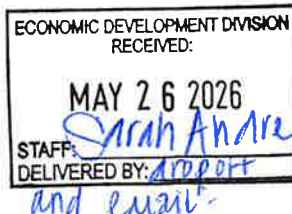




City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.gov](http://www.ocalafl.gov)



DATE SUBMITTED: 5/26/2026  
GRANT ID: CRA26-6028  
(STAFF ONLY)

- ☐ RESIDENTIAL  
☒ COMMERCIAL

## CRA GRANT APPLICATION

### 1. PROPERTY OWNER INFORMATION

Property Owner Name Broadway Corner, LLC (future owner ESSB Holdings, LLC)  
Property Owner Mailing Address PO BOX 2422, Edmond OK 73083 (future address 2441 NE 3rd St #201 Ocala, FL 34470)  
E-mail joe@javaproperties.org (current) Phone No. (405) 202 4477 (current) (352) 239 1555 (future)  
Authorized Representative (If different from property owner) Todd Rudniansyn  
E-mail toddtrud@gmail.com (future) Phone No. (405) 202 4477 (current) (352) 239 1555 (future)

### 2. BUSINESS INFORMATION

#### REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name Neighborhood Storage Center Co.  
Type of Business Farm Store - 1255 E Silver Springs Boulevard  
Business Address Farm Store - 1255 E Silver Springs Boulevard  
Business E-mail todd@fmbeef.com Business Phone No. 352 239 1555  
Primary Contact (If different from applicant) Todd Rudniansyn  
How long has the business been at its current location? Vacant Space 0 years  
If the business is a tenant, what are the start and end date of the lease? 9/1/2026

### 3. CRA SUBAREA

☐ West Ocala ☒ East Ocala ☐ North Magnolia ☐ Downtown

### 4. PROGRAM TYPE

☐ Residential ☒ Commercial ☐ Historic Building  
☐ New Construction Incentive

**APPLICANT MUST REVIEW PROGRAM GUIDE AND GRANT FRAMEWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE**

### 5. PROJECT DESCRIPTION

Project Site Address 1255 E Silver Springs Boulevard Parcel ID 2833 012 117  
Current Use of Property Vacant Proposed Use Farm Store  
Proposed Scope of Work (Attach additional sheets if needed)

see attached

Explain your need for grant assistance and the expected benefits of your project (Attach additional sheets if needed)  
see attached

#### RESIDENTIAL PROPERTIES ONLY

Rental Property ☐ Yes ☐ No

Is this your primary residence? ☐ Yes ☐ No

How long have you resided at the home? \_\_\_\_\_ What is the size of your household? \_\_\_\_\_

**6. PROJECT COSTS****APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM**

|                                                 |                                        |                           |
|-------------------------------------------------|----------------------------------------|---------------------------|
| Work Item 1 <u>Pressure Wash &amp; Painting</u> | High Quote 1: <u>28,000</u>            | Low Quote 1: <u>19975</u> |
| Work Item 2 <u>Monument Signage</u>             | High Quote 2: <u>25794</u>             | Low Quote 2: <u>20137</u> |
| Work Item 3 <u>Asphalt Repair &amp; Seal</u>    | High Quote 3: <u>56000</u>             | Low Quote 3: <u>42184</u> |
|                                                 | Total: <del>81822</del> <u>109,794</u> | Total: <u>82296</u>       |

\*IF MORE THAN 3 WORK ITEMS, ATTACH  
ADDITIONAL SHEET

**7. SCHEDULE**

Start Date: 8/1/26

Estimated Time For Completion (Weeks/Months): 1 2 months

**8. APPLICATION CHECKLIST**

- ☒ REVIEW OF APPROPRIATE GRANT PROGRAM FRAMEWORK (SEE PROGRAM GUIDE)
- ☒ COMPLETED APPLICATION
- ☒ APPLICANT/PROPERTY OWNER SIGNATURE AFFIXED *(current is new)*
- ☒ PROOF OF PROPERTY OWNERSHIP *→ will provide new warranty deed after closing*
- ☒ PROOF OF CURRENT PROPERTY TAXES
- ☒ IMAGES OR SKETCHES OF PROPOSED DESIGNS, COLORS OR GRAPHICAL REPRESENTATIONS
- ☒ AT LEAST TWO QUOTES PROVIDED WITH AN ITEMIZED LIST OF COST ESTIMATES FROM VENDORS
- ☒ COLOR IMAGES OF EXISTING CONDITIONS OF THE BUILDING/PROJECT AREA

**9. SUPPLEMENTAL INFORMATION**

**USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION**

This application is submitted jointly by Broadway Corner, LLC ("Seller"), the current owner of the property located at 1255 E Silver Springs Boulevard, Ocala, and ESSB Holdings, LLC ("Buyer"), the party under contract to purchase the property. The Seller and Buyer are presently parties to a contract for the sale and purchase of the property. It is the express intent and understanding of both parties that, upon closing of the sale, all rights, responsibilities, obligations, and liabilities arising under or in connection with this CRA grant application and any resulting grant award including but not limited to the performance of the proposed scope of work, compliance with all program requirements, and any reimbursement or repayment obligations shall transfer to and be borne solely by the Buyer, ESSB Holdings, LLC.

Monument sign will have 2-3 foot high base pursuant to CRA guidelines or shrubbery planted at the bottom pursuant to guidelines.

*\*See also the "proposed scope of work" page. provided by applicant following this.*

## **Proposed Scope of Work**

Fort McCoy Ranch – Fort McCoy Farm Hub, located at 1255 E Silver Springs Boulevard, Ocala, proposes the following exterior improvements to our farm store property:

*Painting:* Repaint the building's exterior façade. The work will replace existing faded and weathered paint with a fresh, cohesive color scheme that complements the character of the East Ocala corridor. Surface preparation will include power washing, scraping, priming, and the application of commercial-grade exterior paint.

*Asphalt Work:* Repair and resurface the parking lot and customer access areas. This includes crack sealing, pothole repair, and re-striping of parking spaces. The improved surface will enhance safety, accessibility, and drainage.

*Signage:* Design, fabricate, and install new exterior signage, including primary façade signage. The new signage will improve visibility from E Silver Springs Boulevard, help customers identify and locate the business, and present a professional, welcoming storefront. Signage will comply with all City of Ocala sign code requirements and CRA design guidelines.

All work will be performed by licensed and insured contractors, with competitive bids obtained as required by the CRA program.

## **Explain your need for grant assistance and the expected benefits of your project**

Fort McCoy Ranch – Fort McCoy Farm Hub is a locally owned farm store serving the Ocala community. As a small business, capital resources are primarily directed toward inventory, operations, and serving our customers. Grant assistance through the East Ocala CRA would help us to complete needed property improvements.

The expected benefits of this project include:

The improvements will directly enhance the appearance and curb appeal of a property along the E Silver Springs Boulevard corridor, supporting the CRA's goal of reducing blight and revitalizing the East Ocala district. Fresh exterior paint and new signage will transform an aging storefront into an attractive, professional destination that reflects positively on the surrounding area and may encourage neighboring property owners to invest in their own improvements.

The asphalt repairs will improve customer safety and accessibility. Improved signage and visibility are expected to increase customer traffic, which supports business growth and increased economic activity in the corridor. A more visible, welcoming storefront helps us attract new customers while better serving existing ones.

Ultimately, this investment strengthens a local small business, contributes to the broader economic vitality and aesthetic improvement of the East Ocala CRA district, and advances the community's shared goals of redevelopment, beautification, and economic development along this important commercial corridor.

**GENERAL TERMS AND CONDITIONS**

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program.

It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases.

If the applicant fails to perform the work approved by the Community Redevelopment Agency Board, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

**I certify that all of the foregoing information is accurate and that the work will be performed in accordance with the Program Guide and all applicable construction and zoning laws.**

| <b>APPLICANT<br/>(PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>OWNER APPROVAL FOR TENANT APPLICANT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><u>President Neighborhood Storage Center LLC</u><br/>I, <u>Todd Rudniansyn, MGR ESSB Holdings, LLC</u>, property owner/authorized representative of the property at <u>1255 E Silver Springs Boulevard</u>, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.</p> <p>SIGNATURE: <u></u><br/>DATE: <u>5/20/26</u></p> | <p>I, <u>Todd Rudniansyn, MGR ESSB Holdings, LLC</u>, owner of the property at <u>1255 E Silver Springs Boulevard</u> have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the property as outlined in the Project Description section of this application.</p> <p>SIGNATURE: <u></u><br/>DATE: <u>5/20/26</u></p> |

**FOR STAFF USE ONLY**

Is the property fully exempt from Marion County property taxes?

☐ Yes ☒ No

Are property taxes paid and up to date?

☒ Yes ☐ No

Is the property currently in condemnation or receivership?

☐ Yes ☒ No

Is there an active City code enforcement case on the property?

☐ Yes ☒ No

Is the building listed on the National Register of Historic Places?

☐ Yes ☒ No ☐ N/A

Is this the first application submitted for the Fiscal Year?

☒ Yes ☐ No

Is the property within the CRA subarea boundary?

☒ Yes ☐ No

Was the proof of ownership verified?

☒ Yes ☐ No

Is the applicant applying for the first time?

☒ Yes ☐ No

Is the property zoned correctly?

☒ Yes ☐ No

Does the business have an active business license?

☒ Yes ☐ No ☐ N/A

Is the business/property owner registered in the State of Florida?

☒ Yes ☐ No ☐ N/ADate Received: 5/16/2016Signature (Staff Member): [Signature]

**GENERAL TERMS AND CONDITIONS**

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program.

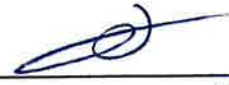
It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases.

If the applicant fails to perform the work approved by the Community Redevelopment Agency Board, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

**I certify that all of the foregoing information is accurate and that the work will be performed in accordance with the Program Guide and all applicable construction and zoning laws.**

| <b>APPLICANT<br/>(PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)</b>                                                                                                                                                                                                                                                                                                                                                                                            | <b>OWNER APPROVAL FOR TENANT APPLICANT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>I, <u>Joe Javadzadeh</u>, property owner/authorized representative of the property at <u>1255 E Silver Springs Boulevard</u>, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.</p> <p>SIGNATURE: </p> <p>DATE: <u>5/25/2024</u></p> | <p>I, <u>Broadway Corner, LLC / Joe Javadzadeh</u>, owner of the property at <u>1255 E Silver Springs Boulevard</u> have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the property as outlined in the Project Description section of this application.</p> <p>SIGNATURE </p> <p>DATE <u>5/25/2024</u></p> |

Home : Business Services : Corp Search

### Search Corporation Entities

The Business Entities Search Page provides you with a preliminary search for a business with a particular name.

To view detailed information for a business, click on the hyperlinked filing number.

#### Business Entities Search All

Enter Name and Click on the 'Search' Button

Entity Name

Broadway Corner

[Advanced Search>>](#)

Search



Success!



Total Results: 500

| Filing Number              | Name                         | Entity Type                        | Registered Agent                       | Name Type & Status  |
|----------------------------|------------------------------|------------------------------------|----------------------------------------|---------------------|
| <a href="#">3500613444</a> | BROADWAY CORNER, L.L.C.      | Domestic Limited Liability Company | JOE JAVADZADEH<br>EDMOND OK            | Legal<br>In use     |
| <a href="#">3512581481</a> | BROADWAY CENTER LLC          | Domestic Limited Liability Company | ZIA MUNEEER<br>MOORE OK                | Legal<br>Expired    |
| <a href="#">3512823533</a> | BROADWAY CORNER FOOD MART    | Domestic Limited Liability Company | SURJIT SINGH<br>ARDMORE OK             | Tradename<br>Active |
| <a href="#">3712178160</a> | BROADWAY CONCRETE, LLC       | Foreign Limited Liability Company  | SECRETARY OF STATE<br>OKLAHOMA CITY OK | Legal<br>Expired    |
| <a href="#">3512479150</a> | BROADWAY CROSSING, LLC       | Domestic Limited Liability Company | R TEAGUE<br>EDMOND OK                  | Legal<br>Expired    |
| <a href="#">3512015439</a> | BROADWAY LIVING CENTER       | Domestic Limited Liability Company | JOE SCEARCE<br>NORMAN OK               | Tradename<br>Active |
| <a href="#">3513350808</a> | BROADWAY CARE & REHAB CENTER | Domestic Limited Liability Company | KAYLEE DAVIS MADDY<br>OKLAHOMA CITY OK | Tradename<br>Active |
| <a href="#">3512031969</a> | BROADWAY BUSINESS CENTER     | Domestic Limited Liability Company | GEORGE HUFFMAN<br>OKLAHOMA CITY OK     | Tradename<br>Active |
| <a href="#">3500703691</a> | BROADWAY NURSING CENTER, LLC | Domestic Limited Liability Company | PHILIP REDWINE<br>NORMAN OK            | Legal<br>Expired    |



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

## Detail by Entity Name

Florida Limited Liability Company  
ESSB HOLDINGS, LLC

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | L26000268957 |
| <b>FEI/EIN Number</b>  | NONE         |
| <b>Date Filed</b>      | 05/13/2026   |
| <b>Effective Date</b>  | 05/13/2026   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

1255 E SILVER SPRINGS BOULEVARD  
OCALA, FL 34470

### Mailing Address

2441 NE 3RD ST #201  
OCALA, FL 34470

### Registered Agent Name & Address

RUDNIANYN, TODD B  
2441 NE 3RD ST #201  
OCALA, FL 34470

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

RUDNIANYN, TODD B  
2441 NE 3RD ST #201  
OCALA, FL 34470

Title MGR

RUDNIANYN, MATT  
2441 NE 3RD ST #201  
OCALA, FL 34470

### Annual Reports

**No Annual Reports Filed**





# Fort McCoy Ranch

7789

MONUMENT SIGN  
MAY 2026

## SCOPE OF WORK:

SignCrafters shall provide complete turnkey services for the Fort McCoy Ranch monument sign project, including design, permitting, fabrication, and installation of a new monument sign. Our team will develop the sign design and prepare all required production drawings and documentation for permit submittal to the applicable governing authority. Upon approval, SignCrafters will fabricate the monument sign in accordance with the approved plans and specifications and coordinate installation at the project site. Prior to final installation, the proposed sign location will be field verified and underground utility locates will be confirmed to ensure proper placement and avoid conflicts with existing site conditions. Sign location shown on conceptual drawings is for illustrative purposes only and may be adjusted based on field conditions, utility conflicts, site constraints, or permitting requirements.

By signing you are agreeing to [SignCrafters Terms and Conditions](#).

APPROVAL SIGNATURE

**SIGN**  
*Crafters*  
OF FLORIDA

\\SIGNCRAFTERS\drive1\JOBS\Fort McCoy Ranch\#7789 (DR) Ft McCoy Ranch

**LEGEND:**

**A** Monument Sign



Installation:  
I:0 H:0 D:0 T:0 M:0 T:0 H:0 P:0



1915 Greenleaf Ln,  
Leesburg FL 34748  
352-323-1862  
ES12001170

Project: Fort McCoy Ranch  
Job Number: 7789  
Address: 1255 E Silver Springs Blvd  
Ocala, FL 34470

Client Name: Fort McCoy Ranch  
Salesperson: Davyn Riley  
Project Manager: Davyn Riley

Creative Design: Parker Martin  
Technical Design:

EXISTING



PROPOSED



1915 Greenleaf Ln,  
Leesburg FL 34748  
352-323-1862  
E512001170

Project: Fort McCoy Ranch  
Job Number: 7789  
Address: 1255 E Silver Springs Blvd  
Ocala, FL 34470

Client Name: Fort McCoy Ranch  
Salesperson: Davyn Riley  
Project Manager: Davyn Riley

Creative Design: Parker Martin  
Technical Design:





Prepared by Jean Dixon  
Jeffrey D. Ostlie, P.A.  
1615 Edgewater Drive, Suite 100  
Orlando, Florida 32804

File: JDO2603018  
Parcel No(s): 2833-012-117

### WARRANTY DEED

THIS WARRANTY DEED dated June 9, 2026, by Broadway Corner, LLC, a Oklahoma limited liability company, existing under the laws of Oklahoma, and having its principal place of business at P.O. Box 2422, Edmond, Oklahoma 73083 (the "Grantor"), to ESSB Holdings, LLC, a Florida Limited Liability Company, whose post office address is 1255 E Silver Springs Boulevard, Ocala, Florida, 34470 (the "Grantee").

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

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Marion, State of Florida, viz:

Lots 117, 118 and 119, LYNWOOD PARK, according to the map or plat thereof as recorded in Plat Book A, Page 182, of the Public Records of Marion County, Florida, Excepting that part within the right of way of State Road No. 40 (Silver Springs Boulevard).

Subject to easements, restrictions, reservations and limitations of record, if any.

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 taxes accruing subsequent to: December 31, 2025.



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

Signed, sealed and delivered in presence of:

[Signature]  
Witness Signature

Dubirahh Maxwell  
Printed Name of First Witness

33 S. Air Depot Blvd  
Address of First Witness Edmond, OK 73034

[Signature]  
Witness Signature

Leah White  
Printed Name of Second Witness

1601 E. Danforth Rd, Edmond OK 73034  
Address of Second Witness

Broadway Corner, LLC

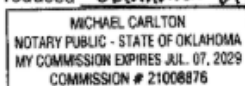
BY: [Signature]  
Joe Javadzadeh, Manager

Grantor Address:  
P.O. Box 2422  
Edmond, Oklahoma 73083

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or Online Notarization on June 5<sup>th</sup>, 2026, by Joe Javadzadeh, Manager of Broadway Corner, LLC.

Personally known         
or Produced Identification X  
Type of Identification Produced Oklahoma Driver's License



[Signature]  
Notary Public  
Print Name: Michael Carlton  
My Commission Expires: 07/07/2029

# PAINTING — STANDARDIZED SCOPE OF WORK

## Johnson's Painting Services, Inc.

### Standardized Scope of Work — Contractor Confirmation

|                                  |                                                                   |
|----------------------------------|-------------------------------------------------------------------|
| <b>Project</b>                   | Fort McCoy Ranch (Farm Store)                                     |
| <b>Property Address</b>          | 1255 E Silver Springs Blvd, Ocala, FL 34470 (Parcel 2833-012-117) |
| <b>Applicant</b>                 | Broadway Corner, LLC / ESSB Holdings, LLC                         |
| <b>Authorized Representative</b> | Todd Rudniansyn                                                   |
| <b>CRA Grant Application</b>     | CRA26-0028 (City of Ocala Community Redevelopment Agency)         |

The scope of work below has been standardized to a common specification for the City of Ocala Community Redevelopment Agency's review of this project. By signing this document, Johnson's Painting Services, Inc. confirms that its estimate reflects this exact scope of work and that the price shown is firm for that scope.

### Standardized Scope of Work

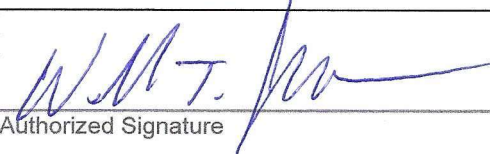
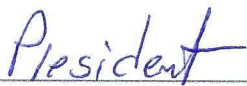
1. Pressure-wash / thoroughly clean the entire exterior of the building and canopy.
2. Treat and kill all rust on steel; prime all rusting steel with an appropriate metal primer.
3. Caulk all areas as needed.
4. Prime as needed and apply two (2) finish coats to the building exterior and all support columns.
5. Apply stencil / logo graphics to the building and canopy as specified.
6. Stain and seal (two coats) the tongue-and-groove (T&G) wood appearance under the canopy.
7. Includes all materials, labor, and lift / equipment rental.

### Price for the Standardized Scope

| Line Item / Description                                                                                                 | Amount           |
|-------------------------------------------------------------------------------------------------------------------------|------------------|
| Complete exterior painting & restoration per standardized scope (items 1-7), all materials, labor, and equipment rental |                  |
| <b>TOTAL</b>                                                                                                            | <b>57,500.00</b> |

### Contractor Confirmation — Johnson's Painting Services, Inc.

By signing below, the contractor confirms that its estimate covers the standardized scope of work above in full, and that the price shown is firm for that scope.

|                                                                                                             |                                                                                               |
|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <br>Authorized Signature | <br>Date   |
| <br>Printed Name         | <br>Title |

## PAINTING — STANDARDIZED SCOPE OF WORK

Chinese Connection Painting, Inc.

### Standardized Scope of Work — Contractor Confirmation

|                           |                                                                   |
|---------------------------|-------------------------------------------------------------------|
| Project                   | Fort McCoy Ranch (Farm Store)                                     |
| Property Address          | 1255 E Silver Springs Blvd, Ocala, FL 34470 (Parcel 2833-012-117) |
| Applicant                 | Broadway Corner, LLC / ESSB Holdings, LLC                         |
| Authorized Representative | Todd Rudniansyn                                                   |
| CRA Grant Application     | CRA26-0028 (City of Ocala Community Redevelopment Agency)         |

The scope of work below has been standardized to a common specification for the City of Ocala Community Redevelopment Agency's review of this project. By signing this document, Chinese Connection Painting, Inc. confirms that its estimate reflects this exact scope of work and that the price shown is firm for that scope.

#### Standardized Scope of Work

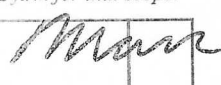
1. Pressure-wash / thoroughly clean the entire exterior of the building and canopy.
2. Treat and kill all rust on steel; prime all rusting steel with an appropriate metal primer.
3. Caulk all areas as needed.
4. Prime as needed and apply two (2) finish coats to the building exterior and all support columns.
5. Apply stencil / logo graphics to the building and canopy as specified.
6. Stain and seal (two coats) the tongue-and-groove (T&G) wood appearance under the canopy.
7. Includes all materials, labor, and lift / equipment rental.

#### Price for the Standardized Scope

| Line Item / Description                                                                                            | Amount          |
|--------------------------------------------------------------------------------------------------------------------|-----------------|
| Complete exterior painting & restoration per standardized scope (items 1-7), all materials, labor, and lift rental | \$19,975        |
| <b>TOTAL</b>                                                                                                       | <b>\$19,975</b> |

#### Contractor Confirmation — Chinese Connection Painting, Inc.

By signing below, the contractor confirms that its estimate covers the standardized scope of work above in full, and that the price shown is firm for that scope.

|                                                                                     |                                                                                     |        |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------|
|  |  | 6/9/26 |
| Authorized Signature                                                                | Date                                                                                |        |
| Printed Name                                                                        | Title                                                                               |        |

# SIGNAGE — STANDARDIZED SCOPE OF WORK

## J W Berry Signs Inc.

### Standardized Scope of Work — Contractor Confirmation

|                                  |                                                                   |
|----------------------------------|-------------------------------------------------------------------|
| <b>Project</b>                   | Fort McCoy Ranch (Farm Store)                                     |
| <b>Property Address</b>          | 1255 E Silver Springs Blvd, Ocala, FL 34470 (Parcel 2833-012-117) |
| <b>Applicant</b>                 | Broadway Corner, LLC / ESSB Holdings, LLC                         |
| <b>Authorized Representative</b> | Todd Rudnianyn                                                    |
| <b>CRA Grant Application</b>     | CRA26-0028 (City of Ocala Community Redevelopment Agency)         |

The scope of work below has been standardized to a common specification for the City of Ocala Community Redevelopment Agency's review of this project. By signing this document, J W Berry Signs Inc. confirms that its estimate reflects this exact scope of work and that the price shown is firm for that scope.

### Standardized Scope of Work (Turnkey Illuminated Monument Sign)

1. Technical site survey / field verification and underground utility locates.
2. Fabricate one (1) double-sided, LED-illuminated monument sign, approx. 87" H x 156" W, with push-through lettering for logo and copy, per approved specifications.
3. Concrete footer and steel support structure (materials and labor).
4. Delivery and installation at 1255 E Silver Springs Blvd.
5. Engineered / sealed drawings.
6. Permit acquisition and municipal permit fees.
7. Notice of Commencement (NOC) recording.

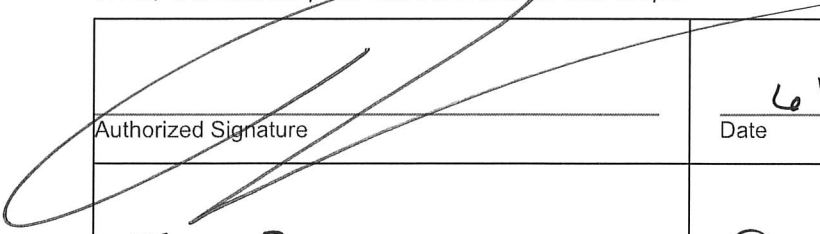
*Pricing is based on Option A (lighted) from the original estimate.*

### Price for the Standardized Scope

| Line Item / Description                                                                                                                                                                           | Amount             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Option A — 87" x 156" double-sided LED-lighted monument sign, push-through letters, installed (turnkey: includes site survey, concrete footer & steel structure, installation, and NOC recording) | \$25,794.00        |
| Permit and engineering fees                                                                                                                                                                       | \$1,500.00         |
| <b>TOTAL</b>                                                                                                                                                                                      | <b>\$27,294.00</b> |

**Contractor Confirmation — J W Berry Signs Inc.**

*By signing below, the contractor confirms that its estimate covers the standardized scope of work above in full, and that the price shown is firm for that scope.*

|                                                                                                           |                 |
|-----------------------------------------------------------------------------------------------------------|-----------------|
| <br>Authorized Signature | 6/10/26<br>Date |
| Jay O Berry<br>Printed Name                                                                               | Owner<br>Title  |

# SIGNAGE — STANDARDIZED SCOPE OF WORK

## SignCrafters of Central Florida, LLC

### Standardized Scope of Work — Contractor Confirmation

|                                  |                                                                   |
|----------------------------------|-------------------------------------------------------------------|
| <b>Project</b>                   | Fort McCoy Ranch (Farm Store)                                     |
| <b>Property Address</b>          | 1255 E Silver Springs Blvd, Ocala, FL 34470 (Parcel 2833-012-117) |
| <b>Applicant</b>                 | Broadway Corner, LLC / ESSB Holdings, LLC                         |
| <b>Authorized Representative</b> | Todd Rudnianyn                                                    |
| <b>CRA Grant Application</b>     | CRA26-0028 (City of Ocala Community Redevelopment Agency)         |

The scope of work below has been standardized to a common specification for the City of Ocala Community Redevelopment Agency's review of this project. By signing this document, SignCrafters of Central Florida, LLC confirms that its estimate reflects this exact scope of work and that the price shown is firm for that scope.

### Standardized Scope of Work (Turnkey Illuminated Monument Sign)

1. Technical site survey / field verification and underground utility locates.
2. Fabricate one (1) double-sided, LED-illuminated monument sign, approx. 87" H x 156" W, with push-through lettering for logo and copy, per approved specifications.
3. Concrete footer and steel support structure (materials and labor).
4. Delivery and installation at 1255 E Silver Springs Blvd.
5. Engineered / sealed drawings.
6. Permit acquisition and municipal permit fees.
7. Notice of Commencement (NOC) recording.

### Price for the Standardized Scope

| Line Item / Description                                                         | Amount             |
|---------------------------------------------------------------------------------|--------------------|
| Technical site survey                                                           | \$475.00           |
| Monument sign — 87" x 156", double-sided, LED illuminated, push-through letters | \$11,500.00        |
| Concrete footer and steel structure                                             | \$4,600.00         |
| Installation                                                                    | \$1,400.00         |
| Sign permit (municipal fee)                                                     | \$250.00           |
| Permitting procurement / staff time                                             | \$500.00           |
| Engineering (sealed drawings)                                                   | \$300.00           |
| Notice of Commencement recording                                                | \$50.00            |
| Sales tax                                                                       | \$1,062.00         |
| <b>TOTAL</b>                                                                    | <b>\$20,137.00</b> |

## Contractor Confirmation — SignCrafters of Central Florida, LLC

By signing below, the contractor confirms that its estimate covers the standardized scope of work above in full, and that the price shown is firm for that scope.

|                                                                                                           |                                  |
|-----------------------------------------------------------------------------------------------------------|----------------------------------|
| <br>Authorized Signature | <u>June 9, 2026</u><br>Date      |
| <u>Dawn E. Riley</u><br>Printed Name                                                                      | <u>Graphic Designer</u><br>Title |

**SOUTHEASTERN ASPHALT PAVING**

3810 SE 11th Place  
Ocala, FL 34471 US  
+13528164767  
southeasternflasphalt@gmail.com

**ADDRESS**

VERONICA  
NEIGHBORHOOD WORKSPACE  
1525 NE 8TH AVE  
OCALA, FL 34470

**Estimate 2862****DATE 05/21/2026****P.O. NUMBER**

NWS RANCH

| ACTIVITY                                                                                                                                                                                                                  | QTY | RATE      | AMOUNT    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-----------|
| <b>ASPHALT SEAL COATING</b><br>APPLY 2 COATS OF SEALMASTER COAL TAR<br>SEALER WITH 3% SAND AND LAYTEX<br>ADDITIVE<br>APPROX 6000 SQFT                                                                                     | 1   | 2,614.00  | 2,614.00  |
| <b>1.5 SP 9.5</b><br>RIP OUT DAMAGED AREA'S<br>CLEAN AREA FREE OF ALL DIRT AND DEBRIS<br>INSTALL CRUSHED DOT LIME ROCK WHERE<br>NEEDED<br>INSTALL 1.5 INCHES OF SP 9.5 HOT MIX<br>ASPHALT AND COMPACT<br>APPROX 4000 SQFT | 1   | 37,920.00 | 37,920.00 |
| <b>STOP SIGNS 24 Inch</b><br>ADD 3 STOP SIGNS AND 3 STOP BARS AT ALL<br>EXITS                                                                                                                                             | 1   | 1,200.00  | 1,200.00  |
| <b>PERMIT FEE'S</b>                                                                                                                                                                                                       | 1   | 450.00    | 450.00    |

**TOTAL \$42,184.00**

Accepted By

Accepted Date

\*\*\*ALL ESTIMATES COULD BE SUBJECT TO AN INCREASE DUE TO RISING ASPHALT PRICES\*\*\*

## ESTIMATE

**Abbotts Paving & Striping LLC**  
5389 160th Ave  
Ocklawaha, FL 32179-4179

abbotts.paving.striping@gmail.com  
+1 (352) 425-9755  
[https://abbottspavingandstriping.co  
m/](https://abbottspavingandstriping.com/)

### Bill to

Ft McCoy Ranch

### Estimate details

Estimate no.: 1029

Estimate date: 05/26/2026

| #     | Product or service | Description                                                                                                                                             | Qty | Rate        | Amount             |
|-------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|--------------------|
| 1.    | asphalt project    | Seal coat approximately 6000sqft of asphalt with two coats of sealer @.75 sqft total \$4500                                                             | 1   | \$56,000.00 | \$56,000.00        |
|       |                    | Remove and replace asphalt approximately 4000sqft with new hotMix asphalt and compact 1.5" and repair any damaged sub base @\$12.50 sqft Total \$50,000 |     |             |                    |
|       |                    | Install new stop signs (3) total \$1500                                                                                                                 |     |             |                    |
| Total |                    |                                                                                                                                                         |     |             | <b>\$56,000.00</b> |

Accepted date

Accepted by