

**FORM 1**

**STATEMENT OF**

**2003**

**FINANCIAL INTERESTS**

Please print or type your name, mailing address, agency name, and position below:

LAST NAME - FIRST NAME - MIDDLE NAME:  
Ruse, Charles R Jr.

#61604

MAILING ADDRESS:  
500 NE 8th Avenue

CITY: Ocala ZIP: 34470 COUNTY: Marion

NAME OF AGENCY:  
Board of Adjustment

NAME OF OFFICE OR POSITION HELD OR SOUGHT:

CHECK IF  CANDIDATE OR  NEW EMPLOYEE OR APPOINTEE

FOR OFFICE USE ONLY:

RECEIVED  
2004 JUL 16 PM 2 28  
SUPPLY OF ELECTIONS  
MARION COUNTY  
FLORIDA  
Conf. Code  
P. Req. Code

**\*\*THIS SECTION MUST BE COMPLETED\*\***

**DISCLOSURE PERIOD:**

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (check one):

DECEMBER 31, 2003 OR  SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: \_\_\_\_\_

**MANNER OF CALCULATING REPORTABLE INTERESTS:**

THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR  DOLLAR VALUE THRESHOLDS

**PART A - PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]**

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
See Attached		

**PART B - SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]**

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
See Attached			

**PART C - REAL PROPERTY [Land, buildings owned by the reporting person]**

See Attached

**FILING INSTRUCTIONS** for when and where to file this form are located at the bottom of page 2.

**INSTRUCTIONS** on who must file this form and how to fill it out begin on page 3.

**OTHER FORMS** you may need to file are described on page 6.

#61604

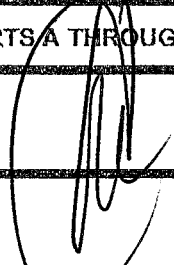
PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]	
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
Stock	Sumner/Ruse Property Corp
Stock	Leggett and Platt
Stock	Dunce, Inc.
Stock	SouthTrust Bank
Cash	LPL Financial Services

PART E — LIABILITIES [Major debts]	
NAME OF CREDITOR	ADDRESS OF CREDITOR
none	

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]			
	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY	None		
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
DO I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE (required):



DATE SIGNED (required):

**FILING INSTRUCTIONS:**

**WHAT TO FILE:**

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

**NOTE:**

**MULTIPLE FILING UNNECESSARY:**

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

**WHERE TO FILE:**

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

*Local officers/employees* file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

*State officers or specified state employees* file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709.

*Candidates* file this form together with their qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

**WHEN TO FILE:**

*Initially*, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

*Candidates* for publicly-elected local office must file at the same time they file their qualifying papers.

*Thereafter*, local officers/employees, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

*Finally*, at the end of office or employment, each local officer/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

Charles K. Ruse, Jr.  
 Secondary Sources of Income  
 Financial Interests Reporting Information - Part B  
 For the Year Ended December 31, 2003

Name of Business Entity	Name of Major Source of Business Income	Address of Source	Principal Business Activity of Source
Ocala Pine Plaza Company, Inc.	Ocala Plaza and Property Corp	500 NE 8th Ave, Ocala	Commercial Real Estate Rental
Sumner-Ruse Partnership	Sugar Plum Shoppe Gregory Groves Ron's Mobile Golf Cart	40 SW 1st Avenue, Ocala 822 SW 5th Avenue, Ocala 3199 US Hwy 441-27 Fruitland Park, Fl.	Retail Party Supplies Fruit Sales Golf Cart Sales
Lube 1, 10 Minute Oil Change, Inc	Bubble Bath Car Wash Details By Charlie Jones Auto Care	2251 SW College Road, Ocala 1621 SW 23rd Avenue, Ocala 500 SE 17th St, B, Ocala	Full Service Car Wash Car Detail Shop Auto Repair

Charles K. Ruse, Jr.  
 Schedule of Gross Income  
 Financial Interests Reporting Information - Part A  
 For the Year Ended December 31, 2003

ENTITY:

Ocala Pine Plaza Company, Inc.  
 Charles K. Ruse, Jr., Sole Proprietorship  
 Summer-Ruse Partnership  
 Lube 1, 10 Minute Oil Change, Inc.  
 Ocala Plaza and Property Corp.

Rubolt Partnership  
 Self Storage Center of Ocala  
 Highway 40 Property Sale  
 Charles K. Ruse, Jr. Properties  
 Bruce Duval  
 Lube 1, 10 Minute Oil Change, Inc.  
 Rudniansyn, Ruse & DeBolt  
 Larry M. Wood, Trustee

TYPE OF INCOME

Investment Holding Company  
 Law Practice  
 Real Estate Rentals/K-1 Pass Thru  
 Retail Automotive Services  
 Commercial Real Estate Rental/K-1 Pass thru  
 Real Estate Investment/K-1 Pass Thru  
 Storage Unit Rentals  
 Gain on Land sale  
 Residential Rental  
 Interest Income  
 Form W-2  
 Real Estate Investment/K-1 Pass Thru  
 Real Estate Land TrustK-1 Pass Thru

ADDRESS

500 NE 8th Avenue, Ocala  
 500 NE 8th Avenue, Ocala  
 500 NE 8th Avenue, Ocala  
 P.O. Box 249, Ocala  
 500 NE 8th Avenue, Ocala  
 606 SE 1st Avenue, Ocala  
 1300 SW 27th Avenue, Ocala  
 3669 NE 40th Place, Ocala  
 14260 NE 40th ct, Anthony  
 P.O. Box 249, Ocala  
 606 SE 1st Avenue, Ocala  
 1111 NE 25th Avenue, Ocala

**PART C  
REAL ESTATE OWNED  
BOARD OF ADJUSTMENT**

	<i>(*# - see end of table)</i>	<b>Parcel/Legal</b>
1	Commercial Bldg Details 2 (1/2 int.)	1621 SW 23rd Avenue, Ocala
2	Baseline - 5 acres East of (1/3 int)	31864-008-001
3	Batter Cage (*)	2603 NE 17th Street, Ocala
4	Busy Bee Car Wash (1/2 int.) (*)	2162 E. Silver Springs Blvd., Ocala
5	Cedar Key lots 1/3 (Levy County)	16482-000-00 17139-000-00
6	Detail Center (1/2 int.)	2251 SW College Road, Ocala
7	Downtown Bldgs. (1/2 int.) (*)	104 SW Broadway, Ocala
8	EZ Bee Car Wash (1/2 int.)	3820 E. Silver Springs Blvd., Ocala
9	Fitness Center (1/3 int.)	4817 NE 2nd Loop, Ocala
10	Former Residence	14260 NE 40th Court, Anthony
11	Fort McCoy (1/3 int.)	08800-015-000
12	Fruitland Park Warehouse (1/2 int.)	See Legal Description #15 attached
13	Goodies Deli	1625 S. Pine Ave
14	Gun Range (1/2 int) 1734 NE 2nd Avenue (*)	1734 NE 2nd Avenue
15	Industrial lots - 2 (1/2 int.)	George Mayo Subdivision 3686, 3690 NE 45th Place 3600, 3675, 3687, 3695 NE 44th Lane
16	Law Office (1/2 int.)	500 NE 8th Avenue, Ocala
17	Little Bee Car Wash (1/2 int.)	3230 NE 24th Street, Ocala
18	Marion Oaks Golf Course lot (1/3 int.)	Marion Oaks Unit 9, Block 1260, Lot 21, Plat Book O, Page 164, Public Records, Marion County

**PART C  
REAL ESTATE OWNED  
BOARD OF ADJUSTMENT**

	<i>(*# - see end of table)</i>	<b>Parcel/Legal</b>
19	Marion Oaks Commercial Lot #2	Marion Oaks, Unit 1, Block 178, Lot 5, Page Book O, Page 1, Public Records, Marion County, Florida
20	Marion Oaks Commercial Lot (1/2 int.)	Lot 1, Block 244 of Marion Oaks, Unit Two, Plat Book O, Pages 19-35, as recorded in OR Book 2552 at Page 322, Public Records, Marion County, Florida
21	Ormond Beach house	33 Brooks Drive, Ormond by the Sea
22	Palm World (1/2 int.)	31864-008-000 31864-008-001 31864-005-000
23	Pine Plaza (1/6 int.)	500-718 S. Pine Avenue
24	Pine Care Auto Plaza Building #2 (1/5 int.)	201 SW 22nd Place, Place
25	Pine Care Auto Plaza Building #1 (1/2 int.)	201-100 SW 22nd Place
26	Pinecrest (1/3 int.)	Pinecrest Estates, Lot 4, Plat Book L, Page 69 PRMC
27	Prisonview Heights 30 acres (1/5 int)	07399-084-12
28	Quadrplex	3669 NE 40th Place, Ocala, Apts A-D
29	Quads #2 (1/2 int)	3680 NE 40th Place, Ocala Apts A-D
30	Quick Lube II	<i>(*1)</i> 2162 E. Silver Springs Blvd., Ocala
31	Quick Lube 1	<i>(*1)</i> 2225 SW College Road, Ocala
32	Quick Lube VI	<i>(*1)</i> 500 SW 17th Street, Ocala
33	Rainbow Springs lots- 3 (1/3 int.)	See attached legal #34
34	Residence 5th St	1020 SE 5th Street, Ocala
35	Romeo (1/3 int.)	
36	Santos/441 lot (1/2 int.)	See attached legal #37

**PART C  
REAL ESTATE OWNED  
BOARD OF ADJUSTMENT**

	<i>(*# - see end of table)</i>	<b>Parcel/Legal</b>
37	Shores House (1/2 int.)	101 Water Track, Ocala
38	Shores House #2 (1/3 int.)	9002-0008-046
39	Silver Springs lot (1/2 int.)	Custers Addition
40	Stonewood house	4605 SE 7th Place, Ocala
41	Summerfield 6 acres (1/2 int.)	45404-000-00
42	Taylor Rental lot (1/2 int.)	See attached legal #43
43	Topless Building (1/2 int.)	2851-137-000
44	Transmission Shop (1/2 int.)	500 SW 17th Street
45	TreeHaven Sub.(1/2 int.)	
46	Triplex (1/2 int.)	503-507 NE 11th Street
47	Topless II Building	2851-137-001
48	Wyomina lot	2614-006-017
49	W. Broadway lot #2 (1/2 int.)	2851-084-003
50	W. Ft. King (1/3 int.)	22714-000-00
51	Woods, Larry, Trustee	approximately 1.25% of Land Trust, Parcel ID#23628-008-01 and 23628-008-00
52	Westwood Acres (1/2 int.)	Lot 2, Block 19, Westwood acres Parcel ID#2092-019-02
53	Cold storage building	30115-000-00
54	Easterly	28528-002-00
55	Hegstrom (Pepsi)	516 SW 15th Street

- 1 Titled in name of Lube 1, 10 Minute Oil Change
- 2 Titled in name of Batter Cage of Ocala, Inc.
- 3 Titled in name of Dunse, Inc.
- 4 Titled in name of Charles Ruse, Jr., as Trustee
- 5 Titled in name of Ocala Gun Range, Inc.

Fruitland

I		
CLERK		1'00
DEED REC		5'00
LEGAL EXAM		50'00
RECORDING		1'20
TAKE CORNER		5'00
CLERK OF CIRCUIT COURT		
CHAS C. MULKINS		
ORANGE COUNTY, FLA		
1116 S. BREVARD		
ORANGE, FLA		

That part of the West Half of the Northwest Quarter of Section 10, Township 19 South, Range 24 East, in Lake County, Florida, bounded and described as: From the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 10, run North 0°20'50" East along West line of said Section 10, a distance of 501.5 feet; thence run North 89°50'20" East, for 285.8 feet to a point on the Easterly line of the Right of Way of U.S. Highway No. 27; thence run south-easterly along easterly line of said right of way, South 16°59'40" East, for 300 feet (chord bearing & distance); thence run North 67°49'30" East, for 200 feet; thence run South 22°05'10" East, for 173 feet; thence run Southeasterly and parallel with easterly right of way line of U.S. Highway No. 27 a distance of 450 feet to the point of beginning. From said point of beginning run South 66°02'20" West, for 200 feet to said easterly right of way line; thence South 23°57'00" East, along said easterly right of way line for 100.19 feet; thence North 66°02'20" East, for 200 feet thence North 23°57'00" West, for 100.19 feet to point of beginning.

MEMO: Legibility of writing  
 typing or printing unsatisfactory  
 in this document.

EXHIBIT "A"

#15



*Rainbow*

CHARLES RUSE, JR.,

Plaintiff,

vs.

JUDGMENT QUIETING TITLE

JOHN CODIANNI, KATHLEEN CODIANNI  
RAINBOW SPRINGS PROPERTY OWNER'S  
ASSOCIATION, DOUGLAS D. JOHNSON,  
JOAL R. JOHNSON, CHASE RESOURCES, INC.,  
a/k/a CHASE ENTERPRISES, a Connecticut corporation,  
HAYDEE PARADES a/k/a HAYDEE PAREDES,  
and JUDITH PARADES a/k/a PAREDES,  
DUDLEY H. HOLLIS, ANTONIO D'ANGELO,  
FRANCA D'ANGELO, and RICHARD MAYNARD,

Defendants.

This matter was tried before the Court. Upon consideration, it is,

ADJUDGED that:

1. The title of the Plaintiff, CHARLES RUSE, JR., to the following described land in

Marion County, Florida:

✓ Parcel 1 - Rainbow Springs, Block 113, Lot 12, as per plat thereof recorded in Plat Book P, Page 10, of the public records of Marion County, Florida.

✓ Parcel 2 - Rainbow Springs 4th Replat, Block 143, Lot 19, Plat Book S, Page 54, of the public records of Marion County, Florida.

~~Parcel 3 - Rainbow Springs, Block 9, Lot 36, Plat Book P, Page 10, of the public records of Marion County, Florida.~~

✓ Parcel 4 - Rainbow Springs 4th Replat, Block 140, Lot 5, Plat Book S, Page 54, of the public records of Marion County, Florida.

✓ Parcel 5 - Rainbow Springs 5th Replat, Block 179, Lot 28, Plat Book T, Page 46, of the public records of Marion County, Florida.

#34

Santos/441

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## First American Title Insurance Company

SCHEDULE

A

(Continued)

Agent's

File No.: 9905220

Commitment No. FA-CC- 9905220

Policy No.: FA-

A non-exclusive Sign Easement, being more particularly described as follows:

Commence at the Southeast corner of the NW 1/4 of Section 23, Township 16 South, Range 22 East, Marion County, Florida; thence North along the East boundary of said NW 1/4 a distance of 242.98 feet; thence departing said East boundary S.89°30'22"W., a distance of 170.73 feet to the Point of Beginning; thence continue S.89°30'22"W., a distance of 59.73 feet to a point on the Northeasterly right of way line of U.S. Highway No. 441/301; thence N.26°18'58"W. along said right of way line, 48.97 feet; thence departing said right of way line, N.89°30'22"E., a distance of 81.06 feet; thence S.00°29'38"E., a distance of 44.08 feet to the Point of Beginning.

#37

Taylor

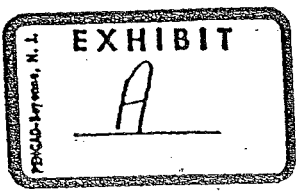
Lot 1, Block M, ROOSEVELT VILLAGE, UNIT 1 as recorded in Plat Book F, Pages 19 and 20, Public Records of Marion County, Florida, LESS AND EXCEPT the following described parcels to-wit:

Parcel A

Beginning at the Northwesterly corner of Lot 2, Block M of ROOSEVELT VILLAGE as per plat thereof recorded in Plat Book F, Pages 19 and 20 of the Public Records of Marion County, Florida; thence N.54°44'55"W., along the Southwesterly boundary of Lot 1 of said Block M, 150.00 feet; thence N.35°15'05"E., 135.73 feet to the Southwesterly right of way line curve of State Road No. 25, said point being 100.00 feet from and radial to the center line of said State Road; thence Southeasterly, along said right of way line curve, a chord bearing and distance of S.48°33'33"E., 150.89 feet; thence S.35°15'05"W., 119.46 feet to the Point of Beginning. Said tract being a portion of Lot 1, Block M of said ROOSEVELT VILLAGE.

Parcel B

The Northwesterly 100 feet (having 100 feet of footage on U.S. Highway 441) of Lot 1, Block M, UNIT 1 OF ROOSEVELT VILLAGE as per plat thereof recorded in Plat Book F, Pages 19 and 20 of the Public Records of Marion County, Florida. ALSO DESCRIBED AS: Beginning at the SW corner Lot 1, Block M, ROOSEVELT VILLAGE, UNIT 1, as per plat thereof recorded in Plat Book F, Pages 19 and 20, Public Records of Marion County, Florida; thence N.35°15'05"E. along Westerly boundary, or said Lot, 147.90 feet to the Northwesterly corner of said Lot; thence S.54°44'55"E., along the Northerly boundary of said Lot, also being Southerly right of way line of U.S. Highway 441, 87.52 feet to the point of curvature of a curve concave Southwesterly and having a radius of 3337.87 feet; thence Southeasterly along and with said curve a chord bearing and distance of S.54°38'29"E., 12.48 feet; thence S.35°15'05"W., 147.88 feet to the Southerly boundary of said lot; thence N.54°44'55"W., along said Southerly boundary, 100.00 feet to the Point of Beginning.



#43

Charles K. Ruse, Jr.  
 Schedule of Gross Income  
 Financial Interests Reporting Information - Part A  
 For the Year Ended December 31, 2003

<u>Entity:</u>	<u>Type of Income:</u>	<u>Amount</u>	<u>Percentage</u>
Ocala Pine Plaza Company, Inc	Investment Holding Company	184,950.00	30.25%
Charles K. Ruse, Jr. Sole Proprietorship	Law Practice	113,122.00	18.50%
Sumner-Ruse Partnership	Real Estate Rentals/K-1 Pass Thru	97,111.00	15.88%
Lube 1, 10 Minute Oil Change	Retail Automotive Services	96,007.00	15.70%
Ocala Plaza and Property Corp	Commercial Real Estate Rental/K-1 Pass Thru	34,005.00	5.56%
RuBolt Partnership	Real Estate Investment/K-1 Pass Thru	20,168.00	3.30%
Self Storage Center of Ocala	Storage Unit Rentals	13,191.00	2.16%
Highway 40 Property Sale	Gain on Land Sale	11,900.00	1.95%
Charles K. Ruse, Jr. Properties	Quadrplex Rentals	8,176.00	1.34%
Bruce Duval	Interest Income	6,971.00	1.14%
Lube 1, 10 Minute Oil Change	Form W-2	6,886.00	1.13%
Rudnianiyn, Ruse & DeBolt	Real Estate Investment/K-1 Pass Thru	6,708.00	1.10%
Larry M. Wood Trustee	Real Estate Lane Trust/K-1 Pass Thru	5,821.00	0.95%
Various Interest	Interest Income	4,995.00	0.82%
MSDW, Inc	Dividend Income	3,832.00	0.63%
Leggett & Platt, Inc.	Dividend Income	3,679.00	0.60%
The Batter Cage of Ocala, Inc	Retail Recreation Service	1,819.00	0.30%
U.S. House of Representatives	Form W-2	941.00	0.15%
14th Street Parcel Land Sale	Gain on Land Sale	931.00	0.15%
Drake Financial Services	Interest Income	513.00	0.08%
Active Assets Money Trust	Dividend Income	484.00	0.08%
Stonewood Rental	Real Estate Rental	321.00	0.05%
Southtrust Corp	Dividend Income	67.00	0.01%
Sprint Corp	Dividend Income	4.00	0.00%
Coca-Cola Company	Dividend Income	3.00	0.00%
Ruse/Rudnianiyn House	Residential Rental	(334.00)	-0.05%
Dunse, Inc	Commercial Real Estate Rental/K-1 Pass Thru	(4,124.00)	-0.67%
Amatea-Ruse Partnership	Professional Office Rentals/K-1 Pass Thru	(6,650.00)	-1.09%
Totals		<u>611,497.00</u>	<u>100%</u>

Charles K. Ruse, Jr.  
 Schedule of Gross Income  
 Financial Interests Reporting Information - Part B  
 For the Year Ended December 31, 2003

Summer-Ruse Partnership

<u>Activity:</u>	<u>Type of Income:</u>	<u>Income</u>	<u>Percentage</u>
Topless Property	Commercial Rental	\$ 26,586.00	15.99%
Triplex, Ocala, FL	Commercial Rental	\$ 26,001.00	15.64%
Sugar Plum Property	Commercial Rental	\$ 21,601.00	12.99%
South Pine Street	Commercial Rental	\$ 19,385.00	11.66%
500 SW 17th Street	Commercial Rental	\$ 19,174.00	11.53%
Ocala Gun Range Property	Commercial Rental	\$ 16,965.00	10.20%
Fruitland Park Rental Property	Commercial Rental	\$ 13,779.00	8.29%
Advisors Property	Commercial Rental	\$ 12,058.00	7.25%
Warehouse 3686, Ocala, FL	Commercial Rental	\$ 10,720.00	6.45%

Ocala Pine Plaza Company, Inc

<u>Activity:</u>	<u>Type of Income:</u>	<u>Income</u>	<u>Percentage</u>
Real Estate Contract Rights	Installment Sale	\$ 168,598.00	100.00%