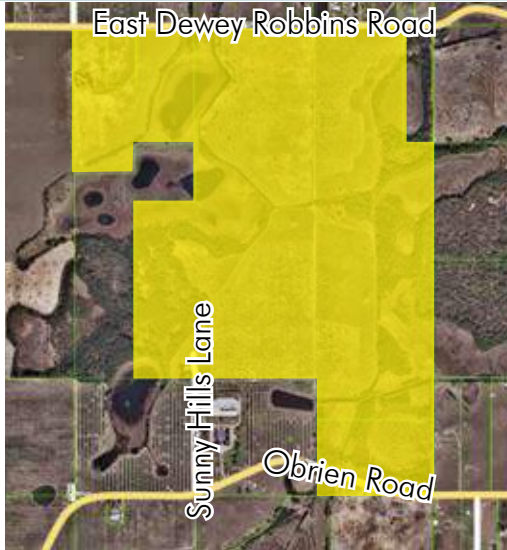


RESIDENTIAL DEVELOPMENT LAND

345± acres

Lake County, FL

LAND FOR SALE



LOCATION

Located near fast-growing Clermont and just minutes from the planned new Florida Turnpike/Hills of Minneola interchange. Property is on the south side of East Dewey Robbins Road, 2± miles west of Highway 19. Fast access to Highway 27, Florida Turnpike and Highway 19.

SIZE

345± acres

PRICE

\$4,950,000 or \$14,348/acre

ZONING/FUTURE LAND USE

Future Land Use is mixed use. Annexed into Groveland and zoned for up to 564 single-family units, 260 multi-family units, and 160,000sf of commercial/office.

ROAD FRONTAGE

2,325'± on East Dewey Robbins Road
1,350'± on O'Brien Road.

DESCRIPTION

Beautiful rolling hills and water views.

Offering subject to errors, omission, prior sale or withdrawal without notice.



ADDITIONAL PARCEL

Additional 195 acres available to the east. Link to flyer:

http://www.maurycarter.com/wp-content/uploads/2014/11/Lake_195.pdf

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

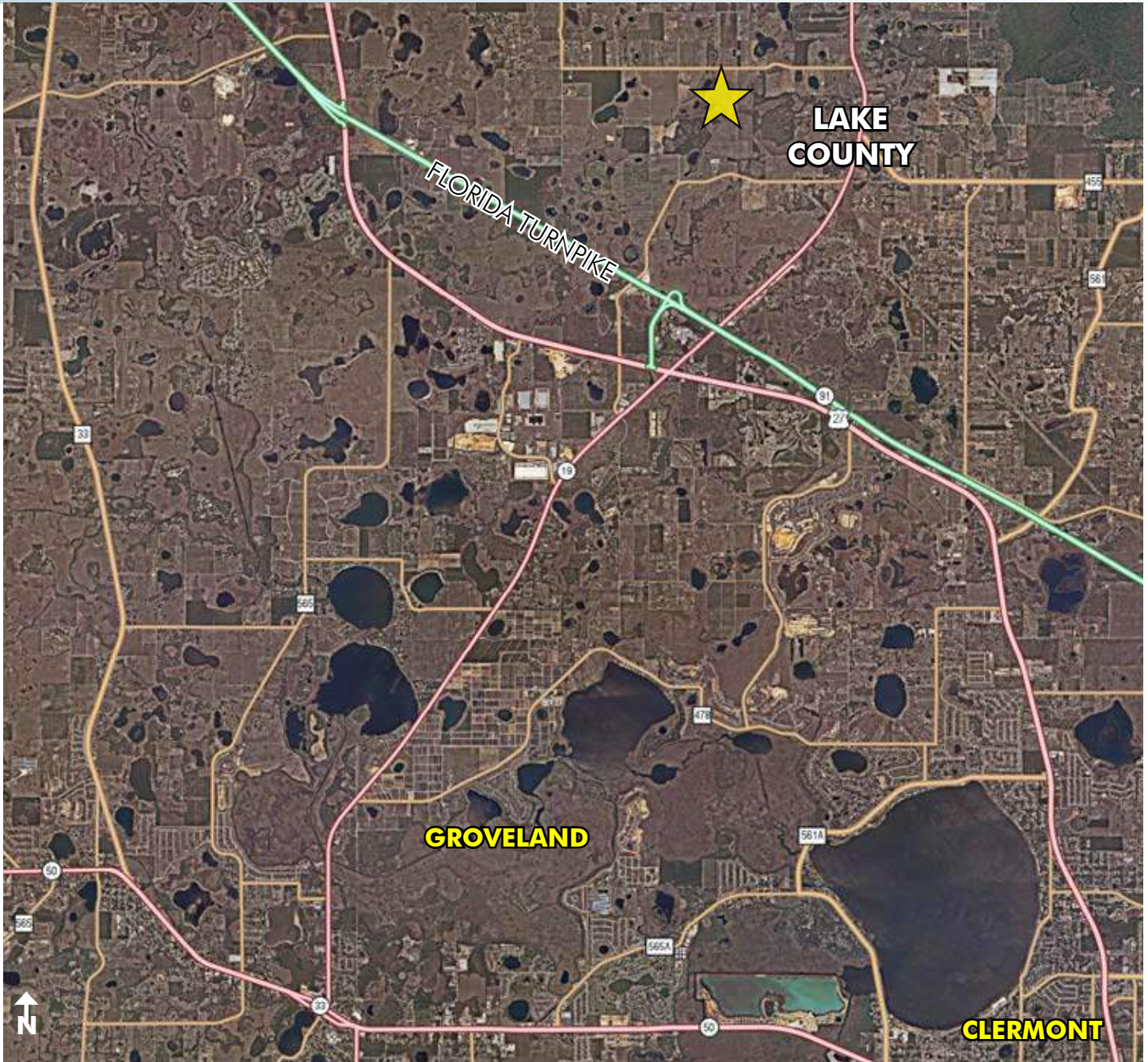
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



RESIDENTIAL DEVELOPMENT LAND

345± acres

Lake County, FL



REGIONAL MAP

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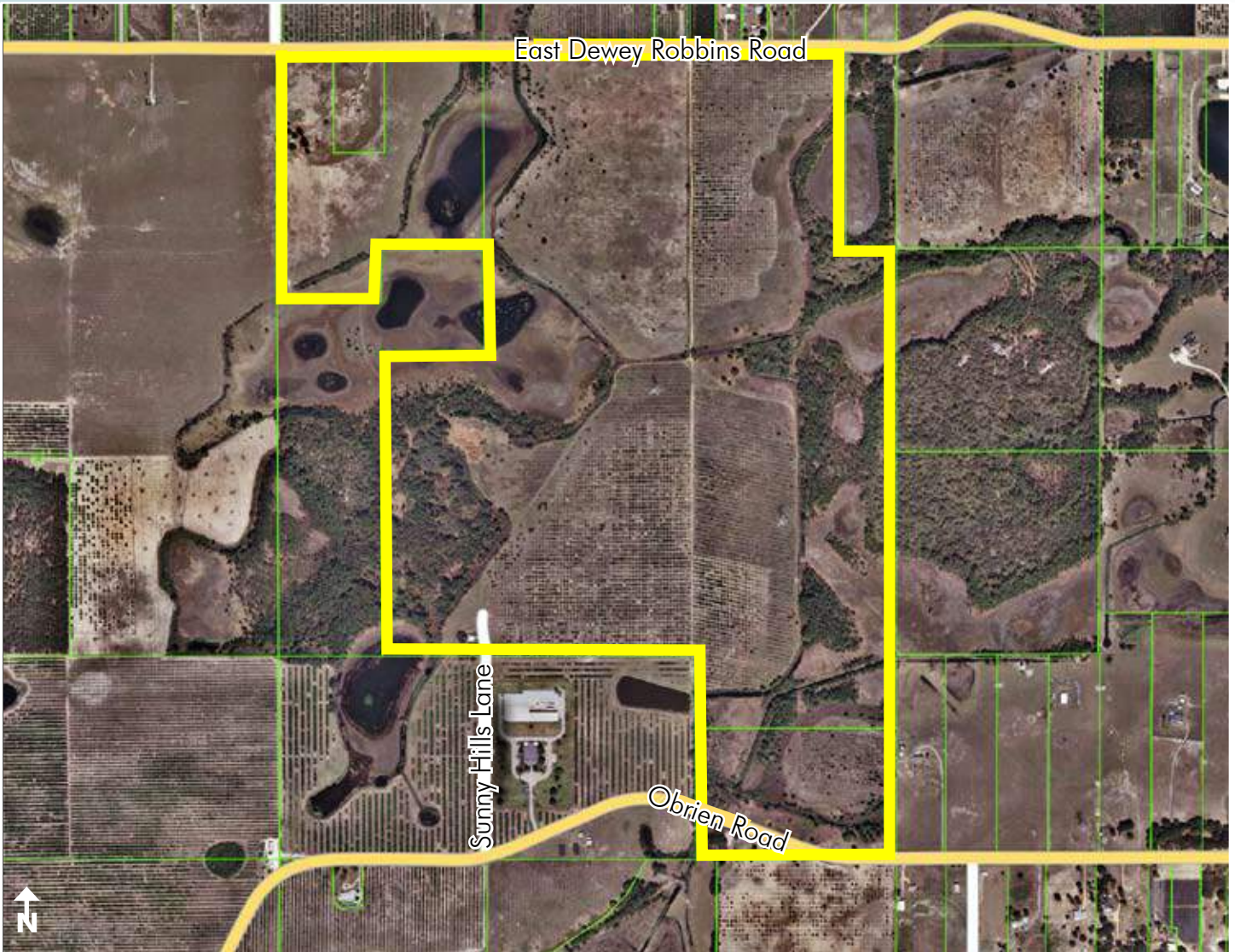
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PROPERTY MAP

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RESIDENTIAL DEVELOPMENT LAND

345± acres

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CARTER EAST

Pod	Use	Phase	Acreage	Residential Units	Floor Area Office	Floor Area Commercial
Pod 1	Commercial/Office	Phase 1	2±		5,000	15,000
Pod 2	Attached Residential	Phase 1	9 ±	117		
Pod 3	Residential SF	Phase 1	8±	54		
Pod 4	Residential SF	Phase 2	52	260		
Pod 5	Attached Residential	Phase 2	2	26		
Pod 6	Attached Residential	Phase 3	9	117		
Pod 7	Commercial/Office	Phase 3	12		51,000	65,000
Pod 8	Parks/Open Space/Buffers	All Phases	91.1 ±*			
WET	Wetlands		69.5 ±			
Totals			205.2±	574	56,000	80,000

* open space includes internal pod open space pocket parks, wetlands, etc.

Gross Land Area = 205.2± acres

Net Land Area = 135.7 acres (205.2 acres total - 69.5 acres wetlands and open water)

Minimum Open Space = 41.04± acres (20% of gross land area)

Total residential units = 574

Single Family Residential 314 units (55% of total residential units) **Attached Residential 260 units** (45% of total residential units)

Comm/Office 20 acres = 15% of net land area (Minimum commercial acreage 6.8 acres (5%), Maximum commercial acreage 33.9 (25%)

Residential 80 acres = 59% of net land area (Minimum residential acreage 67.85 acres (50%), Maximum residential acreage 108.6 acres (80%)

Public square 6.8 acres = 5% of net land area (included in recreation and open space)

CARTER SOUTH

Sort	Pod	Use	Phase	Acreage	Residential Units	Floor Area Office	Floor Area Commercial/Office	Floor Area Civic
1	Pod 1	Commercial/Office	Phase 2	3.7±		5,000	15,000	4,000
5	Pod 2	Residential SF	Phase 1	50±	250			
13	Pod 3	Parks/Open Space/Buffers	All Phases	51.6 ±*				
14	WET	Wetlands		42 ±				
	Totals			115.7±	250	5,000	15,000	4,000

* open space includes internal pod open space pocket parks, wetlands, etc.

Gross Land Area = 115.7± acres

Net Land Area = 74 acres (115.7 acres total - 42 acres wetlands and open water)

Minimum Open Space = 23.14± acres (20% of gross land area)

Total residential units = 250

Single Family Residential 250 units (100% of total residential units) **Attached Residential 0 units** (0% of total residential units)

Comm/Office 3.7 acres = 5% of net land area (Minimum commercial acreage 3.7 acres (5%), Maximum commercial acreage 18.5 (25%)

Residential 50 acres = 67% of net land area (Minimum residential acreage 37 acres (50%), Maximum residential acreage 59.2 acres (80%)

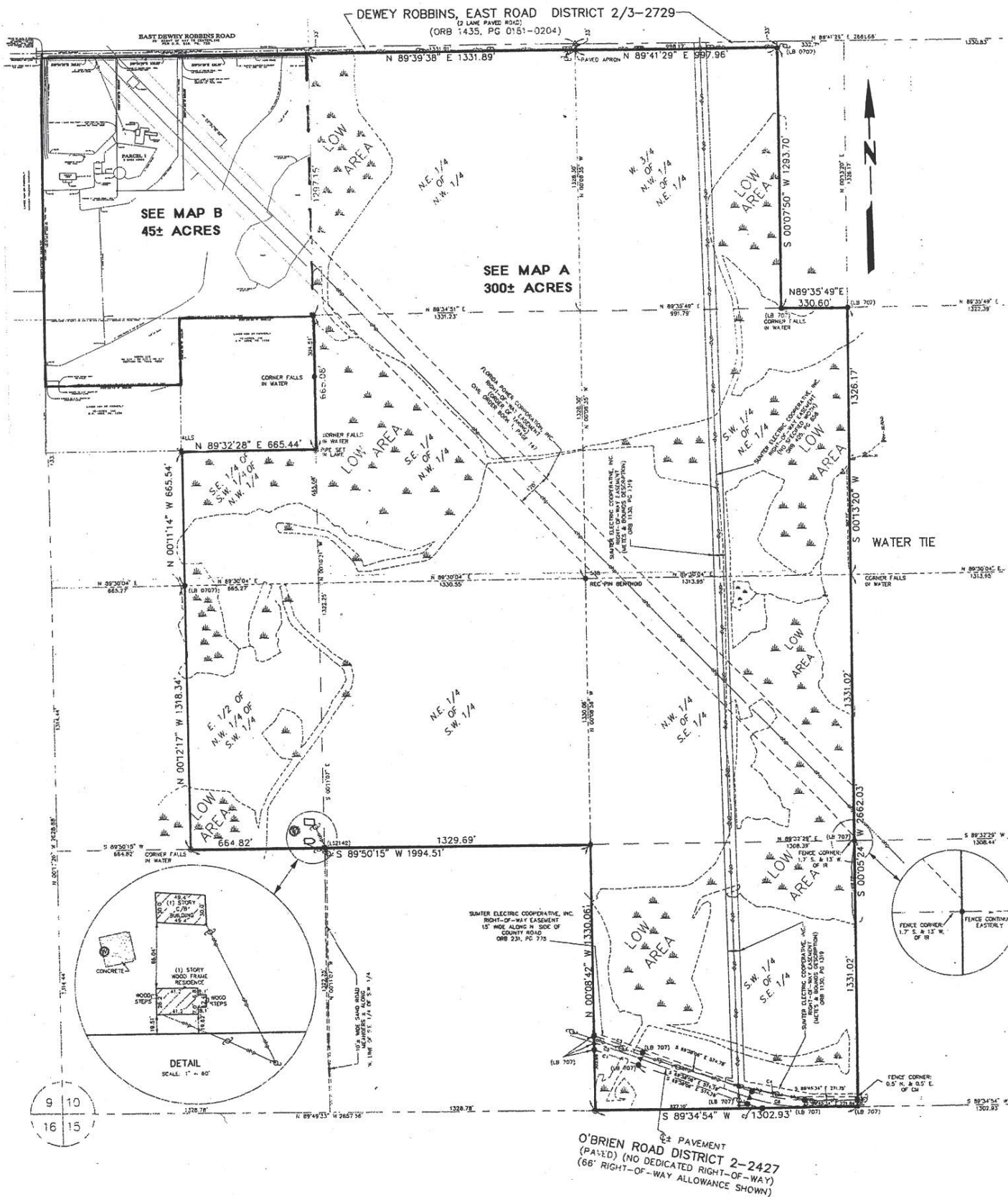
Public square 3.7 acres = 5% of net land area (included in recreation and open space)

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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345± ACRES

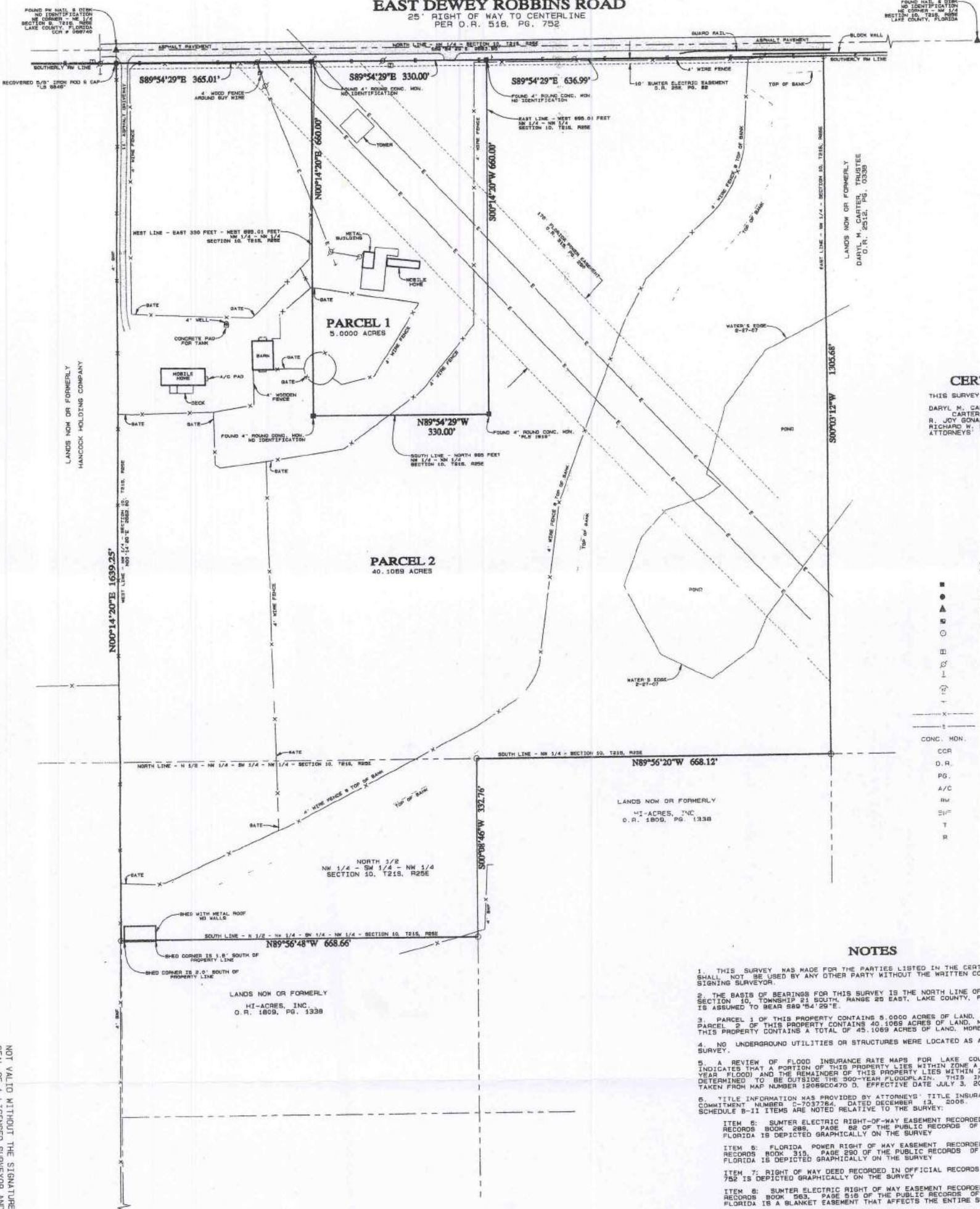


BOUNDARY SURVEY OF LANDS OF R. JOY GONANO

LOCATED IN SECTION 10, T21S, R25E
LAKE COUNTY, FLORIDA

EAST DEWEY ROBBINS ROAD

25' RIGHT OF WAY TO CENTERLINE
PER O.R. 518, PG. 752



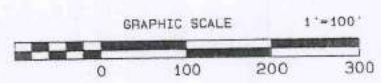
CERTIFICATION
THIS SURVEY IS HEREBY CERTIFIED TO:
DARYL M. CARTER, TRUSTEE OF
R. JOY GONANO
RICHARD M. HEARINGS, P.A.
ATTORNEYS' TITLE INSURANCE FUND, INC.

- LEGEND**
- FOUND CONCRETE MONUMENT
 - FOUND IRON ROD & CAP
 - ▲ FOUND NAIL & DISK
 - ⊕ FOUND LIGHTERWOOD POST
 - SET 5/8" IRON ROD & CAP "LB 8646"
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ POWER POLE
 - ⊞ GUY ANCHOR
 - ⊞ WELL
 - ⊞ SIGN
 - FENCE LINE
 - OVERHEAD ELECTRIC LINE
 - CONC. MON.
 - CCR
 - D.R.
 - PG.
 - A/C
 - RW
 - SW
 - T
 - R

- NOTES**
- THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE CERTIFICATION AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NW 1/4 OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR S89°54'29"E.
 - PARCEL 1 OF THIS PROPERTY CONTAINS 5.0000 ACRES OF LAND, MORE OR LESS. PARCEL 2 OF THIS PROPERTY CONTAINS 40.5089 ACRES OF LAND, MORE OR LESS. THIS PROPERTY CONTAINS A TOTAL OF 45.5089 ACRES OF LAND, MORE OR LESS.
 - NO UNDERGROUND UTILITIES OR STRUCTURES WERE LOCATED AS A PART OF THIS SURVEY.
 - A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (AREAS OF 100-YEAR FLOOD) AND THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 300-YEAR FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 1208900470 D, EFFECTIVE DATE JULY 3, 2002.
 - TITLE INFORMATION WAS PROVIDED BY ATTORNEYS' TITLE INSURANCE FUND TITLE COMMITTEE NUMBER 2-7037284, DATED DECEMBER 13, 2008. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 5: SUMNER ELECTRIC RIGHT-OF-WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 288, PAGE 82 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 6: FLORIDA POWER RIGHT OF WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 315, PAGE 290 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 7: RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 518, PAGE 752 IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 8: SUMNER ELECTRIC RIGHT OF WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 263, PAGE 518 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA IS A BLANKET EASEMENT THAT AFFECTS THE ENTIRE SUBJECT PROPERTY.
 - AERIAL PHOTOGRAPHY, IF SHOWN HEREON, IS FOR INFORMATIONAL PURPOSES ONLY. PHOTOGRAPHY IS OBTAINED FROM OUTSIDE SOURCES AND MAY NOT REPRESENT CURRENT CONDITIONS DUE TO SCALE VARIATIONS AND OTHER FACTORS. ACTUAL BOUNDARY LINE LOCATIONS MAY VARY FROM THIS DEPICTION.

LEGAL DESCRIPTION

THE NORTH 665.00 FEET OF THE EAST 330.00 FEET OF THE WEST 695.01 "E" OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR ROAD RIGHT OF WAY USAGE OVER, UPON AND THROUGH THE NORTH 25.00 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LESS THE NORTH 665.00 FEET OF THE EAST 330.00 FEET OF THE WEST 695.01 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR ROAD RIGHT OF WAY USAGE OVER, UPON AND THRU THE NORTH 25.00 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

LEADING EDGE LAND SERVICES
INCORPORATED
5750 FORUM DRIVE
SUITE 310
ORLANDO, FLORIDA 32821
PHONE: (407) 251-6730
FAX: (407) 251-9891
www.leadingedge1s.com
FLORIDA LICENSED BUSINESS NUMBER LB 8846

BOUNDARY SURVEY
OF
LANDS OF R. JOY GONANO
LOCATED IN SECTION 10, T21S, R25E
LAKE COUNTY, FLORIDA
FOR
MAURY L. CARTER & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION
I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN COMPLIANCE WITH CHAPTER 61617-6 OF THE FLORIDA ADMINISTRATIVE CODE (MINIMUM TECHNICAL STANDARDS FOR SURVEYORS AND MAPPERS)
Maury L. Carter DATE: 3/24/07
THOMAS A. KOHN PLS #4640
OR KILLIAN F. MENARD LS #6625
OR CHRISTOPHER J. STELLY LS #6445
OR KEVIN J. INGRAM LS #4157

REVISIONS:	
20 MAR 2007:	ADDED FOUND MONUMENT & ADDITIONAL FENCE
DATE OF DRAWING:	15 MAR 2007
MANAGER:	TAK
PROJECT NUMBER:	049-06109
FIELD BOOK NUMBER:	LE 590
LAST FIELD WORK:	28 FEB 2007
CREW CHIEF(S):	CAR
COMPUTER FILE:	049109N.DWG
SCALE:	1" = 100'
SHEET:	1 OF 1