

This Instrument Prepared by and Return To:  
W. James Gooding III, Esquire  
Gooding & Batsel, PLLC  
1531 SE 36th Avenue  
Ocala, FL 34471

Doc Stamps: \$.70  
Recording costs – \$\_\_\_\_\_

#### AGREEMENT CONCERNING PARTIAL RELEASE OF EASEMENT

**THIS AGREEMENT CONCERNING PARTIAL RELEASE OF EASEMENT** (the “Agreement”) dated \_\_\_\_\_, 2023, is executed by the following (collectively “Grantor”):

- City of Ocala, a Florida municipal corporation (“City”); and
- GTI Ocala Real Estate, LLC, a Florida limited liability company (“GTI”).

#### WHEREAS:

- A. GTI owns the real property (the “GTI Parcel”) described in the attached **Exhibit A**.
- B. The GTI Parcel is encumbered by one or more easements granted by GTI or its predecessors in title to City including an *Easement* (the “Prior Grant”) recorded in OR Book 1407, Page 7, Public Records of Marion County, Florida, pursuant to which City acquired an easement (the “Existing Easement”) over the real property (the “Existing Easement Area”) described in Exhibit A to the Prior Grant.
- C. Thereafter, the location of improvements was substantially changed on the GTI Parcel such that City no longer has utility services in the portion of the Existing Easement Area described on the attached **Exhibit B** (the “Easement Release Area”).
- D. GTI has requested City to release the Existing Easement from the Easement Release Area, and City has agreed to do so pursuant to the terms and conditions of this Agreement.

IN CONSIDERATION of the matters set forth above which are incorporated by reference, Meat Plant and Ranch agree as follows:

1. **Partial Release.** City hereby releases the Existing Easement from the Easement Release Area as described on the attached **Exhibit B**. Therefore, such portion of the GTI Parcel is no longer encumbered by the Existing Easement.
2. **Limitation.** Nothing set forth herein shall:
  - 2.1. Release the Existing Easement from any portion of the Existing Easement Area other than the portion described in the attached **Exhibit B**; or
  - 2.2. Release any portion of the GTI Parcel from the *Grant for Electric Utility Easement (LLC)* recorded in OR Book 7905, Page 292, Public Records of Marion County, Florida.

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SIGNATURES START ON NEXT PAGE**

IN WITNESS WHEREOF, the parties have executed this Agreement effective the day and year first written above.

GTI

GTI Ocala Real Estate, LLC, a Florida limited liability company

By: VCP Real Estate Holdings LLC, a Delaware limited liability company

Hannah McDonald  
Witness Signature

HANNAH McDONALD  
Witness Printed Name

325 W Huron St No. 200 Chicago, IL  
Witness Post Office Address

Sam Belpedio  
Witness Signature

Sam Belpedio  
Witness Printed Name

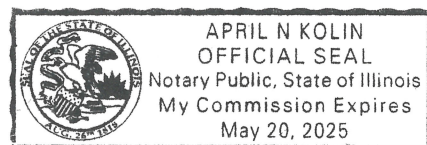
325 W Huron St No. 200, Chicago, IL  
Witness Post Office Address

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29<sup>th</sup> day of November 2023, by Anthony Georgiadis, as Authorized Signatory of VCP Real Estate Holdings LLC, a Delaware limited liability company, as sole manager of GTI Ocala Real Estate, LLC, a Florida limited liability company.

April N Kolin  
Notary Public, State of Illinois  
Name: April Kolin  
(Please print or type)

Commission Number: 932328  
Commission Expires: May 20, 2025



**ATTEST:**

**CITY**

City of Ocala, a Florida municipal corporation

\_\_\_\_\_  
Angel B. Jacobs  
City Clerk  
110 SE Watula Avenue  
Ocala, FL 34470

\_\_\_\_\_  
President of Ocala City Council

Approved as to form and legality

\_\_\_\_\_  
William E. Sexton  
City Attorney  
110 SE Watula Avenue

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ of the Ocala City Council.

\_\_\_\_\_  
Notary Public, State of Florida

Name: \_\_\_\_\_

(Please print or type)

Commission Number: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

Notary: Check one of the following:

\_\_\_\_ Personally known OR

\_\_\_\_ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: \_\_\_\_\_

**EXHIBIT A  
GTI PARCEL**

**Marion County Tax Parcel ID# 13538-002-00**

That portion of the NW 1/4 of the SE 1/4 of Section 27, Township 14 South, Range 21 East, Marion County, Florida, lying West of Interstate Highway No. 75, less and except any portion lying within the Right-of-Way of County Road No. 3.5, a/k/a N.W. 44th Avenue, less and except the North 100.52 feet of the NW 1/4 of the SE 1/4 of Section 27.

**EXHIBIT B**  
**EASEMENT RELEASE AREA**

A STRIP OF LAND TWENTY (20') FEET IN WIDTH LYING TEN (10') FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N89°50'05"E, ALONG THE SOUTH BOUNDARY OF SAID NW 1/4 OF SE 1/4, A DISTANCE OF 27.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NW 44th AVENUE; THENCE N0°27'07"E, ALONG SAID RIGHT OF WAY LINE, 366.28 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED S89°22'18"E, 985.83 FEET TO A POINT 10 FEET WEST OF 1-75 RIGHT OF WAY LINE; THENCE N0°37'42"E, PARALLEL TO AND AT A DISTANCE OF 10 FEET FROM THE WESTERLY RIGHT OF WAY LINE OF I-75, 350.00 FEET; THENCE N89°22'18"W, 984.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF NW 44th AVENUE, ALSO BEING THE POINT OF TERMINUS OF SAID CENTERLINE, EXTENDING AND SHORTENING THE SIDE LINES AS REQUIRED TO INTERSECT THE RIGHT OF WAY LINE.

AND ALSO

INCLUDING TWO (2) SUPPLEMENTAL TWENTY (20') FEET STRIPS OF LAND FOR TRANSFORMER INSTALLATION LYING TEN (10') FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINES:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N89°50'05"E, ALONG THE SOUTH BOUNDARY OF SAID NW 1/4 OF SE 1/4, A DISTANCE OF 27.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NW 44th AVENUE; THENCE N0°27'07"E, ALONG SAID RIGHT OF WAY LINE, 366.28 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED S89°22'18"E, 642.00 FEET (ERRONEOUSLY STATED, BY HAND, AS BEING 635.00' OR 655' ON THE EASEMENT RECORDED AT OR BOOK 1407, PAGE 7, PUBLIC RECORDS OF MARION COUNTY, FLORIDA) TO THE POINT OF BEGINNING; THENCE S0°37'42"W, 70.00 FEET TO THE TERMINUS OF SAID CENTERLINE, EXTENDING AND SHORTENING SIDE LINES TO BE AT 90° TO STATED LINE.<sup>1</sup>

AND

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N89°50'05"E, ALONG THE SOUTH BOUNDARY OF SAID NW 1/4 OF SE 1/4, A DISTANCE OF 27.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NW 44th AVENUE; THENCE N0°27'07"E, ALONG SAID RIGHT OF WAY LINE, 716.28 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED S89°22'18"E, 580.00 FEET TO THE POINT OF BEGINNING; THENCE N0°37'42"E, 45.00 FEET TO THE TERMINUS OF SAID CENTERLINE, EXTENDING AND SHORTENING SIDE LINES TO BE AT 90° TO THE STATED LINE.

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<sup>1</sup> Because of the error in the description of this Easement in the Prior Grant, Grantor reaffirms that, by executing this Release, it intends to release the Existing Easement from the first twenty foot strip of land for transformer installation described in the Prior Grant (the one with the hand-written change giving rise to the error).