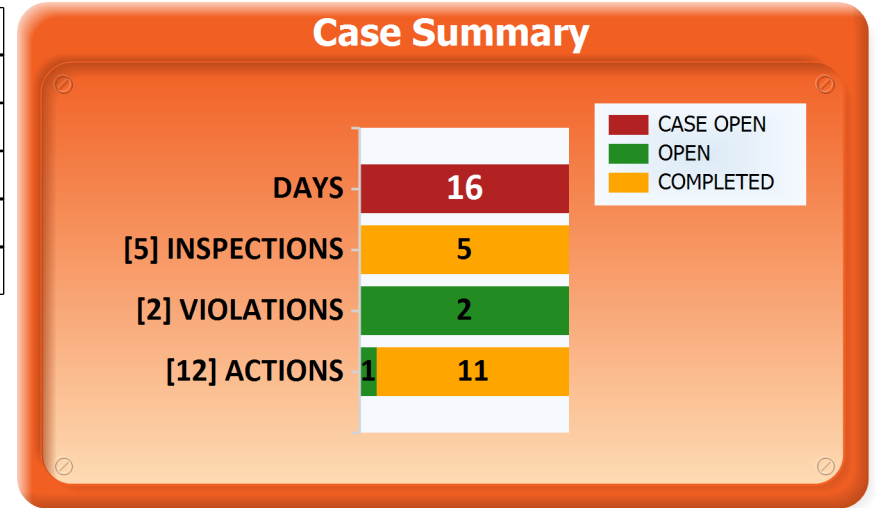


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0359

Description: Dilapidated/unsafe sign		Status: HEARING	
Type: SIGNS		Subtype: OTHER SIGN VIOLATION	
Opened: 3/17/2026	Closed: 4/2/2026	Last Action: 6/11/2026	Flw Up: 6/9/2026
Site Address: 1011 N PINE AVE OCALA, FL 34475			
Site APN: 2573-003-003		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	U HAUL CO OF FLORIDA 905 LLC	27237 N CENTRAL AVE PHOENIX, AZ 85004			
RESPONDENT 1	U HAUL CO OF FLORIDA 905 LL	C/O JEAN COVINGTON REAL EST DEPT PHOENIX , AZ 85004			
RESPONDENT 2	C T CORPORATION SYSTEM	REGISTERED AGENT PLANTATION, FL 33324			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	9	\$79.74	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0359

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$98.49	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	2	\$4.92	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	9	\$22.14	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$39.36	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	2	\$16.20	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$19.44	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$227.98	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0359

Section 110-133. - General construction and maintenance standards.	JENNIPHER L BULLER	3/17/2026				Sec. 110-133. - General construction and maintenance standards. Dangerous monument sign has been hit with a vehicle and has damaged the upright and is in danger of falling. Please repair/replace sign to ensure structural integrity. Permits will be required and shall be inspected and finalized by the building department. Compliance date is April 14, 2026 Sign was removed
SECTION 122-51 BUILDING PERMIT REQUIRED	CHARLES HANNAH	4/20/2026				Sign removal requires a permit to be removed. Please obtain a permit after the fact for compliance. Compliance date is May 18, 2026

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	CAN	3/18/2026	3/18/2026			A dilapidated and potentially unsafe sign was observed on the property while on patrol in the area. Project manager/Building Inspector Greg McClellan notified. I observed the sign leaning as it was damaged by a vehicle. One of the two uprights has sustained substantial damage causing the integrity of the sign to possibly collapse. I notified the business and they stated they were aware and would look into a repair. The Manager is "Brady" 352-504-8900. I left a VM this date at 10:58 AM.
FOLLOW UP	CAN	4/2/2026	4/2/2026	COMPLETED		Sign was removed
COMPLIANCE	SKN	5/18/2026	5/18/2026	COMPLETED		Case re-assigned from C. Hannah to S. Knight. Compliance date on NOVPH. No active/current permit on file for sign demo. I completed my compliance inspection and found no permit, applied for or issued.

Case Details - No Attachments

City of Ocala

Case Number
CE26-0359

CASE REVIEW	JLB	6/5/2026	6/5/2026	COMPLETED	<p>I conducted a case review in preparation for the Code Board hearing. I found permit DEMO26-0043 was applied for, but the application was incomplete. I contact the contractor, DOWLING SIGNS OF NORTH CENTRAL FLORIDA and left a voicemail.</p> <p>Chris with Dowling Signs returned my call later in the morning and said he would complete the application and submit it as soon as possible.</p>
HEARING INSPECTION	SKN	6/9/2026	6/9/2026	COMPLETED	<p>I completed my hearing inspection and found the permit had not been issued and/or finalized for the sign removal.</p>

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/18/2026	3/18/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/18/2026	3/18/2026	<p>NOVPH MAILED (3)</p> <p>9489 0090 0027 6697 0473 00 U HAUL CO OF FLORIDA 905 LLC C/O JEAN COVINGTON REAL EST DEPT 27237 N CENTRAL AVE PHOENIX, AZ. 85004</p> <p>9489 0090 0027 6697 0473 17 U HAUL CO OF FLORIDA 905 LLC 2727 N CENTRAL AVE PHOENIX, AZ. 85004</p> <p>9489 0090 0027 6697 0473 24 C T CORPORATION SYSTEM (REGISTERED AGENT) 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL. 33324</p>

Ocala Case Details - No Attachments

City of Ocala

Case Number
CE26-0359

PREPARE NOTICE	SHANEKA GREENE	3/18/2026	3/18/2026	<p>NOVPH X 2</p> <p>U HAUL CO OF FLORIDA 905 LLC C/O JEAN COVINGTON REAL EST DEPT 27237 N CENTRAL AVE PHOENIX AZ 85004</p> <p>C T CORPORATION SYSTEM REGISTERED AGENT 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324</p>
OFFICER POSTING	CHARLES HANNAH	3/19/2026	3/19/2026	<p>NOVPH READY FOR POSTING</p> <p>Posted</p>
PREPARE NOTICE	SHANEKA GREENE	4/22/2026	4/23/2026	<p>NOVPH X 2</p> <p>U HAUL CO OF FLORIDA 905 LLC C/O JEAN COVINGTON REAL EST DEPT 27237 N CENTRAL AVE PHOENIX AZ 85004</p> <p>C T CORPORATION SYSTEM REGISTERED AGENT 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324</p>
ADMIN POSTING	SHANEKA GREENE	4/23/2026	4/23/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	4/23/2026	4/23/2026	<p>NOVPH MAILED (3) 9489 0090 0027 6697 0479 66 U HAUL CO OF FLORIDA 905 LLC C/O JEAN COVINGTON REAL EST DEPT 27237 N CENTRAL AVE PHOENIX, AZ. 85004</p> <p>9489 0090 0027 6697 0479 73 U HAUL CO OF FLORIDA 905 LLC 2727 N CENTRAL AVE PHOENIX, AZ. 85004</p> <p>9489 0090 0027 6697 0479 80 CT CORPORATION SYSTEM (REGISTERED AGENT) 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL. 33324</p>
FIELD POSTING	CHARLES HANNAH	4/24/2026	4/27/2026	<p>NOVPH READY FOR POSTING Posted then given to manager.</p>
CONTACT	STEPHEN KNIGHT	5/18/2026	5/18/2026	<p>I went into the u haul business and spoke to an employee who gave me the number to the business manager Brody Rome (352)504-8900. I left a VM.</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/22/2026	5/26/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:</p> <p>1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code (and National Electric Code if applicable) for the unpermitted demolition/removal of a freestanding sign with electric by 4:00 pm on Thursday, July 9th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within ninety (90) days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, or if the permit(s) issued are not inspected and finalized for closure by the 91st day after permit issuance, there shall be a fine of \$200.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>2.) Pay the cost of prosecution of \$227.98 by July 9th, 2026.</p> <p>Non-compliance (Massey) hearing: 08/13/2026</p>
CONTACT	JENNIPHER L BULLER	6/5/2026	6/5/2026	Left voicemail for applicant: DOWLING SIGNS OF NORTH CENTRAL FLORIDA (386)201-0819 for Chris concerning incomplete application for DEMO26-0043.
HEARING CODE BOARD	SHANEKA GREENE	6/11/2026		

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2573-003-003

[GOOGLE Street View](#)

Prime Key: 1214793

[MAP IT+](#)

Current as of 3/17/2026

Property Information

U HAUL CO OF FLORIDA 905 LLC
C/O JEAN COVINGTON REAL EST
DEPT
27237 N CENTRAL AVE
PHOENIX AZ 85004

Taxes / Assessments:

Map ID: 178

Millage: 1001 - OCALA

M.S.T.U.

PC: 27

Acres: .68

Situs: 1011 N PINE AVE OCALA

2025 Certified Value

Land Just Value	\$236,968		
Buildings	\$68,900		
Miscellaneous	\$24,623		
Total Just Value	\$330,491	Impact	
Total Assessed Value	\$294,995	<u>Ex Codes:</u>	(\$35,496)
Exemptions	\$0		
Total Taxable	\$294,995		
School Taxable	\$330,491		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$236,968	\$68,900	\$24,623	\$330,491	\$294,995	\$0	\$294,995
2024	\$236,968	\$66,182	\$24,806	\$327,956	\$268,177	\$0	\$268,177
2023	\$236,968	\$70,166	\$25,080	\$332,214	\$243,797	\$0	\$243,797

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4209/1460	10/2005	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$100
2258/1426	06/1996	65 TAKING	0	U	I	\$100
0894/0786	03/1978	05 QUIT CLAIM	0	U	I	\$110,000

Property Description

SEC 07 TWP 15 RGE 22
PLAT BOOK A PAGE 074
ALLREDS ADD OCALA
BEGIN AT THE INTERSECTION OF THE NLY ROW LINE OF
LINCOLN ST (NW 10TH ST) WITH AN 80 FT ROW AND THE
ELY ROW LINE OF PINE ST (US HWY 301 AND 441) WITH A
200 FT ROW; TH ALONG A CURVE TO THE RIGHT WITH A

RADIUS OF 5629.65 FT, AN ARC DISTANCE OF 68.67 FT,
 A CHORD BEARING & DISTANCE OF N 00-23-58 W 68.76 FT;
 TH N 00-03-00 W 108.32 FT; TH N 89-36-45 E 170.37 FT;
 TH CONT N 89-36-45 E 10.66 FT; TH S 00-03-00 E 178.58 FT;
 TH N 89-54-40 W 180.61 FT TO THE POB &
 EXC US 27 ROW TAKING BEING MORE PARTICULARLY DESC AS:
 CO 2258/1436 PARCEL NO. 104:
 COM AT NE COR OF LOT 1, BLK 3 ALLREDS ADD TH S 00-27-48 W
 ALONG E LINE BLK E (ALSO BEING W ROW OF NW 4TH AVE,
 A 30 FT PLATTED ST) 429.96 FT TO THE CENTERLINE ST RD 500;
 TH N 89-39-15 W 182.87 FT; TH N 00-16-08 E 40 FT FOR THE POB;
 TH N 89-39-15 W 180.13 FT TO A PT BEING ON A CURVE CONCAVE
 ELY HAVING A RADIUS OF 5629.65 FT, A CENTRAL ANGLE OF 00-10-02,
 AND A CHORD BEARING OF N 00-21-46 W TH NWLY ALONG ARC OF
 CURVE 16.43 FT; TH S 89-39-15 E 88.29 FT; TH S 87-19-11 E 92.11 FT;
 TH S 00-16-08 W 12.68 FT TO THE POB;
 & PERPETUAL SLOPE EASEMENT CO 2258/1438 PARCEL NO. 802:
 COM AT NE COR LOT 1, BLK 3 ALLREDS ADD TH S 00-27-48 W
 ALONG E LINE BLK 3 (ALSO BEING W ROW OF NW 4TH AVE,
 A 30 FT PLATTED ST) 429.96 FT TO THE CENTERLINE ST RD 500;
 TH N 89-39-15 W 182.87 FT; TH N 00-16-08 E 52. 68 FT FOR POB;
 TH N 87-19-11 W 92.11 FT; TH N 89-39-15 W 88.29 FT BEING A
 POINT ON A CURVE CONCAVE ELY HAVING A RADIUS OF 5629.65 FT,
 A CENTRAL ANGLE OF 00-03-24.4 AND A CHORD BEARING OF
 N 00-15-03 W TH NWLY ALONG ARC OF CURVE 5.58 FT;
 TH S 89-39-15 E 88.46 FT; TH S 87-19-11 E 91.98 FT;
 TH S 00-16-08 W 5.58 FT TO THE POB.

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

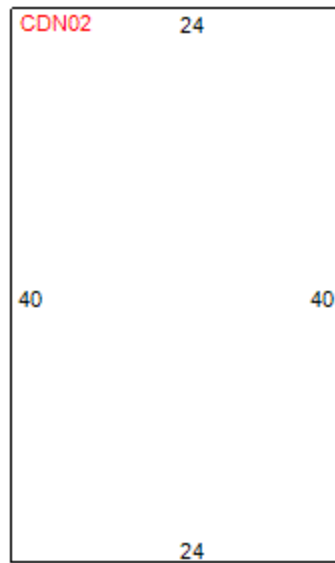
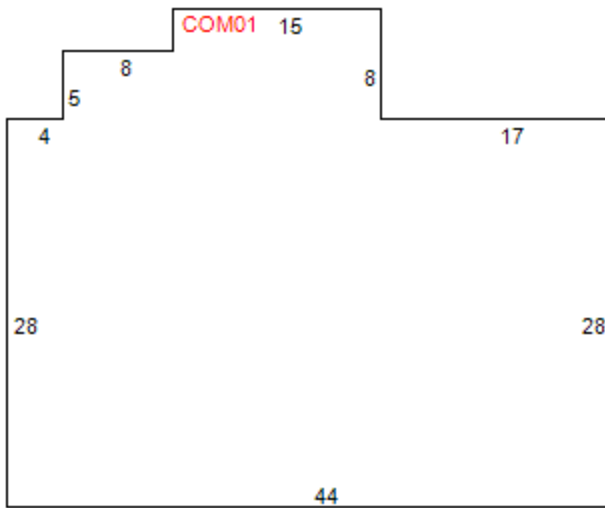
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCCR	2736	181.0	163.0	B4	29,621.00	SF							
Neighborhood 9941													
Mkt: 2 70													

[Traverse](#)

Building 1 of 1

COM01=L17U8L15D3L8D5L4D28R44U28.D33L10
 CDN02=L24D40R24U40.





Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 7 - 30-34 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 4/28/2020 by 117

Year Built 1969
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 160

Exterior Wall 38 WD SIDING-SHTG24 CONC BLK-PAINT44 FACE BRICK-BLK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	11.0	1.00	1969	0	1,392	M17 OFFICE	18 %	N	Y
						M11 ONE STORY STORE	82 %	N	Y
2	14.0	1.00	1969	0	960	CDN CANOPY-DETACHD	100 %	N	N

Section: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	24,228.00	SF	5	1973	3	0.0	0.0
184 RETAIN WALL	700.00	SF	50	1979	3	0.0	0.0
UDU UTILITY-UNFINS	144.00	SF	40	1989	3	12.0	12.0
159 PAV CONCRETE	192.00	SF	20	1989	3	4.0	48.0
UDU UTILITY-UNFINS	400.00	SF	40	2007	3	20.0	20.0
UDC CARPORT-UNFIN	400.00	SF	40	2007	3	20.0	20.0

[Appraiser Notes](#)

U-HAUL TRUCK RENTAL

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
OC00483	2/1/2006	5/1/2006	INT REMODEL
OC01709	9/1/1989	-	MANAGERS OFFICE
OC00178	2/1/1987	-	RETAINING WALL LP TANKS
MC09965	1/1/1979	-	BLDG 01 = REMODEL

RECORDING FEES 61.00

This Instrument prepared by:
Jorge Diaz-Silveira, Esquire

When recorded return to:
Margie Poole/05ATL1298
1800 Parkway Place, Suite 700
Marietta, GA 30067

Parcel Identification Number:
R2573-003-003

FIDELITY NATIONAL TITLE
5690 W CYPRESS STREET
STE A
TAMPA, FL 33607
U-Haul # 833064



[Clerk's Recording Information]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated as of October 13, 2005, by U-Haul Co. of Florida, a Florida corporation, successor by merger to U-Haul Co. of Central Florida, a Florida corporation (hereinafter referred to as "**Grantor**"), whose mailing address is 2727 North Central Avenue, Phoenix, Arizona 85004, Attention: Jean Covington, Real Estate Department to U-Haul Co. of Florida 905, LLC, a Delaware limited liability company, whose mailing address is 2727 North Central Avenue, Phoenix, Arizona 85004, Attention: Jean Covington, Real Estate Department. (hereinafter referred to as "**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee forever, the following described lot, piece or parcel of land, situate, lying and being in Marion County, State of Florida, and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof (the "**Property**").

SUBJECT to the following:

NOTE TO TAX EXAMINER: This is a transfer of property between a grantor and its wholly owned grantee. Such transfer is made without any exchange of consideration. Therefore, pursuant to Section 201.02(1), Florida Statutes (2005), and Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So.2d 913 (Fla. 2005), no documentary stamp taxes are due in connection with the recording of this Special Warranty Deed.

1. Real property taxes for the year 2005 and subsequent years.
2. Conditions, reservations, limitations, easements, dedications, agreements, and other matters of records; provided, however, that the foregoing shall not serve to impose or re-impose same.
3. Laws, zoning laws, regulations and/or ordinances affecting the Property.

TOGETHER WITH all the tenements, easements, rights-of-way, streets, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property.

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby fully warrants title to the Property and will defend the same against the lawful claims of all parties claiming by, through, or under the Grantor, but against no other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Stephanie Russ Peckman

Print Name: Stephanie Russ Peckman

Lori C. Wells

Print Name Lori C. Wells

U-Haul Co. of Florida, a Florida
corporation, successor by merger to
U-Haul Co. of Central Florida, a
Florida corporation

By: Jennifer M. Settles

Name: Jennifer M. Settles

Title: Secretary

Grantor's Mailing Address:
2727 North Central Avenue
Phoenix, AZ 85004
Attention: Jean Covington
Real Estate Department

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 23 day of Sept, 2005 by Jennifer Settles, Secretary of U-Haul Co. of Florida, a Florida corporation, successor by merger to U-Haul Co. of Central Florida, a Florida corporation on behalf of said entity, (check one please) () who is personally known to me, or () who produced the following type of identification

_____.

Nancy Jo Beiley
Print Name: NANCY JO BEILEY
Notary Public, State of Arizona
Notary Commission No. 12408
My Commission Expires: 5-27-07

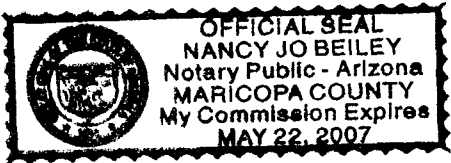


EXHIBIT A

A portion of Lots 3 and 4, Block 3, Allred's Addition to Ocala, according to the plat thereof recorded in Plat Book A, page 74, of the Public Records of Marion County, Florida, and being more particularly described as follows:

Begin at a set two-inch iron pipe at the intersection of the Northerly right of way line of Lincoln Street (N.W. 10th Street) (80 foot right of way) and the Easterly right of way line of Pine Street (US Highways 301 and 441) (200 foot right of way); running thence (1) along said right of way line of Pine Street the following two courses and distance: (a) along a curve to the right, with a radius of 5629.65 feet, the arc distance of 68.67 feet (the chord bearing and distance of said arc being North 00°23'58" West 68.76 feet) to a set two-inch iron pipe, and (b) North 00°03'00" West 108.32 feet to a set two-inch iron pipe in line of land now or formerly of Ocala-Mobile Home Sales Inc.; thence (2) along said line of land of Ocala-Mobile Home Sales Inc., North 89°36'45" East 170.37 feet to the Northwest corner of Lot 4, Block 3, Allred's Addition to Ocala; thence continue North 89°36'45" East 10.66 feet to a set two-inch iron pipe in a line of land now or formerly of Frankie B. Collins; thence (3) along said line of land of Frankie B. Collins, South 00°03'00" East 178.58 feet to a set two-inch iron pipe in said right of way line of Lincoln Street North 89°54'40" West 180.61 feet to the Place of Beginning.

LESS AND EXCEPT those certain parcels described as Parcel No. 104 and Parcel No. 802, more particularly described in Order of Taking in Official Record Book 2258, page 1426, of the Public Records of Marion County, Florida.

**CERTIFIED RESOLUTIONS OF THE BOARD OF DIRECTORS OF
U-HAUL CO. OF FLORIDA,
A FLORIDA CORPORATION**

The undersigned hereby certifies that the following resolution was duly adopted by the Board of Directors of U-Haul Co. of Florida, a Florida corporation (the "Company"), as of September 19, 2005, by unanimous written consent and upon waiver of notice of meeting:

Conveyance of Properties to Parent Company

WHEREAS, in connection with certain CMBS mortgage financings with Lehman Brothers Bank, FSB ("Lender"), the Company desires to contribute to its newly formed wholly-owned subsidiary, U-Haul Co. of Florida 905, LLC, a Delaware limited liability company, certain improved properties ("Properties") as specified on Exhibit "A" hereto, which properties will then be mortgaged to Lender in connection with the foregoing financing.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the foregoing contribution is deemed desirable and beneficial and in the best interest of the Company, its creditors and its sole shareholder and represents a practicable course of action without impairing the rights or interests of such creditors or the sole shareholder, and is for a good and valid business purpose and reason and is hereby approved;

FURTHER RESOLVED, that any of the President, Secretary, Treasurer or Assistant Treasurer of the Company (an "Authorized Officer"), is hereby authorized and directed, on behalf of the Company, to execute and deliver any and all documents, including without limitation deeds and other transfer forms, in connection with the foregoing contribution, and to do all other acts necessary or appropriate in order to consummate the foregoing;

FURTHER RESOLVED, that the Secretary of the Company is hereby authorized to make such word changes to these resolutions as may be deemed necessary, so long as any such changes continue to reflect the intent of the above resolutions.

RESOLVED FURTHER, that these resolutions shall remain in effect, and either or both Lenders and Fidelity National Title Insurance Company ("Title Company") may rely on these resolutions in connection with the

conveyance, until written notice of modification, rescission or revocation is delivered to Lender and Title Company; but no modification, rescission or revocation will be effective for any document executed or action taken in reliance on the previous resolutions prior to delivery of written notice of modification, rescission or revocation.

RESOLVED FURTHER, that the Board of Directors hereby ratifies and affirms any and all actions heretofore taken by the Company or any officer or agent thereof with respect to the matters described herein.

IN WITNESS WHEREOF, the undersigned executes this Certified Resolution as of September ____, 2005.

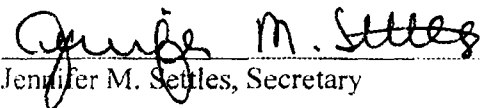

Jennifer M. Settles, Secretary

Exhibit A

Entity	City	State	Zip
781021	BOYNTON BEACH	Florida	33435
781059	MELBOURNE	Florida	32935
785051	ORLANDO	Florida	32808
785056	ORLANDO	Florida	32826
785065	ORLANDO	Florida	32809
786054	TAMPA	Florida	33605
786062	SAINT PETERSBURG	Florida	33702
786067	BRANDON	Florida	33511
786071	SAINT PETERSBURG	Florida	33709
787050	MIAMI	Florida	33142
787059	PERRINE	Florida	33157
787065	HOMESTEAD	Florida	33030
787067	MIAMI	Florida	33127
788054	FORT LAUDERDALE	Florida	33315
788055	POMPANO BEACH	Florida	33064
788056	POMPANO BEACH	Florida	33069
788058	CAROL CITY	Florida	33056
788079	NORTH MIAMI BEACH	Florida	33162
788083	HOLLYWOOD	Florida	33029
829062	WINTER PARK	Florida	32789
829075	DAYTONA BEACH	Florida	32114
833059	GAINESVILLE	Florida	32601
833064	OCALA	Florida	32670
833065	NEW PORT RICHEY	Florida	34652
884013	JACKSONVILLE	Florida	32202



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

Detail by Entity Name

Foreign Limited Liability Company
U-HAUL CO. OF FLORIDA 905, LLC

Filing Information

Document Number	M05000005536
FEI/EIN Number	20-3484920
Date Filed	09/29/2005
State	DE
Status	ACTIVE

Principal Address

2727 N. CENTRAL AVE.
PHOENIX, AZ 85004

Changed: 04/18/2018

Mailing Address

2721 N. CENTRAL AVE.
PHOENIX, AZ 85004

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR, President

SHOEN, EDWARD J
2727 N. CENTRAL AVE.
PHOENIX, AZ 85004

Title MGR

TAYLOR, JOHN C
2727 N. CENTRAL AVE.
PHOENIX, AZ 85004

Title Manager

Cronin, Jennifer L
1209 Orange Street
Wilmington, DE 19801

Title Treasurer

Berg, Jason A
2727 N CENTRAL AVE
PHOENIX, AZ 85004

Title Secretary

Campbell, Kristine
2727 N Central Avenue
Phoenix, AZ 85004

Title Asst. Secretary

Winkelman, Stephen R
2721 N Central Avenue
Phoenix, AZ 85004

Title Asst. Treasurer

Bridgeman, Tobias C
5555 Kietzke Lane #100
Reno, NV 89511

Title Asst. Treasurer

Harte, Kevin J
5555 Kietzke Lane #100
Reno, NV 89511

Title Asst. Secretary

Chadwick, Wesley
2727 N Central Avenue
Phoenix, AZ 85004

Annual Reports

Report Year	Filed Date
2023	04/11/2023
2024	04/19/2024
2025	04/28/2025

Document Images

04/28/2025 -- ANNUAL REPORT	View image in PDF format
04/19/2024 -- ANNUAL REPORT	View image in PDF format
04/11/2023 -- ANNUAL REPORT	View image in PDF format

04/26/2022 -- ANNUAL REPORT	View image in PDF format
04/27/2021 -- ANNUAL REPORT	View image in PDF format
04/23/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
04/04/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
04/01/2011 -- ANNUAL REPORT	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
04/06/2009 -- ANNUAL REPORT	View image in PDF format
03/28/2008 -- ANNUAL REPORT	View image in PDF format
03/29/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
09/29/2005 -- Foreign Limited	View image in PDF format



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

U HAUL CO OF FLORIDA 905 LLC
C/O JEAN COVINGTON REAL EST DEPT
27237 N CENTRAL AVE
PHOENIX, AZ. 85004

04/22/2026

U HAUL CO OF FLORIDA 905 LLC
2727 N CENTRAL AVE
PHOENIX, AZ. 85004

C T CORPORATION SYSTEM (REGISTERED AGENT)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL. 33324

Respondent(s) _____ /

Location of Violation: 1011 N PINE AVE|2573-003-003

Case Number: CE26-0359

Inspector Assigned: Charles Hannah

Required Compliance Date: 05/18/2026

Public Hearing Date & Time: 06/11/2026 5:30 PM

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Sign removal requires a permit to be removed. Please obtain a permit after the fact for compliance.

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 – 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:

Charles Hannah Code Inspector
channah@ocalafl.gov
352-615-3108

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

CASE NO: CE26-0359

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

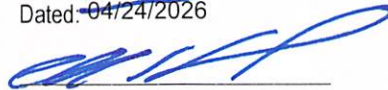
STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on ²⁷04/24/2026 post the Notice of Violation & Public Hearing to the property, located at 1011 N PINE AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

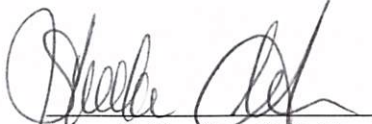
FURTHER, AFFIANT SAYETH NAUGHT.

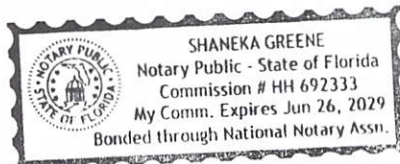
^{4/27/26}
Dated: 04/24/2026

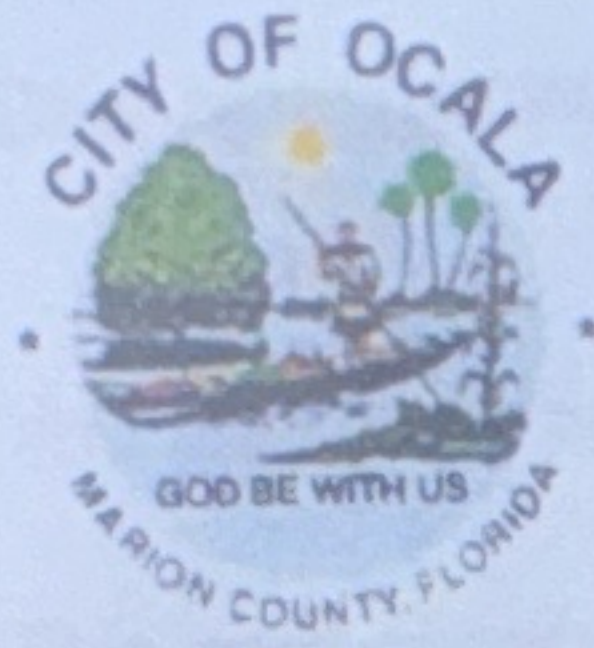

Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: ²⁷04/24/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





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

04/22/2026

U HAUL CO OF FLORIDA 905 LLC
C/O JEAN COVINGTON REAL EST DEPT
27237 N CENTRAL AVE
PHOENIX, AZ 85004

U HAUL CO OF FLORIDA 905 LLC
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C T CORPORATION SYSTEM (REGISTERED AGENT)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Respondent(s) _____

Location of Violation: 1011 N PINE AVE|2573-003-003
Case Number: CE26-0359
Inspector Assigned: Charles Hannah
Required Compliance Date: 05/18/2026
Public Hearing Date & Time: 06/11/2026 5:30 PM
Violation(s) and How to Abate:
SECTION 122-51 BUILDING PERMIT REQUIRED
Sign removal requires a permit to be removed. Please obtain a permit after the fact for compliance.

City of Ocala
Code Enforcement Division
4/27/26, 1:36 PM

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

CASE NO: CE26-0359

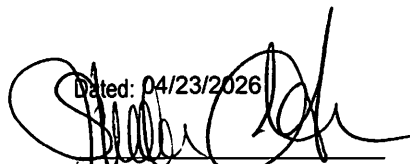
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 04/23/2026 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.

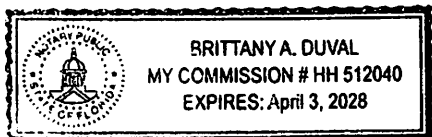
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/23/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/23/2026 by Brittany A. Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



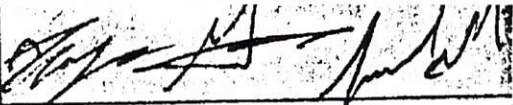


Date Produced: 05/04/2026

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 9489 0090 0027 6697 0479 66. Our records indicate that this item was delivered on 04/28/2026 at 07:54 a.m. in PHOENIX, AZ 85034. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	X	
Printed Name	Taze Greener	Jeremiah Med

Address of Recipient :

Delivery Address	Uhaul
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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 37330412NOVPHENV260359

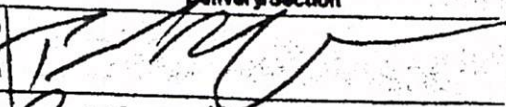


Date Produced: 05/04/2026

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 9489 0090 0027 6697 0479 80. Our records indicate that this item was delivered on 04/27/2026 at 11:37 a.m. in FORT LAUDERDALE, FL 33318. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	X 
Printed Name	PETER WEIRBY

Address of Recipient :

Delivery Address	CT 0022
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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 37330412NOVPHEENV260359



City of Ocala
Code Enforcement Division
6/9/2026 10:46 AM



City of Ocala
Code Enforcement Division
6/9/2026 10:46 AM



BIKE LANE
ENDS

BAGE LAW
BIKE LAW

U-HAUL
ONE-WAY & IN-TOWN MOVES

WEST
EAST

TRIMLINE FUEL SAVER
LOW PROFILE AERODYNAMIC

Easier To Load

City of Ocala
Code Enforcement Division
4/20/26, 9:51 AM



City of Ocala
Code Enforcement Division
4/20/26, 9:52 AM



City of Ocala
Code Enforcement Division
3/17/26, 9:32 AM



City of Ocala
Code Enforcement Division
3/17/26, 9:31 AM



CITY OF OCALA
GOD BE WITH US
MARION COUNTY, FLORIDA
UNDER 8,600 GROSS

UNDER 8,600 GROSS

City of Ocala
Code Enforcement Division
3/17/26, 9:31 AM