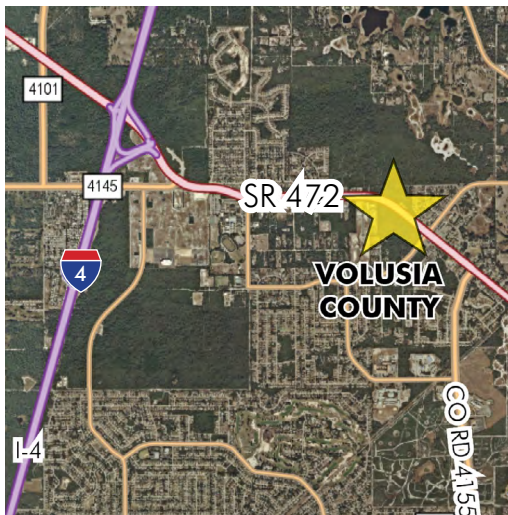


HOWLAND & CATALINA BLVD

36.6 ± acres

Volusia County, FL



LOCATION/DESCRIPTION

Property is located approximately two miles east of I-4 in the southwest quadrant of the Howland Boulevard and Catalina Boulevard intersection. Just 1 mile west of the subject is the proposed Halifax Health hospital site (see attached article).

SIZE

36.6 ± acres

PRICE

\$3,500,000 or \$2.20/sq ft

ZONING

Currently zoned Business PUD along Howland Boulevard and Commercial along Catalina Boulevard.

ROAD FRONTAGE

1,361' ± on south side of Howland Boulevard
888' ± on west side of Catalina Boulevard

UTILITIES

Water and sewer available on Howland Boulevard with force main at intersection of Howland Boulevard and Catalina Boulevard.

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

LAND FOR SALE

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

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

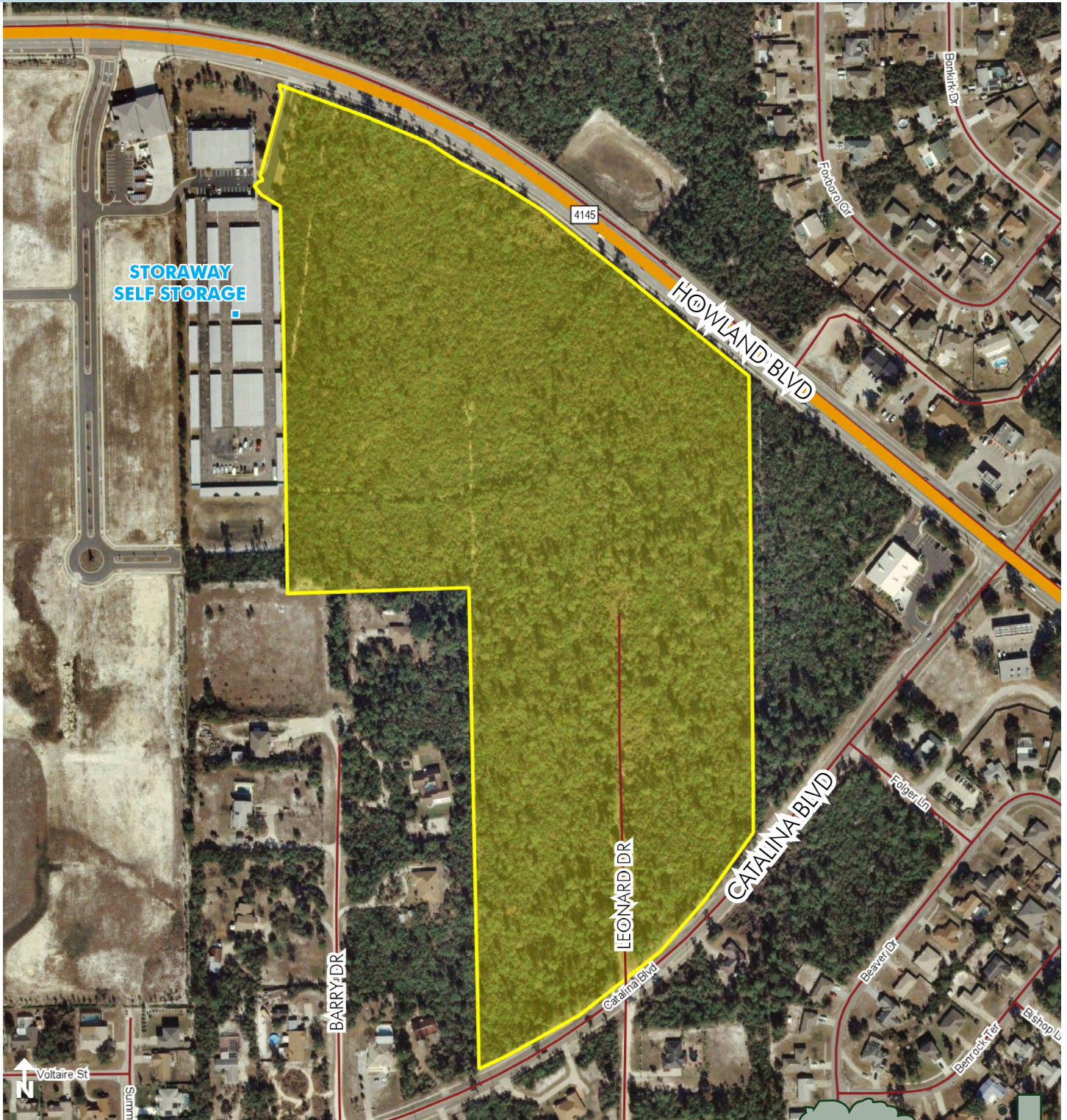


Maury L. Carter & Associates, Inc.SM
Licensed Real Estate Broker

HOWLAND & CATALINA BLVD

36.6 ± acres

Volusia County, FL



PROPERTY MAP

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

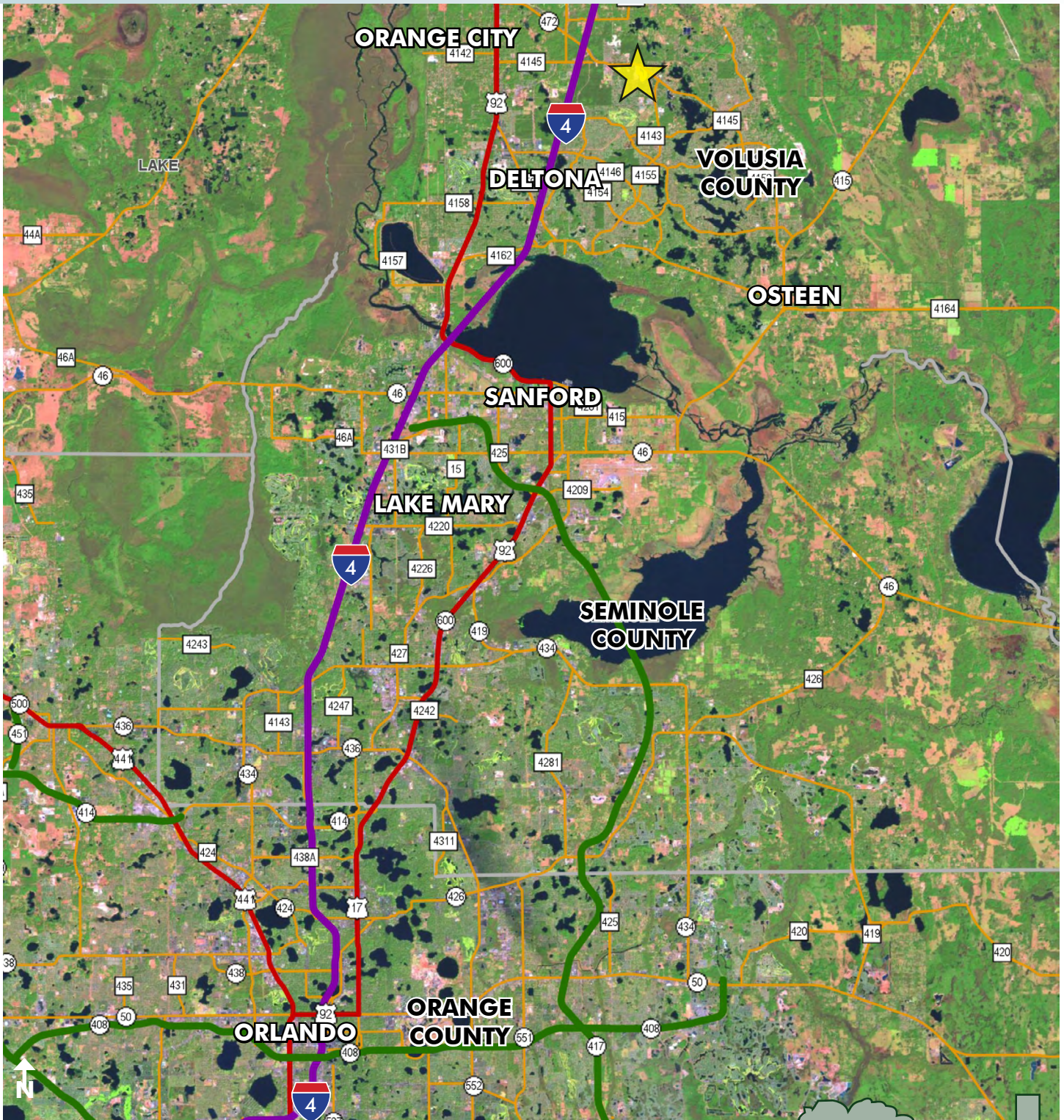
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



HOWLAND & CATALINA BLVD

36.6 ± acres

Volusia County, FL



REGIONAL MAP

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

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



HOWLAND & CATALINA BLVD

36.6 ± acres

Volusia County, FL

Exclusive: Halifax Health buys Deltona property for new hospital

ARTICLE FROM
ORLANDO BUSINESS JOURNAL

Nov 24, 2015, 4:17pm EST Updated: Nov 24, 2015, 9:01pm EST

[Rachel Williams](#)

Staff Writer- Orlando Business Journal

HH Holdings LLC, a subsidiary of **Halifax Health**, bought 31 acres in Deltona in preparation for building a new hospital.

Trafalgar Holdings LLC, an entity of Orlando-based Property Investment Brokers, sold the parcel last week for \$4.5 million, said [Bobby Luthra](#), Property Investment Brokers' director of operations. The land is near the intersection of Interstate 4 and Howland Boulevard.



Halifax Health bought 31 acres in Deltona in preparation of building a new hospital.

PROVIDED BY PROPERTY INVESTMENT BROKERS

Luthra told Orlando Business Journal that Halifax Health plans to build a 120-bed hospital. [Chris Bowley](#), director of planning and development services in Deltona, confirmed the plans for the hospital, as well.

Halifax Health spokeswoman [Tangela Boyd](#) declined to comment beyond saying, "We've acquired property, but we're not ready at this time to talk about the future of it."

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

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



HOWLAND & CATALINA BLVD

36.6 ± acres

Volusia County, FL

The **Florida Agency for Health Care Administration** has not received a certificate of need application from Halifax Health, said [Shelisha Coleman](#), AHCA press secretary.

Meanwhile, Bowley said development plans for the hospital have not been filed with the city yet. "There's no anticipated timeline. We've been talking to the landowner for some time now, and we've been on the side waiting for this day to come. We're glad it's finally here."

Meanwhile, earlier this year Halifax Health announced plans to [open a new hospice](#) in Orlando.

Currently, Florida Hospital Fish Memorial is the only hospital in the Deltona area. However, Central Florida Regional Hospital [announced on Nov. 12](#) that it will build a 12-bed, freestanding emergency center in Deltona, which would be modeled after Oviedo ER. This led to speculation that Central Florida Regional Hospital's parent company, **HCA Holdings Inc.**, was [eyeing Deltona for a new hospital](#).

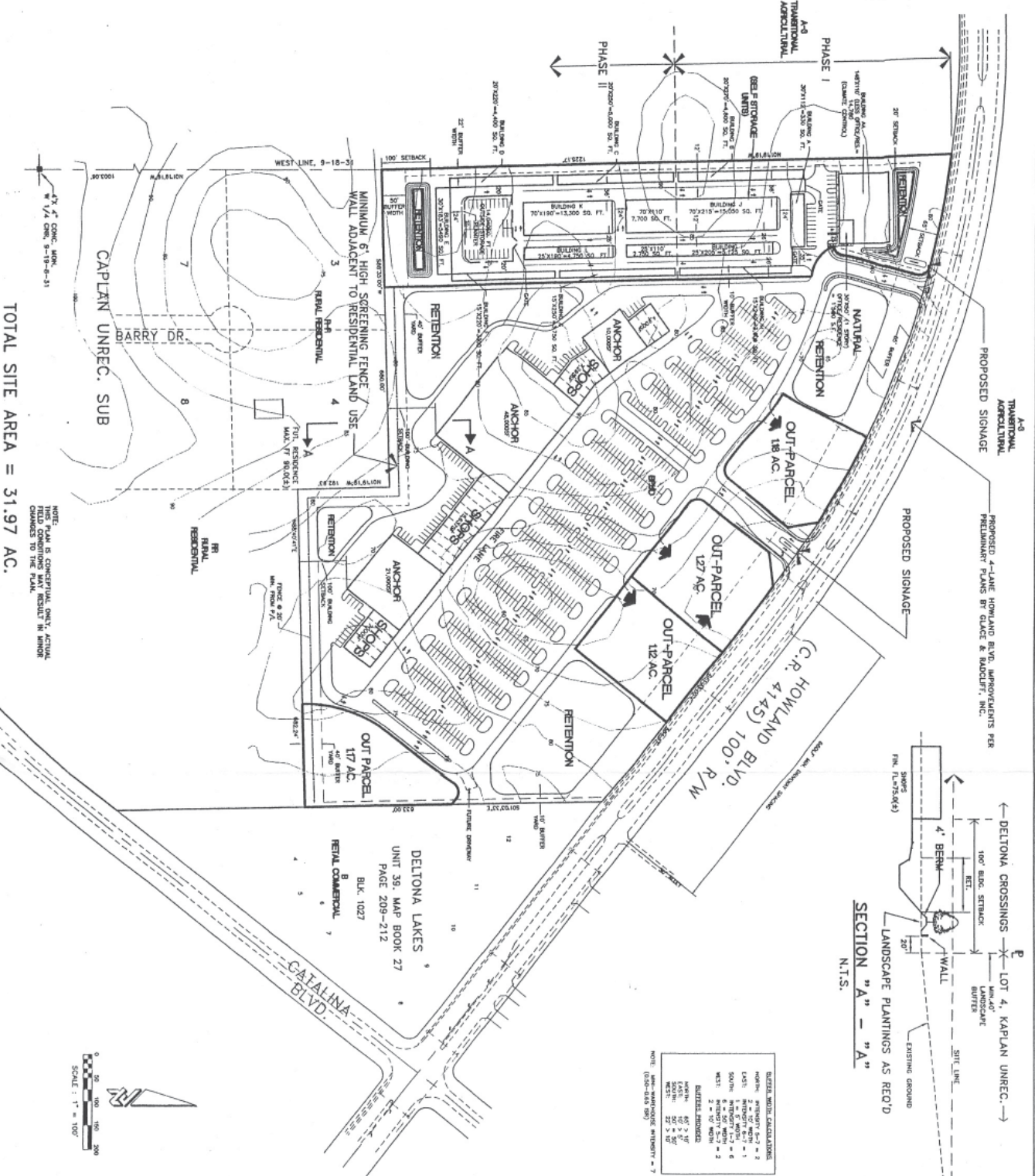
Check back at OrlandoBusinessJournal.com for more information.

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

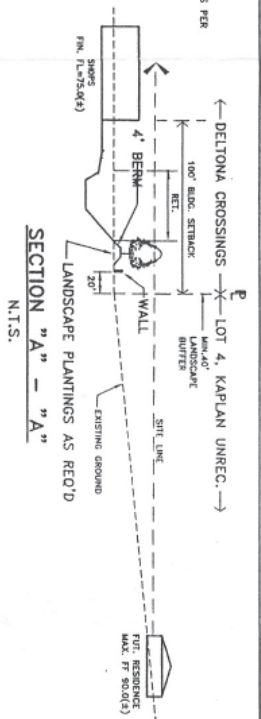
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com





TOTAL SITE AREA = 31.97 AC.

NOTE: THIS PLAN IS CONCEPTUAL ONLY. ACTUAL CHANGES TO THE PLAN, RESULT IN MINOR



DETAILED NOTES/CONSIDERATIONS

DATE:	2/27/00
BY:	W. COHEN
SCALE:	1" = 100'
REVISIONS:	

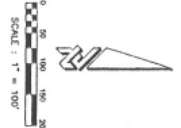


EXHIBIT B-1



DEVELOPMENT INFORMATION
 SCALE: 1" = 100'

DEVELOPER:
 DELTA CROSSINGS, INC.
 152 E. NEWARK, A/C
 DELAWARE, DE 19720
 (302) 739-2000

PLANNING/ENGINEERING/ARCHITECTURE:
 ZEV COHEN & ASSOCIATES, INC.
 205 GOWER ST., ANNAPOLIS, MD
 20740
 (410) 776-2000
 GOWEN & ASSOCIATES, INC.
 6000 BAYVIEW, T.L. 22176
 (904) 877-2000
 DELAWARE, DELAWARE 19720
 (302) 739-2000

SUBMITTALS:
 1. SITE PLAN
 2. CONCEPTUAL LAYOUT
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DELTA CROSSINGS
 UNIT 35, MAP BOOK 27
 PAGE 209-212
 BLK. 1027
 RETAIL COMMERCIAL

DELTA CROSSINGS
 BPUD PRELIMINARY PLAN

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	12-22-00	REVISED PER CITY OF DELTA APPROVAL COMMENTS	WJC
2	10-25-00	REVISED PER CITY OF DELTA COMMENTS	WJC
3	10-11-00	REVISED PER OWNER COMMENTS	WJC
4	10-11-00	REVISED PER CITY OF DELTA COMMENTS	WJC
5	10-11-00	REVISED PER CITY OF DELTA COMMENTS	WJC

GENERAL NOTES:

1. TO BE PROVIDED BY FLORIDA WATER SERVICES
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ZEV COHEN & ASSOCIATES, INC.
 205 GOWER ST., ANNAPOLIS, MD 20740
 (410) 776-2000
 FAX: (410) 776-2000
 WWW.ZEVCOHEN.COM

ENGINEER: PLANNERS & LANDSCAPE ARCHITECTS
 205 GOWER ST., ANNAPOLIS, MD 20740
 (410) 776-2000
 FAX: (410) 776-2000
 WWW.ZEVCOHEN.COM

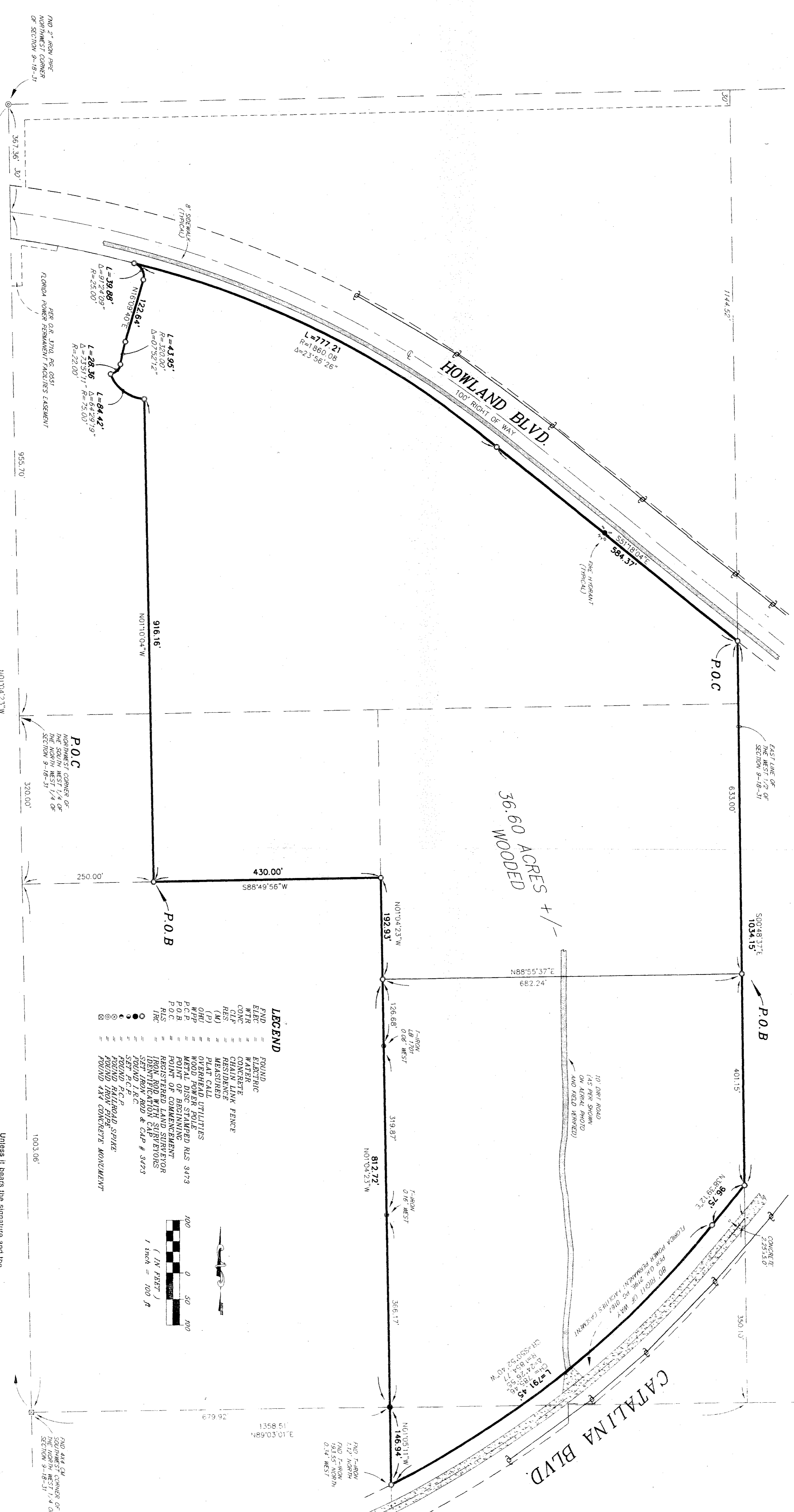
PROJECT NO.: 00023
DATE PREPARED: 7/17/00
PROJECT BY: WJC
DRAWN BY: WJC
CHECKED BY: WJC
SCALE: 1" = 100'

CITY OF DELTA
 DELTA COUNTY, FLORIDA

45-2
 THE LOCATION

LEGAL DESCRIPTION

Part portion of the North West 1/4 of Section 9, Township 18 South, Range 31 East, Volusia County, Florida, described as follows:
Commencing at the southwest corner of the North 320.00 feet of the South West 1/4 of the North West 1/4 of addressed Section 9, and thence North 88° 49' 56" East, parallel with the north line of the South West 1/4 of the North West 1/4 of said Section 9, a distance of 250.00 feet...



CERTIFICATE OF CONTINUITY

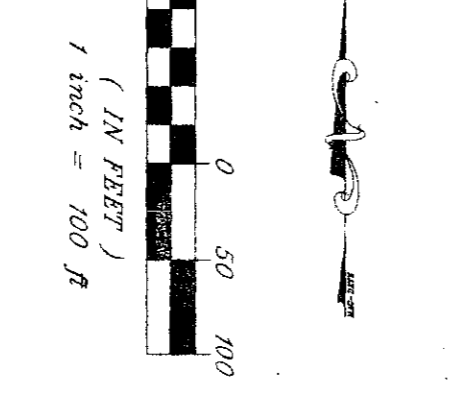
I, CAROL E. GODWIN, II, a Registered Land Surveyor in the State of Florida, Number 3473, in good standing, do hereby certify that the parcels of land depicted on this survey are contiguous with each other.

Carol E. Godwin, II
R.L.S. # 3473

NOTES:

BEARINGS SHOWN HEREOF ARE BASED ON THE WEST LINE OF THE NORTH WEST 1/4 OF SECTION 9-18-31 AS BEING N 07° 04' 29" W (ASSUMED) EASTMENTS SHOWN HEREOF WERE ESTABLISHED PER INFORMATION FURNISHED BY ATTORNEY'S NO LITTLE OPINION FURNISHED

- LEGEND
FOUND
ELECTRIC
CONCRETE
WATER
CHAIN LINK FENCE
MEASURED
OVERHEAD UTILITIES
WOOD POLES SET PER RLS 3473
POINT OF BEGINNING
REGISTERED LAND SURVEYOR IDENTIFICATION CAP # 3473
SET IRON ROD & CAP # 3473
FOUND F.C.P.
FOUND RAILROAD SPRAKE
FOUND 4x4 CONCRETE MONUMENT



Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid, reports by other than the stipulated parties is prohibited without written consent of the signing party or parties.

I hereby certify that this survey means or exceeds the minimum technical standards of a Registered Professional Land Surveyor in Chapter 61G17-5, Florida Administrative Code, pursuant to section 472.07, Florida Statutes.

Carol E. Godwin, II
Reg. Land Surveyor No. 3473

Table with columns: NO., DATE, COMBINE 2 DWG'S, W.O. #, W.O.-01-024, DESCRIPTION & W.O., S.W.B. BY



GODWIN AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
220 S. WOODLAND BLVD, DELAND, FLORIDA (904) 734-6629

DATE: 10/27/00
SCALE: 1" = 100'
CHECKED BY: C.E.G.

BOUNDARY CERTIFIED TO:
CARTER - HOWLAND BLVD. LAND TRUST
ATTORNEYS TITLE INS. FUND.
JEFFREY C. SWEET, ESQUIRE

DRAWN BY: S.W.B.
WORK ORDER: 10-00-346
CIVIL FILE: CONDEVI
DRAWING NUMBER: