



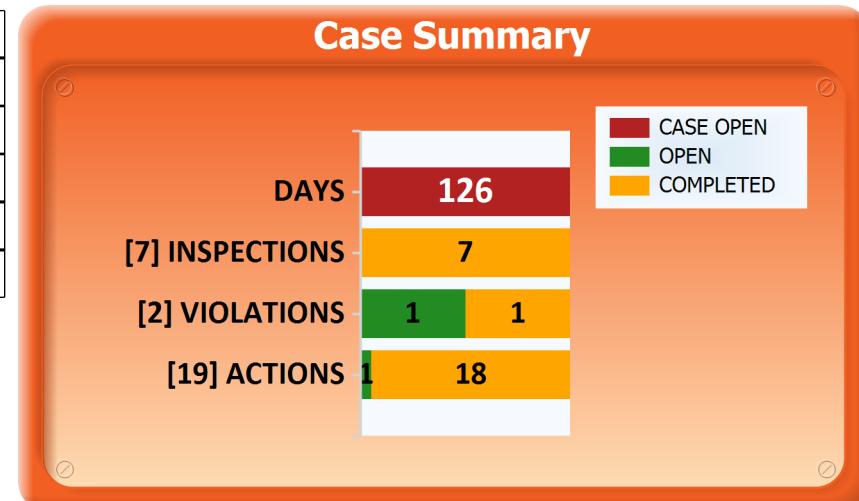
# Case Details - No Attachments

City of Ocala

Case Number

**ENV25-0226**

Description: DRA 200 BERKSHIRE PLAZA		Status: HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 9/4/2025	Closed:	Last Action: 1/8/2026	Flw Up: 1/5/2026
Site Address: 0 , FL 34474			
Site APN: 2390+003-000		Officer: JEFFREY GUILBAULT	
Details:			



## ADDITIONAL SITES

## LINKED CASES

## CONTACTS

Name Type	Name	Address	Phone	Fax	Email
OWNER	BERKSHIRE OAKS OCALA LLC	1975 HEMPSTEAD TURNPIKE STE 309 EAST MEADOW, NJ 11554			
REGISTERED AGENT	INCORPORATING SERVICES LTD	1540 GLENWAY DR TALLAHASSEE, FL 32301			
RESPONDENT 1	BERKSHIRE OAKS OCALA LLC	1975 HEMPSTEAD TPKE STE 309 EAST MEADOW, NY 11554-1703			

## FINANCIAL INFORMATION

Description	Account	Qty	Amount	Paid	Paid Date	Receipt #	Check #	Method	Paid By	CLTD By
CERTIFIED POSTAGE	001-359-000-000-06-35960	8	\$70.88	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	10	\$220.00	\$0.00						



# Case Details - No Attachments

City of Ocala

Case Number

**ENV25-0226**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	6	\$4.44	\$0.00						
Total Paid for CASE FEES:			\$389.07	\$0.00						
<b>TOTALS:</b>			<b>\$389.07</b>	<b>\$0.00</b>						

## 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	9/4/2025				Please cut and clean the overgrown DRA cutting all tall grass, weeds, and overgrowth. Removal of any tree in DRA will require a Tree Removal Permit if the Tree is over 4 inches in diameter at breast height.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	JEFFREY GUILBAULT	10/6/2025	1/5/2026			Please repair or replace damaged and dilapidated black chain link fencing. Gates are broken and must be replaced with like materials. Permits may be required.  I verified that the chain link fence was fixed with like materials.

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES



# Case Details - No Attachments

City of Ocala

Case Number

**ENV25-0226**

CASE WORK	JGB	10/30/2025	10/30/2025	NON COMPLIANT		Property ownership has changed. Uploaded all new mcpa, deed, sunbiz to the case as well as updated property owner information in the case. CLTO sent to admin for a new letter to goto the new property owners and the case was removed from the hearing agenda.
CASE WORK	JGB	10/8/2025	10/8/2025	COMPLETED		NOVPH POP at 0928 on CE sign. See photo.
COMPLIANCE	JGB	1/5/2026	1/5/2026	NON COMPLIANT		Today at 1351 I verified that the DRA has not been cut and cleaned. There are still areas that are not being cut and cleaned. I spoke with someone in regards to the property today and i informed them again all tall grass and weeds needs to be cut. I did VERIFY the chain link gate has been fixed. Please see photos. Prosecution cost have not been paid.
FOLLOW UP	JGB	12/8/2025	12/8/2025	NON COMPLIANT		Today at 1000 I posted the NOVPH on the property. I noticed while at the property that some of the side slopes were cut and the bottom of the DRA was not cut as well as some areas around the chain link fencing. The fencing also has not been repaired as of today.
FOLLOW UP	JGB	12/4/2025	12/4/2025	NON COMPLIANT		Today at 0952 I conducted a follow up inspection. I verified the DRA is still overgrown and the fencing is still damaged. Please see photos. NOVPH sent to admin.
FOLLOW UP	JGB	10/6/2025	10/6/2025	NON COMPLIANT		I conducted a follow up inspection and verified there are no changes to the manaintaince of the DRA. Please see the updated photos. I also noticed today that the black chain link fence specifically where the gate is broken and damaged. Please repair the fence with like materials. A PERMIT MAYBE REQUIRED. NOVPH sent to admin.



# Case Details - No Attachments

City of Ocala

Case Number

**ENV25-0226**

INITIAL	JGB	9/4/2025	9/4/2025	NON COMPLIANT		While patrolling the area at 1450 I noticed the DRA is overgrown and is not being regularly maintained. Please cut and clean the DRA cutting all overgrowth, tall grass and weeds. Please see photos. RI in 30 days. CLTO sent to admin.
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## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	10/8/2025	10/8/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	12/8/2025	12/8/2025	NOVPH



# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0226**

CERTIFIED MAIL	SHANEKA GREENE	10/8/2025	10/8/2025	<p>NOVPH MAILED (4) 9489 0090 0027 6697 0020 19 WRA ET AL FEM OCALA LLC CPI OCALA LLC CPI OCALA II LLC C/O ATTN: VIRGINIA CONRAD 195 NORTH ST STE 100 TEREBORO, NJ. 07608-1201</p> <p>9489 0090 0027 6697 0020 26 FEM OCALA LLC 2 CHANGEBRIDGE RD SUITE 201 MONTVILLE, NJ. 07045</p> <p>9489 0090 0027 6697 0020 33 FEM OCALA LLC CCS GLOBAL SOLUTIONS INC (REGISTERED AGENT) 155 OFFICE PLAZA DRIVE TALLAHASSEE, FL. 32301</p> <p>9489 0090 0027 6697 0020 40 CPI OCALA LLC REGISTERED AGENT SOLUTIONS INC (REGISTERED AGENT) 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL. 33324</p>
CERTIFIED MAIL	SHANEKA GREENE	12/8/2025	12/8/2025	<p>NOVPH MAILED (2) 9489 0090 0027 6697 0117 76 BERKSHIRE OAKS OCALA LLC 1975 HEMPSTEAD TURNPIKE STE 309 EAST MEADOW NY 11554</p> <p>9489 0090 0027 6697 0117 69 INCORPORATING SERVICES LTD (RA) 1540 GLENWAY DRIVE TALLAHASSEE FL 32301</p>



# Case Details - No Attachments

City of Ocala

Case Number

**ENV25-0226**

CONTACT	JEFFREY GUILBAULT	9/12/2025	9/12/2025	<p>Evan Feliciano called and stated the property ownership of this lot has changed in 2023. I informed him the property appraiser site does not reflect this on lot no. 2390+003-000. I informed him where the lot was located and he continually stated the property appraiser was incorrect.</p> <p>973.769.4249</p>
CONTACT	JEFFREY GUILBAULT	9/16/2025	9/16/2025	<p>I spoke to donna on the phone in regards to this unmaintained dra. She informed me as the registered agent did that they sold this property. I walk through with donna on the phone that the parcel we are talking about is a separate parcel from the shopping plaza. I provided her with the lot number and informed her the MCPA of the property owner is still the same and has not changed. She stated they are going to confirm that the lot is indeed there's still and proceed accordingly.</p> <p>Donna Tucker Manager, nai hanson management 201-488-5800</p>
CONTACT	JEFFREY GUILBAULT	10/15/2025	10/15/2025	<p>PROPERTY OWNER CALLED AGAIN STATING THEY DO NOT OWN THE PARCEL. I EXPLAINED TO HIM PER MCPA THE OWNERSHIP HAS NOT CHANGED. AFTER THIS CALL HE SEEMED TO UNDERSTAND THEY DO INDEED OWN THE PARCEL.</p> <p>973.769.4249</p>
CONTACT	JEFFREY GUILBAULT	11/12/2025	11/12/2025	<p>I spoke with the property maintained manager and he stated they will get right to work on getting the DRA cut and cleaned. He stated he may need additional time to fix the fencing.</p> <p>516.223.6200</p>



# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0226**

EMAIL	JEFFREY GUILBAULT	12/10/2025	12/10/2025	SEE ATTACHED EMAIL FROM 12.10.25
HEARING CODE BOARD	YVETTE J GRILLO	1/8/2026		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	10/8/2025	10/8/2025	NOVPH READY FOR POSTING NOVPH POP
OFFICER POSTING	JEFFREY GUILBAULT	12/8/2025	12/8/2025	NOVPH READY FOR POSTING NOVPH POP AT 1000 SEE PHOTOS
PREPARE NOTICE	SHANEKA GREENE	9/5/2025	9/5/2025	CLTO ALL RESPONDENTS HAVE THE SAME ADDRESS
PREPARE NOTICE	SHANEKA GREENE	10/7/2025	10/8/2025	NOVPH
PREPARE NOTICE	SHANEKA GREENE	10/31/2025	10/31/2025	CLTO Property ownership changed. All updated supporting documents uploaded and updated property owners information have been completed.
PREPARE NOTICE	SHANEKA GREENE	12/5/2025	12/5/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	9/5/2025	9/5/2025	CLTO MAILED (4)
REGULAR MAIL	SHANEKA GREENE	10/31/2025	10/31/2025	CLTO MAILED (2)



# Case Details - No Attachments

City of Ocala

Case Number

**ENV25-0226**

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	12/26/2025	12/31/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-3 and order to:</p> <p>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, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, 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.</p> <p>(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.</p> <p>2.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, February 5th, 2026, or remove the fence by 4:00 pm on Thursday, February 5th, 2026. If the Respondent fails to comply by 7:00 am on Friday, February 6th, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p> <p>3.) Pay the cost of prosecution of \$389.07 by February 5th, 2026.</p>
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BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: ENV25-0226

Petitioner,

VS.

BERKSHIRE OAKS OCALA LLC

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, Environmental Inspector 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	6	\$75.00

**3. Clerical & Casework Time:**

Cost	# of hour(s)	Total:	
Clerical:	\$22.00	10	\$220.00

**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:	\$4.44	6	\$70.88	8	\$70.88

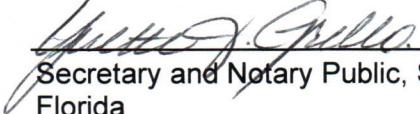
**Total Costs:** \$389.07

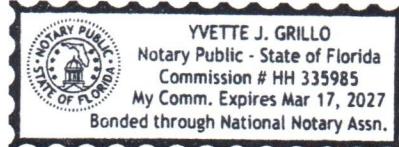
**FURTHER. AFFIANT SAYETH NOT.** Dated This:  
12/22/2025

**STATE OF FLORIDA  
COUNTY OF MARION**

  
\_\_\_\_\_  
JEFFREY GUILBAULT  
Environmental Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 22 Dec  
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

2390+003-000

Prime Key: 2894121

[MAP IT+](#)

### Property Information

BERKSHIRE OAKS OCALA LLC  
1975 HEMPSTEAD TURNPIKE STE  
309  
EAST MEADOW NJ 11554

M.S.T.U.  
PC: 94

Acres: 2.94

Certified Taxes / Assessments:  
Map ID: 147  
Millage: 1005 - OCALA

### Current Value

Land Just Value	\$147	
Buildings	\$0	
Miscellaneous	\$0	
Total Just Value	\$147	<u>Ex Codes:</u> 21
Total Assessed Value	\$147	
Exemptions	(\$147)	
Total Taxable	\$0	

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$147	\$0	\$0	\$147	\$1	\$1	\$0
2024	\$147	\$0	\$0	\$147	\$1	\$1	\$0
2023	\$147	\$0	\$0	\$147	\$1	\$1	\$0

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8272/0250</a>	02/2024	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$31,375,000
<a href="#">5974/0387</a>	12/2013	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$23,741,500

### Property Description

SEC 34 TWP 15 RGE 21  
PLAT BOOK 012 PAGE 076  
BERKSHIRE OAKS  
TRACT C  
**Parent Parcel:** 2390+001-000

### Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
DRA	0493	.0	.0	SC	1.00	UT	.0000	1.00	1.00	1.00		
DRA	9470	150.0	617.0	SC	2.94	AC	50.0000	1.00	1.00	1.00	147	147

Neighborhood 9933  
Mkt: 2 70

Total Land - Class \$147  
Total Land - Just \$147

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Total Value - \$0

Appraiser Notes

CORRECTED OWNERSHIP OF TRACT C. PER ESTELLE AT COO TRACT C WAS NOT DEDICATED TO CITY.

Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description		
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Cost Summary

			Bldg Nbr	RCN	Depreciation	Depreciated
Buildings R.C.N.	\$0	1/1/1800				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	3/11/2011				
Land - Just Value	\$147	10/20/2025				
Total Just Value	\$147	.				

Prepared Outside the State of Florida by:

Mark Tipperman  
760 Gaspereau River Road  
Gaspereau NS B4P 2R3  
Canada

Record and Return to:

Craig Feldherr  
Feldherr & Feldherr  
900 Merchants Concourse, Ste 305  
Westbury, NY 11590  
(516) 222-2626

Tax Folio Number(s): R2390-003-000; R2390-003-003; R2390-003-004; R2390-003-005; R2390-003-006

Documentary Stamp Tax: \$219,625.00

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**SPECIAL WARRANTY DEED**

THIS INDENTURE is made and entered into as of the 26 day of February, 2024, by and among, CPI OCALA LLC, a Delaware limited liability company as to a 23.3575% undivided interest, CPI OCALA II LLC, a Delaware limited liability company as to a 26.6425% undivided interest, and FEM OCALA LLC, a Delaware limited liability company as to a 50.00% undivided interest, as tenants in common, severally not jointly (collectively, “Grantor”), whose mailing address is 195 North Street, Suite 100, Teterboro, New Jersey 07608; and BERKSHIRE OAKS OCALA, LLC, a Florida limited liability company (“Grantee”), whose mailing address is 1975 Hempstead Turnpike, Suite 309, East Meadow, New York 11554.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, and Grantee’s heirs, successors and assigns forever, the following described real property in the County of Marion, State of Florida, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO  
AND INCORPORATED HEREIN BY REFERENCE THERETO,

TOGETHER with all the tenements, hereditaments and appurtenances, and every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (collectively, the “Property”).

SUBJECT TO the encumbrances and exceptions described on **Exhibit B** attached hereto and incorporated herein by reference thereto (collectively, “Permitted Exceptions”); provided, however,

that neither Grantor nor Grantee intend to reimpose any Permitted Exceptions, nor shall this conveyance operate to reimpose or extend any Permitted Exceptions.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor does hereby covenant and warrant that, subject to and except for the Permitted Exceptions, the title to the Property is free from all encumbrances made by Grantor, and that subject to and except for the Permitted Exceptions, Grantor will defend the Grantee and the successors and assigns of the Grantee against the lawful claims and demands of all persons and entities claiming by, though, or under Grantor, but against none other.

**[SIGNATURES CONTAINED ON FOLLOWING PAGES]**

**SIGNATURE PAGE TO SPECIAL WARRANTY DEED BY  
CPI OCALA LLC, CPI OCALA II LLC and FEM OCALA LLC**

CPI OCALA LLC,  
a Delaware limited liability company

By: SPC Associates, L.L.C.  
Its: Manager

By: 

Name: MICHAEL M. HANSON  
Title: Authorized Signer

STATE OF NEW JERSEY  
COUNTY OF BERGEN

In Teterboro, in said County, on this 8 day of February, 2024, before me, the undersigned notary public, personally appeared Michael M. Hanson as Authorized Signer of SPC Associates, L.L.C., the Manager of CPI Ocala LLC, a Delaware limited liability company  [X], personally known to the notary or  [ ] proved to the notary through satisfactory evidence of identification, which was \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and he acknowledged said instrument by him so executed to be his free act and deed and the free act and deed of CPI Ocala LLC.

  
\_\_\_\_\_  
Notary Public

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

TINA CLARKE  
NOTARY PUBLIC OF NEW JERSEY  
Commission #2273808  
My Commission Expires 4/13/2026



WITNESSED BY:

By: Stephen Husti

Print: Stephen Husti

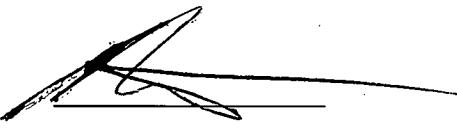
By: Aakash Lang

Print: Aakash Lang

**SIGNATURE PAGE TO SPECIAL WARRANTY DEED BY  
CPI OCALA LLC, CPI OCALA II LLC and FEM OCALA LLC**

CPI OCALA II LLC,  
a Delaware limited liability company

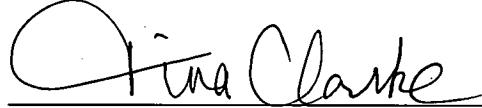
By: SPC Associates, L.L.C.  
Its: Manager

By: 

Name: **MICHAEL M. HANSON**  
Title: **Authorized Signer**

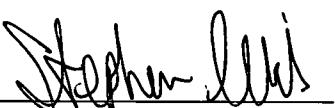
STATE OF NEW JERSEY  
COUNTY OF BERGEN

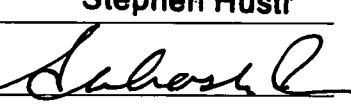
In Teterboro, in said County, on this 8 day of February, 2024, before me, the undersigned notary public, personally appeared Michael M. Hanson, as Authorized Signer of SPC Associates, L.L.C., the Manager of CPI Ocala II LLC, a Delaware limited liability company  [X], personally known to the notary or  [ ] proved to the notary through satisfactory evidence of identification, which was  [ ] \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and he acknowledged said instrument by him so executed to be his free act and deed and the free act and deed of CPI Ocala II LLC.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**TINA CLARKE**  
NOTARY PUBLIC OF NEW JERSEY  
Commission #2273808  
My Commission Expires 4/13/2026

WITNESSED BY:

By:   
\_\_\_\_\_  
Print: **Stephen Husti**

By:   
\_\_\_\_\_  
Print: **Aakash Rana**

SIGNATURE PAGE TO SPECIAL WARRANTY DEED BY  
CPI OCALA LLC, CPI OCALA II LLC and FEM OCALA LLC

FEM OCALA LLC,  
a Delaware limited liability company

By: 

Name: Mimi Turco Feliciano

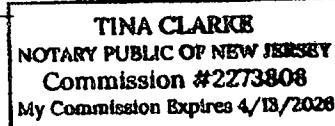
Its: Manager

STATE OF NEW JERSEY  
COUNTY OF MORRIS

In Montville, in said County, on this 8 day of February, 2024, before me, the undersigned notary public, personally appeared Mimi Turco Feliciano, as manager of FEM Ocala LLC, a Delaware limited liability company X, personally known to the notary or    proved to the notary through satisfactory evidence of identification, which was \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and she acknowledged said instrument by her so executed to be her free act and deed and the free act and deed of FEM Ocala LLC.

  
Notary Public

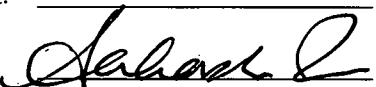
My Commission Expires: \_\_\_\_\_



WITNESSED BY:

By: 

Print: Stephen Husti

By: 

Print: Aakash L

Exhibit A

Legal Description

Parcel 1

ALL OF THE PLAT OF BERKSHIRE OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 76 AND 77, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT LOTS 2 AND 7, OF BERKSHIRE OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 76 AND 77, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Parcel 2

Together with those easements for the benefit of Parcel 1 in Reciprocal Easement Agreement between Kohl's Department Stores, Inc., a Delaware corporation and Berkshire-Ocala, LLC, a Massachusetts limited liability company recorded in Book 4953, Page 69 of Official Records; as affected by First Amendment to Reciprocal Easement Agreement, recorded in Book 5030, Page 1133 of Official Records; as affected by Assignment by Approving Owner, recorded in Book 7125, Page 1967 of Official Records; as affected by Second Amendment to Reciprocal Easement Agreement, recorded in Book 7260, Page 1463 of Official Records; as affected by Third Amendment to Reciprocal Easement Agreement, recorded in Book 7392, Page 1980 of Official Records.

**Exhibit B**

**Permitted Exceptions**

All non-monetary encumbrances of record, including easements, covenants, conditions, restrictions, and plats of record; existing leases and amendments; real estate taxes and assessments not yet due and payable; any minerals or mineral rights leased, granted or retained by prior owners; and any state of facts an accurate survey and inspection would disclose.



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

## Detail by Entity Name

Florida Limited Liability Company  
BERKSHIRE OAKS OCALA, LLC

### Filing Information

**Document Number** L24000001445  
**FEI/EIN Number** 99-0524378  
**Date Filed** 01/03/2024  
**State** FL  
**Status** ACTIVE

### Principal Address

1975 HEMPSTEAD TURNPIKE, STE 309  
EAST MEADOW, NY 11554

### Mailing Address

1975 HEMPSTEAD TURNPIKE, STE 309  
EAST MEADOW, NY 11554

### Registered Agent Name & Address

INCORPORATING SERVICES, LTD  
1540 GLENWAY DRIVE  
TALLAHASSEE, FL 32301

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

RODGER, DENIS  
1975 HEMPSTEAD TURNPIKE, STE 309  
EAST MEADOW, NY 11554

Title MGR

RODGER, JOHN  
1975 HEMPSTEAD TURNPIKE, STE 309  
EAST MEADOW, NY 11554

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2025	01/09/2025

**Document Images**

[01/09/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations



GROWN MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>RD</sup> STREET (2<sup>ND</sup> FLOOR) OCALA, FL 34471

10/31/2025

CASE NO: ENV25-0226

BERKSHIRE OAKS OCALA LLC  
1975 HEMPSTEAD TURNPIKE STE 309  
EAST MEADOW, NY. 11554

INCORPORATING SERVICES LTD (REGISTERED AGENT)  
1540 GLENWAY DRIVE  
TALLAHASSEE, FL. 32301

**RE: 2390+003-000| DRA**

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 Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

***Compliance Requested on or before: 12/04/2025***

***Violations:***

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

Please cut and clean the overgrown DRA cutting all tall grass, weeds, and overgrowth. Removal of any tree in DRA will require a Tree Removal Permit if the Tree is over 4 inches in diameter at breast height.

**SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**

Please repair or replace damaged and dilapidated black chain link fencing. Gates are broken and must be replaced with like materials. Permits may be required.

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 inspector 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 Environmental Inspector  
352-598-7571 [jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov)



# *City of Ocala*

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

## NOTICE OF VIOLATION AND PUBLIC HEARING

12/08/2025

BERKSHIRE OAKS OCALALLC  
1975 HEMPSTEAD TURNPIKE STE 309  
EAST MEADOW, NY. 11554

INCORPORATING SERVICES LTD (REGISTERED AGENT)  
1540 GLENWAY DRIVE  
TALLAHASSEE, FL. 32301

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 2390+003-000|DRA

**Case Number:** ENV25-0226

**Inspector Assigned:** Jeff Guilbault

**Required Compliance Date:** 01/05/2026

**Public Hearing Date & Time:** 01/08/2026 17:30

**Violation(s) and How to Abate:**

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

Please cut and clean the overgrown DRA cutting all tall grass, weeds, and overgrowth. Removal of any tree in DRA will require a Tree Removal Permit if the Tree is over 4 inches in diameter at breast height.

### SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Please repair or replace damaged and dilapidated black chain link fencing. Gates are broken and must be replaced with like materials. Permits may be required.

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 inspector 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 – 2<sup>nd</sup> 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 Inspector  
[jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov)  
352-598-7571

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

CASE NO: ENV25-0226

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

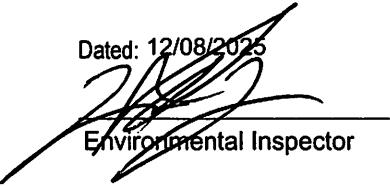
STATE OF FLORIDA  
COUNTY OF MARION

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 12/08/2025 post the Notice of Violation & Public Hearing to the property, located at 2390+003-000| DRA.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

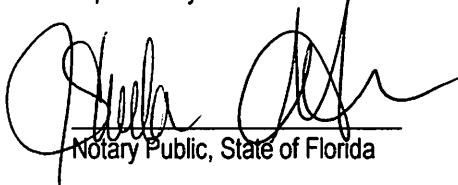
FURTHER, AFFIANT SAYETH NAUGHT.

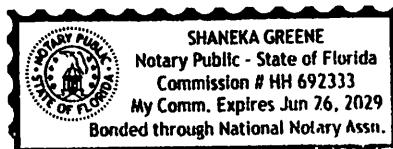
Dated: 12/08/2025

  
Environmental Inspector

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 12/08/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





City of Ocala  
Environmental Enforcement  
12/08/2025 10:01:10



GOD BE WITH US

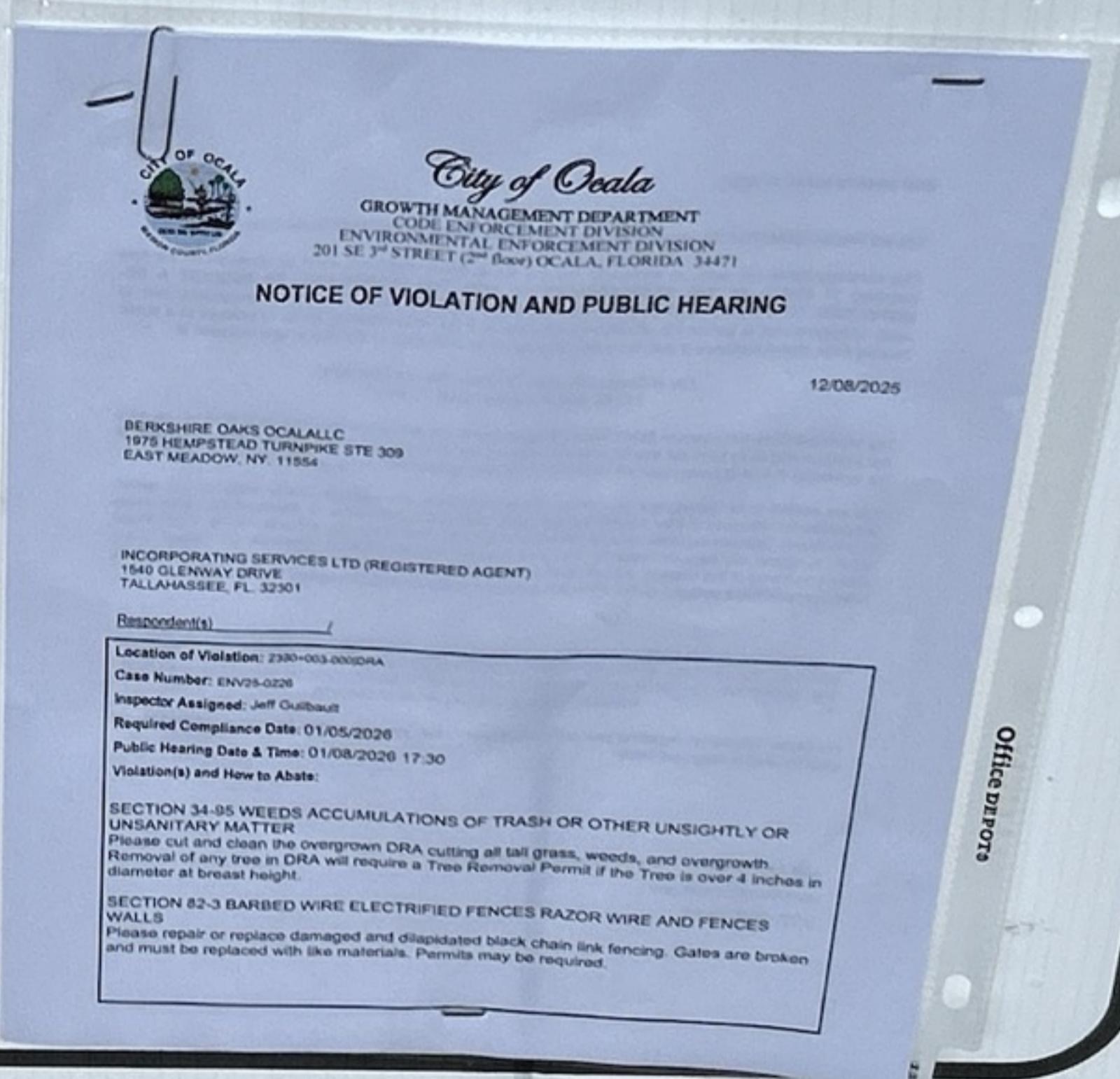
COUNTY, FLORIDA

# OCALA

## CODE ENFORCEMENT

**352-629-8309**

DO NOT REMOVE THIS  
SIGN WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION



OFFICE DIRECTOR

City of Ocala  
Environmental Enforcement  
12/08/2025 10:01:07

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

CASE NO: ENV25-0226

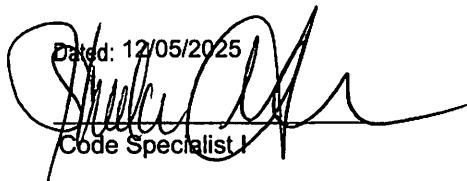
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

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 12/05/2025 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.

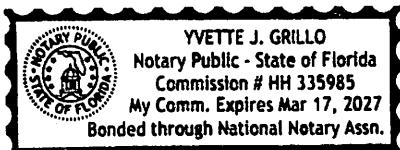
FURTHER, AFFIANT SAYETH NAUGHT.

  
Dated: 12/05/2025  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 12/05/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Yvette Grillo  
Notary Public, State of Florida



## Jeffrey Guilbault

---

**From:** Bob O'Reilly <Bob@Upcli.com>  
**Sent:** Wednesday, December 10, 2025 12:41 PM  
**To:** Jeffrey Guilbault  
**Subject:** FW: Case #ENV25-0226

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Inspector:  
See email below.

Robert J. O'Reilly



United Properties Corp.  
1975 Hempstead Turnpike #309  
East Meadow, NY 11554  
O: (516) 223-6200  
M: (516) 632-0921  
[E: bob@upcli.com](mailto:Bob@Upcli.com)

---

**From:** Bob O'Reilly  
**Sent:** Wednesday, December 10, 2025 12:37 PM  
**To:** 'jguibault@ocalafl.gov' <jguibault@ocalafl.gov>  
**Cc:** Cyril Nicoll <cy@Upcli.com>  
**Subject:** Case #ENV25-0226

Inspector Guilbault:

I just wanted to make you aware that although we did not get the work done on time, the fence repairs are now being scheduled and the work will be done soon.

Once complete I will advise. We removed a lot of the vines/growth on the fence, but please keep in mind that these are not weeds, they are actual plants installed along the fence to cover it. Please let me know what you think when you reinspect.

Thank you for your patience & have a great holiday.

Robert J. O'Reilly



United Properties Corp.  
1975 Hempstead Turnpike #309  
East Meadow, NY 11554  
O: (516) 223-6200  
M: (516) 632-0921  
[E: bob@upcli.com](mailto:Bob@Upcli.com)



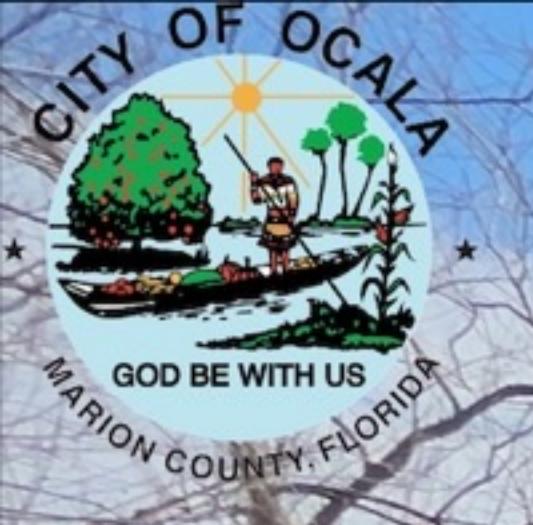
City of Ocala  
Environmental Enforcement  
01/05/2026 13:49:05



City of Ocala  
Environmental Enforcement  
01/05/2026 13:48:51



City of Ocala  
Environmental Enforcement  
01/05/2026 13:48:55



City of Ocala  
Environmental Enforcement  
01/05/2026 13:48:40



City of Ocala  
Environmental Enforcement  
01/05/2026 13:48:22



MARION COUNTY  
FLORIDA

City of Ocala  
Environmental Enforcement  
12/04/2025 09:49:54



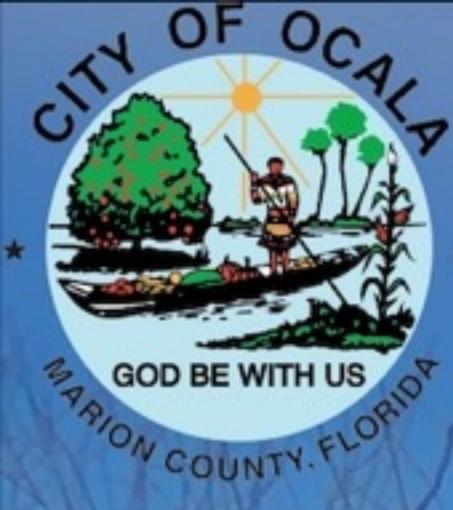
City of Ocala  
Environmental Enforcement  
12/04/2025 09:50:08



City of Ocala  
Environmental Enforcement  
12/04/2025 09:49:42



City of Ocala  
Environmental Enforcement  
12/04/2025 09:49:38



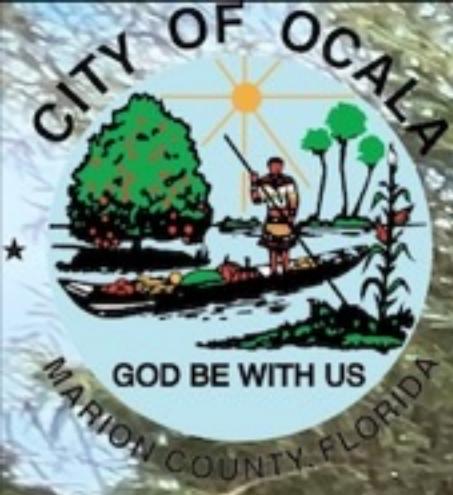
City of Ocala  
Environmental Enforcement  
10/06/2025 13:45:14



City of Ocala  
Environmental Enforcement  
10/06/2025 13:44:31



City of Ocala  
Environmental Enforcement  
10/06/2025 13:45:28



City of Ocala  
Environmental Enforcement  
10/06/2025 13:45:24



City of Ocala  
Environmental Enforcement  
10/06/2025 13:44:23



City of Ocala  
Environmental Enforcement  
10/06/2025 13:45:17



City of Ocala  
Environmental Enforcement  
10/06/2025 13:44:58



City of Ocala  
Environmental Enforcement  
10/06/2025 13:44:20