

EXECUTIVE SUMMARY

Introduction

Ocala Ranch will be an upscale master planned community for Active Adults seeking to live an active lifestyle in a resort setting. Tailored to the active lifestyle, this community will feature state of the art recreation facilities, numerous outdoor activities, a nature park where bald eagles currently nest, and an option for up to 36-holes of Championship Golf. Ocala Ranch will create an integrated community with two distinct villages offering a variety of housing options. In addition, the community will feature a commercial/mixed use area with retail and dining opportunities, independent and assisted living facilities, as well as higher density active living. Open space connectivity is a key component of Ocala Ranch, while respecting the locally sensitive environmental areas.

The site encompasses approximately 2,082 acres of land located in Marion County along the East side of State Road 200. Located approximately ½ mile north of the Withlacoochee River, the property extends from State Route 200 generally to the South and East to the approximate SW 100th Ave alignment. A Duke Power transmission line crosses the northern portion of the property along the SW 150th Street alignment and the Sabal Gas Line crosses the property at the same location, and follows the western property boundary south and then east along the northern boundary.

The property is generally unimproved and consists of both forested lands and open grasslands. The southeastern portion of the site is currently home to two bald eagles. The area around the nest will remain undeveloped as to preserve the eagles and their nest. Currently the property is being used for agricultural purposes.

The Vision

Ocala Ranch is planned as an upscale community catering to the Active Adult lifestyle in a resort setting. The community will feature two distinct villages offering a variety of housing options, and an integrated mixed use/commercial area featuring retail and dining, office, medical office, independent and assisted living, and higher density active lifestyle housing. The City of Ocala, also known as Brick City, and Marion County have a rich history including the equestrian and ranching lifestyle. After tragedy struck the City of Ocala in the late 1,800's, the City rebuilt and predominantly used brick as a way of preventing fire, which gave Ocala a look unique to the state of Florida, and subsequently became "Brick City". Ocala Ranch will honor the rich history of the area by incorporating the equestrian theme and the use of brick throughout the architecture of the community.

Golf, tennis, pickleball, swimming, walking trails, biking, and canoeing are just a small sample of the activities planned for Ocala Ranch's residents and guests. The community, catering to an

active lifestyle, will have the potential to have up to 36-holes of golf, which would include a golf clubhouse and grill. In addition, Ocala Ranch will feature two resort style recreation centers. These recreation centers will provide a comprehensive package of activities and amenities, including lap and resort pools, spas, fitness facilities, dining, event spaces, and multi-purpose rooms. The recreation centers will be private and for home owners and their guests, while the goal of the golf facilities if built will be open to the general public, while offering memberships to home owners within the development

The two planned villages will be gated and feature a variety of housing options ranging in size, price and style. The first village will include a state of the art resort style recreation center, and an option for 18-holes of golf.

The second village will also be gated and provide a variety of housing options. This village will feature the Bald Eagle Park, a state of the art resort style recreation center, a connected open space system which will aim to connect to many neighborhoods within this village, and an option for 18-holes of golf. The open space will provide the ability to circulate throughout the village and to the recreation center for those seeking alternate methods of transportation. This village will also provide for larger housing options for those seeking more executive living.

Both villages will feature well planned open space and water elements to enhance the visual quality of the community. Enhanced landscaping will showcase the beauty of the local plant material while accentuating the architectural style of the community. Neighborhoods will be planned to take advantage of the natural features of the site, while creating interesting and inviting neighborhoods.

Architecture

The architecture goal of Ocala Ranch will embrace the property's equestrian and ranching history and utilize a contemporary barn architectural style. This style allows the historical types of structures of the area to be used in a contemporary manner throughout the community. Brick will be used throughout the community in various ways, both in style, application, and color to pay homage to the City of Ocala's prior recognition of "Brick City". The planned architectural theme also separates this community from all other active adult communities in the area, once again setting Ocala Ranch apart.

Summary

AZ Ocala Ranch will be a world class, upscale and highly amenitized active adult community featuring a variety of activities in a resort lifestyle setting. The community will be set apart from

all other active adult communities in the area and be a community that the residents, the City of Ocala, and Marion County will be proud of.