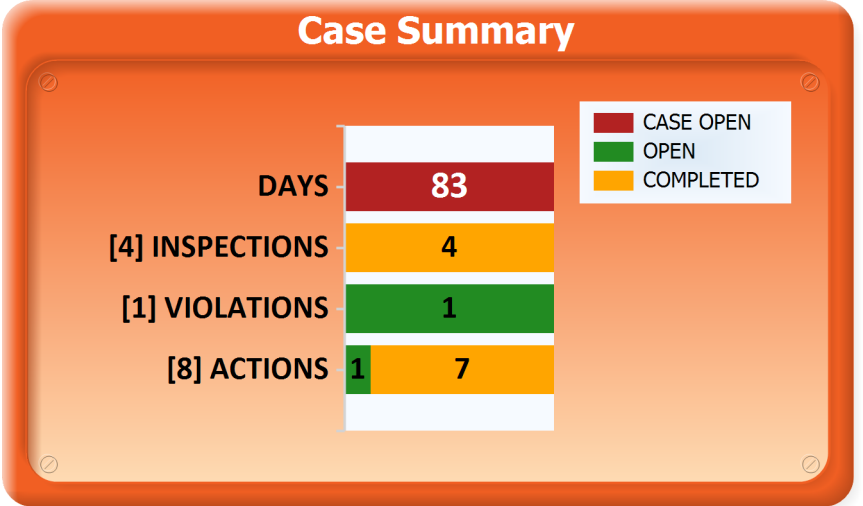


Description: RACETRAC DRA's			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 7/18/2025	Closed:	Last Action: 10/9/2025	Flw Up: 10/7/2025
Site Address: 1624 NW 35TH AVENUE RD OCALA, FL 34475			
Site APN: 21842-000-00		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	9/3/2025	9/3/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	9/3/2025	9/3/2025	NOVPH MAILED (2) 9489 0090 0027 6697 0033 37 RACETRAC INC C/O PROPERTY TAX DEPT 200 GALLERIA PKWY SE STE 900 ATLANTA, GA. 30339-5945 9489 0090 0027 6697 0033 44 CORPORATE CREATIONS NETWORK INC 801 US HIGHWAY 1 NORTH PALM BEACH, FL. 33408
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	9/4/2025	9/4/2025	NOVPH READY FOR POSTING

OFFICER POSTING	JEFFREY GUILBAULT	9/4/2025	9/4/2025	novph pop
PREPARE NOTICE	SHANEKA GREENE	7/21/2025	7/21/2025	CLTO
PREPARE NOTICE	SHANEKA GREENE	9/3/2025	9/3/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	7/21/2025	7/21/2025	CLTO MAILED (3)
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	10/2/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2.) Pay the cost of prosecution of \$238.41 by November 6th, 2025.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	RACETRAC INC	200 GALLERIA PKWY SE STE 900 ATLANTA, GA 30339-5945			
REGISTERED AGENT	CORPORATE CREATIONS NETWORK, INC.	801 US HIGHWAY 1 NORTH PALM BEACH, FL 33408			
RESPONDENT 1	RACETRAC INC	C/O PROPERTY TAX DEPT ATLANTA, GA 30339			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	3	\$2.22	\$0.00						
Total Paid for CASE FEES:			\$238.41	\$0.00						
TOTALS:			\$238.41	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
FOLLOW UP	JGB	9/2/2025	9/2/2025	NON COMPLIANT			I verified this morning at 0919 that the DRAs have not been maintained. I have not had contact with anyone with Racetrack. NOVPH sent to admin. SEE PHOTOS			
FOLLOW UP	JGB	9/23/2025	9/23/2025	NON COMPLIANT			Verified today at 0918 that the DRAs have not been cut and cleaned. please see my photos.			
HEARING INSPECTION	JGB	10/7/2025	10/7/2025	NON COMPLIANT			I conducted the hearing inspection at 0934 and verified the DRAs have not been cut and cleaned. Please see my photos.			

INITIAL	JGB	7/18/2025	7/18/2025	NON COMPLIANT		At 1015 while patrolling the area I noticed the DRA's are not being maintained and are overgrown at RaceTrac on NW Blitchton. I attached 11 photos that show the 4 fenced in drainage retention areas are not being regularly maintained. Please see photos. CLTO sent to admin. RI in 30 days.
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	7/18/2025				Overgrowth within water retention area. Cut and clean area.

**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: ENV25-0161

Petitioner,

VS.

RACETRAC INC

Respondents /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, JEFFREY GUILBAULT, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	4	\$50.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$2.22	3	\$35.44	4	\$35.44

Total Costs: \$238.41

PAYMENT IN FULL IS DUE UPON RECEIPT. MAKE CHECKS PAYABLE TO CITY OF OCALA.

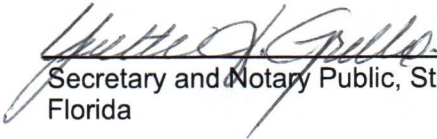
FURTHER. AFFIANT SAYETH NOT. Dated This:
10/1/2025

**STATE OF FLORIDA
COUNTY OF MARION**

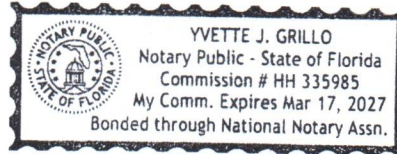


JEFFREY GUILBAULT
Code Enforcement Officer, City of
Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 1 Oct by JEFFREY GUILBAULT who is personally known to me and who did take an oath.



Secretary and Notary Public, State of
Florida



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

21842-000-00

[GOOGLE Street View](#)

Prime Key: 553531

[MAP IT+](#)

Current as of 7/18/2025

[Property Information](#)

RACETRAC INC
C/O PROPERTY TAX DEPT
200 GALLERIA PKWY SE STE 900
ATLANTA GA 30339-5945

[Taxes / Assessments:](#)

Map ID: 161

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 11

Acres: 7.81

[More Situs](#)

Situs: 1624 NW 35TH AVENUE RD OCALA

[2024 Certified Value](#)

Land Just Value	\$2,120,279
Buildings	\$810,411
Miscellaneous	\$120,782
Total Just Value	\$3,051,472
Total Assessed Value	\$3,051,472
Exemptions	\$0
Total Taxable	\$3,051,472

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$2,120,279	\$810,411	\$120,782	\$3,051,472	\$3,051,472	\$0	\$3,051,472
2023	\$2,120,279	\$728,901	\$128,310	\$2,977,490	\$2,834,538	\$0	\$2,834,538
2022	\$1,020,613	\$470,733	\$120,654	\$1,612,000	\$1,612,000	\$0	\$1,612,000

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7895/1087	10/2022	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$1,400,000
UNRE/INST	08/2022	48 CORP CHNGE	0	U	I	\$100
6734/0983	03/2018	07 WARRANTY	8 ALLOCATED	Q	V	\$1,200,000
4202/1679	10/2005	05 QUIT CLAIM	0	U	V	\$100
4202/1675	10/2005	07 WARRANTY	8 ALLOCATED	U	V	\$550,000
4150/1626	08/2005	90 ABROGTN	0	U	V	\$100
4077/1614	06/2005	07 WARRANTY	0	U	V	\$100
4077/1610	06/2005	07 WARRANTY	0	U	V	\$100
2837/0318	08/2000	07 WARRANTY	8 ALLOCATED	U	V	\$181,000
2760/0913	02/2000	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$25,000
2635/0467	04/1999	08 CORRECTIVE	0	U	V	\$100
2598/0847	01/1999	07 WARRANTY	8 ALLOCATED	U	V	\$156,000
1491/0622	03/1988	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$7,308
1266/1022	02/1985	25 PER REP	0	U	I	\$36,140
1256/0872	12/1984	07 WARRANTY	0	U	V	\$58,500
1256/0871	12/1984	07 WARRANTY	0	U	V	\$16,500
0920/0805	09/1978	07 WARRANTY	0	Q	I	\$10,000

Property Description

SEC 11 TWP 15 RGE 21
 COM AT INTERSECTION OF S RWY LINE RD NO 500 WITH W LINE OF SE 1/4 OF NW 1/4
 TH S 00-16-54 E 279.67 FT TH S 89-47-12 E 87.74 FT TH N 00-16-54 E 233.50 FT NWLY
 AL R/W 99.09 FT TO POB & COM NE COR OF SW 1/4 OF NW 1/4 TH W 210 FT
 TH S 00-17-08 W 315 FT TH S 89-47-12 E 210 FT N 00-16-54 W 315 FT TO POB &
 W 50 FT OF N 100 FT OF E 210 FT OF SW 1/4 OF NW 1/4 &
 THAT PT OF NW 17TH PL THAT WAS ABROGATED NO.2005-99 &
 COM AT SW COR OF NW 1/4 OF NW 1/4 OF SEC 11 TH E 905.11 FT TH N 25 FT TH E
 198.17 FT TO THE POB TH N 27-36-40 E 50.41 FT TH S 62-23-20 E 96.70 FT TH W
 109.05 FT TO THE POB &
 EXC ROW FOR US 27
 EXC N 25 FT
 EXC COM AT W 1/4 COR OF SEC 11 TH N 00-30-45 E 1324.04 FT TH S 89-25-21 E
 1326.49 FT TH S 00-35-11 W 34.41 FT TH S 61-53-20 E 65.99 FT TO THE POB TH SELY
 34.01 FT TH S 00-35-11 W 217.47 FT TO THE POC OF A NON-TANGENT CURVE
 CONCAVE NWLY HAVING A RADIUS OF 640 FT A CENTRAL ANGLE OF 02-24-37 A
 CHORD OF 26.92 FT BEARING S 29-05- 45 W TH ALONG ARC OF CURVE 26.92 FT TH
 N 89-24-49 W 75.83 FT TH N 00-35-11 E 6.75 FT TH N 89-25-21 W 315 FT 13.97 FT TO
 THE POC OF A NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 560 FT A
 CENTRAL ANGLE OF 02-40-18 CHORD OF 26.11 BEARING N 32-55-21 E TH ALONG ARC
 OF CURVE 26.11 FT TH NELY ALONG CURVE 101.27 FT TH N 21-13-30 E 94.11 FT TH
 N 20-19-55 W 52.38 FT TO POB
 EXC COM AT W 1/4 COR OF SEC 11 TH N 00-30-45 E 1324.04 FT TH S 89-25-21 E 1326.49 FT
 TH S 00-35-11 W 34.41 FT TH S 61-53-20 E 100 FT TH S 00-35-11 W 217.47 FT TO POB TH SLY

23.66 FT TH N 89-24-49 W 12.85 FT TO THE POC OF NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 640 FT A CENTRAL ANGLE OF 02-24-37 A CHORD BEARING & DISTANCE OF N 29-05-45 E 26.92 FT TH ALONG ARC OF CURVE 26.92 FT TO THE POB &
 PARCEL 9C BEING MORE PARTICULARLY DESC AS:
 COM AT W 1/4 COR OF SEC 11 TH N 00-30-45 E 1324.04 FT TH S 89-25-21 E 1116.49 FT TH S 00-35-11 W 315 FT TO THE POB TH S 89-25-21 E 196.03 FT TO THE POC OF NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 560 FT A CENTRAL ANGLE OF 17-22-57 A CHORD BEARING & DISTANCE OF S 42-56-59 W 169.24 FT TH SWLY 169.89 FT TH N 32-40-17 W 149.51 FT TO THE POB
 EXC COM AT W 1/4 COR TH N 00-30-45 E 1324.04 FT TH S 89-25-21 E 1116.49 FT TH S 00-35-11 W 315 FT S 89-25-21 E 210 FT TH S 00-35-11 W 112.82 FT TO THE POB TH CONT SLY 45.25 FT TH N 89-28-35 W 44.12 FT TO THE POC OF A NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 640 FT A CENTRAL ANGLE OF 05-39-48 A CHORD BEARING & DISTANCE OF N 44-49-34 E 63.23 TH NELY ALONG CURVE A DISTANCE OF 63.26 TO THE POB &
 COM AT THE NE COR OF SW 1/4 OF NW 1/4 OF SEC 11 TH N 89-21-08 W 210 FT TO THE POB TH S 00-30-02 W 314.70 FT TH S 32-34-10 E 149.34 FT TO THE POC OF A CURVE CONCAVE NWLY HAVING A RADIUS OF 560 FT A CENTRAL ANGLE OF 05-36-12 TH SWLY ALONG ARC OF CURVE 54.77 FT A CHORD BEARING & DISTANCE OF S 54-30-09 W 54.75 FT TH CONT S 57-19-43 W 44.86 FT TH N 32-40-17 W 28.79 FT TH N 89-28-36 W 362.12 FT TH N 00-34-50 E 473.16 FT TH S 89-22-23 E 377.56 FT TO THE POB &
 COM AT SW COR OF NW 1/4 OF NW 1/4 OF SEC 11 TH S 89-55-20 E 442.46 FT TH N 25 FT TH S 89-55-20 E 276.54 FT TO THE POB TH N 269.77 FT TH S 68-31-20 E 200 FT TH S 196.79 FT N 89-55-20 W 186.11 FT TO THE POB &
 COM AT THE SW COR OF NW 1/4 OF NW 1/4 OF SEC 11 TH S 89-55-20 E 442.46 FT TH N 25 FT TH S 89-55-20 E 205.11 FT TO THE POB TH N 00-04-40 E 127.40 FT TH N 28-28-17 E 148 FT TH S 00-09-22 E 257.60 FT TH N 89-55-20 W 71.43 FT TO THE POB &
 THAT PT OF NW 17TH PL THAT WAS ABROGATED NO 2005-99

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCCR	1151	.0	.0	B4	75,794.40	SF						
GISF	1151	.0	.0	M1	93,436.00	SF						
GISF	1151	.0	.0	M1	93,436.00	SF						
GCSF	1151	.0	.0	B2	57,063.60	SF						
GCCR	1151	.0	.0	M1	20,473.00	SF						

Neighborhood 9966 - COMM US 27 - I75/OLD BLITCHTON
 Mkt: 2 70

[Traverse](#)

Building 1 of 1

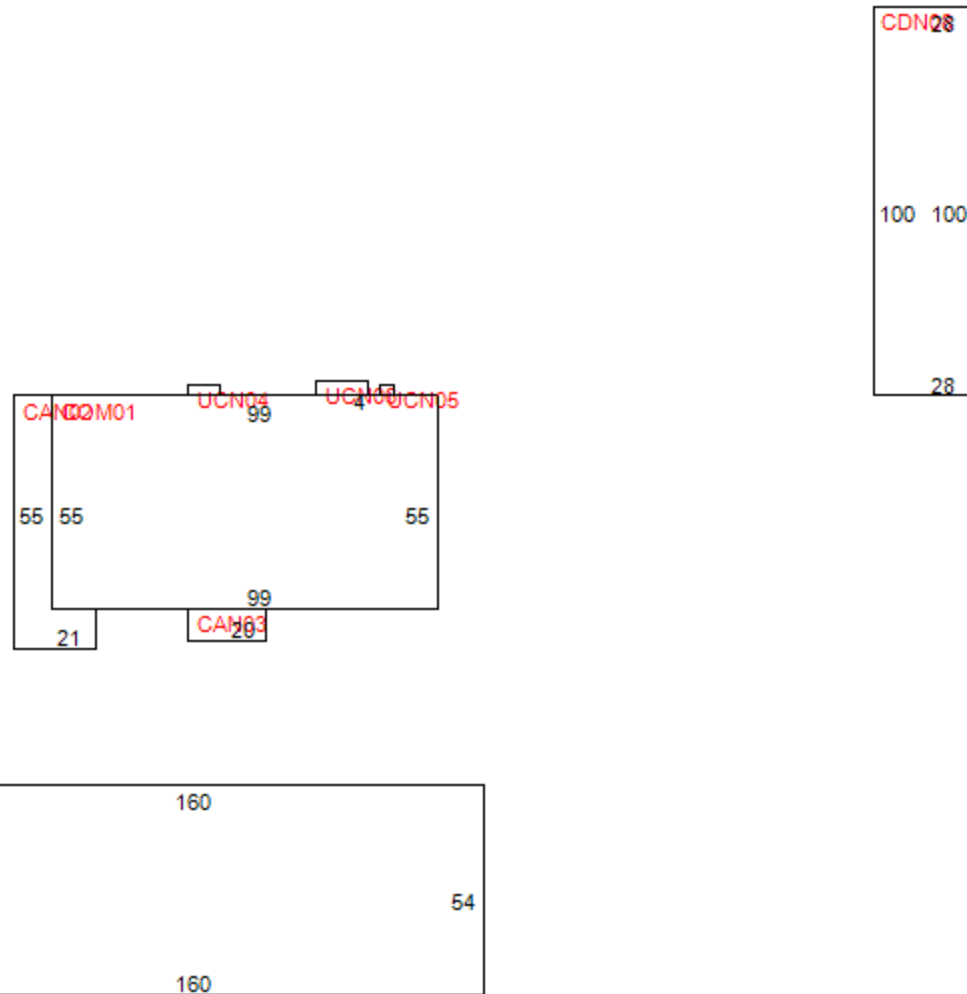
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 CAN02=U55L10D65R21U10L11.R35
 CAN03=D8R20U8L20.U55
 UCN04=U3R8D3L8.R53

UCN05=U3L4D3R4.L7

UCN06=U4L13D4R13.R30D100

CDN07=D54L160U54R160.R100U100

CDN08=R28U100L28D100.

[Building Characteristics](#)

Structure 1 - WH STL FR
Effective Age 2 - 05-09 YRS
Condition 3
Quality Grade 700 - GOOD
Inspected on 1/24/2025 by 117

Year Built 2018
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 308

Exterior Wall 68 STONE VEN-WD74 EXT INSULATN FIN SYSM WD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	16.0	1.00	2018	0	5,445	C11 CONVENIENCE STORE	100 %	N Y
2	11.0	1.00	2018	0	760	CAN CANOPY-ATTACHD	100 %	N N
3	13.0	1.00	2018	0	160	CAN CANOPY-ATTACHD	100 %	N N
4	8.5	1.00	2018	0	24	UCN CANOPY UNFIN	100 %	N N
5	8.5	1.00	2018	0	12	UCN CANOPY UNFIN	100 %	N N
6	8.5	1.00	2018	0	52	UCN CANOPY UNFIN	100 %	N N
7	19.0	1.00	2018	0	8,640	CDN CANOPY-DETACHD	100 %	N N
8	20.0	1.00	2024	0	2,800	CDN CANOPY-DETACHD	100 %	N N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 1 **4 Fixture Baths:** 2 **2 Fixture Baths:** 0
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 16

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	680.00	LF	20	2018	3	0.0	0.0
250 WALLS MASONRY	360.00	SF	50	2018	3	0.0	0.0
159 PAV CONCRETE	47,841.00	SF	20	2018	5	0.0	0.0
159 PAV CONCRETE	4,769.00	SF	20	2018	3	0.0	0.0
105 FENCE CHAIN LK	1,627.00	LF	20	1981	3	0.0	0.0
144 PAVING ASPHALT	17,460.00	SF	5	1985	3	0.0	0.0
159 PAV CONCRETE	120.00	SF	20	1981	3	0.0	0.0
250 WALLS MASONRY	292.00	SF	50	1981	3	0.0	0.0
159 PAV CONCRETE	87,634.00	SF	20	2024	5	0.0	0.0
159 PAV CONCRETE	1,098.00	SF	20	2024	3	0.0	0.0
117 FENCE IRON	116.00	LF	20	2024	3	0.0	0.0
105 FENCE CHAIN LK	2,124.00	LF	20	2024	3	0.0	0.0
CDN CANOPY-DETACH	48.00	SF	40	2024	3	8.0	6.0

[Appraiser Notes](#)

RACETRAK BLITCHTON RD

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
BLD24-2654	12/5/2024	-	RACETRAC ALUMINUM CANOPY
ELE24-0705	7/1/2024	10/7/2024	RACETRAC CANOPY ELECTRICAL
UBLD23-0034	6/20/2024	10/17/2024	RACETRAC / DIESEL EXPANSION
SGN23-0024	6/7/2024	9/18/2024	RACETRAC/ MULT SIGNS
SITE23-0081	6/6/2024	10/16/2024	RACETRAC / DIESEL EXPANSION
DEMO24-0027	5/9/2024	5/31/2024	WAREHOUSE DEMOLISHION
BLD23-0388	4/23/2024	10/17/2024	RACETRAC / DIESEL EXP/ PUMPS
BLD22-3774	4/16/2024	10/17/2024	RACETRAC / DIESEL EXPANSION
BLD17-0639	7/17/2018	12/6/2018	SVC ST PUMPS & TANKS
BLD18-0363	6/26/2018	12/6/2018	RACETRAC BLITCHTON RD/ ALUMINUM AWNINGS
SGN18-0017	6/26/2018	-	FREESTANDING
SGN18-0018	6/26/2018	-	WALL
SGN18-0019	6/26/2018	-	WALL
BLD17-0637	6/21/2018	1/25/2019	RACETRAC BLITCHTON RD/ NEW COMM STORE
BLD17-0638	6/21/2018	12/6/2018	RACETRAC BLITCHTON RD/ FUEL CANOPY
BLD17-1663	6/21/2018	-	RACETRAC BLITCHTON RD/ RETAINING WALL
SITE18-0030	6/18/2018	-	NEW COMMERCIAL

Marion County Record \$
Index \$
Documentary Stamps \$

Prepared By and Return To:
Tim Haines/jv (20-2175)
GRAY, ACKERMAN & HAINES, P.A.
211 NW Third Street
Ocala, Florida 34475

PROPERTY APPRAISER'S PID NO'S: 21817-002-00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

This Indenture, made this 5th day of October, 2022, between **GATOR TRUST HOLDINGS, LLC**, a Florida Limited Liability Company, whose post office address is 25224 Derby Drive, Sorrento, FL 32776 (hereinafter "**Grantor**"), and **RACETRAC, INC.**, a Georgia corporation, whose post office address is Attn.: Corporate Counsel, Real Estate (PW), 200 Galleria Parkway SE, Suite 900, Atlanta, Georgia 30339 (hereinafter "**Grantee**").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, in fee simple, all that certain tract or parcel of land lying and being in Marion County, Florida, being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Property**").

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

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest, if any (but without warranty whether statutory, express or implied), in and to any land situated in any adjacent strips, street, road, highway or other right of way, public or private, open or proposed, including rights of ingress and egress, all other easements, privileges and hereditaments, minerals, oil, gas and other same in fee simple forever, subject only to those matters listed on **Exhibit "B"** attached hereto and incorporated by this reference (the "**Permitted Exceptions**").

The Grantor retaining for itself and its successors and assigns as the Owner or Owners of all or portion of Parcel No. 21818-000-00, easements for ingress, egress, and utilities set forth in OR Book 6710, at Page 693, Public Records of Marion County, Florida, as well as utility easement set forth in OR Book 4150, at Page 1626, Public Records of Marion County, Florida to the extent such easements benefit such parcel and not the Property.

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, through or under Grantor but no others.

"Grantor" and "Grantee" are used for singular or plural, as context required.

[Signatures on following page]

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

Signed and sealed in our presence as witnesses:

Witness #1:

Natasha Yandel
Signature
Natasha Yandel
Print Witness #1 Name

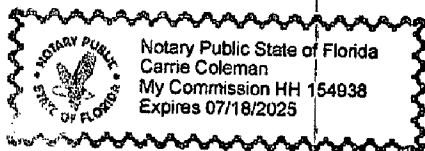
Witness #2:

Nathaniel Coleman
Signature
Nathaniel Coleman
Print Witness #2 Name

STATE OF Florida
COUNTY OF Lake

The foregoing SPECIAL WARRANTY DEED was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of October 2022, by **CHRISTA EINHEIT, AS MANAGER OF GATOR TRUST HOLDINGS, LLC**, a Florida Limited Liability Company who is:

Personally known by me, OR
Produced Driver License as identification.



**GATOR TRUST HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY**

By: *Christa Einheit*
CHRISTA EINHEIT
Its: Manager

Carrie Coleman
Notary Signature

Carrie Coleman
[Print Name]

Notary Public, State of Florida
Commission No.: HH154938
Commission Expiration: 07-18-2025

Legal Description

PARCEL 2: ALL THAT CERTAIN PARCEL OR TRACT OF LAND LYING AND BEING SITUATE IN THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE N.E. CORNER OF SAID S.W. 1/4 OF N.W. 1/4, FROM WHICH PROCEED ON THE NORTH LINE THEREOF N89°21'08"W. A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID NORTH LINE, PROCEED S00°30'02"W, 314.70 FEET; THENCE S32°34'10"E, 149.34 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF N.W. 35TH AVENUE ROAD (80 FEET WIDE), SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 05°36'12"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, 54.77 FEET (CHORD BEARING & DISTANCE OF S54°30'09"W, 54.75 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S57°19'43"W, 44.86 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N32°40'17"W, 28.79 FEET TO A POINT ON THE NORTH BOUNDARY OF FDOT BORROW PIT NO. 1; THENCE N89°28'36"W, ALONG SAID NORTH LINE, 362.12 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED N00°34'50"E, 473.16 FEET TO A POINT ON THE CENTERLINE OF ABROGATED N.W. 17th PLACE (O.R. BOOK 4150, PAGE 1626); THENCE S89°22'23"E, ALONG SAID CENTERLINE, 377.56 FEET TO THE POINT (O.R. BOOK 4150, PAGE 1626); THENCE S89°22'23"E, ALONG SAID CENTERLINE, 377.56 FEET TO THE POINT; THENCE S89°22'23"E, ALONG SAID CENTERLINE, 377.56 FEET TO THE POINT OF BEGINNING.

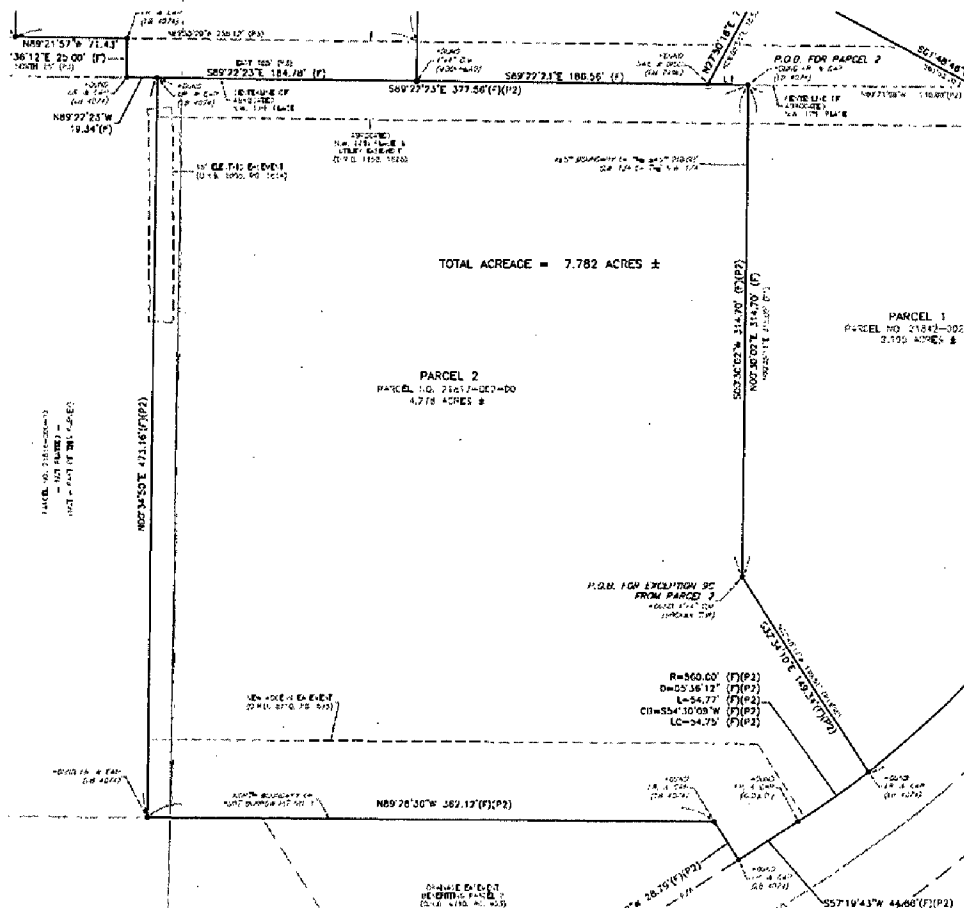


Exhibit "B"

Permitted Exceptions

1. Easement granted to City of Ocala by instrument recorded February 8, 1980 in Book 1008, page 1614.
2. Resolution No. 2005-99 as set forth in instrument recorded August 25, 2005 in Book 4150, page 1626.

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

21842-000-00

[GOOGLE Street View](#)

Prime Key: 553531

[MAP IT+](#)

Current as of 7/18/2025

[Property Information](#)

RACETRAC INC
C/O PROPERTY TAX DEPT
200 GALLERIA PKWY SE STE 900
ATLANTA GA 30339-5945

[Taxes / Assessments:](#)

Map ID: 161

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 11

Acres: 7.81

[More Situs](#)

Situs: 1624 NW 35TH AVENUE RD OCALA

[2024 Certified Value](#)

Land Just Value	\$2,120,279
Buildings	\$810,411
Miscellaneous	\$120,782
Total Just Value	\$3,051,472
Total Assessed Value	\$3,051,472
Exemptions	\$0
Total Taxable	\$3,051,472

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$2,120,279	\$810,411	\$120,782	\$3,051,472	\$3,051,472	\$0	\$3,051,472
2023	\$2,120,279	\$728,901	\$128,310	\$2,977,490	\$2,834,538	\$0	\$2,834,538
2022	\$1,020,613	\$470,733	\$120,654	\$1,612,000	\$1,612,000	\$0	\$1,612,000

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7895/1087	10/2022	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$1,400,000
UNRE/INST	08/2022	48 CORP CHNGE	0	U	I	\$100
6734/0983	03/2018	07 WARRANTY	8 ALLOCATED	Q	V	\$1,200,000
4202/1679	10/2005	05 QUIT CLAIM	0	U	V	\$100
4202/1675	10/2005	07 WARRANTY	8 ALLOCATED	U	V	\$550,000
4150/1626	08/2005	90 ABROGTN	0	U	V	\$100
4077/1614	06/2005	07 WARRANTY	0	U	V	\$100
4077/1610	06/2005	07 WARRANTY	0	U	V	\$100
2837/0318	08/2000	07 WARRANTY	8 ALLOCATED	U	V	\$181,000
2760/0913	02/2000	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$25,000
2635/0467	04/1999	08 CORRECTIVE	0	U	V	\$100
2598/0847	01/1999	07 WARRANTY	8 ALLOCATED	U	V	\$156,000
1491/0622	03/1988	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$7,308
1266/1022	02/1985	25 PER REP	0	U	I	\$36,140
1256/0872	12/1984	07 WARRANTY	0	U	V	\$58,500
1256/0871	12/1984	07 WARRANTY	0	U	V	\$16,500
0920/0805	09/1978	07 WARRANTY	0	Q	I	\$10,000

Property Description

SEC 11 TWP 15 RGE 21
 COM AT INTERSECTION OF S RWY LINE RD NO 500 WITH W LINE OF SE 1/4 OF NW 1/4
 TH S 00-16-54 E 279.67 FT TH S 89-47-12 E 87.74 FT TH N 00-16-54 E 233.50 FT NWLY
 AL R/W 99.09 FT TO POB & COM NE COR OF SW 1/4 OF NW 1/4 TH W 210 FT
 TH S 00-17-08 W 315 FT TH S 89-47-12 E 210 FT N 00-16-54 W 315 FT TO POB &
 W 50 FT OF N 100 FT OF E 210 FT OF SW 1/4 OF NW 1/4 &
 THAT PT OF NW 17TH PL THAT WAS ABROGATED NO.2005-99 &
 COM AT SW COR OF NW 1/4 OF NW 1/4 OF SEC 11 TH E 905.11 FT TH N 25 FT TH E
 198.17 FT TO THE POB TH N 27-36-40 E 50.41 FT TH S 62-23-20 E 96.70 FT TH W
 109.05 FT TO THE POB &
 EXC ROW FOR US 27
 EXC N 25 FT
 EXC COM AT W 1/4 COR OF SEC 11 TH N 00-30-45 E 1324.04 FT TH S 89-25-21 E
 1326.49 FT TH S 00-35-11 W 34.41 FT TH S 61-53-20 E 65.99 FT TO THE POB TH SELY
 34.01 FT TH S 00-35-11 W 217.47 FT TO THE POC OF A NON-TANGENT CURVE
 CONCAVE NWLY HAVING A RADIUS OF 640 FT A CENTRAL ANGLE OF 02-24-37 A
 CHORD OF 26.92 FT BEARING S 29-05- 45 W TH ALONG ARC OF CURVE 26.92 FT TH
 N 89-24-49 W 75.83 FT TH N 00-35-11 E 6.75 FT TH N 89-25-21 W 315 FT 13.97 FT TO
 THE POC OF A NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 560 FT A
 CENTRAL ANGLE OF 02-40-18 CHORD OF 26.11 BEARING N 32-55-21 E TH ALONG ARC
 OF CURVE 26.11 FT TH NELY ALONG CURVE 101.27 FT TH N 21-13-30 E 94.11 FT TH
 N 20-19-55 W 52.38 FT TO POB
 EXC COM AT W 1/4 COR OF SEC 11 TH N 00-30-45 E 1324.04 FT TH S 89-25-21 E 1326.49 FT
 TH S 00-35-11 W 34.41 FT TH S 61-53-20 E 100 FT TH S 00-35-11 W 217.47 FT TO POB TH SLY

23.66 FT TH N 89-24-49 W 12.85 FT TO THE POC OF NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 640 FT A CENTRAL ANGLE OF 02-24-37 A CHORD BEARING & DISTANCE OF N 29-05-45 E 26.92 FT TH ALONG ARC OF CURVE 26.92 FT TO THE POB & PARCEL 9C BEING MORE PARTICULARLY DESC AS:
 COM AT W 1/4 COR OF SEC 11 TH N 00-30-45 E 1324.04 FT TH S 89-25-21 E 1116.49 FT TH S 00-35-11 W 315 FT TO THE POB TH S 89-25-21 E 196.03 FT TO THE POC OF NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 560 FT A CENTRAL ANGLE OF 17-22-57 A CHORD BEARING & DISTANCE OF S 42-56-59 W 169.24 FT TH SWLY 169.89 FT TH N 32-40-17 W 149.51 FT TO THE POB
 EXC COM AT W 1/4 COR TH N 00-30-45 E 1324.04 FT TH S 89-25-21 E 1116.49 FT TH S 00-35-11 W 315 FT S 89-25-21 E 210 FT TH S 00-35-11 W 112.82 FT TO THE POB TH CONT SLY 45.25 FT TH N 89-28-35 W 44.12 FT TO THE POC OF A NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 640 FT A CENTRAL ANGLE OF 05-39-48 A CHORD BEARING & DISTANCE OF N 44-49-34 E 63.23 TH NELY ALONG CURVE A DISTANCE OF 63.26 TO THE POB &
 COM AT THE NE COR OF SW 1/4 OF NW 1/4 OF SEC 11 TH N 89-21-08 W 210 FT TO THE POB TH S 00-30-02 W 314.70 FT TH S 32-34-10 E 149.34 FT TO THE POC OF A CURVE CONCAVE NWLY HAVING A RADIUS OF 560 FT A CENTRAL ANGLE OF 05-36-12 TH SWLY ALONG ARC OF CURVE 54.77 FT A CHORD BEARING & DISTANCE OF S 54-30-09 W 54.75 FT TH CONT S 57-19-43 W 44.86 FT TH N 32-40-17 W 28.79 FT TH N 89-28-36 W 362.12 FT TH N 00-34-50 E 473.16 FT TH S 89-22-23 E 377.56 FT TO THE POB &
 COM AT SW COR OF NW 1/4 OF NW 1/4 OF SEC 11 TH S 89-55-20 E 442.46 FT TH N 25 FT TH S 89-55-20 E 276.54 FT TO THE POB TH N 269.77 FT TH S 68-31-20 E 200 FT TH S 196.79 FT N 89-55-20 W 186.11 FT TO THE POB &
 COM AT THE SW COR OF NW 1/4 OF NW 1/4 OF SEC 11 TH S 89-55-20 E 442.46 FT TH N 25 FT TH S 89-55-20 E 205.11 FT TO THE POB TH N 00-04-40 E 127.40 FT TH N 28-28-17 E 148 FT TH S 00-09-22 E 257.60 FT TH N 89-55-20 W 71.43 FT TO THE POB &
 THAT PT OF NW 17TH PL THAT WAS ABROGATED NO 2005-99

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCCR	1151	.0	.0	B4	75,794.40	SF							
GISF	1151	.0	.0	M1	93,436.00	SF							
GISF	1151	.0	.0	M1	93,436.00	SF							
GCSF	1151	.0	.0	B2	57,063.60	SF							
GCCR	1151	.0	.0	M1	20,473.00	SF							

Neighborhood 9966 - COMM US 27 - I75/OLD BLITCHTON
 Mkt: 2 70

[Traverse](#)

Building 1 of 1

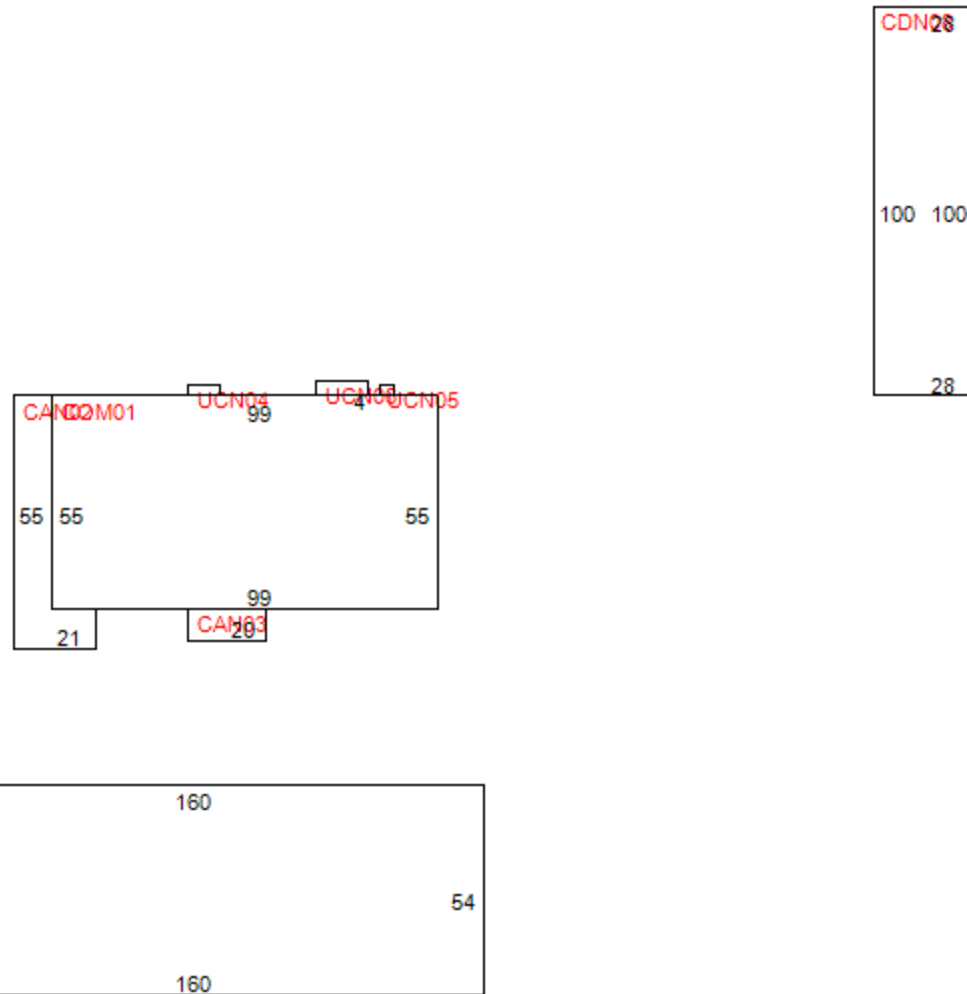
COM01=U55R99D55L99.
 CAN02=U55L10D65R21U10L11.R35
 CAN03=D8R20U8L20.U55
 UCN04=U3R8D3L8.R53

UCN05=U3L4D3R4.L7

UCN06=U4L13D4R13.R30D100

CDN07=D54L160U54R160.R100U100

CDN08=R28U100L28D100.

[Building Characteristics](#)

Structure 1 - WH STL FR
Effective Age 2 - 05-09 YRS
Condition 3
Quality Grade 700 - GOOD
Inspected on 1/24/2025 by 117

Year Built 2018
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 308

Exterior Wall 68 STONE VEN-WD74 EXT INSULATN FIN SYSM WD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	16.0	1.00	2018	0	5,445	C11 CONVENIENCE STORE	100 %	N Y
2	11.0	1.00	2018	0	760	CAN CANOPY-ATTACHD	100 %	N N
3	13.0	1.00	2018	0	160	CAN CANOPY-ATTACHD	100 %	N N
4	8.5	1.00	2018	0	24	UCN CANOPY UNFIN	100 %	N N
5	8.5	1.00	2018	0	12	UCN CANOPY UNFIN	100 %	N N
6	8.5	1.00	2018	0	52	UCN CANOPY UNFIN	100 %	N N
7	19.0	1.00	2018	0	8,640	CDN CANOPY-DETACHD	100 %	N N
8	20.0	1.00	2024	0	2,800	CDN CANOPY-DETACHD	100 %	N N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 1 **4 Fixture Baths:** 2 **2 Fixture Baths:** 0
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 16

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	680.00	LF	20	2018	3	0.0	0.0
250 WALLS MASONRY	360.00	SF	50	2018	3	0.0	0.0
159 PAV CONCRETE	47,841.00	SF	20	2018	5	0.0	0.0
159 PAV CONCRETE	4,769.00	SF	20	2018	3	0.0	0.0
105 FENCE CHAIN LK	1,627.00	LF	20	1981	3	0.0	0.0
144 PAVING ASPHALT	17,460.00	SF	5	1985	3	0.0	0.0
159 PAV CONCRETE	120.00	SF	20	1981	3	0.0	0.0
250 WALLS MASONRY	292.00	SF	50	1981	3	0.0	0.0
159 PAV CONCRETE	87,634.00	SF	20	2024	5	0.0	0.0
159 PAV CONCRETE	1,098.00	SF	20	2024	3	0.0	0.0
117 FENCE IRON	116.00	LF	20	2024	3	0.0	0.0
105 FENCE CHAIN LK	2,124.00	LF	20	2024	3	0.0	0.0
CDN CANOPY-DETACH	48.00	SF	40	2024	3	8.0	6.0

[Appraiser Notes](#)

RACETRAK BLITCHTON RD

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
BLD24-2654	12/5/2024	-	RACETRAC ALUMINUM CANOPY
ELE24-0705	7/1/2024	10/7/2024	RACETRAC CANOPY ELECTRICAL
UBLD23-0034	6/20/2024	10/17/2024	RACETRAC / DIESEL EXPANSION
SGN23-0024	6/7/2024	9/18/2024	RACETRAC/ MULT SIGNS
SITE23-0081	6/6/2024	10/16/2024	RACETRAC / DIESEL EXPANSION
DEMO24-0027	5/9/2024	5/31/2024	WAREHOUSE DEMOLISHION
BLD23-0388	4/23/2024	10/17/2024	RACETRAC / DIESEL EXP/ PUMPS
BLD22-3774	4/16/2024	10/17/2024	RACETRAC / DIESEL EXPANSION
BLD17-0639	7/17/2018	12/6/2018	SVC ST PUMPS & TANKS
BLD18-0363	6/26/2018	12/6/2018	RACETRAC BLITCHTON RD/ ALUMINUM AWNINGS
SGN18-0017	6/26/2018	-	FREESTANDING
SGN18-0018	6/26/2018	-	WALL
SGN18-0019	6/26/2018	-	WALL
BLD17-0637	6/21/2018	1/25/2019	RACETRAC BLITCHTON RD/ NEW COMM STORE
BLD17-0638	6/21/2018	12/6/2018	RACETRAC BLITCHTON RD/ FUEL CANOPY
BLD17-1663	6/21/2018	-	RACETRAC BLITCHTON RD/ RETAINING WALL
SITE18-0030	6/18/2018	-	NEW COMMERCIAL



GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

7/21/2025

CASE NO: ENV25-0161

RACETRAC INC
C/O PROPERTY TAX DEPT
200 GALLERIA PKWY SE STE 900
ATLANTA, GA. 30339-5945

CORPORATE CREATIONS NETWORK INC
801 US HIGHWAY 1
NORTH PALM BEACH, FL. 33408

RACETRAC (BUSINESS)
1624 NW 35TH AVE RD
OCALA, FL. 34475

RE: 21842-000-00 | 1624 NW 35TH AVE RD OCALA, FL.

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 8/19/2025

Violations:

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS

Overgrown DRA's that need to be cut, cleaned, garbage removed and maintained according to the site plan agreement, City's ordinance and storm water regulatory program. There are multiple fenced in DRA's at the property that need to be cut and regularly maintained.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

JEFFREY GUILBAULT,
Code Enforcement Environmental Officer
352-598-7571 jguilbault@ocalafl.gov



City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

09/04/2025

RACETRAC INC
C/O PROPERTY TAX DEPT
200 GALLERIA PKWY SE STE 900
ATLANTA, GA. 30339-5945

CORPORATE CREATIONS NETWORK INC (REGISTERED
AGENT)
801 US HIGHWAY 1
NORTH PALM BEACH, FL. 33408

Respondent(s) _____ /

Location of Violation: 1624 NW 35TH AVE RD|21842-000-00

Case Number: ENV25-0161

Officer Assigned: Jeff Guilbault

Required Compliance Date: 10/08/2025

Public Hearing Date & Time: 10/09/2025 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

Overgrowth within water retention area. Cut and clean area.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Jeff Guilbault Environmental Enforcement Officer
jguilbault@ocalafl.gov
352-598-7571

**CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CASE NO: ENV25-0161

**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

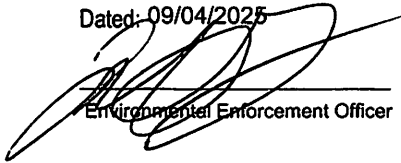
**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Jeff Guilbault, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 09/04/2025 post the Notice of Violation & Public Hearing to the property, located at 1624 NW 35TH AVE RD.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

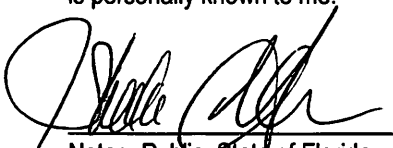
FURTHER, AFFIANT SAYETH NAUGHT.

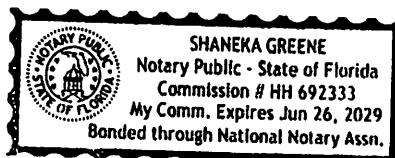
Dated: 09/04/2025


Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/04/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
09/04/2025 09:26:45



**CODE
ENFORCEMENT
352-629-8309**

City of Charlotte
OFFICE OF INLATION AND PUBLIC HEARDING

SECTION 1: GENERAL INFORMATION

SECTION 2: PROJECT INFORMATION

SECTION 3: CONTACT INFORMATION

SECTION 4: COMMENTS

SECTION 5: SIGNATURES

SECTION 6: NOTES

SECTION 7: ATTACHMENTS

SECTION 8: DISTRIBUTION

SECTION 9: APPROVALS

SECTION 10: CLOSING

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SECTION 55: OTHER INFORMATION

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SECTION 83: REFERENCES

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City of Ocala
Environmental Enforcement
09/04/2025 09:26:42

**CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CASE NO: ENV25-0161

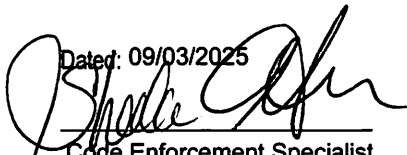
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Shaneka Greene, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 09/03/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

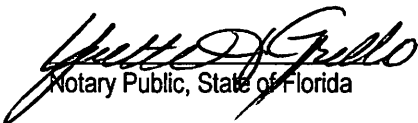
FURTHER, AFFIANT SAYETH NAUGHT.

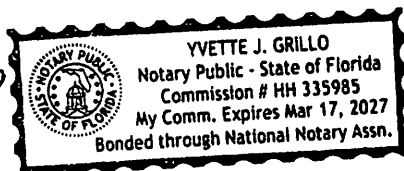
Dated: 09/03/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/03/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





Date Produced: 09/15/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 9489 0090 0027 6697 0033 44. Our records indicate that this item was delivered on 09/08/2025 at 12:40 p.m. in NORTH PALM BEACH, FL 33408. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be a stylized "A" or "J" with a horizontal line extending to the right.

Address of Recipient :

A handwritten address in black ink, appearing to be "3-1 V 2 80" with a horizontal line extending to the right.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412NOVPHEENV 0161



Date Produced: 09/15/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 9489 0090 0027 6697 0033 37. Our records indicate that this item was delivered on 09/09/2025 at 11:54 a.m. in ATLANTA, GA 30339. The scanned image of the recipient information is provided below.

Signature of Recipient :

NO AUTHORIZED SIGNATURE ON IT
NO SECURE LOCATION AVAILABLE
TIA WADE

Address of Recipient :

200 GALLERIA (900)

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412NOVPHEHV 0161



City of Ocala
Code Enforcement Division
07/18/2025 10:30:18



City of Ocala
Environmental Enforcement
10/07/2025 09:31:11



City of Ocala
Environmental Enforcement
10/07/2025 09:31:36



City of Ocala
Environmental Enforcement
10/07/2025 09:30:58



City of Ocala
Code Enforcement Division
07/18/2025 10:30:55



City of Ocala
Code Enforcement Division
07/18/2025 10:30:31



City of Ocala
Code Enforcement Division
07/18/2025 10:29:44



City of Ocala
Code Enforcement Division
07/18/2025 10:29:58



City of Ocala
Environmental Enforcement
10/07/2025 09:31:23



City of Ocala
Environmental Enforcement
10/07/2025 09:30:36



City of Ocala
Code Enforcement Division
07/18/2025 10:31:38



City of Ocala
Environmental Enforcement
10/07/2025 09:31:48



City of Ocala
Code Enforcement Division
07/18/2025 10:30:51



City of Ocala
Code Enforcement Division
07/18/2025 10:31:32



City of Ocala
Code Enforcement Division
07/18/2025 10:29:32



City of Ocala
Code Enforcement Division
07/18/2025 10:28:36



City of Ocala
Code Enforcement Division
07/18/2025 10:29:26