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This portfolio describes the current vision for Hickory Hammock and is subject to change.

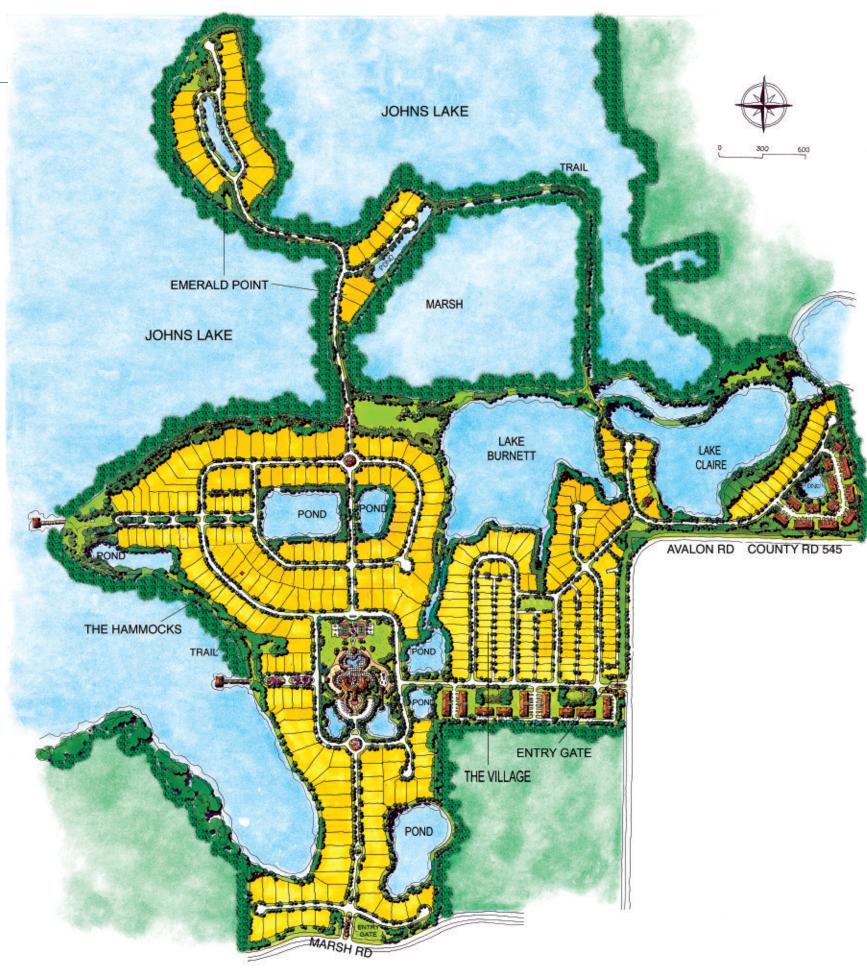
Many of the photos in this Portfolio were photographed at Hickory Hammock.

MASTER LAND USE PLAN



DEVELOPMENT SUMMARY

TOTAL UNITS	500 Units
Emerald Point	28 Units
90's	3
100's	25
The Hammocks	198 Units
100's	26
90's	48
80's	58
70's	38
60's	28
The Village	165 Units
60's	74
55's	91
Town Homes	109 Units



OVERVIEW

the property.



A Central Florida rolling landscape interspersed with moss-draped oaks gently descending to a serene, large natural lake. A peninsula of land surrounded on all sides by that same lake. A sandy hilltop overlooking another lake and lush wetlands. A property unlike any other for its long views of one of Florida's most beautiful bodies of water. This is the canvas that will be Hickory Hammock, a new Traditional Neighborhood Community by SouthStar Development Partners in the City of Winter Garden, Florida.

SouthStar Development Partners has acquired the land and has assembled a respected group of Central Florida planners, engineers and architects to craft a community of exceptional design standards sure to be seen as a landmark of intelligent 21st Century community planning. In addition the Master Plan calls for a lavish amenity center, known as The Club at Hickory Hammock, which is situated on the highest point on



While the property encompasses 848 acres of marshes, lakes and uplands, development contains only 391 singlefamily homes and 109 townhomes. The community will offer an intimate feel while providing an atmosphere that is un-crowded and casual. It is the goal of SouthStar Development to incorporate the many natural elements of the property into the design, while improving those elements that have been impacted by past land uses.

Hickory Hammock will be a community that preserves the natural beauty of the land, provide a high quality lifestyle to the residents and enhance the ambiance of Winter Garden. The plan captures all that is good about traditional neighborhoods, while incorporating the contemporary advances in sound planning and architecture.

WINTER GARDEN-A GREAT PLACE TO CALL HOME



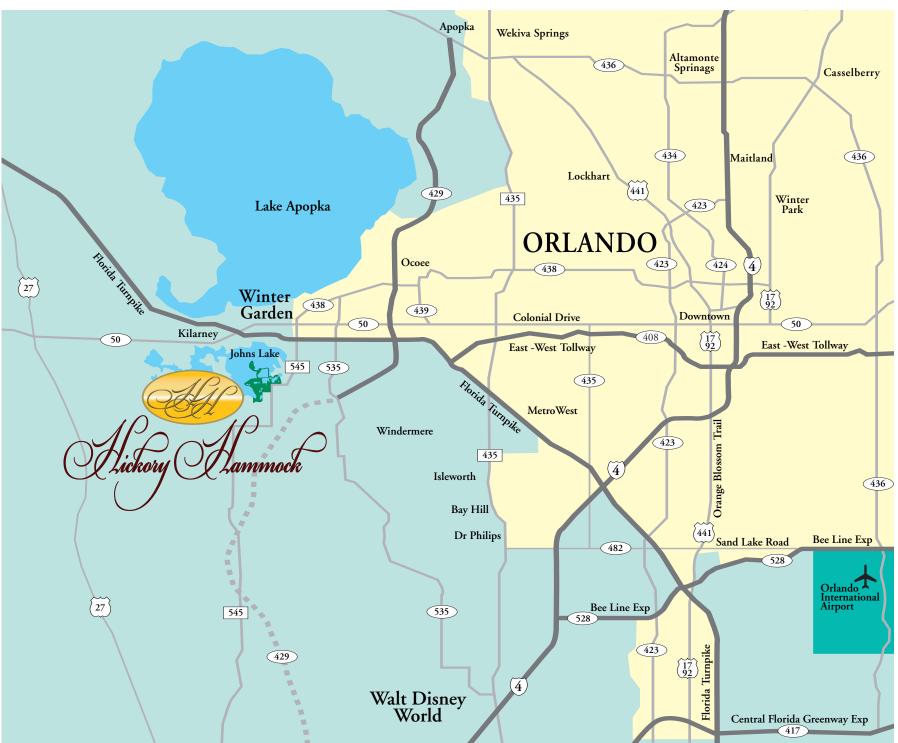
A combination of small town life at its best, with easy access to the big attractions of Orlando — that is Winter Garden. Located in west Orange County, Winter Garden is becoming the next place to be.

The city is 17 square miles of rolling hills, citrus groves, blue water lakes and an emerging community of mid to upper priced residential neighborhoods. The current population is approximately 23,000. Although citrus remains a major industry in the West Orange County area, Winter Garden is making a strong effort to attract a more diverse business and residential base. Several industrial, computer and service businesses have located here, which has enhanced the economic base over the past decade.



The West Orange schools are considered some of the best in the area, with manageable class sizes and new facilities.

Florida's Turnpike runs east and west through the city. The Turnpike links all of Florida and directly to SR-408, a quick route to downtown Orlando, and via I-4, the quickest route to Tampa. SR-50 runs east and west through Winter Garden and the new SR-429 is being finished for a new north-south connection.



Shopping, strolling and recreation are near at hand in Winter Garden. The charming Old Florida downtown is a pleasant diversion from the large malls which are accessible throughout the area. The West Orange Trail affords great recreational opportunities and Lake Apopka is at the city's front door. The city of Winter Garden is truly a blend of all

that's pleasant about Central Florida living. Hickory Hammock is ideally situated to take full advantage of all the area has to offer.

THE LAND, THE TREES, THE LAKES—AN ENVIRONMENTAL MASTERPIECE



The Hickory Hammock site is located adjacent to the second largest lake in the West Orange County, with smaller lakes, wetlands and marshes throughout the parcel. Although the bulk of the property served as a citrus grove, the edges of the site abound in large mature oak trees and other large specimen trees. The wetland areas are abundant with wading birds, fish and the occasional alligator. Add to this an elevation of over 20 feet above the lake at its highest point and it's easy to see that this is a very special piece of property.

The natural beauty of the site will serve as the pallet through which the residents will be able to express their lifestyle choices. Hickory Hammock has been designed to complement the existing natural attributes. Many large oak trees on the property will be incorporated into the parks and promenades which run throughout the community. Every resident and guest will be able to enjoy the trees that have taken so long to grow along the pristine lakes.

Marsh land will remain an integral part of the natural ecosystem of Hickory Hammock. This area will be complemented with trails and viewing areas, and will continue to attract birds and other wildlife.

The lakes surrounding Hickory Hammock, will shelter the community from its nearest neighbors and also will act as a recreational opportunity for all the residents. Ample access points are designed to allow non-waterfront residents to enjoy the splendor of this Central Florida aquatic masterpiece.

Hickory Hammock is, and will continue to be, a tribute to the natural beauty that is Central Florida lake country.

















The Central Florida area has developed over the years with a diverse mix of architectural styles. Many of the great neighborhoods in Orlando and the surrounding communities, however, share a tradition of casual elegance. This style is a reflection of the natural beauty of the area which is famous for its many lakes and oak trees. These grand oaks that overhang the spring-fed lakes; the rolling sand hills with vistas; and long shady boulevards epitomize gracious Southern living.

The architecture of Hickory Hammock will continue that tradition with the relaxed pace that is deeply rooted in Florida's traditions and Southern plantations. Buildings and structures reflect a sensitivity towards location on site, as well as their massing within the surrounding environment. The charm of such elements as front porches, architectural details on railings, and windows and dormers will enhance the feeling that Hickory Hammock is something special.

The homes in Hickory Hammock will reflect a comfortable Florida and Southern tradition, featuring generous overhangs, open porches front and back and breezeways wherever possible. The homes will reflect Southern plantation and Old Florida architecture, as well as some of the character of Spanish "Mission Style".

Home styles will include traditional single family homes, including some single family homes and townhomes with rear garages and alley entries. Following lessons learned by early Florida builders, the homes of Hickory Hammock will have stem-wall foundations, which places the finished floor above the existing grade. This design allows for cooling breezes to circulate under the home and gives the home an added sense of proportion and grace. The use of stem walls and elevated foundations negates the need for extensive fill and allows for greater tree preservation on the home site.

The overall architectural style of Southern Plantation and Old Florida will be expressed through classic structures with porches supported by masonry columns, with medium pitched white flat tile, slate or standing seam roofs and finish materials such as stucco, wood shutters and stone. This style is enriched with accent treatments of banding, quoins, wood details and complementary colors in shades of pastels and light earth tones. There will be an emphasis on exterior rooms and patios, pergolas, arbors and other "exterior architecture".



Homesites for the Hickory Hammock Lifestyle



Complementing the architectural details envisioned for Hickory Hammock is a site plan which incorporates a variety of home sites seamlessly into the existing landscape.

Ranging in size from 55' frontage to 100' frontage single family home sites, as well as townhomes, the plan calls for a mix of front-loaded, alleyaccess and boulevard home sites.

May lots are extra deep or oversized to preserve the natural features and comfortably accommodate the lakefront contours.

The natural beauty of the site has been retained by thoughtfully creating homesites within existing groves of trees, while taking full advantage of water front views and access.

The following pages detail the wide variety of home sites that will make up Hickory Hammock community.



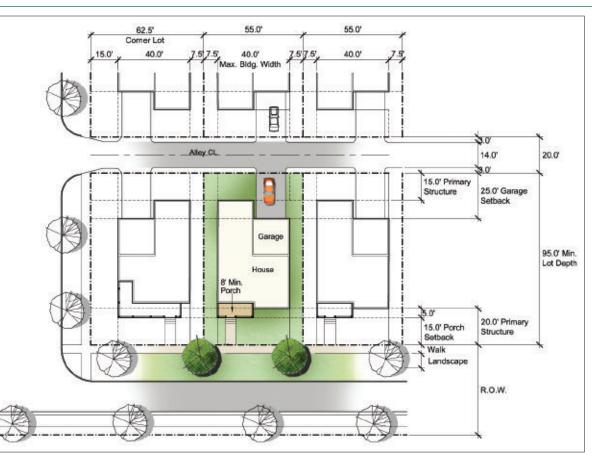
SINGLE-FAMILY HOMES ON 55' LOTS;

Alley Garage Access





The 55' lots in Hickory Hammock consist of both alley-loaded and street-loaded garages. When the garages are street loaded, they will be pushed back behind the plane of the primary structure. The 55' frontage provides ample room for interesting architectural details including porch railings, dormers and gingerbread details. The lots are located in a private setting near the Club and convenient to the second entry along Avalon Road. Primary buyers include couples, young families and seniors.





55' Lots



		Alley Garage Access
Building Height		40′
Min. Lot Size		N/A
Min. Lot Width		55′
X S	Min. Porch/Front Yard	15′/20′
A C	Min. Side Yard	7.5′
В	Min. Road Side Yard (Corner Lots)	15′
SE	Min. Rear Yard	5'Fen/15' Main/25' Gar
Min. Floor Area (S.F.)		1,500 S.F.
Min. Open Space		25%
Max. Floor Area Ratio		35%

SINGLE-FAMILY HOMES ON 60' LOTS;

Street Garage Access





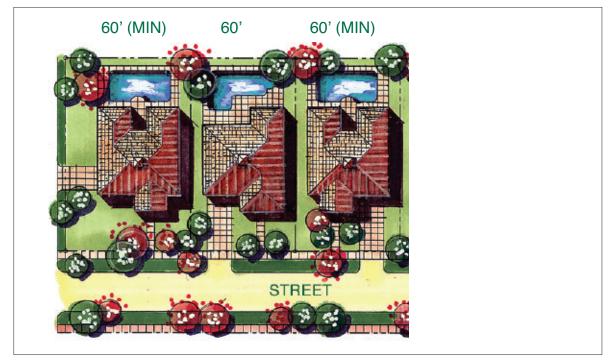
15.0° A6.0° 7.5° 45.0° Max. 7.5° 7.5° 45.0° 7.5° Setback for Accessory Structure and Pool Rear Setback

| Pool | 15.0° Porch | 20.0° Primary | 25.0° Min. Garage | Structure | Garage | Garag

60.0' Max. Bldg. Width



The 60' lots in Hickory Hammock all have street garage access. These lots allow for larger garages, open leisure spaces in the homes, greater flexibility with kitchen and eat-in spaces and greater storage capabilities. Locations include lake-frontage as well as frontage along one of the Grand Boulevards in the community. Couples, young families and empty-nesters appreciate these homes.



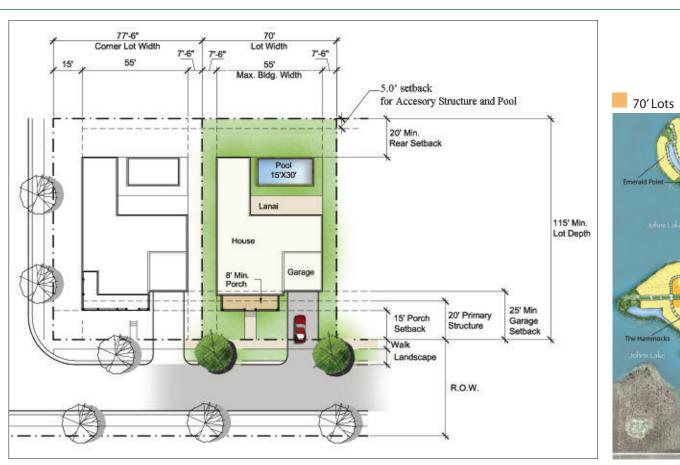
		Street Garage Access	
Building Height		40′	
Min. Lot Size		N/A	
Min. Lot Width		60′	
K S	Min. Porch/Front Yard	15′/20′	
A C	Min. Side Yard	7.5′	
T B	Min. Road Side Yard (Corner Lots)	15′	
SE	Min. Rear Yard	20′	
Min. Floor Area (S.F.)		1,600 S.F.	
Min. Open Space		25%	
Max. Floor Area Ratio		35%	

SINGLE-FAMILY HOMES ON 70' LOTS;





The 70' lots in Hickory Hammock have street-loaded garages which are pushed back from the plane of the primary structure. Larger yards which easily accommodate pools, bonus and hobby rooms, larger kitchens and closets are featured in homes on these lots. These lots are clustered around the centrally-located ponds and along Lake Burnett. Couples, growing young families and empty-nesters comprise the buyer profiles for these types of homes.









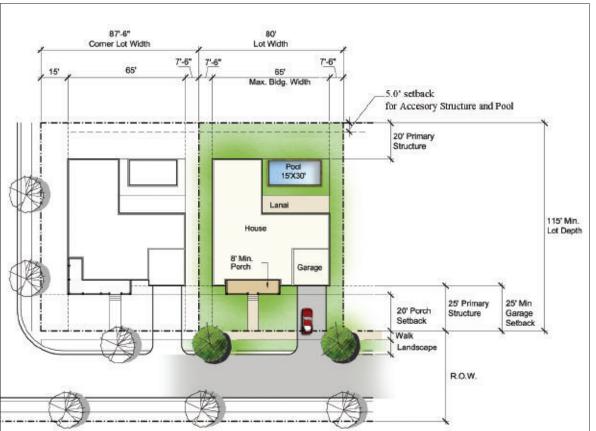
		Street Garage Access
lui	lding Height	40′
/lir	n. Lot Size	N/A
/lir	n. Lot Width	70′
ი ረ	Min. Porch/Front Yard	15′/20′
ر ۲	Min. Side Yard	7.5′
_	Min. Road Side Yard (Corner Lots)	15′
0	Min. Rear Yard	20′
/lir	n. Floor Area (S.F.)	2,000 S.F.
Nin. Open Space		25%
Лa	x. Floor Area Ratio	35%

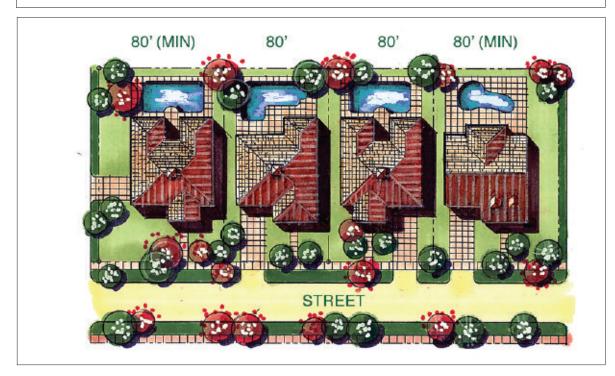
SINGLE-FAMILY HOMES ON 80' LOTS;





The 80' lots in Hickory Hammock have front-loaded garages and large yards with plenty of room for a pool. These lots allow for houses with expansive front and back porches, bonus rooms, media rooms, eat-in kitchens and ample storage. Locations in the community include private enclaves near the Club, as well as view lots on Lake Burnett, the marsh and Johns Lake. Growing families and multi-generational families comprise the buyer profile for these homes.







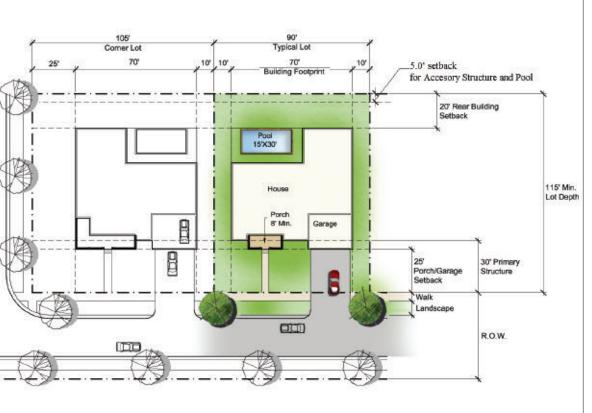
		Street Garage Access
Building Height		40′
Min. Lot Size		N/A
Min. Lot Width		80′
S	Min. Porch/Front Yard	20′/25′
O A	Garage	25′
B A	Min. Side Yard	7.5′
Ш	Min. Road Side Yard (Corner Lots)	15′
S	Min. Rear Yard	20′
Min. Floor Area (S.F.)		2,000 S.F.
Min. Open Space		25%
Max. Floor Area Ratio		35%

SINGLE-FAMILY HOMES ON 90' LOTS;





The 90' lots in Hickory Hammock are situated in some of the most dramatic neighborhoods in the community. Long views of the lakes, proximity to lakefront activities and convenient locations near the entry make these lots special. Large homes with multi-car garages, second stories with dramatic architectural details and large yards with pools are just some of the details that are possible. These homes appeal to move-ups with active families.







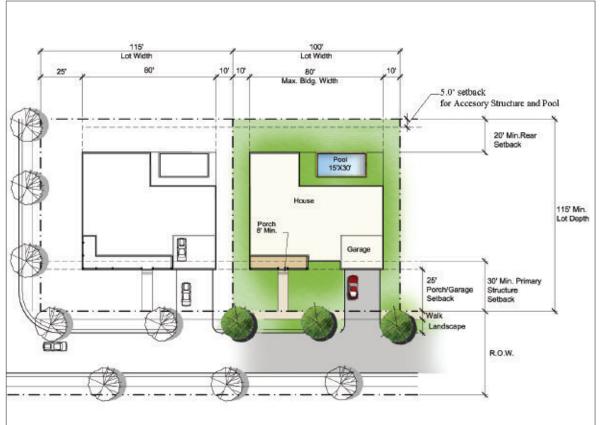
		Street Garage Access
Building Height		40′
Min. Lot Size		N/A
Min. Lot Width		90′
S	Min. Porch/Front Yard	25′/30′
U Y	Garage	25′
B A	Min. Side Yard	10′
Ш	Min. Road Side Yard (Corner Lots)	25′
S	Min. Rear Yard	20′
Min. Floor Area (S.F.)		2,200 S.F.
Min. Open Space		25%
Max. Floor Area Ratio		35%

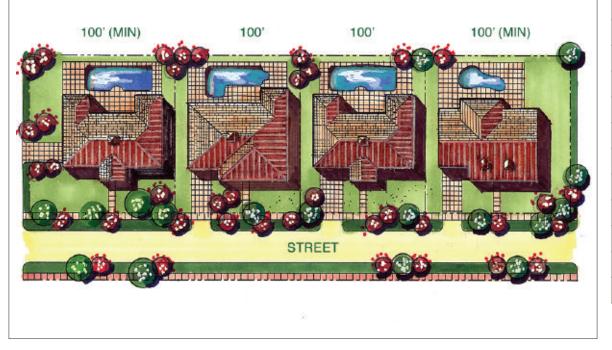
SINGLE-FAMILY HOMES ON 100' LOTS;





A substantial number of these large lots are included in the plan, primarily with Johns Lake frontage. The additional 10' of frontage provides ample opportunities to create dramatic elevations, wrap-around porches and other details. Large eat-in gourmet kitchens, media rooms, and multiple living spaces are possible for homes on the lots. First and second move-ups interested in semi-custom and custom homes are the primary market for these lots.







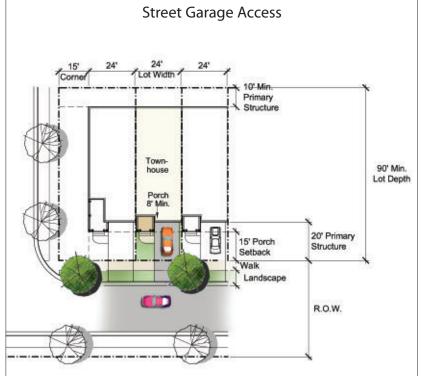
	Street Garage Access
Building Height	40′
Min. Lot Size	N/A
Min. Lot Width	100′
Min. Porch/Front Yard	25′/30
Garage	25′
Min. Side Yard	10′
⊢ Min. Road Side ⊔ Yard (Corner Lots)	25′
∽ Min. Rear Yard	20′
Min. Floor Area	2,200 S.F.
Min. Open Space	25%
Max. Floor Area Ratio	35%

Town Homes on 24' Lots;

Street Garage Access / Alley Garage Access



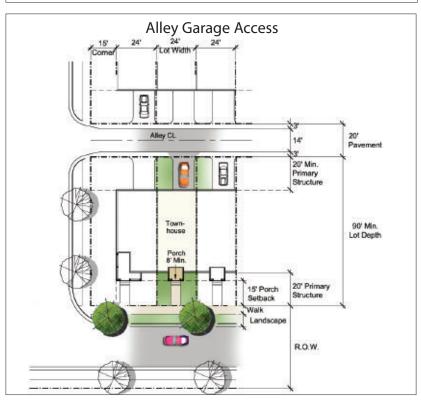








Town home product is strategically located along the community periphery and consists of both alley loaded and street loaded garage units. High end designs and material will be required to provide an alternative home style in the community maintaining the overall quality and ambiance. First time buyers, empty nesters and seniors are the primary markets for this product.



	Street Garage	Alley Garage Access
lding Height	40′	40′
n. Lot Size	1,800 S.F.	1,800 S.F.
n. Lot Width	24′	24′
Min. Porch/Front Yard	15′/20′	15′/20′
Garage	25′	N/A
Min. Side Yard	10′	10′
Min. Road Side Yard (Corner Lots)	15′	15′
Min. Rear Yard	10′	5'Fen/20' Main/25' Gar
n. Floor Area	1,200 S.F.	1,200 S.F.
n. Open Space	25%	25%
x. Floor Area	35%	35%
	Yard Garage Min. Side Yard Min. Road Side Yard (Corner Lots)	Iding Height 40' n. Lot Size 1,800 S.F. n. Lot Width 24' Min. Porch/Front Yard 15'/20' Garage 25' Min. Side Yard 10' Min. Road Side Yard (Corner Lots) Min. Rear Yard 10' n. Floor Area 1,200 S.F. n. Open Space 25%



PICTURE PERFECT STREETSCAPES

The main boulevards will be wide with landscaped medians, an 8' wide bike path on one side and a sidewalk on the other. Neighborhood streets will be flanked with sidewalks on both sides. All streets will be landscaped and shaded with native trees. To further the pedestrian-friendly design, garages will be side-loaded, set back from the front of the house or accessed through a side alley leading to a rear garage. Roads sweep around stands of trees that will remain untouched and street trees will be added, so that Hickory Hammock, just like the great older neighborhoods of Winter Garden and Orlando, will be an inviting and picture perfect community of tree shaded lanes.



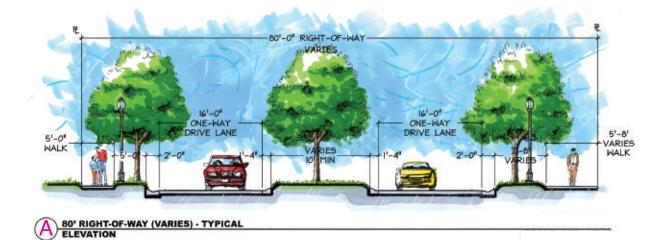


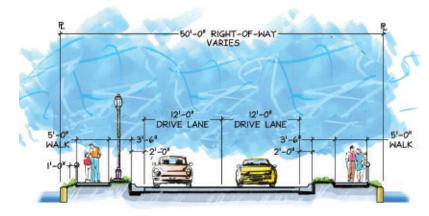


Rear alley ways preserve the street scape at the front of the homes by providing garage access and refuse pickup at the rear.

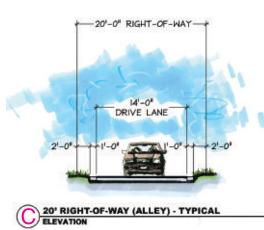


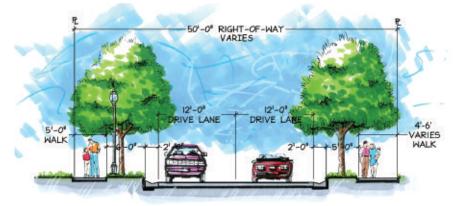




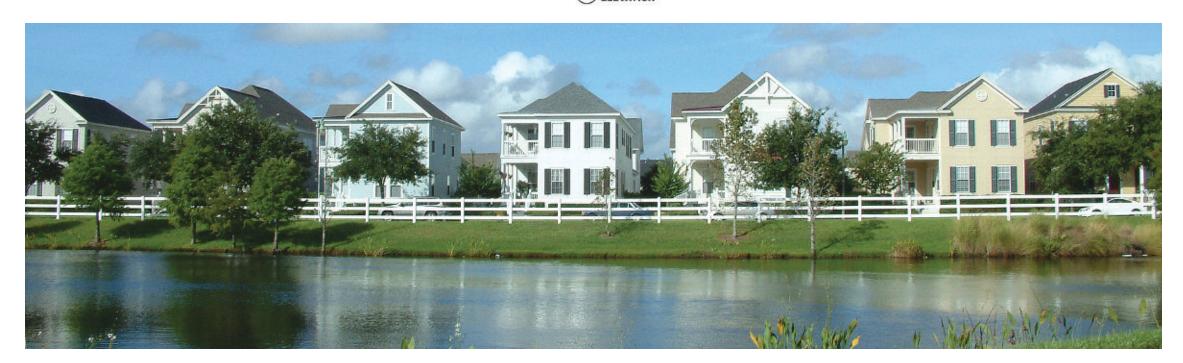


50' RIGHT-OF-WAY - (ISLAND ACCESS) - TYPICAL ELEVATION





50' RIGHT-OF-WAY - (PRIVATE INTERIOR) - TYPICAL
ELEVATION



RECREATION AND PARKS

Hickory Hammock is designed to take full advantage of its natural surroundings. Integral to this design are the nine parks that grace the community. To take full advantage of the long-view lakes, the wildlife-inhabited marshlands and the majestic stands of trees, each park has been designed to envelope the residents and their guests in the community's natural beauty.

The lake-front parks provide a restful retreat for enjoying sunsets framed by moss-draped trees. Four parks are situated directly on the lakes, accented by boardwalks, gazebos and walking paths. Every effort has been made to leave the natural beauty of the shoreline untouched to encourage the native wildlife to remain. For more active recreation, three open space parks have been



woven into the residential neighborhoods. These parks will encourage informal gatherings of residents for various activities and events. In addition the parks are designed to supplement the more formal activities offered at the Hickory Hammock Club.

The Trail Park provides a unique way to explore both the marshes and the lakes at Hickory Hammock. This linear park provides a stroll along a natural trail lined with tall pines, with fascinating close up views of water lillys, wading birds and other aquatic life.

Respect for the natural surroundings is blended with opportunity for residents to enjoy all the community has to offer. This is the master plan for the parks and open space that is such an important part of the Hickory Hammock lifestyle.







THE CLUB AT HICKORY HAMMOCK

The residents of Hickory Hammock will enjoy a master planned recreational facility filled with outdoor activities, as well as a major clubhouse with ample space for indulging a healthy and relaxing lifestyle.

The club will include approximately 7000 square feet of air conditioned space designed in an old Florida architectural style. Residents will enjoy a fitness center, bathrooms and lockers, a multi-purpose room with an adjacent catering kitchen, administration office,

business center, conference room convertible to a card room, media room, youth club and a magnificent party room on the second floor commanding a 360° panorama of Hickory Hammock and its beautiful lakes.

The indoor spaces will be complemented by covered terraces and an interior courtyard with a fountain, all connected to a dramatic pool deck. The pool area will include a super pool, spa, wading pool, pavilions and trellises. The deck will be surrounded by a party lawn,

playground, fishing dock, open fields with picnic areas, 2 tennis courts, basketball court and volleyball court.

The front will feature two flanking lakes, parking and convenient drop-off with a porte-cochere.



Pool deck at SouthStar's Bartram Springs Recreation Center–Jacksonville, FL.



The Club at Hickory Hammock site plan.





Artist's rendering of the Club at Hickory Hammock.

SOUTHSTAR—FROM VISION TO REALITY







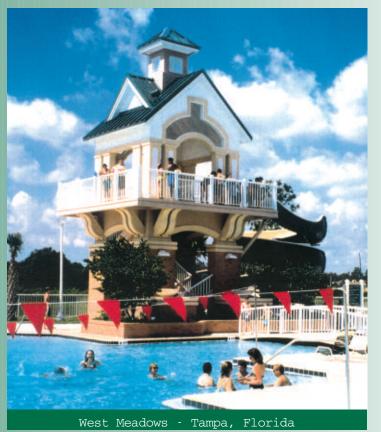
















THE COMPANY WITH THE VISION FOR HICKORY HAMMOCK



SouthStar Development Partners, Inc. is a full service real estate company headquartered in Coral Gables, Florida, with offices in Jacksonville, Orlando and Vero Beach. The firm's primary activities include analysis, financing, acquisition, planning, marketing, development and construction of mixed-use and residential projects.

The principals of SouthStar, J. Larry Rutherford, President and Kimball D. Woodbury, Managing Director, have acquired and developed over 50 projects within Florida, Georgia, North Carolina, Tennessee, Virginia, Colorado and Texas. Concentrating in Florida, SouthStar's expertise in the development and management of mixed-use and Development of Regional Impact projects has proven instrumental in meeting the financial and economic goals of the local government, community and investors.

In addition to the design and construction of all infrastructure, common area facilities and open space details in its projects, SouthStar carefully selects the builders in order to insure a cohesive and financially successful project. The company takes pride in building neighborhoods that provide a lasting positive impact on the surrounding community. SouthStars development activities include land development, major infrastructure, water, sewer, roads, storm water management systems, mitigation, and construction of community features including roadway boulevards, master land-scaping, recreational centers, community parks, and identification monuments.

SouthStar Development Partners is an experienced leader in the acquisition, planning and construction of large-scale projects with an ability to work successfully with the local municipalities, state agencies and the residential and business communities.



Kimball Woodbury, Managing Director

J. Larry Rutherford, President



HICKORY HAMMOCK DEVELOPMENT TEAM:



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