



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	GOBERDHAN KRISHRAM & DHANDAI	Listed on Tax Record
Assessor's Parcel Number:	262426000100003200	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	CLERMONT FL, 34714, USA	#, street name, city, state, zip (Use Assessor data if available - then Google)
County, State:	Lake County, FL	County and State property is located in
Subdivision:	GLENBROOK SUB	Is the property in a subdivision? Yes/No/Unknown
Lot Number:	N/A	What is the lot number (If applicable)
Legal Description:	FROM E 1/4 COR RUN N 01DEG 43MIN 52SEC W 91.50 FT FOR POB, CONT N 01DEG 43MIN 52SEC W 630.59 FT TO N LINE OF S 722.08 FT OF N 1/2 OF SEC, S 87DEG 55MIN 52SEC W 442 FT, S 35DEG 03MIN 07SEC E 24.61 FT, S 50DEG 25MIN 32SEC E 44.51 FT, S 25DEG 41MIN 39SEC E 83.39 FT, S 22DEG 30MIN 38SEC E 37 FT, S 79DEG 19MIN 38SEC E 86.32 FT, S 38DEG 38MIN 59SEC E 54.29 FT, S 32DEG 58MIN 24SEC E 149.09 FT, S 18DEG 06MIN 22SEC E 37.11 FT, S 20DEG 01MIN 04SEC E 32.76, S 18DEG 32MIN 27SEC E 72.04 FT, S 29DEG 42MIN 00SEC E 52.80 FT, S 30DEG 38MIN 59SEC E 41.39 FT, S 44DEG 54MIN 29SEC E 76.90 FT, S 82DEG 10MIN 42SEC E 13.61 FT TO POB ORB 2604 PG 235	Listed on Tax Record
TRS:	T24S R26E S26	Township, Range & Section (If applicable)
Parcel Size:	3.0 Acres	What is the acre size? Listed on Tax Record
Terrain Type:	Wooded	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Lot Dimensions:	440.45 feet North 630.42 feet East 807.79 feet West	Lot Dems, approximate in feet (N, E, S, W or Front, Sides, Rear from road) Please specify depending on shape of property. Use GIS / MapRight measure tool
Elevation:	35.0 m or 114.8 feet	What is the elevation of the property, in feet?
Flood Zone / Wetlands:	Yes, the location of this parcel falls within a designated "Flood-Zone" area.	Is the property in a flood zone or wetlands? Yes, No, Unknown Fema FZ area
Notes:	See deed attached for complete legal description.	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/CavdvCctJ4EicPAv9	Link to property from google maps
GPS Coordinates (Center):	28.369659, -81.673986	Coordinates for this property
GPS Coordinates (4 corners):	28.37039 -81.673589 NE 28.368651 -81.673581 SE 28.370371 -81.674966 NW	Coordinates from all 4 corners of this property (if more than 4 corners, list main points, no curves)
City or County Limits:	County	Is the property within the city or county limits? Use Google / MapRight
School District:	Lake County School District	What school district is the property located in?
Access To Property:	No visible direct road access, property may be landlocked.	Is there direct road access to property, if so what roads/streets?
Road Type:	N/A	What are the roads like? (dirt, gravel, paved) Use GIS / Google Maps / Street View
Who Maintains Roads:	County	City, County, Private, HOA or Not Maintained?
Closest Highways:	FL-25	Use google map
Closest Major City:	Orlando, Florida (48 min, 35.9 miles)	Use google map to get mileage/locations
Closest Small Town:	Four Corners, Florida (14 min, 6.1 mile)	Use google map to get mileage/locations
Closest Gas Station:	Shell, 1525 US Hwy 27, Clermont, FL 34714 (3 min, 0.7 mile)	Use google map to get mileage/locations
Nearby Attractions:	Showcase of Citrus, 15051 Frank Jarrell Rd, Clermont, FL 34714, United States (7 min, 4.6 miles) Orlando Tree Trek Adventure Park Zip Line, 7625 Sinclair Rd, Kissimmee, FL 34747 (18 min, 10.5 mile) Disney's Blizzard Beach Water Park, 1534 Blizzard Beach Drive, Orlando, FL 32836 (20 min, 11.4 mile)	Use Google Map to get mileage/locations (State parks, lakes, rivers, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	Would recommend confirming legal access with property owner, no mention of access easement within deed.	Anything you think is important to note?

Property Tax Information		
Assessed Taxable Value:	\$47,430	Per Assessors' Website
Assessed Actual Value:	\$47,430	Per Assessors' Website (if different from assessed) or N/A
Back Taxes Owed? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Annual Property Taxes:	\$636.91	Yearly amount per county website
Notes:	N/A	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property Use Code:	PLANNED UNIT DEVELOPMENT (PUD)	What is the property zoned for per County CC&R's HOA?
What can be built on the property?	Please see attached ordinances.	Per County CC&R's HOA? Attach documents if available.
Time limit to build?	The permit will be good for a year after passing the inspection after 6 months.	Find out time lines for building per County CC&R's HOA
Is camping allowed?	Per County, No	Is camping allowed per Zoning CC&R's HOA? Yes/No/Unknown
Camping restrictions if any:	N/A	Details on camping if allowed or N/A
Are RV's allowed?	Per County, No	Are RV's allowed per Zoning CC&R's HOA? Yes/No/Unknown
RV restrictions if any:	N/A	Details on RV's if allowed or N/A
Are mobile homes allowed?	Per County, Yes	Are mobile homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Mobile home restrictions if any:	Must be 23 feet and 4 inches at the nearest point.	Details on mobile homes if allowed or N/A
Are tiny homes allowed?	Per County, Yes	Are tiny homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Tiny home restrictions if any:	Must be 23 feet and 4 inches at the nearest point.	Details on tiny homes if allowed or N/A
Are short term vacation rentals allowed?	Per County, Yes	Are vacation rentals allowed per Zoning CC&R's HOA? Yes/No/Unknown
Vacation rental restrictions if any:	No regulations as per county.	Details on rentals if allowed or N/A
Is property part of an HOA or POA?	FOUND WEBSITE ONLINE: (https://www.glenbrook-hoa.com/view/contact-us.aspx) -- As per HOA, it is not feasible to verify the inclusion of a property within the association unless a physical address is provided.	Is the land part of an existing association? Yes/No/Unknown
HOA or POA dues, if any:	Quarterly Fee: \$717 (Payment is required on the first of January, April, July, and October)	What are the dues / back dues owed, if any? Unknown / N/A
Subdivision CC&R Availability:	As per HOA, the present homeowners are eligible to obtain the covenants and restrictions by means of the designated homeowner's portal and you would need to contact the owner to get CC&Rs.	Copy of CC&R's (If available at no charge) Attach documents if available.
CC&R Information:	N/A	Reception / Book / Page #'s or Unknown / N/A
Deed Availability:	Deed is attached.	Copy of current deed (If available at no charge) Attach documents if available.
Deed Information:	Book/Page: 2604 / 235	Reception / Book / Page #'s or Unknown / N/A
Notes:	This parcel is "OUTSIDE" the city limits, Zoning administered by County. This parcel does not appear to be associated with Glenbrook HOA, information above is provided for reference purposes only.	Anything you think is important to note?

Utility Information		
Water?	Water is available. Contact Southlake Utilities Inc (+13523948898)	What does the property call for - City or Well? Confirm with County / City / HOA
Sewer / Septic?	Sewer is available. Contact Southlake Utilities Inc (+13523948898)	What does the property call for - Sewer or Septic? Confirm with County / City / HOA
Electric?	Would have to contact Duke Energy (+18773728477)	Is there service available in the area? List contact info. Confirm with County / City / HOA
Gas?	Would have to contact Warren's Propane (+18639047346) or Blossman Gas (+14074098152)	Is there service available in the area? List contact info. Confirm with County / City / HOA
Waste?	Would have to contact Lake County Solid Waste (352-343-3776)	Is there service available in the area? List contact info. Confirm with County / City / HOA
Notes:	Utilities may be limited due to access issue. As per Southlake Utilities, water and sewer is available in the area, would need to contact them for connection availablilty, fees, etc.	Anything you think is important to note?
County Contact Information		
County Website:	https://www.lakecountyfl.gov/	Website Link
Assessor Website:	https://www.lakecopropappr.com/	Website Link
Treasurer Website:	https://laketax.com/	Website Link
Recorder Website:	https://www.lakecountyclerk.org/	Website Link
GIS Website:	https://gis.lakecountyfl.gov/gisweb	Website Link
Zoning Link:	https://www.lakecountyfl.gov/planning-and-zoning	From County Website
Phone number for Planning Dept:	(352) 343-9641	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(352) 253-2600 / (352) 253-2600	Phone number per website
Phone number for Treasurer:	(352) 343-9602	Phone number per website
Phone number for Assessor:	(352) 253-2150	Phone number per website
City Website:	N/A	Website (if within city limits or N/A)
Phone number for City:	N/A	Phone number per website (if within city limits or N/A)
Notes:	N/A	Anything you think is important to note?