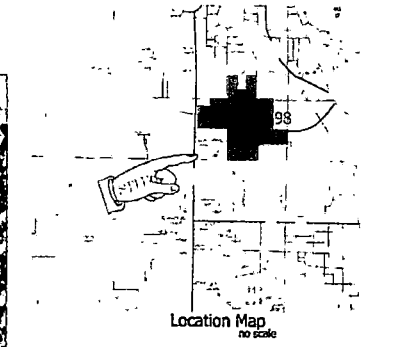
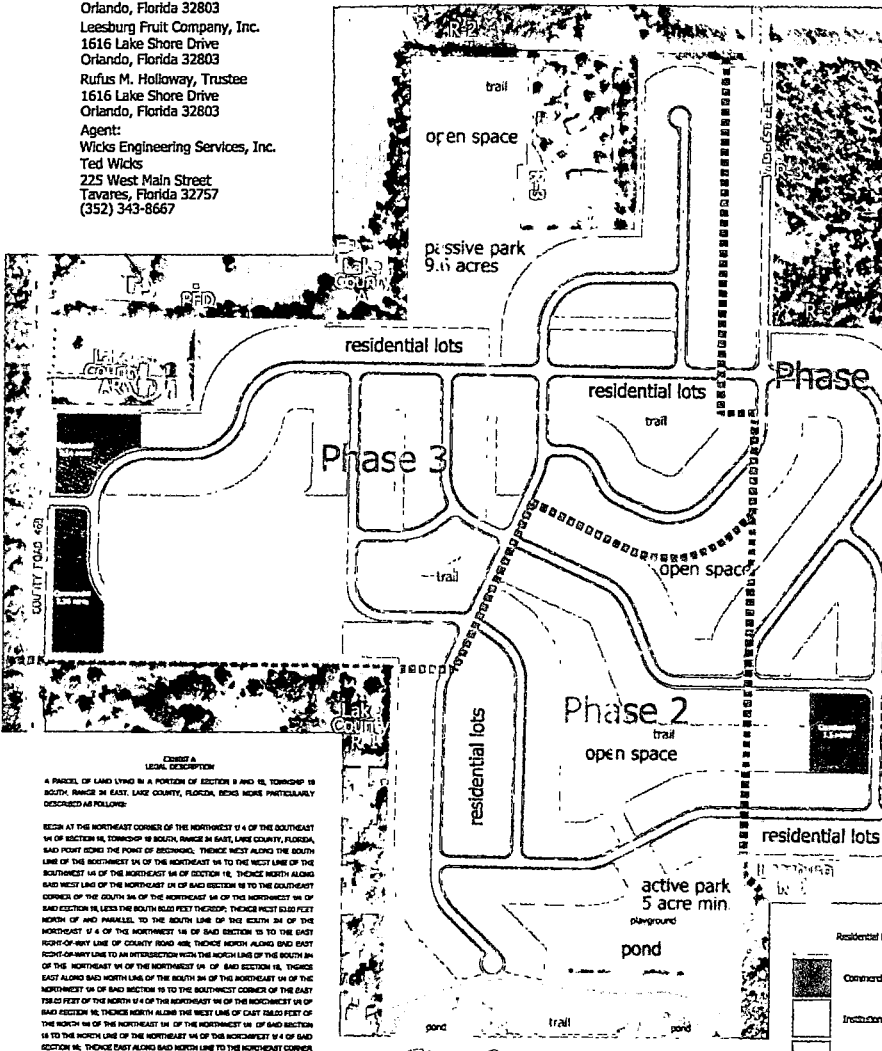
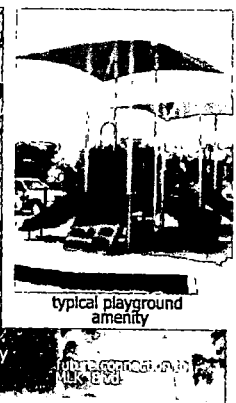


Owner:  
Holloway Properties, Inc.  
1616 Lake Shore Drive  
Orlando, Florida 32803  
Leesburg Fruit Company, Inc.  
1616 Lake Shore Drive  
Orlando, Florida 32803  
Rufius M. Holloway, Trustee  
1616 Lake Shore Drive  
Orlando, Florida 32803  
Agent:  
Wicks Engineering Services, Inc.  
Ted Wicks  
225 West Main Street  
Tavares, Florida 32757  
(352) 343-8667



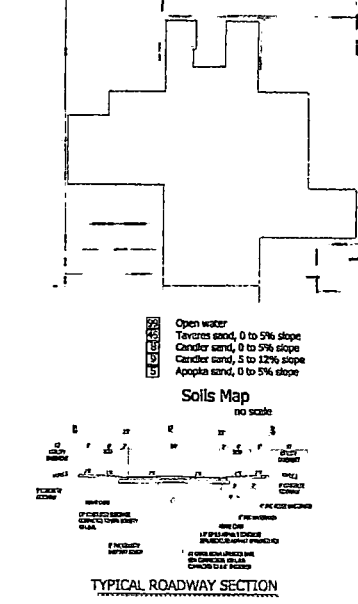
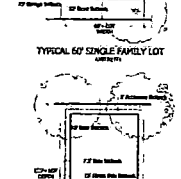
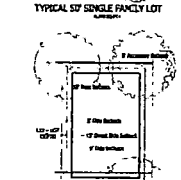
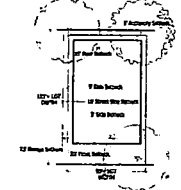
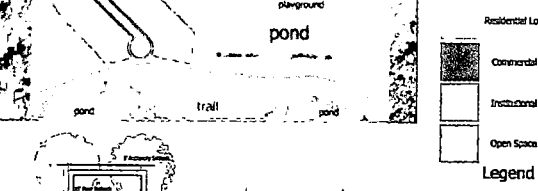
Location Map  
no scale



typical playground amenity

**LEGAL DESCRIPTION**  
A PHASE OF LAND LINED IN A PORTION OF SECTION 8 AND 16, TOWNSHIP 18 SOUTH, RANGE 34 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 34 EAST, LAKE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING, THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, THENCE NORTH ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 16 TO THE SOUTHEAST CORNER OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, THENCE EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16 TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 16, THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 16 TO THE SOUTHWEST CORNER OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SOUTH 1/4 OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 34 EAST, LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 46, TOWN OF FRUITLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 46 TO THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 469, THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 469, THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, THENCE WEST ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 16 TO THE SOUTHWEST CORNER OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 34 EAST, LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SOUTH 1/4 OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 34 EAST, LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 46, TOWN OF FRUITLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. 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- Notes:**
- Total acreage: 177.7 + acres (7,740,812 square feet)
  - Developable Acreage: 176.1 + acres (7,692,994 square feet)
  - Zoning of parcel: PUD
  - As noted on plan
  - Adjacent zoning: Fruitland Park Flood Community
  - Future land use: No change
  - Proposed F.U.I.: Mixed Use
  - Proposed Use: Residential/Commercial/Institutional
- Future developers consistent with zoning and land use category
- Maximum FAR: 0.70 (non-residential)
  - Maximum CSR: 0.80 (non-residential)
  - Total number of units: 700
  - Net Dwelling area/unit: 1,300 sq ft min.
  - Grass density: 3.57 Du/acre
  - Commercial coverage: 6.0 (3.4%)
  - Institutional coverage: 11.65 (6.6%)
  - Residential coverage: 114.66 (65%)
  - 100 year flood elevations: Indicated on plan
  - Wetland coverage: 1.3 acres ±
  - Open Space: 44.1 acres ± 25%
- This plan is conceptual in nature and is subject to change due to engineering and other influences.
- Maximum allowable building height 35'
- Land use locations can be changed provided that project integrity is not exceeded.
- Typical lot size - 50'x125', 6,250 sq ft average  
Residential CSR 0.60  
ROW width 50', 24' paved surface  
Primary site access from Martin Luther King Blvd. and CR 469  
Intersection improvements to be determined at preliminary plat review  
Access points are subject to review and approval by the appropriate agency, including Lake County MPO, Lake County and City of Fruitland Park  
Building setbacks as shown on typical lot details.
- Buffers:**
- North - 35'
  - North - Link Street - 30'
  - South - none required
  - East - 25'
  - West - 25'
  - West - CR 469 - 30'
- Utilities, police, water, sewer and fire protection will be provided by City of Fruitland Park.
- Estimated sewer and water capacity for project:
- C-1 Commercial - 48,000 gpd - 4800 GPD sewer, 6200 GPD water.
  - AUP - 220 beds - 22,935 GPD sewer, 29,818 GPD water.
  - Slope Family Homes - 700 - 175,000 GPD sewer, 227,500 GPD water.
  - Total Estimates 253,235 GPD sewer, 263,518 GPD water.
- Stormwater management will be through a system of dry retention ponds located in the open space areas as required.
- Existing vegetation to be utilized in landscape buffers wherever possible.

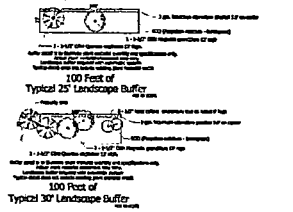


Table with 2 columns: Description and Date. Includes entries for 25' Landscape Buffer, 100' of, and 30' Landscape Buffer.

**Leesburg Fruit Co., Inc. PUD**  
Fruitland Park, Florida

Concept Plan

**Wicks Engineering Services, Inc.**  
225 West Main Street, Tavares, Florida 32757  
www.wicksenr.com (352) 343-8667  
CA #2002