

OWNER OF RECORD

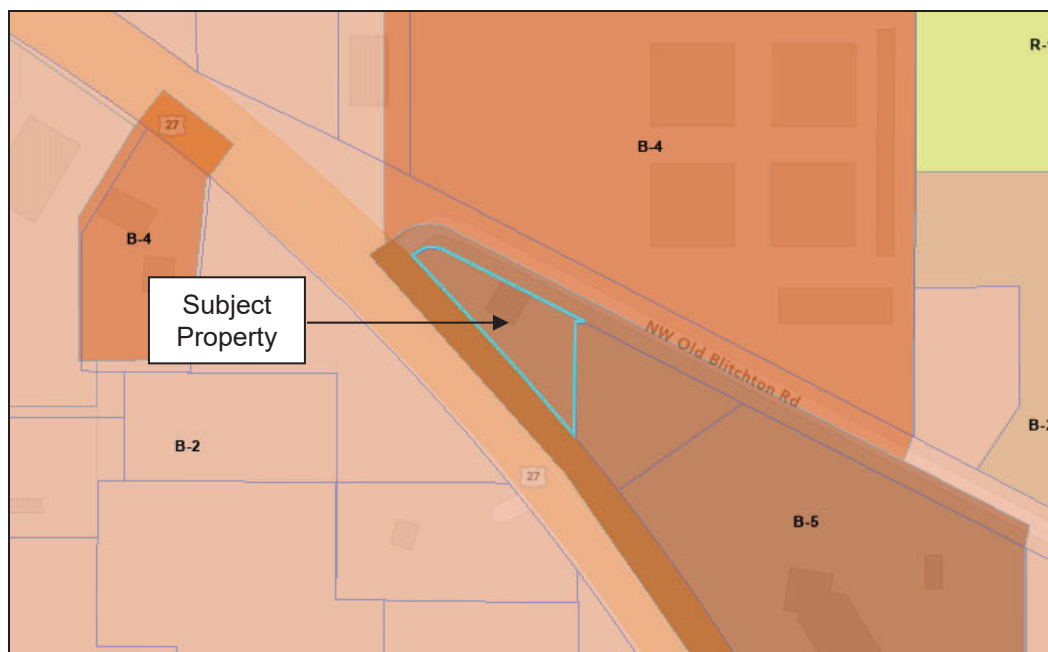
Showcase Investment Group, LLC
5253 Northwest 76th Court
Ocala, Florida 34482-8045


ZONING/LAND USE

The legal permissible use of the site has been established by the City of Ocala as:

B-5, Wholesale Business. The wholesale business (B-5) district is intended primarily for retail sales, wholesale trade and warehouse storage requiring a large site or structure. Outdoor sales with some B-5 uses are permitted. Outdoor storage is a permitted accessory use. Permitted uses include single family dwellings, auto supply stores, bakeries, building material sales, department stores, furniture stores, garden/nursery sales, hardware stores, mobile/manufactured home sales, specialty retail stores, automobile rentals/sales (new/used), RV sales, truck rentals/sales, equipment rental/leasing, general business services, pest control service, alcoholic beverage establishments, drive-in/drive-through restaurants, fast food restaurants, enclosed restaurants, art/antique gallery or museum, hotels, computer maintenance/repair, financial institutions, print shops, professional and business offices, funeral homes/crematories, hairstyling shops, auto repair (minor), auto detailing, repair garages, service stations, dance/art/music studios, motion picture theatres, physical fitness facilities, indoor recreation facilities, post offices, medical/dental offices, veterinarian offices, recycling centers, warehouses, and wholesale/distribution centers. The minimum lot width is 100 feet, and the maximum building height is 60 feet.

A copy of the local zoning map is provided below. The subject property is outlined in blue.

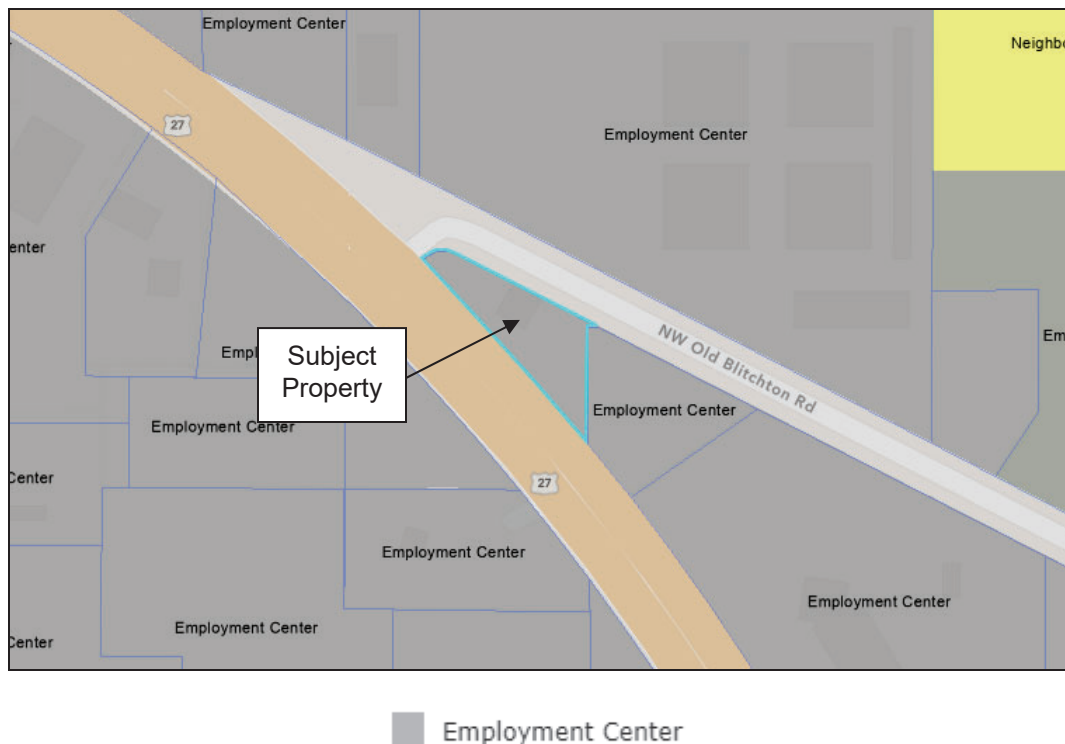


 B-5: Wholesale Business

ZONING/LAND USE- (Cont)

The City of Ocala land use plan designates the property as **Employment Center**. The intent of this land use is to provide a regionally important and vibrant hub for business, enterprise, research and development, and employment activities. Primary uses in this category are industrial, office and commercial. Secondary uses are public, recreation & open space, institutional, and residential, as well as educational facilities.

A copy of the local land use map is provided below. The subject property is outlined in blue.



The zoning and land use classifications are compatible, and these classifications are consistent with surrounding properties in the immediate area of the property, particularly along Northwest Blitchton Road/US Highway 27.

We analyzed the zoning and land use requirements in relation to the subject property and considered the compliance of the existing or proposed use. We are not experts in the interpretation of complex zoning ordinances but based on a review of public information, the existing use of the subject property appears to be a complying use. Detailed zoning studies are typically performed by a zoning or land use expert, including attorneys, land use planners, or architects. The depth of our study correlates directly with the scope of this assignment, and it considers all pertinent issues that have been discovered through our due diligence.

This appraisal is not intended to be a detailed determination of compliance, as that determination is beyond the scope of this real estate appraisal assignment.