

This instrument prepared by:
City of Ocala Electric Utility
Electric Engineering Division
1805 NE 30th Ave. Bldg 400
Ocala, FL 34470-4875

- 1) Parcel I.D. #(s): 36796-010-00
2) Job Site Address: 704 SE 95TH ST OCALA, FL 34480

**GRANT FOR ELECTRIC UTILITY EASEMENT
(LLC)**

THIS EASEMENT, Made this day between 3) DIAMONDBACK RANCH, LLC,
(GRANTOR) their heirs, successors and assigns, and the CITY OF OCALA, a Florida Municipal Corporation, under the
laws of the State of Florida, its successors, lessees and assigns (GRANTEE):

WITNESSETH, That, for and in consideration of the mutual benefits, covenants and conditions herein contained,
GRANTOR grants and conveys to GRANTEE an easement to install, operate, and maintain in perpetuity or until the use
thereof is abandoned, such facilities as may be necessary or desirable for providing electric energy and services and
communication services. Said facilities being located in the following described Easement Area within GRANTOR'S
premises in Marion County, Florida, to wit:

4) SEC: 20, 5) TWP: 16, 6) RNG: 22.

7) LEGAL DESCRIPTION: (See attached Exhibit "A")

The Easement shall be 8) 10 feet in width and the length and direction are as set forth in City of Ocala work
order number 9) EU26-011 (See attached Exhibit "B"). GRANTEE or GRANTOR may hereafter have a survey
performed of the actual location of GRANTEE'S facilities as installed, and GRANTOR and GRANTEE shall thereafter
enter into an amendment to this instrument incorporating the more specific legal description, as determined by such
survey, as the length and direction of the Easement; the width of the Easement shall remain the same as set forth above.
The party obtaining the survey shall bear all costs and expenses associated therewith and with the preparation and
recording of the amendment.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right for the GRANTEE to patrol,
inspect, alter, improve, repair, rebuild, relocate, and remove said facilities; (b) the right for GRANTEE to increase or
decrease the voltage and to change the quantity and type of facilities; (c) the right for GRANTEE to clear the Easement
Area of trees, limbs, undergrowth, and other physical objects which, in the opinion of GRANTEE, endanger or interfere
with the safe and efficient installation, operation, or maintenance of said facilities; (d) the right for GRANTEE to trim
or remove any timber adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endangers or
interferes with the safe and efficient installation, operation, or maintenance of said facilities; (e) the reasonable right for
GRANTEE to enter upon lands of the GRANTOR adjacent to said Easement Area for the purpose of exercising the rights
herein granted; (f) all other rights and privileges reasonably necessary or convenient for GRANTEE'S safe and efficient
operation and maintenance and use of said easement for the purposes described above.

GRANTOR hereby covenants and agrees that no buildings, structures, or obstacles (except fences) shall be located,
constructed, excavated, or created within the Easement Area. If fences are installed, they shall be placed so as to allow
ready access to GRANTEE'S facilities. If GRANTOR'S future orderly development of the premises is in physical
conflict with GRANTEE'S facilities, GRANTEE shall, within 60 days after receipt of written request from GRANTOR,
relocate said facilities to another mutually agreed upon easement area in GRANTOR'S premises, provided that prior to
the relocation of said facilities (a) GRANTOR shall pay to GRANTEE the full expected cost of the relocation as
estimated by GRANTEE, and (b) GRANTOR shall execute and deliver to GRANTEE, at no cost, an acceptable and
recordable easement to cover the relocated facilities upon the completion of the relocation, the easement herein shall be
considered cancelled as to the portion vacated by such relocation.

GRANTOR hereby warrants and covenants (a) the GRANTOR is the owner of the fee simple title to the premises in which the above-described Easement Area is located, (b) that GRANTOR has full right and lawful authority to grant and convey this easement to GRANTEE, and (c) that GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement.

All covenants, terms, provisions, and conditions herein contained shall inure and extent to and be obligatory upon the heirs, successors, lessees, and assigns of the respective parties hereto.

[This portion of page intentionally left blank. Signatures to follow.]

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its proper officers duly authorized by the Board of Directors this:

10) 30 day of January, 2026.

By signing below, I/we attest that no changes have been made to the content of this document.

WITNESSES:

11) [Signature]
Signature - Witness #1

12) William B. Eileen
Printed Name - Witness #1

Printed Address - Witness #1:

1152 SE 10th St
Ocala, FL 34471

13) [Signature]
Signature - Witness #2

14) Savana Perna
Printed Name - Witness #2

Printed Address - Witness #2:

15 Almond Drive Trail
Ocala, FL 34472

15) DIAMONDBACK RANCH LLC
LLC Name

16) by: [Signature]
Signature

by: ANTHONY P. MENDOLA, MANAGER
Printed Name and Title

for: N/A
Corporate Name (when LLC owned by Corporation)

as: N/A
Printed Title of Corporation

17) N/A
Attesting Corporate Officer Signature

N/A
Printed Name and Title

LLC Grantor's Mailing Address:

700 SEE 9TH STREET
OCALA, FL 34480

18) STATE OF Florida

19) COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of January, 2026, by ANTHONY P. MENDOLA, as MANAGER, and by N/A, as Attesting Officer, respectively of DIAMONDBACK RANCH, LLC, an LLC of the State of _____.

20) Jesse Pamlanye Signature of Notary Public

21) Jesse Pamlanye Printed / Stamped Name Commissioned Name of Notary

22) Both Personally Known OR Produced Identification _____

23) Type of Identification Produced _____

RETURN TO: Ryon Lee
City of Ocala Electric Utility
Electric Engineering Division
1805 NE 30th Ave Bldg 400
Ocala, FL 34470-4875

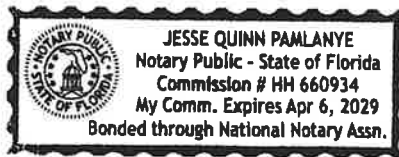


EXHIBIT 'A'

Parcel Identification Number: **36796-010-00**

Description:

SEC 20 TWP 16 RGE 22

SW 1/4 &

EXC NE 1/4 OF NE 1/4 OF SW 1/4 &

EXC NW 1/4 OF NE 1/4 OF SW 1/4 & N 50 FT FOR ROW &

EXC THE NE 1/4 OF NW 1/4 OF SW 1/4 &

EXC N 363.05 FT OF E 2/3 OF SE 1/4 OF NW 1/4 OF SW 1/4 &

EXC ROW FOR CR 475 &

EXC COM AT THE SW COR OF NW 1/4 TH S 89-54-11 E 22.12 FT TH

S 00-03-29 W 50 FT TO THE POB TH CONT S 00-03-29 W 150 FT TH

S 89-54-19 E 300 FT TH N 00-03-29 E 150 FT TH N 89-54-19 W

300 FT TO THE POB &

EXC COM AT THE SW COR OF SW 1/4 OF SEC 20 TH N 89-06-38 E

10.73 FT TO THE POB TH N 00-09-22 W 953.27 FT TH

S 89-53-13 E 1596.44 FT TH S 22-38-16 E 1006.54 FT TH

S 00-18-25 E 666.76 FT TH S 89-30-11 W 663.41 FT TH

N 00-21-06 W 635.41 FT TH S 89-23-25 W 1317.53 FT TH

N 00-11-49 W 30.01 FT TO THE POB &

SEC 29 TWP 16 RGE 22

N 1/2 OF NE 1/4 OF NW 1/4 &

N 30 FT OF N 1/2 OF NW 1/4 OF NW 1/4 &

EXC COM SW COR OF SW 1/4 TH N 89-06-38 E 10.73 FT TH

N 00-09-22 W 953.27 FT TO POB TH N 00-09-22 W 1497.49 FT TH

N 89-54-33 E 299.89 FT TH N 00-09-40 W 149.98 FT TH

N 89-52-41 E 345.44 FT TH S 00-20-37 E 611.10 FT TH

N 89-46-31 E 222.17 FT TH S 00-17-46 E 363.07 FT TH

N 89-48-33 E 444.31 FT TH S 22-38-16 E 736.79 FT TH

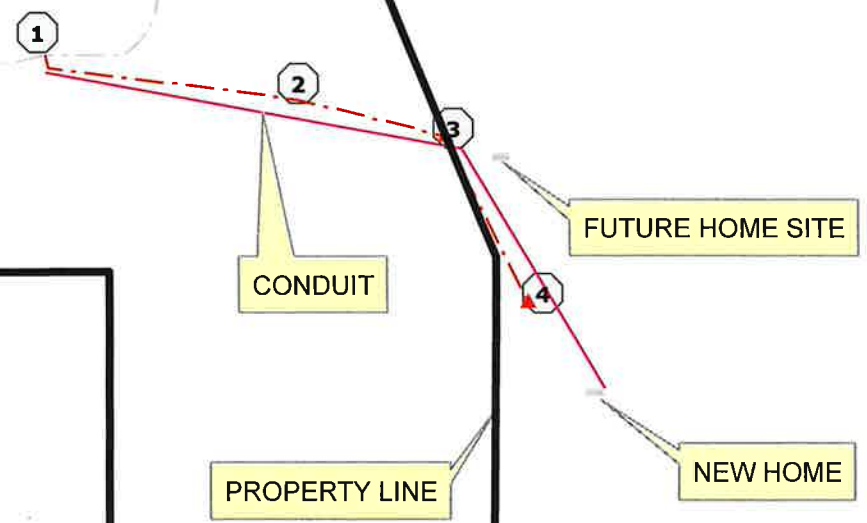
S 89-53-13 W 1596.44 FT TO POB

EXHIBIT 'B'

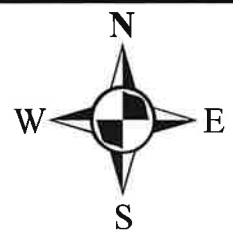

MENDOLA ANTHONY P
9867 S MAGNOLIA AVE
37332-002-00

DIAMONDBACK RANCH LLC
704 SE 95TH ST
36796-010-00

ckt 744



NOT TO SCALE

AS BUILT	 1" = 333'	MENDOLA PROJECT			
SIGN		<i>PULL IN PRIMARY UG TO 1 Cabinet (2) UG TX's with 2 SERVICES Total feet 1426 primary</i>			
DATE		 1805 NE 30 AVE OCALA, FL 34470 PH: (352) 351-6620 FX: (352) 401-6961	Prj #: 26-1060	Ckt: 744	704 SE 95TH ST OCALA, FL 34480
LOCATES: YES	WO #: EU26-011		Eng: rlee		
			Date: 1/22/2026		