

FLORIDA PUBLIC OFFERING STATEMENT

Filed By:

LANDBAN OF FLORIDA CORP.

1033 City National Bank Building
25 West Flagler St., Miami, Florida 33130

Designated as

DAYTONA PARK ESTATES

SECTIONS "A" TO "G" (both inclusive)

Florida Effective Date: June 8, 1972

Federal Effective Date: JUNE 8, 1972

56 LOTS REMAINING FOR SALE IN THIS OFFERING
799 residential lots with a minimum area of 9,742.50
square feet each. Platted and recorded at
Volusia County, Florida, U.S.A.

TITLE AND POSSESSION RETAINED BY SELLER
UNTIL CONTRACT IS PAID IN FULL AND WARRANTY DEED IS ISSUED

PURCHASER WILL PAY \$10.00 PER LOT, PER YEAR, PER BUILDING SITE FOR MAINTENANCE
OF ROAD, CANAL AND DRAINAGE DURING DURATION OF CONTRACT.

FLORIDA STATE PROPERTY REPORT DISCLAIMER

"THIS PUBLIC OFFERING STATEMENT IS FOR INFORMATIONAL PURPOSES ONLY. THE STATE
OF FLORIDA, DEPARTMENT OF BUSINESS REGULATIONS, DIVISION OF FLORIDA LAND SALES
HAS NEITHER APPROVED NOR DISAPPROVED THE MERITS OF THIS OFFERING. THE
SUBDIVIDER IS RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THIS
STATEMENT."

NOTICE AND DISCLAIMER BY OFFICE OF INTERSTATE LAND SALES REGISTRATION,
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

The office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development
has accepted this Florida Public Offering Statement as the property report on this subdivision.

This report is not a recommendation or endorsement of the offerings herein by the Office of Interstate
Land Sales Registration, nor has that Office made an inspection of the property nor passed upon the
accuracy or adequacy of this report or of any promotional or advertising materials used by the seller.
Information contained herein has been filed with the State of Florida and the Office of Interstate Land
Sales Registration.

It is in the interest of the buyer to inspect the lot and to read all contract documents before signing
the contract to purchase or lease.

Prospective buyers and lessees are notified that unless they have received this property report prior to,
or at the same time they enter into a contract, they may void the contract by notice to the seller.

Unless a buyer or lessee acknowledges in writing that he has read the report and personally inspected
the lot prior to signing his contract, he may revoke his contract within 48 hours from signing his contract if
he has received the property report less than 48 hours prior to signing such contract.

Although a statement of record has been filed with the Office of Interstate Land Sales Registration,
the filing has not been examined or verified.

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PRESENT DEVELOPMENT AND OCCUPANCY:

At the present time, at least 120 houses are in Daytona Park Estates.

GOVERNMENTAL CONTROL:

The Governmental Agencies controlling the properties are: Building and Zoning by the Building and Zoning Department of
Volusia County, Taxes and Assessments by the Tax Assessor of Volusia County. County Seat is located at Deland, Florida.

PART IV

METHOD OF SALE:

- Purchaser must execute the Company's standard Contract for Deed and may elect to pay in full the purchase price or make installment payments.
- Monthly installment payments include interest on the unpaid balance, at the rate of 7% per annum with 10% down payment, 6% per annum with 20% down payment, and 5% per annum with 25% down payment.
- Installment purchaser have the right to accelerate payment without penalty.
- Upon Payment in full, the Company will furnish the purchaser a Warranty Deed.
- Each purchaser is entitled to transfer or exchange principal and interest paid in this property at any time while the sale contract is in force for any other lot available in the subdivision.
- The subdivider offers a refund to each purchaser and his assigns for any reason whatsoever, within thirty days from date of the Contract.
- Title and possession are retained by seller until issuance of a Warranty Deed, at which time the property will be conveyed to buyer, free and clear of encumbrances, except restrictions, reservations and easements of record.
- Prepayment may be made by the purchaser, without penalty, subject to the consent of the Corporation and the condition that there will be no acceleration of the Corporation's obligations to complete the improvements or deliver Title and Possession.

TYPE OF SALES PROGRAM:

The present sales program consists of direct sales in South and Central America, also Puerto Rico. Daytona Park Estates is being offered for sale in the United States of America and sold about 2,000 lots to American citizens.

PART V

ADDITIONAL INFORMATION

- Garbage and trash pick up \$2.00 per month.
Taxes to be paid by the purchaser. In 1970, approximately \$7.00 per lot, per year.

NOTICE TO PURCHASERS

THE PURCHASER SHOULD ASCERTAIN FOR HIMSELF THAT THE PROPERTY OFFERED MEETS
HIS PERSONAL REQUIREMENTS AND EXPECTATIONS. MISUNDERSTANDING AS TO THE
DESIRABILITY OF THE PROPERTY MAY ARISE WHEN THE PURCHASER FAILS TO
UNDERSTAND THE NATURE OF THE PROPERTY OFFERED OR THE TERMS OF THE CONTRACT.

BE SURE AND READ YOUR CONTRACT BEFORE YOU SIGN.

THE SUBDIVIDER IS REQUIRED TO GIVE YOU AN
OPPORTUNITY TO READ THIS OFFERING STATEMENT BEFORE
YOU ENTER INTO A PURCHASE AGREEMENT.

DO NOT SIGN UNLESS YOU HAVE READ THE OFFERING STATEMENT

TITLE AND POSSESSION RETAINED BY SELLER UNTIL CONTRACT IS PAID IN FULL AND
WARRANTY DEED IS ISSUED. PURCHASER WILL PAY \$10.00 PER LOT, PER YEAR, PER
BUILDING SITE FOR MAINTENANCE OF ROAD, CANAL AND DRAINAGE DURING DURATION OF
CONTRACT.

AD 69LB587

Receipt of Florida Offering Statement
DAYTONA PARK ESTATES, Sections "A" to "G" (both inclusive)

I HAVE READ THE FLORIDA OFFERING STATEMENT. THE DATE OF THE COPY OF SAID
REPORT WHICH I RECEIVED AND READ IS JUNE 8TH, 1972.

Name of Salesman	Name	Address	Date

SUBDIVIDER IS REQUIRED TO RETAIN THIS RECEIPT FOR THREE (3) YEARS OR TERM OF
CONTRACT WHICHEVER IS LONGER.

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PART I

PROPERTY

DAYTONA PARK ESTATES is located at Volusia County, Florida. One Mile to Deland City limits and three miles to
downtown. The subdivision fronts Florida State Highway No. 92 from Deland to Daytona Beach. In 1967, the Greater Area
of Deland population was estimated to be 30,000. There are 799 residential lots. Minimum area of 9,742.50 square feet each.

ENCUMBRANCES

Lots, being herein offered, are encumbered by mortgages, with individual release clauses in favor of each purchaser.

ACCESS

At the present time, all roads are finished and accessible by automobile, except in part of Sections F and G, lots 115 to 265
to be completed by September 1973. Section B, Eleventh Avenue and Twelfth Avenue, from Dahlia Road South to Cypress
Road; Sections D and E, Twelfth Avenue, from Cypress Road to 600 feet south of Orange Road; concrete bridge on Cypress
Road to be all completed with graded hardpan surface streets by December 1975.

LAND USE

DAYTONA PARK ESTATES is offered for sale, as Homesite Lots, with improvements limited to graded hardpan streets and
drainage. In general, the land is flat, with scattered pines and palmettos. White sandy soil with an elevation of 50 feet above
sea level. DAYTONA PARK ESTATES, herein offered, is platted and recorded in the Public Records of Volusia County,
Florida, from 1956 to 1969. None of the lots are covered with surface water at any time of the year. Zoned as single family
residential.

PART II

AREA FACILITIES

- Police protection is provided by Volusia County Sheriff Department, 3 miles from entrance.

- Golf course within 3 miles from entrance.

- Fire protection is provided by Volusia Fire Department, 3 miles from entrance

- Elementary school - 2 miles.

- DeLand Junior High - 3 miles.

- High school - three miles.

- Florida Military School - 1 and 1/2 miles.

- Stetson University - 3 miles.

- County School Bus Services to the Subdivision Office.

- 5 lakes in the Subdivision.

- Churches: Roman Catholic, Lutheran, Baptist, Methodist and Episcopal within 5 miles from the entrance.

- Hospitals: West Volusia Hospital and Fish Memorial Hospital within 5 miles from the entrance.

- DeLand Shopping Center within 5 miles from the entrance.

IMPROVEMENTS

The improvements offered by the Corporation are:

ROADS:

- Three miles of road paved with asphalt, including Florida Highway No. 92.

- 22 miles of road. Graded surface streets. Minimum width of driving surface 20 feet and road easement 50 feet wide.

- Maintenance charge of \$10.00 per lot, per year, per building site, for maintenance of road, canal and drainage during duration of contract.

- All roads in Sections "A" and "C" are completed with graded streets. All roads in Sections "F" and "G", lots 115 to 265 to be completed by September 1973. Minimum width driving surface of 20 feet and road easement of 60 feet wide. Section "B", Eleventh Avenue and Twelfth Avenue, from Dahlia Road South to Cypress Road; Sections "D" and "E", Twelfth Avenue, from Cypress Road to 600 feet south of Orange Road; concrete bridge on Cypress Road to be all completed in graded and hardpan surface streets by December 1975.

WATER:

The Corporation does not provide city water facilities, however, potability tests have determined that drinking water from
individual wells is available, which meets the requirements of governmental authorities. Approximate cost well and pump
\$300.00.

SEWER:

The Corporation does not provide sewerage disposal facilities, however, percolation tests have been conducted in the area and
meet the standards for installation of septic tanks and drain fields for sewerage disposal set by government authorities.
Approximate cost \$200.00.

SURVEY:

The Subdivision has been platted and surveyed. Individual units have not been surveyed or staked, however, surveys can be
obtained at an estimated cost of \$50.00.

CANALS:

Approximately 3 miles of drainage canal.

PART III

PUBLIC UTILITIES:

At the present time, electricity and telephone service is available for any Lot:

- Electricity connection charge is \$25.00
- Telephone connection charge is \$7.50

PUBLIC TRANSPORTATION:

Air lines, Seaboard Coastline Railroad, Greyhound Bus and Taxi services are all available in Deland City from two to four miles
from Daytona Park Estates. County School bus service is available to all public elementary and high school students who live
more than 2 miles from their assigned school.

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