, Ontario L3Y 7B5 Canada, **Grantor**, and **FORT MCCOY RANCH, LLC, a Florida limited liability company**, whose Post Office Address is 186 NW 68th Avenue, Ocala, Florida 34482, **Grantee**.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in MARION County, Florida, to-wit:

See Attached Exhibit A.

Subject to taxes for 2023 and subsequent years, and easements and restrictions of record without reimposing same.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, under or through Grantor, but none other.

[Signature appears on following page.]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and
delivered in our presence:

**OCALA MEAT PLANT, LLC, a Florida
limited liability company**

By Its Manager:



Witness #1 Signature

Maxime Scheffer

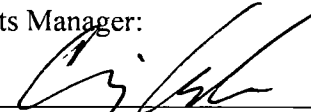
Witness #1 Printed Name



Witness #2 Signature

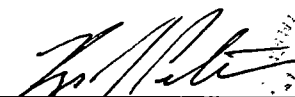
Jenkins City

Witness #2 Printed Name


CRAIG LOVEROCK, Manager

PROVINCE OF ONTARIO, CITY OF TORONTO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared CRAIG LOVEROCK, as Manager on behalf of OCALA MEAT PLANT, LLC, a Florida limited liability company, by means of ☒ physical presence or ☐ online notarization, who produced Known for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this Sept 9th, 2023.


Notary Public
My commission expires: June 2024

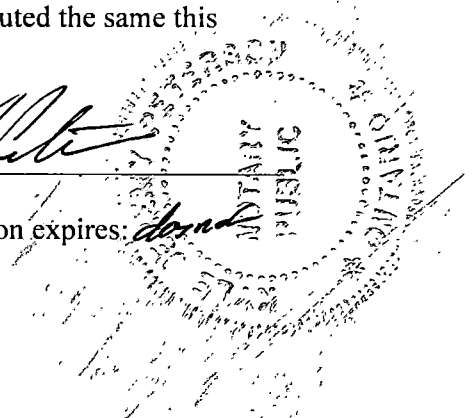


EXHIBIT A LEGAL DESCRIPTION:

NORTH PARCEL TRACT A

A PORTION OF THE S.E. 1/4 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 23 EAST; A PORTION OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 23 EAST; A PORTION OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 23 EAST LYING WEST OF N.E. HIGHWAY 315, ALSO KNOWN AS COUNTY ROAD 315 AND STATE ROAD NO. 315, RIGHT OF WAY WIDTH VARIES, ALL LANDS BEING IN MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 21, N.88°40'40"W., A DISTANCE OF 879.74 FEET; THENCE N.26°10'56"E., A DISTANCE OF 163.14 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 878.50 FEET, A CENTRAL ANGLE OF 03°35'14" AND A CHORD BEARING AND DISTANCE OF N.27°58'33"E., 54.99 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.00 FEET TO THE POINT OF TANGENCY; THENCE N.29°46'10"E., A DISTANCE OF 351.81 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1900.00 FEET, A CENTRAL ANGLE OF 06°31'14" AND A CHORD BEARING AND DISTANCE OF N.26°30'33"E., 216.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE 216.23 FEET TO THE POINT OF TANGENCY; THENCE N.23°14'56"E., A DISTANCE OF 97.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 711.50 FEET, A CENTRAL ANGLE OF 25°57'18" AND A CHORD BEARING AND DISTANCE OF N.36°13'35"E., 319.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 322.31 FEET TO THE POINT OF TANGENCY; THENCE N.49°12'14"E., A DISTANCE OF 232.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.50 FEET, A CENTRAL ANGLE OF 18°55'46" AND A CHORD BEARING AND DISTANCE OF N.39°44'21"E., 215.58 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 216.56 FEET TO THE POINT OF TANGENCY; THENCE N.30°16'29"E., A DISTANCE OF 163.39 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1955.00 FEET, A CENTRAL ANGLE OF 05°57'06" AND A CHORD BEARING AND DISTANCE OF N.33°15'01"E., 202.98 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 203.07 FEET TO THE POINT OF TANGENCY; THENCE N.36°13'34"E., A DISTANCE OF 609.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1577.00 FEET, A CENTRAL ANGLE 05°30'41" AND A CHORD BEARING AND DISTANCE OF N.33°28'14"E., 159.33 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 159.39 FEET TO THE POINT OF TANGENCY; THENCE N.30°42'53"E., A DISTANCE OF 1944.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 100°31'19" AND A CHORD BEARING AND DISTANCE OF N.80°58'32"E., 553.65 FEET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 631.60 FEET TO THE END OF SAID CURVE; THENCE S.48°45'48"E., A DISTANCE OF 193.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF

40°31'26" AND A CHORD BEARING AND DISTANCE OF S.69°01'31"E., 443.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 452.66 FEET TO THE POINT OF TANGENCY; THENCE S.89°17'14"E., A DISTANCE OF 366.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1080.50 FEET, A CENTRAL ANGLE OF 07°10'34" AND A CHORD BEARING AND DISTANCE OF N.87°07'29"E., 135.24 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.33 FEET TO THE POINT OF TANGENCY; THENCE N.83°32'12"E., A DISTANCE OF 704.18 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1148.00 FEET, A CENTRAL ANGLE OF 07°50'12" AND A CHORD BEARING AND DISTANCE OF N.79°37'06"E., 156.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.02 FEET TO THE POINT OF TANGENCY; THENCE N.75°42'00"E., A DISTANCE OF 922.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 13°32'39" AND A CHORD BEARING AND DISTANCE OF N.82°28'19"E., 237.02 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 237.57 FEET TO THE POINT OF TANGENCY; THENCE N.89°14'39"E., A DISTANCE OF 785.88 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED N.E. HIGHWAY 315; THENCE ALONG SAID WEST RIGHT OF WAY LINE S.15°23'24"E., A DISTANCE OF 4140.07 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE S.W. 1/4 OF THE AFOREMENTIONED SECTION 23; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 23, N.88°55'47"W., A DISTANCE OF 1950.89 FEET TO THE S.E. CORNER OF THE AFOREMENTIONED SECTION 22; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 22, S.87°41'49"W., A DISTANCE OF 2596.63 FEET TO THE S.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 22; THENCE DEPARTING THE SOUTH BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 22, ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 22, S.87°39'53"W., A DISTANCE OF 649.33 FEET; THENCE CONTINUE ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 22, S.87°39'53"W., A DISTANCE OF 1947.75 FEET TO THE POINT OF BEGINNING. **SAID LANDS CONTAINING 549.17 ACRES MORE OR LESS;**

AND

NORTH PARCEL TRACT B

A PORTION OF THE WEST 1/2 OF THE S.W. 1/4 OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 23 EAST, LYING WEST OF N.E. HIGHWAY 315, ALSO KNOWN AS COUNTY ROAD 315 AND STATE ROAD NO. 315, RIGHT OF WAY WIDTH VARIES A PORTION OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 23 EAST, LYING SOUTH OF N.E. 199TH STREET ROAD, ALSO KNOWN AS COUNTY ROAD 17.0 N, BEING A RIGHT OF WAY BY MAINTENANCE; PORTION OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 23 EAST, LYING SOUTH OF SAID N.E. 199TH STREET ROAD; A PORTION OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 23 EAST, LYING SOUTH OF SAID N.E. 199TH STREET ROAD; A PORTION OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 23 EAST, LYING SOUTH OF SAID N.E. 199TH STREET ROAD; A PORTION OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 23 EAST, LYING WEST OF SAID N.E. HIGHWAY 315; A PORTION OF THE N.W. 1/4 SECTION 29, TOWNSHIP 12 SOUTH, RANGE 23 EAST, ALL LANDS BEING IN MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 21, N.88°40'40"W., A DISTANCE OF 4244.72 FEET TO THE POINT OF BEGINNING; THENCE S.01°27'58"E., A DISTANCE OF 614.36 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1644.00 FEET, A CENTRAL ANGLE OF 11°55'30" AND A CHORD BEARING AND DISTANCE OF S.76°41'58"W., 341.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 342.17 FEET TO THE END OF SAID CURVE; THENCE S.70°44'12"W., A DISTANCE OF 964.69 FEET; THENCE S.74°52'29"W., A DISTANCE OF 169.59 FEET; THENCE S.78°00'08"W., A DISTANCE OF 412.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 19°13'36" AND A CHORD BEARING AND DISTANCE OF S.87°36'56"W., 190.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.27 FEET TO THE POINT OF TANGENCY; THENCE N.82°46'16"W., A DISTANCE OF 292.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 27°43'07" AND A CHORD BEARING AND DISTANCE OF N.68°54'42"W., 143.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 145.13 FEET TO THE POINT OF TANGENCY; THENCE N.55°03'09"W., A DISTANCE OF 877.76 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 29°04'24" AND A CHORD BEARING AND DISTANCE OF N.69°35'20"W., 140.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.08 FEET TO THE POINT OF TANGENCY; THENCE N.84°07'32"W., A DISTANCE OF 1985.29 FEET; THENCE N.89°01'49"W., A DISTANCE OF 1339.28 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.W. 1/4 OF THE AFOREMENTIONED SECTION 29; THENCE ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 29, N.01°24'06"W., A DISTANCE OF 394.78 FEET TO THE S.W. CORNER OF THE AFOREMENTIONED SECTION 20; THENCE DEPARTING THE WEST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 29, ALONG THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 20, N.01°17'45"W., A DISTANCE OF 1352.41 FEET TO THE S.W. CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 20; THENCE DEPARTING THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 20, ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 20, S.89°02'40"E., A DISTANCE OF 667.87 FEET TO THE S.E. CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 20, N.01°19'38"W., A DISTANCE OF 676.22 FEET TO THE N.E. CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 20, N.89°02'40"W., A DISTANCE OF 668.62 FEET TO THE N.W. CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 20, N.01°23'20"W., A DISTANCE OF 676.16 FEET TO THE S.W. CORNER OF THE N.W. 1/4 OF SAID SECTION 20; THENCE DEPARTING THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 20, ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 20, N.01°20'07"W., A DISTANCE OF 1990.98 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED N.E. 199TH STREET ROAD, SAID POINT BEING A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 664.98 FEET, A CENTRAL ANGLE OF 16°06'56" AND A CHORD BEARING AND DISTANCE OF N.74°34'21"E., 186.42 FEET; THENCE NORTHEASTERLY DEPARTING THE WEST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 20, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID N.E. 199TH STREET ROAD AND THE ARC OF SAID CURVE, A DISTANCE OF 187.04 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1794.53 FEET, A CENTRAL ANGLE OF 16°46'10" AND A CHORD BEARING AND DISTANCE OF S.88°59'06"E., 523.35 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 525.23 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE

SOUTHERLY, HAVING A RADIUS OF 4611.00 FEET, A CENTRAL ANGLE OF 02°43'26" AND A CHORD BEARING AND DISTANCE OF S.79°14'18"E., 219.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 219.22 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID N.E. 199TH STREET ROAD THE FOLLOWING TWENTY-TWO (22) CALLS: S.77°52'35"E., A DISTANCE OF 1375.71 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 22°06'10" AND A CHORD BEARING AND DISTANCE OF S.85°42'00"E., 249.19 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 250.75 FEET TO THE POINT OF TANGENCY; THENCE N.78°49'55"E., A DISTANCE OF 1135.57 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 17°12'45" AND A CHORD BEARING AND DISTANCE OF N.89°50'22"E., 419.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 420.58 FEET TO THE POINT OF TANGENCY; THENCE S.82°57'27"E., A DISTANCE OF 555.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 6724.84 FEET, A CENTRAL ANGLE OF 05°35'28" AND A CHORD BEARING AND DISTANCE OF S.88°08'56"E., 655.96 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE 656.22 FEET TO THE POINT OF TANGENCY; THENCE N.87°49'19"E., A DISTANCE OF 1806.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3232.30 FEET, A CENTRAL ANGLE OF 16°04'28" AND A CHORD BEARING AND DISTANCE OF S.83°40'23"E., 903.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 906.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 19027.77 FEET, A CENTRAL ANGLE OF 00°42'27" AND A CHORD BEARING AND DISTANCE OF S.75°16'56"E., 234.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 234.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1245.22 FEET, A CENTRAL ANGLE OF 08°39'29" AND A CHORD BEARING AND DISTANCE OF S.76°46'42"E., 187.99 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1498.41 FEET, A CENTRAL ANGLE OF 08°54'37" AND A CHORD BEARING AND DISTANCE OF S.87°37'09"E., 232.79 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 233.02 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 10768.96 FEET, A CENTRAL ANGLE OF 03°03'59" AND A CHORD BEARING AND DISTANCE OF N.86°23'34"E., 576.25 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 576.32 FEET TO THE POINT OF TANGENCY; THENCE N.84°51'34"E., A DISTANCE OF 1792.95 FEET; THENCE N.62°40'42"E., A DISTANCE OF 77.41 FEET; THENCE N.49°47'52"E., A DISTANCE OF 261.32 FEET; THENCE N.56°47'41"E., A DISTANCE OF 588.41 FEET; THENCE N.89°04'20"E., A DISTANCE OF 543.24 FEET; THENCE S.85°46'38"E., A DISTANCE OF 243.42 FEET; THENCE S.87°43'07"E., A DISTANCE OF 780.09 FEET; THENCE N.22°09'51"E., A DISTANCE OF 1801.67 FEET; THENCE N.55°51'23"E., A DISTANCE OF 97.40 FEET; THENCE N.88°04'29"E., A DISTANCE OF 2525.13 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED N.E. HIGHWAY 315; THENCE DEPARTING THE SOUTH RIGHT OF WAY LINE OF SAID N.E. 199TH STREET ROAD, ALONG THE WEST RIGHT OF WAY LINE OF SAID N.E. HIGHWAY 315 THE FOLLOWING THREE (3) COURSES: S.00°39'07"E., A DISTANCE OF 1106.07 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 14°44'17" AND A CHORD BEARING AND DISTANCE OF S.08°01'16"E., 747.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 749.76 FEET TO THE POINT OF TANGENCY; THENCE S.15°23'24"E., A DISTANCE OF 1021.11 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S.89°14'39"W., A DISTANCE OF 764.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1085.00 FEET, A CENTRAL ANGLE OF 13°32'39" AND A CHORD BEARING AND DISTANCE OF S.82°28'19"W., 255.89 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 256.48 FEET TO THE POINT OF TANGENCY; THENCE S.75°42'00"W., A DISTANCE OF 922.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE

NORTHERLY, HAVING A RADIUS OF 1068.00 FEET, A CENTRAL ANGLE OF 07°50'12" AND CHORD BEARING AND DISTANCE OF S.79°37'06"W., 145.96 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 146.08 FEET TO THE POINT OF TANGENCY; THENCE S.83°32'12"W., A DISTANCE OF 704.18 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1000.50 FEET, A CENTRAL ANGLE OF 07°10'34" AND A CHORD BEARING AND DISTANCE OF S.87°07'29"W., 125.23 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.31 FEET TO THE POINT OF TANGENCY; THENCE N.89°17'14"W., A DISTANCE OF 366.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 40°31'26" AND A CHORD BEARING AND DISTANCE OF N.69°01'31"W., 387.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 396.07 FEET TO THE POINT OF TANGENCY; THENCE N.48°45'48"W., A DISTANCE OF 193.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 100°31'19" AND A CHORD BEARING AND DISTANCE OF S.80°58'32"W., 676.69 FEET; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 771.95 FEET TO THE END OF SAID CURVE; THENCE S.30°42'53"W., A DISTANCE OF 1944.48 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1577.00 FEET, A CENTRAL ANGLE 05°30'41" AND A CHORD BEARING AND DISTANCE OF S.33°28'14"W., 151.64 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 151.70 FEET TO THE POINT OF TANGENCY; THENCE S.36°13'34"W., A DISTANCE OF 609.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2035.00 FEET, A CENTRAL ANGLE 05°57'06" AND A CHORD BEARING AND DISTANCE OF S.33°15'01"W., 211.29 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 211.38 FEET TO THE POINT OF TANGENCY; THENCE S.30°16'29"W., A DISTANCE OF 163.39 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 575.50 FEET, A CENTRAL ANGLE OF 18°55'46" AND A CHORD BEARING AND DISTANCE OF S.39°44'21"W., 189.27 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 190.13 FEET TO THE POINT OF TANGENCY; THENCE S.49°12'14"W., A DISTANCE OF 232.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 791.50 FEET, A CENTRAL ANGLE OF 13°31'03" AND A CHORD BEARING AND DISTANCE OF S.42°26'42"W., 186.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.74 FEET TO THE END OF SAID CURVE; THENCE N.88°50'16"W., A DISTANCE OF 3839.41 FEET; THENCE S.03°49'37"E., A DISTANCE OF 770.72 FEET; THENCE S.01°27'58"E., A DISTANCE OF 195.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,481.14 ACRES MORE OR LESS.

AND

NORTH PARCEL TRACT C

A PORTION OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 23 EAST, LYING WEST OF N.E. HIGHWAY 315, ALSO KNOWN AS COUNTY ROAD 315 AND STATE ROAD NO. 315, RIGHT OF WAY WIDTH VARIES; A PORTION OF THE S.E. 1/4, A PORTION OF THE EAST 1/2 OF THE S.W. 1/4 OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 23 EAST, LYING NORTH OF N.E. 199TH STREET ROAD, ALSO KNOWN AS COUNTY ROAD 17.0 N, BEING A RIGHT OF WAY BY MAINTENANCE; AND THE SOUTH 1/2 OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 23 EAST, A PORTION OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 23 EAST, LYING NORTH OF SAID N.E. 199TH STREET ROAD, ALL LANDS BEING IN MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF THE N.W. 1/4 OF SAID SECTION 15; THENCE ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 15, N.00°34'43"W., A DISTANCE OF 1318.26 FEET TO THE N.W. CORNER OF THE SOUTH 1/2 OF THE N.W. 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID WEST BOUNDARY ALONG, THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE N.W. 1/4 OF SAID SECTION 15, N.89°57'40"E., A DISTANCE OF 2623.50 FEET TO THE N.E. CORNER OF THE SOUTH 1/2 OF THE N.W. 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 15, S.00°26'17"E., A DISTANCE OF 1305.07 FEET TO THE S.E. CORNER OF THE N.W. 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 15, N.89°39'04"E., A DISTANCE OF 2640.16 FEET TO THE N.E. CORNER OF THE S.E. 1/4 OF SAID SECTION 15; THENCE DEPARTING THE NORTH BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 15, ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE AFOREMENTIONED SECTION 14, S.89°36'37"E., A DISTANCE OF 384.26 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED N.E. HIGHWAY 315; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST RIGHT OF WAY LINE, S.00°56'23"E., A DISTANCE OF 827.93 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED N.E. 199TH STREET ROAD; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG SAID NORTH RIGHT OF WAY LINE, S.87°44'00"W., A DISTANCE OF 2626.44 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, S.21°58'30"W., A DISTANCE OF 1714.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 215.24 FEET, A CENTRAL ANGLE OF 72°38'42" AND A CHORD BEARING AND DISTANCE OF S.61°05'44"W., 254.98 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 272.90 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.88°53'45"W., A DISTANCE OF 390.22 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4471.40 FEET, A CENTRAL ANGLE OF 05°36'21" AND A CHORD BEARING AND DISTANCE OF N.86°05'35"W., 437.31 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 437.49 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.W. 1/4 OF THE AFOREMENTIONED SECTION 15; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 15, N.00°43'18"W., A DISTANCE OF 2586.38 FEET TO THE N.W. CORNER OF THE EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 15, S.89°40'24"W., A DISTANCE OF 1310.10 FEET TO THE POINT OF BEGINNING. **SAID LANDS CONTAINING 220.74 ACRES, MORE OR LESS.**

AND

SOUTH PARCEL:

A PORTION OF THE EAST 1/2 OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 23 EAST; A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 23 EAST; A PORTION SECTION 34, TOWNSHIP 12 SOUTH, RANGE 23 EAST; A PORTION OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 23 EAST LYING WEST OF STATE ROAD NO. 315, RIGHT OF WAY BY MAINTENANCE; A PORTION OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 23 EAST; A PORTION OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 23 EAST; A PORTION OF THE N.E. 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 23 EAST, ALL OF THE ABOVE LANDS BEING MARION COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE, 23 EAST; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 3, N.87°40'03"E., A DISTANCE OF 2007.49 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID NORTH BOUNDARY, N.87°40'03"E., A DISTANCE OF 3280.12 FEET TO THE N.E. CORNER OF SAID SECTION 3; THENCE DEPARTING THE NORTH BOUNDARY OF SAID SECTION 3, ALONG THE NORTH BOUNDARY OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 23 EAST, S.88°53'13"E., A DISTANCE OF 2710.24 FEET TO THE N.E. CORNER OF THE N.W. 1/4 OF SAID SECTION 2; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF SAID SECTION 2, S.88°53'24"E., A DISTANCE OF 36.49 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED STATE ROAD NO. 315; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: S.00°33'32"E., A DISTANCE OF 87.20 FEET; THENCE S.89°26'28"W., A DISTANCE OF 4.03 FEET; THENCE S.00°11'48"W., A DISTANCE OF 530.14 FEET; THENCE S.00°43'20"W., A DISTANCE OF 723.27 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, N.88°51'38"W., A DISTANCE OF 9.50 FEET; THENCE S.00°32'59"E., A DISTANCE OF 390.14 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE SAID STATE ROAD NO. 315; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.00°43'26"W., A DISTANCE OF 2214.48 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, N.88°50'24"W., A DISTANCE OF 1324.90 FEET TO A POINT THE WEST BOUNDARY OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE AFOREMENTIONED SECTION 2; THENCE ALONG SAID WEST BOUNDARY, N.00°14'22"W., A DISTANCE OF 594.64 FEET TO THE S.E. CORNER OF THE N.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 2, N.88°50'05"W., A DISTANCE OF 685.63 FEET TO THE S.W. CORNER OF THE N.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 2, N.00°09'47"W., A DISTANCE OF 669.65 FEET TO THE S.E. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 2, N.88°50'05"W., A DISTANCE OF 684.01 FEET TO THE S.E. CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE AFOREMENTIONED SECTION 3; THENCE DEPARTING THE SOUTH BOUNDARY OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 2, ALONG THE SOUTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SAID SECTION 3, S.88°17'03"W., A DISTANCE OF 3960.45 FEET TO THE N.E. CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 3; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 3, S.00°04'52"E., A DISTANCE OF 329.53 FEET TO THE S.E. CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 3; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 3, S.88°21'38"W., A DISTANCE OF 1320.16 FEET TO THE S.W. CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 3; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE AFOREMENTIONED SECTION 4, S.00°06'16"E., A DISTANCE OF 983.31 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SAID SECTION

4; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SAID SECTION 4, S.89°48'59"W., A DISTANCE OF 1612.20 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.04°08'13"W., A DISTANCE OF 1777.34 FEET; THENCE N.08°52'14"E., A DISTANCE OF 395.06 FEET; THENCE N.49°42'58"W., A DISTANCE OF 63.53 FEET; THENCE S.84°07'07"W., A DISTANCE OF 529.61 FEET; THENCE S.77°47'29"W., A DISTANCE OF 367.64 FEET; THENCE N.00°04'02"E., A DISTANCE OF 564.52 FEET TO THE S.E. CORNER OF THE NORTH 1/2 OF THE N.W. 1/4 OF SAID SECTION 4; THENCE ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE N.W. 1/4 OF SAID SECTION 4, N.89°53'21"W., A DISTANCE OF 2608.67 FEET TO THE S.W. CORNER OF THE NORTH 1/2 OF THE N.W. 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE AFOREMENTIONED SECTION 5, N.88°41'27"W., A DISTANCE OF 793.94 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.10°37'34"W., A DISTANCE OF 421.45 FEET; THENCE N.07°43'36"W., A DISTANCE OF 109.85 FEET; THENCE N.02°34'31"E., A DISTANCE OF 111.81 FEET; THENCE N.05°27'21"E., A DISTANCE OF 127.79 FEET; THENCE N.02°15'15"E., A DISTANCE OF 198.42 FEET; THENCE N.09°25'38"W., A DISTANCE OF 466.19 FEET; THENCE N.37°21'29"W., A DISTANCE OF 506.27 FEET; THENCE N.48°24'08"W., A DISTANCE OF 156.11 FEET; THENCE N.14°28'27"W., A DISTANCE OF 144.16 FEET; THENCE N.00°29'50"E., A DISTANCE OF 1917.04 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE AFOREMENTIONED SECTION 32; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF SAID SECTION 32, S.88°35'48"E., A DISTANCE OF 765.56 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.82°03'18"E., A DISTANCE OF 884.16 FEET; THENCE N.53°31'35"E., A DISTANCE OF 138.31 FEET; THENCE S.79°21'06"E., A DISTANCE OF 298.86 FEET; THENCE N.89°38'20"E., A DISTANCE OF 3003.83 FEET; THENCE S.88°16'31"E., A DISTANCE OF 1553.68 FEET; THENCE S.87°49'06"E., A DISTANCE OF 696.30 FEET; THENCE S.12°01'26"E., A DISTANCE OF 1673.59 FEET; THENCE S.31°22'52"E., A DISTANCE OF 505.76 FEET; THENCE S.47°39'17"E., A DISTANCE OF 935.22 FEET TO THE POINT OF BEGINNING. **SAID LANDS CONTAINING 1,334.34 ACRES MORE OR LESS.**

TOGETHER WITH the following nonexclusive grants of easements to Grantee that shall be appurtenant to the lands conveyed herein and shall run with the land, and shall be used in common with Grantor, its successors and assigns:

5.1.1 ENTRANCE EASEMENT

A 80' NONEXCLUSIVE INGRESS & EGRESS EASEMENT

A PORTION OF THE S.E. 1/4 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 23 EAST; A PORTION OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 23 EAST; A PORTION OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 23 EAST LYING WEST OF N.E. HIGHWAY 315, ALSO KNOWN AS COUNTY ROAD 315 AND STATE ROAD NO. 315, RIGHT OF WAY WIDTH VARIES, ALL LANDS BEING IN MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 21, N.88°40'40"W., A DISTANCE OF 879.74 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N.88°40'40"W., A DISTANCE OF 88.17 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.26°10'56"E., A DISTANCE OF 200.21 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 958.50 FEET, A CENTRAL ANGLE OF 03°35'14" AND A CHORD BEARING AND DISTANCE OF N.27°58'33"E., 60.00 FEET; THENCE

NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.01 FEET TO THE POINT OF TANGENCY; THENCE N.29°46'10"E., A DISTANCE OF 351.81 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1820.00 FEET, A CENTRAL ANGLE OF 06°31'14" AND A CHORD BEARING AND DISTANCE OF N.26°30'33"E., 207.01 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 207.13 FEET TO THE POINT OF TANGENCY; THENCE N.23°14'56"E., A DISTANCE OF 97.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 791.50 FEET, A CENTRAL ANGLE OF 25°57'18" AND A CHORD BEARING AND DISTANCE OF N.36°13'35"E., 355.49 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 358.55 FEET TO THE POINT OF TANGENCY; THENCE N.49°12'14"E., A DISTANCE OF 232.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 575.50 FEET, A CENTRAL ANGLE OF 18°55'46" AND A CHORD BEARING AND DISTANCE OF N.39°44'21"E., 189.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 190.13 FEET TO THE POINT OF TANGENCY; THENCE N.30°16'29"E., A DISTANCE OF 163.39 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2035.00 FEET, A CENTRAL ANGLE OF 05°57'06" AND A CHORD BEARING AND DISTANCE OF N.33°15'01"E., 211.29 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 211.38 FEET TO THE POINT OF TANGENCY; THENCE N.36°13'34"E., A DISTANCE OF 609.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1577.00 FEET, A CENTRAL ANGLE OF 05°30'41" AND A CHORD BEARING AND DISTANCE OF N.33°28'14"E., 151.64 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 151.70 FEET TO THE POINT OF TANGENCY; THENCE N.30°42'53"E., A DISTANCE OF 1944.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 100°31'19" AND A CHORD BEARING AND DISTANCE OF N.80°58'32"E., 676.69 FEET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 771.95 FEET TO THE END OF SAID CURVE. THENCE S.48°45'48"E., A DISTANCE OF 193.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 40°31'26" AND A CHORD BEARING AND DISTANCE OF S.69°01'31"E., 387.87 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 396.07 FEET TO THE POINT OF TANGENCY; THENCE S.89°17'14"E., A DISTANCE OF 366.32 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1000.50 FEET, A CENTRAL ANGLE OF 07°10'34" AND CHORD BEARING AND DISTANCE OF N.87°07'29"E., 125.23 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.31 FEET TO THE POINT OF TANGENCY; THENCE N.83°32'12"E., A DISTANCE OF 704.18 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1068.00 FEET, A CENTRAL ANGLE OF 07°50'12" AND A CHORD BEARING AND DISTANCE OF N.79°37'06"E., 145.96 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 146.08 FEET TO THE POINT OF TANGENCY; THENCE N.75°42'00"E., A DISTANCE OF 922.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1085.00 FEET, A CENTRAL ANGLE OF 13°32'39" AND CHORD BEARING AND DISTANCE OF N.82°28'19"E., 255.89 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 256.48 FEET TO THE POINT OF TANGENCY; THENCE N.89°14'39"E., A DISTANCE OF 764.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED N.E. HIGHWAY 315; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.15°23'24"E., A DISTANCE OF 82.68 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S.89°14'39"W., A DISTANCE OF 785.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 13°32'39" AND A CHORD BEARING AND DISTANCE OF S.82°28'19"W., 237.02 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 237.57 FEET TO THE POINT OF TANGENCY; THENCE S.75°42'00"W, A DISTANCE OF 922.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1148.00 FEET, A CENTRAL ANGLE OF 07°50'12" AND CHORD BEARING AND DISTANCE OF S.79°37'06"W., 156.90 FEET; THENCE SOUTHWESTERLY ALONG THE

ARC OF SAID CURVE, A DISTANCE OF 157.02 FEET TO THE POINT OF TANGENCY; THENCE S.83°32'12"W., A DISTANCE OF 704.18 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1080.50, A CENTRAL ANGLE OF 07°10'34" AND A CHORD BEARING AND DISTANCE OF S.87°07'29"W., 135.24 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.33 FEET TO THE POINT OF TANGENCY; THENCE N.89°17'14"W., A DISTANCE OF 366.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 40°31'26" AND CHORD BEARING AND DISTANCE OF N.69°01'31"W., 443.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 452.66 FEET TO THE POINT OF TANGENCY; THENCE N.48°45'48"W., A DISTANCE OF 193.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 100°31'19" AND A CHORD BEARING AND DISTANCE OF S.80°58'32"W., 553.65 FEET; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID OF CURVE, A DISTANCE OF 631.60 FEET TO THE END OF SAID CURVE; THENCE S.30°42'53"W., A DISTANCE OF 1944.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1577.00 FEET, A CENTRAL ANGLE OF 05°30'41" AND A CHORD BEARING AND DISTANCE OF S.33°28'14"W., 159.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 159.39 FEET TO THE POINT OF TANGENCY; THENCE S.36°13'34"W., A DISTANCE OF 609.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1955.00 FEET, A CENTRAL ANGLE 05°57'06" AND A CHORD BEARING AND DISTANCE OF S.33°15'01"W., 202.98 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 203.07 FEET TO THE POINT OF TANGENCY; THENCE S.30°16'29"W., A DISTANCE OF 163.39 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.50 FEET, A CENTRAL ANGLE OF 18°55'46" AND A CHORD BEARING AND DISTANCE OF S.39°44'21"W., 215.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 216.56 FEET TO THE POINT OF TANGENCY; THENCE S.49°12'14"W., A DISTANCE OF 232.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 711.50, A CENTRAL ANGLE OF 25°57'18" AND A CHORD BEARING AND DISTANCE OF S.36°13'35".W, 319.56 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 322.31 FEET TO THE POINT OF TANGENCY; THENCE S.23°14'56"W., A DISTANCE OF 97.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1900.00 FEET, A CENTRAL ANGLE OF 06°31'14" AND A CHORD BEARING AND DISTANCE OF S.26°30'33"W., 216.11 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 216.23 FEET TO THE POINT OF TANGENCY; THENCE S.29°46'10"W., A DISTANCE OF 351.81 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 878.50 FEET, A CENTRAL ANGLE OF 03°35'14" AND A CHORD BEARING AND DISTANCE OF S.27°58'33"W., 54.99 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.00 FEET TO THE POINT OF TANGENCY; THENCE S.26°10'56"W., A DISTANCE OF 163.14 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 17.21 ACRES MORE OR LESS.

And

5.1.2:

A 80 FOOT NONEXCLUSIVE INGRESS & EGRESS EASEMENT LYING 40 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEING A PORTION OF SECTION 28, TOWNSHIP 12 SOUTH RANGE 23 EAST AND A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 28; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 28, N.88°40'40"W., A DISTANCE OF 923.83 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE. THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID CENTERLINE, S.26°10'56"W., A DISTANCE OF 419.24 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 11°20'04" AND A CHORD BEARING AND DISTANCE OF S.20°30'54"W., 146.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 146.39 FEET TO THE POINT OF TANGENCY; THENCE S.14°50'51"W., A DISTANCE OF 142.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 05°12'45" AND A CHORD BEARING AND DISTANCE OF S.17°27'14"W., 91.85 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE S.20°03'36"W., A DISTANCE OF 472.62 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2695.00 FEET, A CENTRAL ANGLE OF 19°26'05" AND A CHORD BEARING AND DISTANCE OF S.10°20'34"W., 909.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 914.14 FEET TO THE POINT OF TANGENCY; THENCE S.00°39'55"W., A DISTANCE OF 2034.31 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2570.00 FEET, A CENTRAL ANGLE OF 15°28'48" AND A CHORD BEARING AND DISTANCE OF S.08°24'20"W., 692.25 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 694.36 FEET TO A POINT OF TANGENCY; THENCE S.16°08'44"W., A DISTANCE OF 835.46 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 45°00'14" AND A CHORD BEARING AND DISTANCE OF S.06°21'23"E., 642.96 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 659.79 FEET TO A POINT OF TANGENCY; THENCE S.28°51'30"E., A DISTANCE OF 231.77 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1026.00 FEET, A CENTRAL ANGLE OF 29°15'21" AND A CHORD BEARING AND DISTANCE OF S.14°13'50"E., 518.21 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 523.89 FEET TO THE POINT OF TANGENCY; THENCE S.00°18'43"E., A DISTANCE OF 793.42 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

And

5.2 NORTH/SOUTH:

A 60 FOOT INGRESS & EGRESS EASEMENT LYING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEING A PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 23 EAST AND A PORTION OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID SECTION 29; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 29, N.01°24'04"W., A DISTANCE OF 4930.49 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°01'49"E., A DISTANCE OF 1339.28 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE ALONG SAID CENTERLINE, S.00°55'07"W., A DISTANCE OF 1587.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 53°43'33" AND A CHORD BEARING AND DISTANCE OF S.25°55'30"E., 456.38 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 473.54 FEET TO THE POINT OF TANGENCY; THENCE S.52°47'17"E., A DISTANCE OF 358.12 FEET TO THE POINT OF CURVATURE OF A

CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 53°58'52" AND A CHORD BEARING AND DISTANCE OF S.25°47'50"E., 213.31 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 221.41 FEET TO THE POINT OF TANGENCY; THENCE S.01°11'36"W., A DISTANCE OF 90.15 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 812.50 FEET, A CENTRAL ANGLE OF 34°05'59" AND A CHORD BEARING AND DISTANCE OF S.18°14'35"W., 476.46 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 483.56 FEET TO THE POINT OF TANGENCY; THENCE S.35°17'35"W., A DISTANCE OF 384.18 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 36°40'34" AND A CHORD BEARING AND DISTANCE OF S.16°57'18"W., 251.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 256.05 FEET TO THE POINT OF TANGENCY; THENCE S.01°22'59"E., A DISTANCE OF 1527.28 FEET; THENCE S.11°38'30"E., A DISTANCE OF 350.48 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

FURTHER RESERVING HOWEVER UNTO GRANTOR, and its successors and assigns forever the following Easements as easements appurtenant to Grantor's lands, and that shall run with the lands of Grantor:

5.1.2 SOUTH:

A 60 FOOT NONEXCLUSIVE INGRESS & EGRESS EASEMENT LYING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEING A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 23 EAST, A PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 AND THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 23 EAST AND A PORTION OF THE EAST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 AND THE NORTH 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 3; THENCE ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 3, N.88°21'38"E., A DISTANCE OF 123.12 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE. THENCE DEPARTING SAID SOUTH BOUNDARY ALONG SAID CENTERLINE, N.17°15'22"W., A DISTANCE OF 1061.76 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 27°45'35" AND A CHORD BEARING AND DISTANCE OF N.31°08'10"W., 249.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 251.94 FEET TO THE POINT OF TANGENCY; THENCE N.45°00'57"W., A DISTANCE OF 135.29 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 527.00 FEET, A CENTRAL ANGLE OF 19°07'39" AND A CHORD BEARING AND DISTANCE OF N.35°27'08"W., 175.12 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 175.93 FEET TO THE POINT OF TANGENCY; THENCE N.25°53'19"W., A DISTANCE OF 230.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 168.00 FEET, A CENTRAL ANGLE OF 48°03'28" AND A CHORD BEARING AND DISTANCE OF N.01°51'35"W., 136.82 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 140.91 FEET TO THE POINT OF TANGENCY; THENCE N.22°10'10"E., A DISTANCE OF 86.66 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE

NORTHWESTERLY, HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 23°29'47" AND A CHORD BEARING AND DISTANCE OF N.10°25'16"E., 46.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 47.16 FEET TO THE POINT OF TANGENCY; THENCE N.01°19'37"W., A DISTANCE OF 161.23 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1056.00 FEET, A CENTRAL ANGLE OF 13°07'06" AND A CHORD BEARING AND DISTANCE OF N.07°53'10"W., 241.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 241.78 FEET TO THE POINT OF TANGENCY; THENCE N.14°26'44"W., A DISTANCE OF 998.45 FEET; THENCE N.17°08'23"W., A DISTANCE OF 1784.90 FEET; THENCE N.19°42'40"W., A DISTANCE OF 372.36 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 18°04'23" AND A CHORD BEARING AND DISTANCE OF N.10°40'29"W., 314.13 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 315.43 FEET TO THE POINT OF TANGENCY; THENCE N.01°38'17"W., A DISTANCE OF 131.67 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

And

5.4 WEST:

A 60 FOOT INGRESS & EGRESS EASEMENT LYING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEING A PORTION OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 23 EAST, LYING SOUTH OF N.E. 199TH STREET ROAD, ALSO KNOWN AS COUNTY ROAD 17.0 N, BEING A RIGHT OF WAY BY MAINTENANCE, AND A PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID SECTION 29; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 29, N.01°24'04"W., A DISTANCE OF 4930.49 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°01'49"E., A DISTANCE OF 1339.28 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE. THENCE ALONG SAID CENTERLINE, N.01°19'34"E., A DISTANCE OF 344.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 788.00 FEET, A CENTRAL ANGLE OF 16°56'23" AND A CHORD BEARING AND DISTANCE OF N.07°28'43"W., 232.13 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 232.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 34°12'49" AND A CHORD BEARING AND DISTANCE OF N.02°06'35"E., 208.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 211.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 16°50'04" AND A CHORD BEARING AND DISTANCE OF N.10°39'46"E., 204.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 205.67 FEET TO THE POINT OF TANGENCY; THENCE N.02°14'44"E., A DISTANCE OF 3974.95 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFOREMENTIONED N.E. 199TH STREET ROAD, SAID POINT BEING THE POINT OF TERMINUS OF SAID CENTERLINE.

And

5.4 EAST:

A 60 FOOT INGRESS & EGRESS EASEMENT LYING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEING A PORTION OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 23 EAST, LYING SOUTH OF N.E. 199TH STREET ROAD, ALSO KNOWN AS COUNTY ROAD 17.0 N, BEING A RIGHT OF WAY BY MAINTENANCE, AND A PORTION OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 21, N.88°40'40"W., A DISTANCE OF 4244.70 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.01°27'51"E., A DISTANCE OF 614.34 FEET; THENCE S.88°41'49"W., A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE. THENCE ALONG SAID CENTERLINE, N.01°27'50"W., A DISTANCE OF 808.16 FEET; THENCE N.03°49'37"W., A DISTANCE OF 710.06 FEET; THENCE N.05°09'00"W., A DISTANCE OF 1059.62 FEET; THENCE N.02°09'47"W., A DISTANCE OF 867.15 FEET; THENCE N.03°04'42"W., A DISTANCE OF 755.06 FEET; THENCE N.05°17'19"W., A DISTANCE OF 391.96 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1522.00 FEET, A CENTRAL ANGLE OF 10°09'42" AND A CHORD BEARING AND DISTANCE OF N.00°12'28"W., 269.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 269.93 FEET TO THE POINT OF TANGENCY; THENCE N.04°52'23"E., A DISTANCE OF 122.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 348.00 FEET, A CENTRAL ANGLE OF 28°00'58" AND A CHORD BEARING AND DISTANCE OF N.09°08'06"W., 168.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 170.16 FEET TO THE POINT OF TANGENCY; THENCE N.23°08'35"W., A DISTANCE OF 158.07 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFOREMENTIONED N.E. 199TH STREET ROAD, SAID POINT BEING THE POINT OF TERMINUS OF SAID CENTERLINE.

AND FURTHER CREATING AN EASEMENT BY GRANT AND RESERVATION FOR JOINT USE BY GRANTOR AND GRANTEE, and their successors and assigns forever the following Easement as easements appurtenant to Grantor's and Grantee's lands respectively, and that shall run with the lands of Grantor and Grantee; Grantor grants to Grantee an easement over the portion of the following described lands lying southerly of the centerline of said easement, and Grantor reserves unto Grantor an easement over the portion of the following described lands lying northerly of said centerline:

5.3 EAST/WEST

A 60 FOOT INGRESS & EGRESS EASEMENT LYING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEING A PORTION OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 23 EAST AND A PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID SECTION 29; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 29, N.01°24'04"W., A DISTANCE OF 4930.49 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°01'49"E., A DISTANCE OF 1339.28 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE. THENCE

ALONG SAID CENTERLINE, S.84°07'32"E., A DISTANCE OF 1985.29 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 29°04'24" AND A CHORD BEARING AND DISTANCE OF S.69°35'20"E., 140.56 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 142.08 FEET TO THE POINT OF TANGENCY; THENCE S.55°03'09"E., A DISTANCE OF 877.76 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 27°43'07" AND A CHORD BEARING AND DISTANCE OF S.68°54'42"E., 143.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 145.13 FEET TO THE POINT OF TANGENCY; THENCE S.82°46'16"E., A DISTANCE OF 292.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 19°13'36" AND A CHORD BEARING AND DISTANCE OF N.87°36'56"E., 190.38 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 191.27 FEET TO THE POINT OF TANGENCY; THENCE N.78°00'08"E., A DISTANCE OF 412.72 FEET; THENCE N.74°52'29"E., A DISTANCE OF 169.59 FEET; THENCE N.70°44'12"E., A DISTANCE OF 964.69 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1644.00 FEET, A CENTRAL ANGLE OF 11°55'30" AND A CHORD BEARING AND DISTANCE OF N.76°41'58"E., 341.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 342.17 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

ALL EASEMENTS RESERVED, GRANTED AND CREATED HEREIN ARE SUBJECT TO THE "AGREEMENT CONCERNING GRANTS AND RESERVATIONS OF EASEMENTS" BETWEEN GRANTOR AND GRANTEE BEING RECORDED CONTEMPORANEOUSLY HEREWITH.

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L23000411222

Entity Name: FORT MCCOY RANCH LLC

Current Principal Place of Business:

186 NW 68TH AVE
OCALA, FL 34482

Current Mailing Address:

186 NW 68TH AVE
OCALA, FL 34482 US

FEI Number: 33-2139980

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

RUDNIANYN, MATT
186 NW 68TH AVE
OCALA, FL 34482 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

Authorized Person(s) Detail :

Title MGR
Name RUDNIANYN, MATT
Address 186 NW 68TH AVE
City-State-Zip: OCALA FL 34482

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 managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MATT RUDNIANYN

MANAGER

04/01/2025

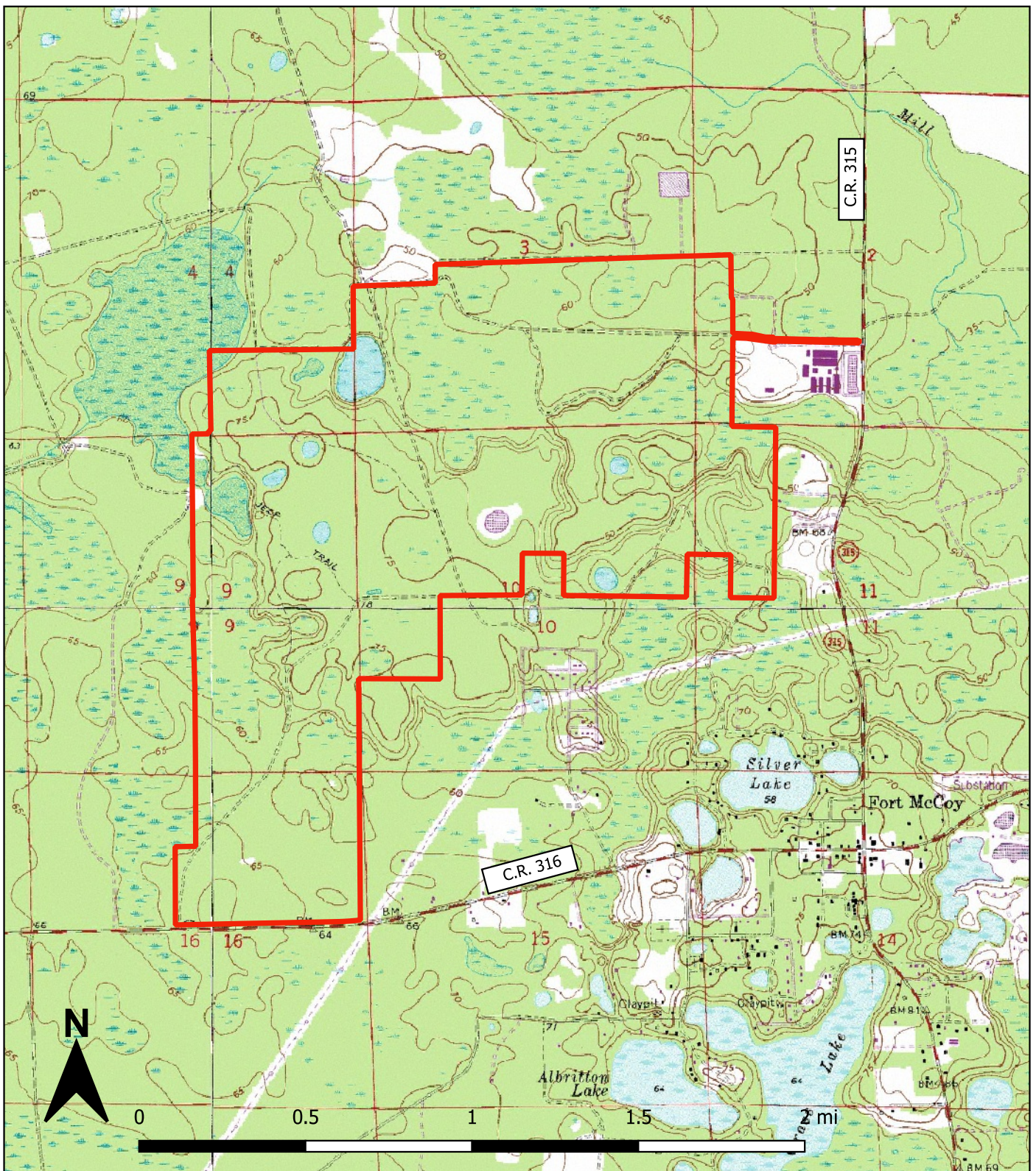
Electronic Signature of Signing Authorized Person(s) Detail

Date

Attachment C

- C.1 Fort McCoy Ranch on USGS Topographic Map
- C.2 Fort McCoy Ranch Tax Parcel on Aerial Photograph
- C.3 Fort McCoy Ranch on FDOT County General Highway Map

C.1. Project Boundary on USGS Topographic Map



**USGS Topographic Survey
Fort McCoy Ranch, LLC
Marion County, Florida**

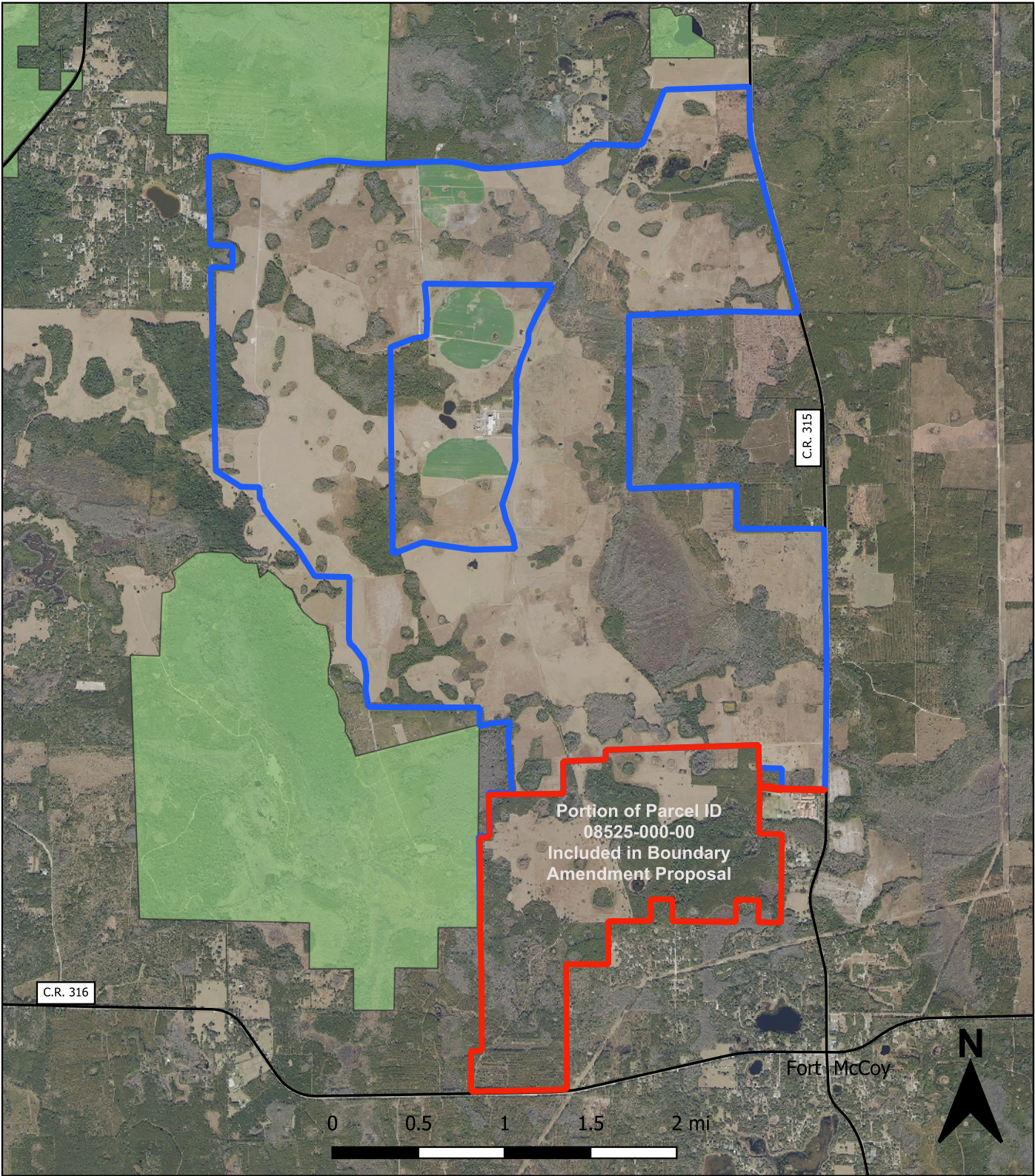
Legend

Project Boundary



Keith Fountain Law PLLC
Data:
Parcel: FGDL
Basemap: USGS Topo

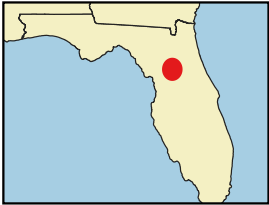
C.2. Tax Parcel on Aerial Photograph



Aerial Photograph
Fort McCoy Ranch, LLC
Marion County, Florida

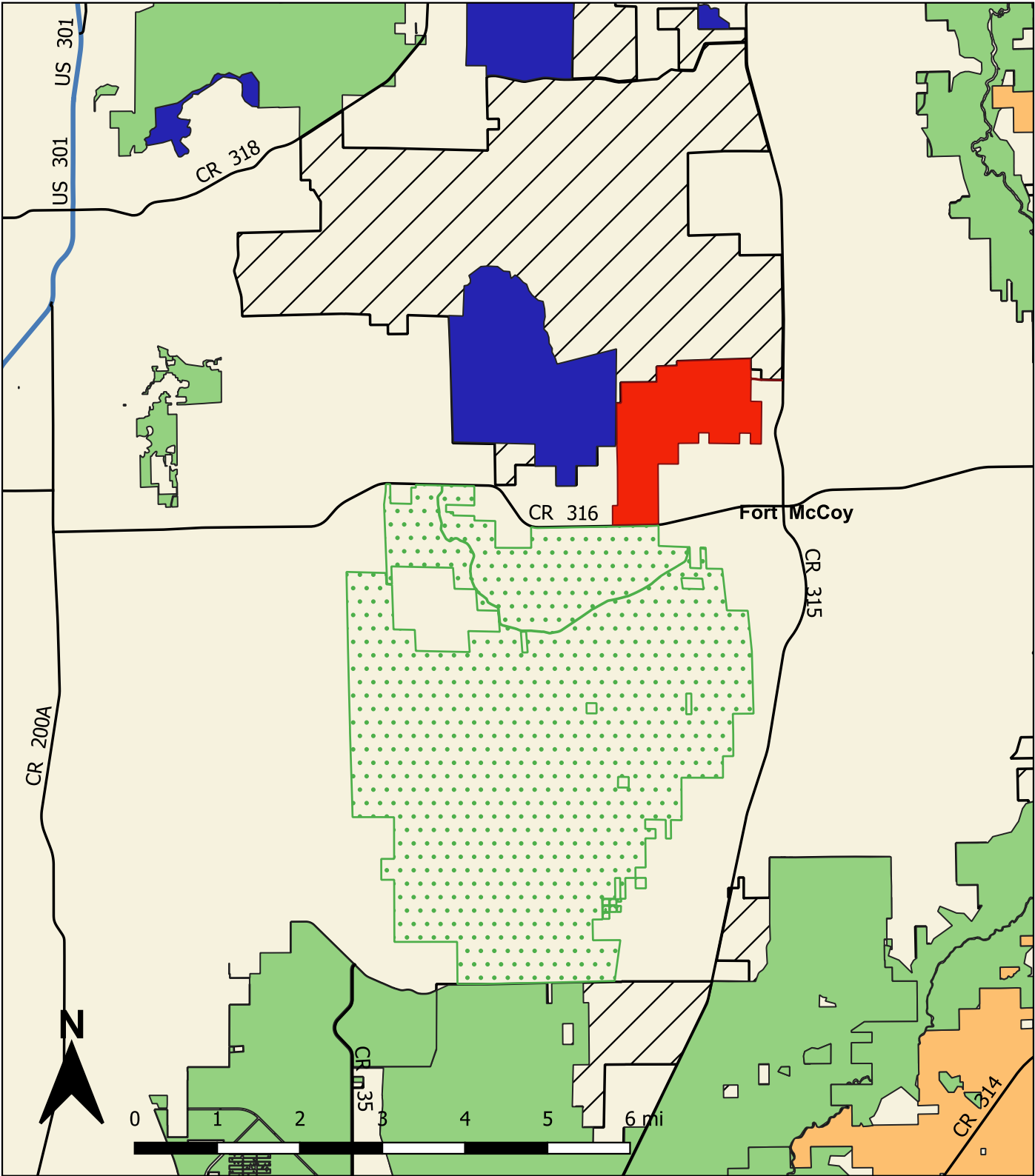
Legend

-  Amendment Property Boundary
-  Existing Project
-  Florida Conservation Lands May 2025



Keith Fountain Law PLLC
Data:
Parcel Data: FGDL 2024
Florida Conservation Lands-
FL Natural Areas Inventory May 2025
Roads: FGDL DOT
Basemap: USDA Ortho 2023

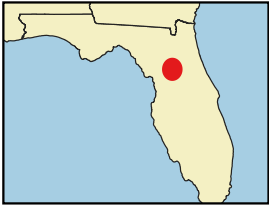
C.3. Project Boundary on FDOT County Highway Map



County Highway Map
Fort McCoy Ranch, LLC
Marion County, Florida

Legend

- | | | |
|------------------|------------------------------|---------|
| Project Boundary | Florida Forever BOT Projects | Federal |
| RFLPP Project | Private | State |
- Florida Conservation Lands



Keith Fountain Law PLLC
Data:
Parcel: FGDL
Roads: FDOT
FL Natural Areas Inventory:
FL Forever BOT Projects June 2025 &
FL Conservation Lands (FLMA) May 2025