



Rural and Family Lands Protection Program (RFLPP) 2018 Selection Committee Project Priority List

Tier 1 Projects (54)	
Adams Alapaha Farm Hamilton - 853 acres	
Adams Farm Holmes & Walton - 1,700 acres	
Adams Ranch Osceola - 24,027 acres	
Adams St. Lucie St. Lucie - 12,363 acres	
Arbuckle Creek Ranch Highlands - 1,249 acres	
Blackbeard's Ranch Manatee - 4,530 acres	
Blue Cypress Lake Ranch Indian River - 674 acres	
Buck Island Ranch Highlands - 6,754 acres	
C&G Cattle Company Hardee - 557 acres	
Canaan Ranch Gilchrist - 3,040 acres	
Cannon Family Farm Marion - 440 acres	
Charlie Creek Cattle Company Hardee - 3,440 acres	
Christmas Creek Ranch Orange - 163 acres	
Clemons Oak Creek Okeechobee - 2,292 acres	
Coastal Headwaters - Blackwater Tract Santa Rosa - 2,106 acres	
Coastal Headwaters - Coldwater Creek Santa Rosa - 9,998 acres	
Coastal Headwaters Longleaf Forest Santa Rosa - 4,252 acres	
Cow Creek Ranch Okeechobee & St. Lucie - 6,802 acres	
Double C Bar Ranch Osceola - 4,128 acres	
Double C Ranch Flagler - 3,440 acres	
Espedeco Citrus - 806 acres	
Florida Commission Co Ranch Highlands - 2,309 acres	
FX Bar Ranch Polk - 1,246 acres	
Goolsby Ranch Highlands - 4,476 acres	
Hall's Tiger Bay Ranch DeSoto - 5,928 acres	
Heart Bar Ranch Osceola - 4,974 acres	
Hendrie Ranch Highlands - 7,250 acres	

Tier 1 Projects (54) continued	
Howze Ranch Manatee - 939 acres	
JB Ranch Collier - 6,657 acres	
Keen Family Ranch DeSoto - 1,109 acres	
Lykes Ranch, Ingram's Crossing Glades - 10,466 acres	
Lyme Lafayette Lafayette - 6,724 acres	
Micco Bluff Ranch Okeechobee - 2,138 acres	
Osoyaw Ranch Indian River & Okeechobee - 6,125 acres	
Pelaez & Sons Okeechobee - 863 acres	
Perry Smith Family Highlands & Flagler - 3,980 acres	
Rafter T Ranch Highlands - 5,178 acres	
Ravensworth Highlands - 791 acres	
Ridgewood Ranch Osceola - 3,200 acres	
Rocking Seven Ranch Manatee - 1,156 acres	
Rocking Bar W Ranch Hardee - 821 acres	
Rodman Plantation Putnam - 5,630 acres	
Sandy Gully Highlands - 3,218 acres	
Santa Fe Ranch Alachua - 2,168 acres	
Sleepy Creek South Tract Marion - 12,990 acres	
Southport Ranch Osceola - 4,120 acres	
SY Hart Highlands - 8,951 acres	
Tippen Bay Ranch DeSoto - 2,906 acres	
Todd Clemens Unit One Okeechobee - 1,922 acres	
Triple S Ranch - Citrus Citrus - 817 acres	
Triple S Ranch - Okeechobee Okeechobee - 7,053 acres	
Welaka Ranch Putnam - 8,807 acres	
Welanec Plantation Okaloosa - 7,190 acres	
Wesley Smith Family Farm St. Johns - 2,042 acres	

Tier 2 Projects (53)	
Albritton's Hart Pasture Highlands - 3,219 acres	
Bibby Farms Polk - 257 acres	
Brant Ranch Citrus - 894 acres	
Bucket Creek Preserve Santa Rosa - 206 acres	
Carlton Upper Horse Creek Ranch Hardee - 1,035 acres	
Corbin Farms Alachua - 235 acres	
Deep Creek Reserve Volusia - 285 acres	
Donaldson Tract Alachua - 4,700 acres	
Florida Trail Trust Putnam - 2,072 acres	
G-3 Ranch Polk - 3,634 acres	
Hardt Winter Levy - 675 acres	
Harrell Family Farms Bradford - 551 acres	
Hogan-Tillman Family Heritage Farm Alachua - 149 acres	
Joseph Miller St. Lucie - 513 acres	
Junior Louis Ranch Putnam - 422 acres	
Kanapaha Ranch Alachua - 3,996 acres	
Kirkland Farm Baker - 258 acres	
KPB Cattle Company Osceola - 882 acres	
K-Rocker Polk - 572 acres	
Kuder Ranch Polk - 527 acres	
Lewis Friend Farms Ranch Indian River - 1,088 acres	
Lightsey Cove Highlands - 520 acres	
Limestone Creek Ranch Hardee - 2,082 acres	
Long Ways Nature Ranch Trust Dixie - 1,279 acres	
Los Ninos Farm Putnam - 1,932 acres	
Lyme Gilchrist Forest Gilchrist - 14,412 acres	
Lyme Gilman Taylor & Madison - 16,536 acres	

Tier 2 Projects (53) continued	
Natural Bridge Creek Walton - 2,102 acres	
Ogden Property Columbia - 381 acres	
Pallardy Ranch Manatee - 559 acres	
Palmetto Prairie DeSoto - 376 acres	
Phillips Ranch Flagler - 3,000 acres	
Powers Property Lake - 224 acres	
Promise Fields Lake - 256 acres	
Rainey Pasture Marion - 5,175 acres	
Randy Byrd Farms St. Johns - 324 acres	
Rawls Ranch DeSoto - 380 acres	
Ruff Diamond Okeechobee - 1,693 acres	
Russakis Ranch III Okeechobee & St. Lucie - 2,076 acres	
Ryals Citrus and Cattle Charlotte - 2,845 acres	
Sampala Lake Ranch Madison - 2,256 acres	
Saturiwa St. Johns - 94 acres	
Singleton Family Farm St. Johns/Flagler/Putnam - 717 acres	
South Prong Baker - 2,410 acres	
Summers Pasture Columbia - 7,185 acres	
The Darroh Property Highlands - 1,285 acres	
The Flatwoods Levy - 2,558 acres	
The River Property Highlands - 3,063 acres	
Tilton Family Farm Putnam & Flagler - 2,403 acres	
Tyree Trust Hamilton - 421 acres	
Uncle Matts Organic Farm Lake - 170 acres	
Watson Farm Gilchrist - 561 acres	
Wetland Preserve Putnam - 3,705 acres	

Tier 3 Projects (37)	
AVT Ranch Polk - 713 acres	
Bar Rocking C Ranch Highlands - 1,130 acres	
Borders Polk - 61 acres	
Crooked Creek Ranch Hardee - 82 acres	
Curren Dairy Okeechobee - 249 acres	
Cypress Creek Grove Glades - 460 acres	
Dry Creek Plantation Jackson - 450 acres	
Faunita Hardee Trust Levy - 942 acres	
Four Star Timber Volusia - 97 acres	
Geraci King Ranch DeSoto - 2,280 acres	
Grover Rivers Farm Jackson - 40 acres	
Grubb Ranch Hardee - 555 acres	
Hadden Tree Farm Putnam - 238 acres	
Hidden T Ranch Manatee - 226 acres	
Hiers Farm Marion - 955 acres	
Holifield Family Farms Dixie - 160 acres	
IT-E-IT Ranch Okeechobee - 111 acres	
JA Cattle Santa Rosa - 36 acres	
John Campbell Family Lands Okaloosa - 1,596 acres	

Tier 3 Projects (37) continued	
Jordan Ranch Columbia - 243 acres	
Kickin Tires Ranch Polk - 621 acres	
Lowder's Gulf Hammock Levy - 706 acres	
Meeting House Groves Putnam - 825 acres	
Misty Farms Gilchrist - 392 acres	
Pender Farms Jackson - 1,600 acres	
RM Farm Hendry - 2,883 acres	
Robert E. Teague, Jr. St. Lucie - 300 acres	
Robinson Ranch Polk - 170 acres	
Shingle Spring Suwannee - 318 acres	
Silver Spur Tree Farm Madison - 1,030 acres	
Stokes Farm Columbia - 1,745 acres	
Syfrett Ranch Glades & Highlands - 3,058 acres	
Tree-O Groves Polk - 160 acres	
Waccassassa Plantation Levy - 1,565 acres	
Williams Ranch Highlands - 245 acres	
Witherspoon Timberland Tracts Jackson - 120 acres	
Zinn Farm Alachua - 41 acres	

Total Acres – 373,311 acres
Tier I – 237,758 acres
Tier II – 109,150 acres
Tier III – 26,403 acres



**Florida Department of Agriculture
and Consumer Services,
Florida Forest Service**



**Grubb Ranch
Hardee County, Florida**

**2017 Project Evaluation Update
(Project Submitted for 2016 Cycle)
Prepared by Florida Forest Service**



Rural & Family Lands Protection Program
“Protecting Florida’s Agricultural Lands into the Future”

Rural and Family Lands Protection Program

Project Summary

Project Name: Grubb Ranch

Owners: Dale and Lori S. Grubb

County: Hardee

Total Land Area: 555 Acres

Agricultural Land Use	Acres	Agricultural Land Use	Acres	Forest Land Use	Acres	Natural Wetlands	Acres
1. Improved Pasture	256	5. Row Crops	0	8. Natural Forest (Upland)	9	10. Natural Forest (wetland)	77
2. Native Pasture	17	6. Citrus	0	9. Planted Timber		11. Marsh, Wet Prairie, Open Water	32
3. Hay / Silage	160	7. Other (List Structure and surrounding yard)	4				
4. Sod	0			Total Upland (1-9)	446	Total Wetland (10-11)	109

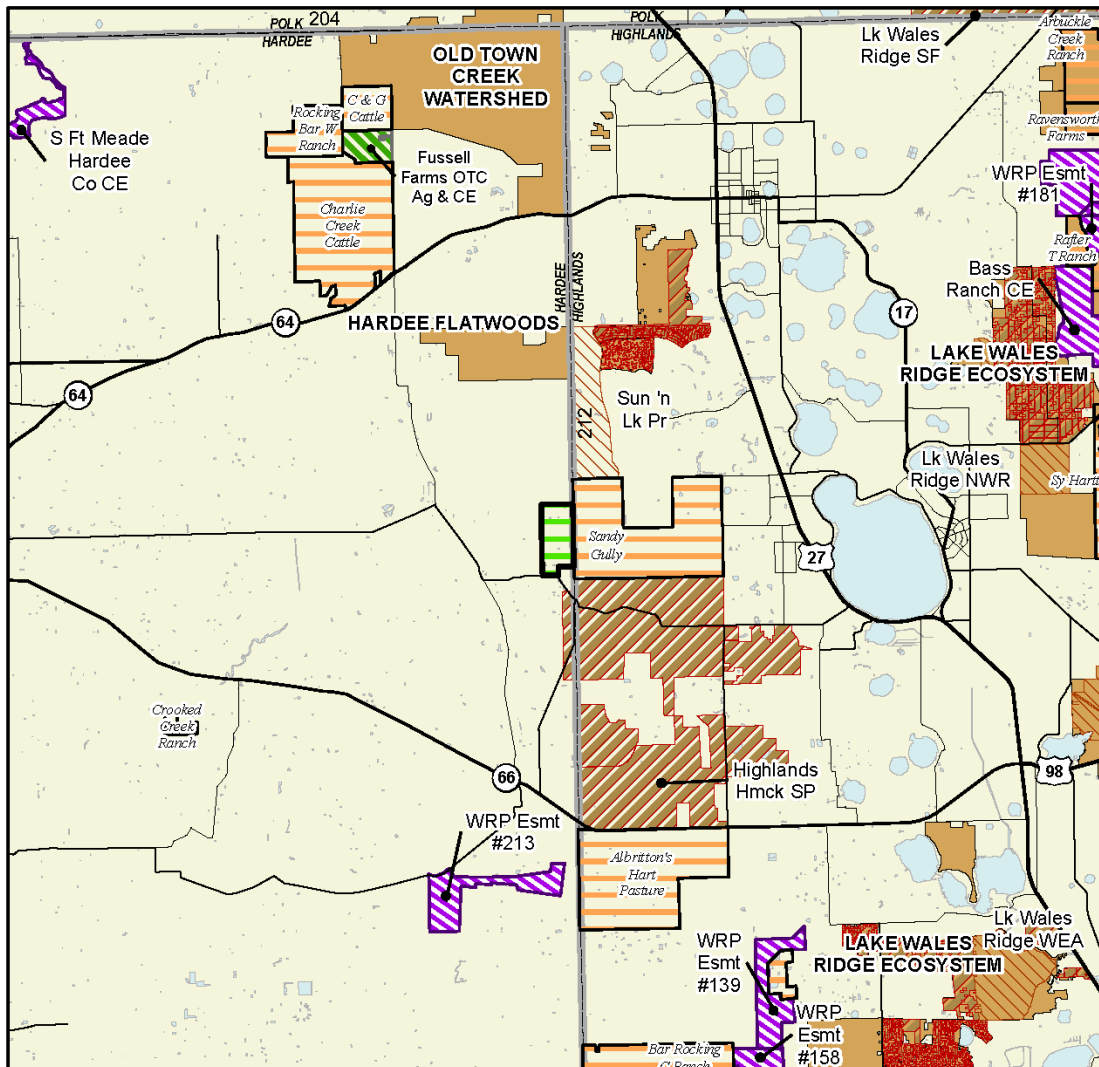
Agricultural Uses:

- Cow/Calf

Property/Ag Operation Description:

Grubb Ranch is predominantly a cattle operation supporting 90-95 head. The majority is improved pasture with over 100 acres of wetlands and over 160 acres of hay production. Little Charlie Creek runs along the south boundary for approximately 0.64 miles and the southeastern corner of the property is approximately 1,300 feet from the northwestern boundary of Highlands Hammock State Park. An adjacent property on the Ranch's eastern boundary, Sandy Gully Ranch, is also applying for RFLPP.

Maps Provided by FNAI (2017)



GRUBB RANCH

HARDEE

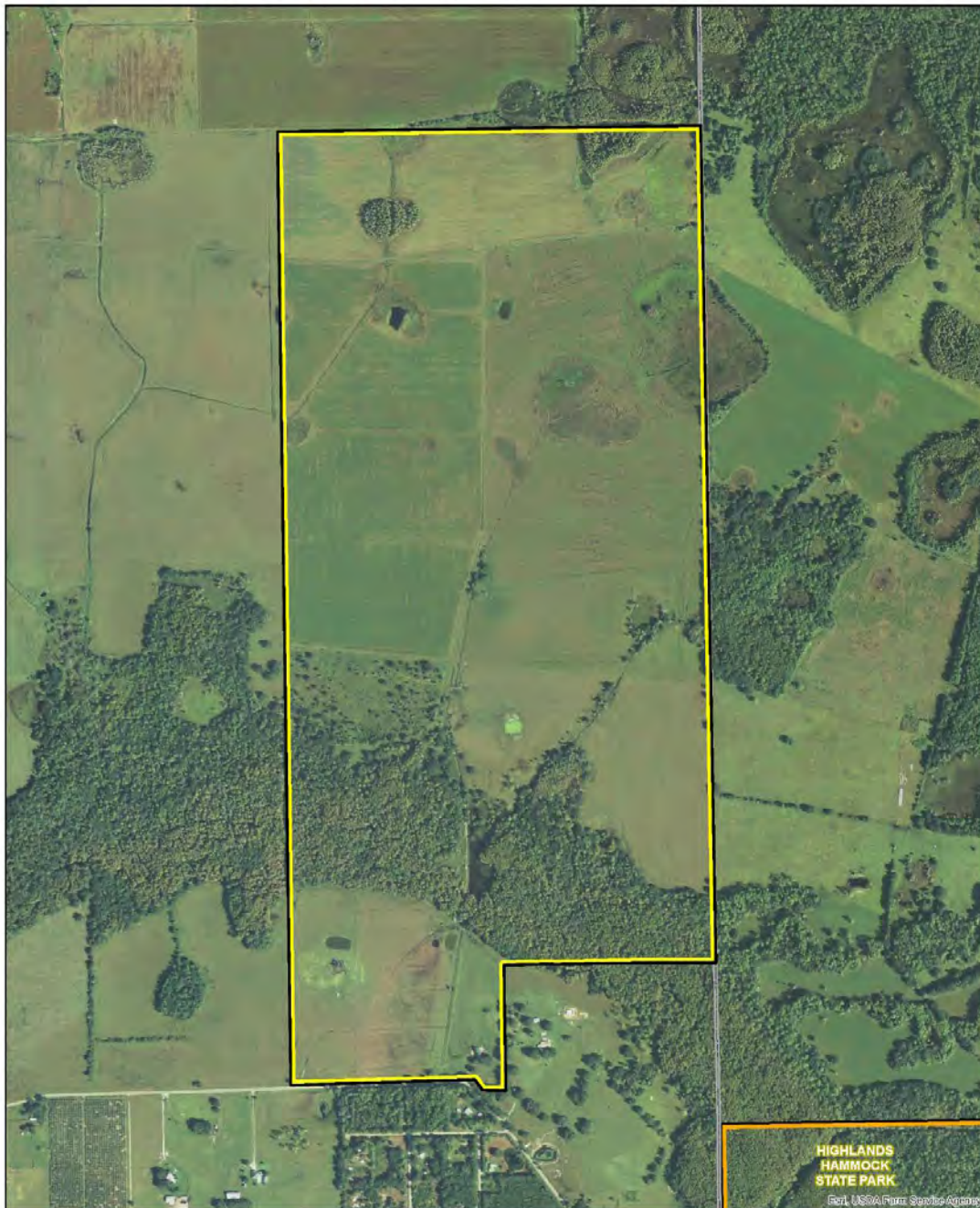
-  Rural and Family Lands Proposal Boundary
-  Other RFL Proposal Boundary
-  RFL Funded Easements
-  State Owned Lands (Fee Simple)
-  Other Conservation Lands (Fee Simple)
-  State Owned Lands (Less-Than-Fee)
-  Other Conservation Lands (Less-Than-Fee)
-  Florida Forever BOT Projects



OCTOBER 2017



Grubb Ranch


RURAL AND FAMILY LANDS PROTECTION PROGRAM PROPOSAL BOUNDARY AS OF OCTOBER 2017



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
(850) 981-9364 Fax
www.fnai.org

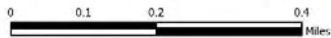
FLORIDA
Natural Areas
INVENTORY

 Proposal Boundary
 County Boundaries

Conservation Lands
by Managing Agency Type
 State



Map Produced by:
N. Pasco
October 2017



Background: 2015 NAIP Hardee County
National Agricultural Imagery Program
Resolution=1 m

NOTE: Map should not be interpreted without accompanying documents.



Grubb Ranch



Public Purposes - as Determined by the DACS Site Visit Technical Team

Does the Project Comply with RFLPP Goals and Objectives:

Score
(None, Low, Moderate, High)

- Protects the integrity and function of working landscapes Moderate
- Ensures opportunities for viable agricultural activities on working lands threatened by conversion to other uses Moderate

Does the Property Meet Any Public Purposes:

Score
(None, Low, Moderate, High)

- Perpetuates open space on working lands that contain significant natural areas: Moderate
- Protects, restores or enhances water bodies, aquifer recharge areas including upland and springsheds, wetlands, or watersheds: Moderate
- Promotes a more complete pattern of protection, including buffers to natural areas, ecological greenways, functioning ecosystems and military installations: Moderate
- Promotes the restoration, enhancement or management of species habitat: Low

Agricultural / Forestry Legacy (Land and/or Landowner)

Mr. Grubb is a relatively new ranch owner; however, Mrs. Grubb's family, the Schirard Family, has been in the Florida citrus growing/harvesting business for three generations with operations primarily located in Indian River. The property was purchased from Mary Parnell in 2013. Ms. Parnell managed a cow/calf operation on the property.

Historical Values (Structures/Sites)

Mr. Grubb has preserved several old remnant objects (outhouse, cow pen, feeder, etc.) left from the previous owner in place on parts of the property. Some of these objects likely date to the 1930s or 1940s. A large manmade pond onsite is believed to be the result of excavation to supply road materials to build the original Parnell Road when the area was homesteaded.

DACS (site visit) – Agricultural/Forestry Legacy / Historical Values: Score
(None, Low, Moderate, High)

- Benefits related to agricultural/forestry legacy, historical structures, etc. Moderate

Description of Agricultural/Forestry Uses from DACS Technical Team Site Visit

Forestry Operations

There are no timber resources managed on the property.

	<u>Score</u>
DACS Staff Assessment (site visit) – Silviculture/Forestry	(None, Low, Moderate, High)
• Silvicultural BMP's followed during forestry operations(Yes/No)	N/A
• Quality of forestry/ silvicultural operations	N/A
• Suitability of the project's land for long-term forestry / silvicultural use	N/A

Cow / Calf - Livestock Operations

Grubb Ranch runs approximately 90 head of Brahman crossbred cattle and also retains heifers for replacements. The average body condition score of cattle observed as 5. Cattle are on a 160-day breeding program. Grubb Ranch is enrolled in the Animal ID program and all heifers and adult cows have been calf-hood vaccinated for brucellosis. The official vaccination tags serve as identification. All adult cattle and calves are de-wormed and vaccinated twice a year and heifer calves are calf-hood vaccinated for Brucellosis. Cattle have free choice mineral year round and hay, as needed, in the winter months. The ranch maintains four horses for working cattle and for pleasure.

There are approximately 256 acres of improved pastures composed of Jiggs, Hemarthria and Bahia grasses. In addition there are 17 acres of native range. Cattle are stocked adequately for pasture conditions. Cattle are rotated every 60 days to allow pastures to re-grow. Herbicide is applied as needed to control thistle and soda apple. Soil samples are taken annually and fertilizer is applied as needed based on IFAS recommendations. Pastures are burned every other year. Very few invasive plants were observed. A few small patches of smut grass and a few patches of soda apple were seen.

All fencing, pens and gates appear to be in good condition and in working order. One horse barn with an apartment on top appears to be in excellent condition.

	<u>Score</u>
DACS Staff Assessment (site visit) - Cow / Calf Operations	(None, Low, Moderate, High)
• Beef quality assurance guidelines implemented (Yes/No)	Yes
• Quality of cow-calf / livestock operations	Moderate
• Suitability for long-term ranch / cow-calf /or other livestock use	High

Farming Operations / Other Agricultural Uses

About 160 acres was farmed in watermelons as a means to renovate the pasture. Mr. Grubb said he has no intentions to crop the pastures again.

About 100 acres are planted in Hemarthria and 60 acres in Jiggs. Hay fields are cut two times a year and used on-site.

Overall DACS Agricultural/Forestry Production / Marketing Observations

Mr. Grubb has quickly become a very good property manager. Pastures are lush and mostly weed free and cattle look very good. Mr. Grubb is working with FDACS to implement BMPs.

Calves and cull cattle are sold at the local livestock market. No other products are marketed at this time.

	<u>Score</u>
DACS Assessment (site visit) Overall Ag/Forestry Production & Marketing: (None, Low, Moderate, High)	
• Participation DACS Agricultural/Silviculture BMP Program (Yes/In Process/No)	Yes
• Given BMP compliance, etc. quality of agricultural/forestry production	Moderate
• Given marketing and overall business approach, suitability of project for long-term agricultural/forestry use	Moderate

Property Management & Other Activities

Wildfire History / Prescribed Fire Regime:

No wildfire history. Limited natural upland habitat requiring prescribed fire. No burning other than the pastures.

Presence of Non-Native Invasive Species:

<u>Species</u>	<u>Population Size Estimate</u>	<u>Past Treatment Actions/Success</u>
Nothing significant.		

Recreational Use / Hunting:

The family hunts recreationally on the property. There are no leases and no public visitation on the property.

Agricultural/Forestry Government Program Participation:

<u>DACS BMP Notice of Intent (Program Title)</u>	<u>NOI Date</u>	<u>Acres</u>
Cow-Calf BMP NOI #38798	2/9/2015	543

Government Assistance / Grants (Last 3 years)

<u>Year</u>	<u>Agency</u>	<u>Program/Activity</u>	<u>Acres</u>	<u>\$ Funding</u>
2015	FDACS	Water control/flow; culverts installed		75%

<u>Ranch/Farm/Forest Management Plans</u>	<u>Plan Date</u>	<u>Acres</u>
N/A		

Natural Resources – Habitat, Plants, and Wildlife

Florida Natural Areas Inventory (FNAI) Observations (2017 Update):

The Grubb Ranch proposal includes 555.02 acres (per application; 551.61 as determined in GIS) in east-central Hardee County adjacent to the county line and about 5 miles west of the city of Sebring. The contiguous piece of property is about 1 mile west of the Lake Wales Ridge. A 0.6 mile segment of Little Charley Bowlegs Creek flows west through the southern end of the property, eventually joining Charlie Creek, a tributary of the Peace River. County Road 671 runs along part of the southern boundary of the proposal.

The property is a cattle ranch, with hay production as a secondary use. About 76% of the property is converted to pasture and agriculture with several cattle ponds. Historically, this land, situated near the base of the western slope of the Lake Wales Ridge, would have been a large flat expanse of pine woods and treeless prairies with frequent isolated depression marshes and wet prairies. The forested wetland along the creek would have supported (and still may) a mix of swamp and hydric hammock. Aerial photographs indicate a 17-acre remnant of pine flatwoods. The creek floodplain is largely intact, although a small corridor has been cleared along a ranch road.

The entire property is within the ‘common’ designation of the Florida black bear range as denoted by the Florida Fish and Wildlife Conservation Commission. No other rare species are documented on the property. The application lists Sherman’s fox squirrel, wood stork, swallowtailed kite, and wading birds as utilizing the property. Other rare animals such as crested caracara, gopher tortoise, and eastern diamondback rattlesnake are possible. However, the highly disturbed nature of the property other than along the stream, would severely limit its use by rare species.

FNAI Assessment - Habitat and Wildlife Resources

- Overall benefit as related to natural resource benefit

Score

(None, Low, Moderate, High)

Moderate

FNAI Assessment (2017)

Grubb Ranch: Conservation Resources Assessment 20170928

ACRES = 552

MEASURES	Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	522	95%
Priority 3	5	1%
Priority 4	0	0%
Priority 5	0	0%
Total Acres	528	96%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0	0%
Priority 2	1	<1%
Priority 3	1	<1%
Priority 4	38	7%
Priority 5	112	20%
Priority 6	42	8%
Total Acres	194	35%
B3: Ecological Greenways		
Priority 1	552	100%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	552	100%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0	0%
Pine Rockland (G1)	0	0%
Scrub and Scrubby Flatwoods (G2)	0	0%
Rockland Hammock (G2)	0	0%
Dry Prairie (G2)	0	0%
Seepage Slope (G2)	0	0%
Sandhill (G3)	0	0%
Sandhill Upland Lake (G3)	0	0%
Upland Pine (G3)	0	0%
Mesic/Wet Flatwoods (G4)	0	0%
Upland Hardwood Forest (G5)	0	0%
Total Acres	0	0%
C4: Natural Floodplain Function		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	80	15%
Priority 4	39	7%
Priority 5	91	17%
Priority 6	0	0%
Total Acres	211	38%

MEASURES (continued)	Acres ^a	% of project
C5: Surface Water Protection		
Priority 1	0	0%
Priority 2	134	24%
Priority 3	0	0%
Priority 4	418	76%
Priority 5	0	0%
Priority 6	0	0%
Priority 7	0	0%
Total Acres	552	100%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	0	0%
Total Acres	0	0%
C8: Functional Wetlands		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	80	14%
Priority 4	9	2%
Priority 5	19	3%
Priority 6	0	0%
Total Acres	107	19%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	20	4%
Priority 4	330	60%
Priority 5	201	36%
Priority 6	1	<1%
Total Acres	552	100%
G1: Sustainable Forestry		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5 - Potential Pinelands	431	78%
Total Acres	431	78%
G3: Forestland for Recharge		
	0	0%

^aNumber of acres of each resource in the project and percentage of project represented by each resource are listed except where noted.

Natural Resources (continued)

DACS Technical Team Site Visit Observations:

The primary natural community on the property is the forested wetland that borders Little Charley Bowlegs Creek, which also flows through Highlands Hammock State Park. The wetland is in very good condition with native plant species composition. Minimal Caesar weed infestation was present in the wetland. The primary access road on the property traverses this wetland and parts of the road have washed out numerous times due to heavy rains/flow. This is likely causing some sedimentation downstream. The landowner is working with FDACS to mitigate this problem. The scrubby flatwoods/scrub that occupies approximately 17 ac. of the property exhibited overgrown palmetto and was in need of burning. No invasive exotic species were observed in this area. Two isolated cypress domes are located on the property. One appeared to be in good condition with the typical dome structure, while the other appeared to be disturbed with a semi-open canopy and pasture grass encroachment along its boundary. Several of the depression marshes on the property were heavily infested with Peruvian primrose willow. The landowner does not treat invasive exotic species in natural areas.

Per the application, deer, hog, coyote, otter, turkey, quail, red-tailed hawk, owl, heron, wood duck, bobcat and red fox are commonly observed on the property. During the site visit, a barred owl and several wading birds were observed. Per the application, fox squirrel, wood stork, heron, and swallow-tailed kite have been observed on the property.

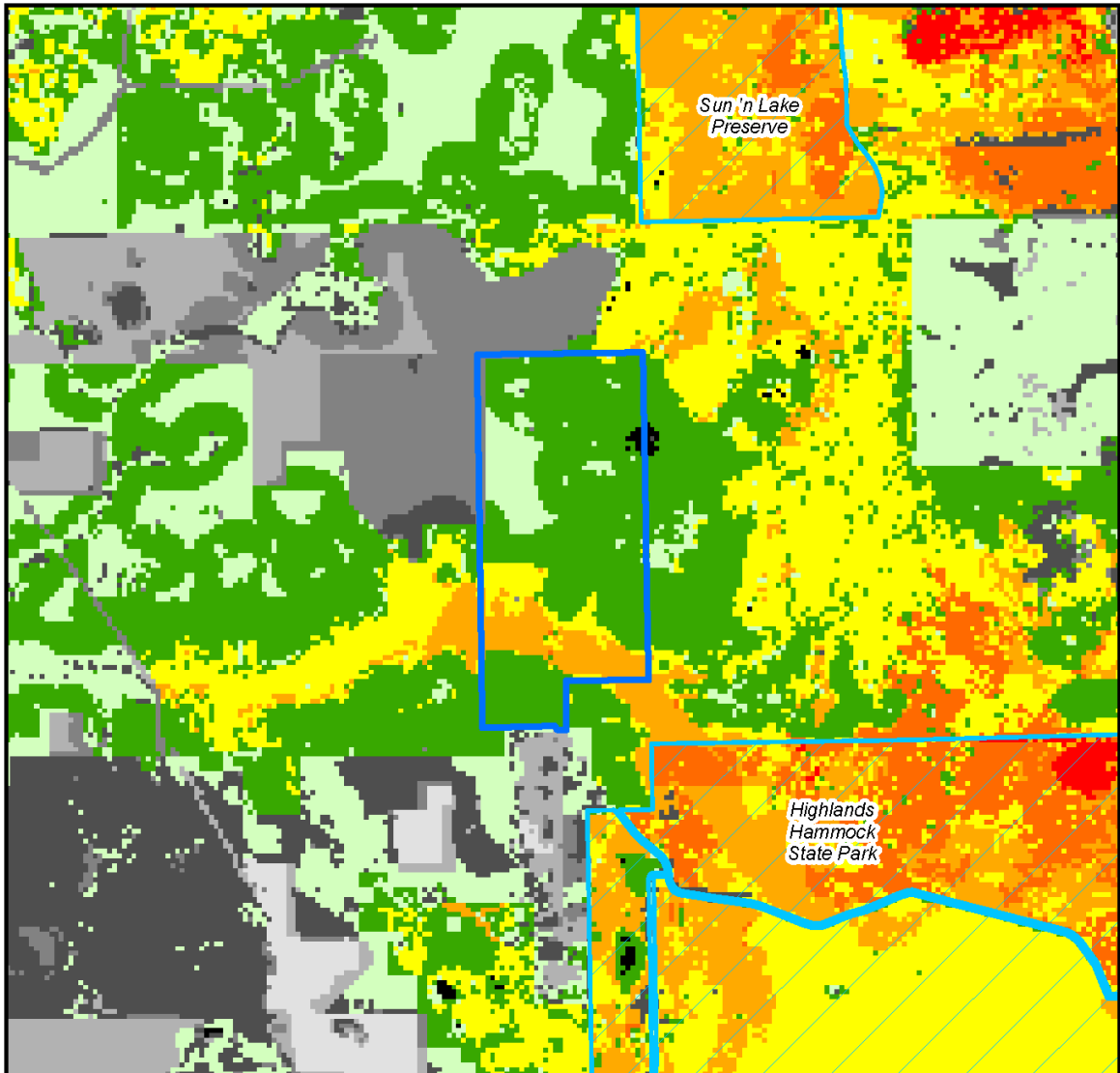
	<u>Score</u>
DACS Staff Assessment (site visit) – Natural Resources/Features	(None, Low, Moderate, High)
Overall significance / condition of natural areas / wildlife / species habitat	Moderate

Florida Fish and Wildlife Conservation Service (FWC)

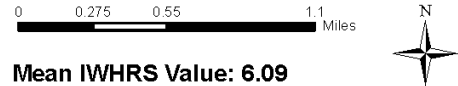
The FWC uses the Integrated Wildlife Habitat Ranking System (IWHRS 2009) Geographic Information System (GIS) model to interpret wildlife habitat value on a scale from 0 to 10; a rank of 10 being of greatest value. This GIS model ranks landscape level wildlife habitat of importance to terrestrial vertebrates including listed species, focal species, or species that are otherwise rare or imperiled. Application of this model assists in the identification and conservation of important wildlife habitats. The Overall Score was adjusted based on the property: 1) being adjacent to public managed lands; 2) containing potential habitat for 10 or more species; 3) 50% being identified as Priority 1-3 in the FNAI Rare Species Potential Habitat Conservation Priorities layer.

The project has an IWHRS 2009 mean score of 6.09
FWC Overall Score of 7.09

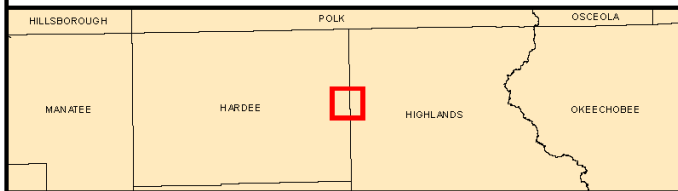
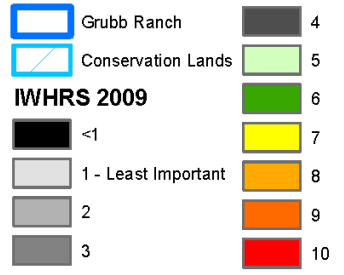
	<u>Score</u>
FWC Assessment - Habitat and Wildlife Resources:	(None, Low, Moderate, High)
• Overall natural resource benefit	Moderate



**Rural and Family Lands
Protection Program**
Wildlife Resource Evaluation 2016
Grubb Ranch



Mean IWHS Value: 6.09



Hydrological Resources – Wetlands, Waterbodies, Watersheds, Aquifer Recharge, Surface Water/Springs Protection

Southwest Florida Water Management District Observations (SWFWMD):

Approximately 40% of the parcel is located within FEMA flood zone A indicating a 1% chance of annual flood within the zone. The most significant surface water feature on the property is Little Charley Bowlegs Creek with ranked Priority 2 out of 6 where 1 is the highest and 6 being of no surface water value. All uplands have been converted to the wetland delineations where regulatory rule protects the remaining wetland features. The property is described as having a net overall recharge of 0 to 3 inches annually. Grubb Ranch is not located within a known springshed.

SWFWMD Assessment – Hydrological Resources:

Score
(None, Low, Moderate, High)
Low

- Overall hydrological resource benefit

DACS Technical Team Site Visit Observations – Hydrological Resources/Conditions:

Per the application, Little Charley Bowlegs Creek traces a path along the southern 1/3 of the acreage for approximately .64 miles, providing an area of forested wetlands on the property. The West Josephine basin (approximately 15,000 ac) is a watershed that drains toward Highlands Hammock, collecting in an outflow that is Little Charley Bowlegs Creek. Leaving the Hammock, Little Charley Bowlegs Creek flows directly through the Grubb Ranch, and exiting, makes its way mostly west and south until it drains into Charlie Creek. Charlie Creek continues in a mostly southerly direction until it flows into the Peace River.

The site visit showed that a large volume of water passes through this property through Little Charley Bowlegs Creek. The creek has a lot of sedimentation and a disturbed flow resulting from an access road on the property. Mr. Grubb does have intentions to correct the issue with the assistance of the BMP program in the near future. All other water bodies are fully functional and have lush vegetation to act as a natural filter for agricultural inputs.

Basin Management Action Plan

Is the property located within a geographic region protected by a Basin Management Action Plan as adopted by DEP Executive Order? (yes / no) **No**

A **Basin Management Action Plan (BMAP)** is the "blueprint" for restoring impaired waters by reducing pollutant loadings to meet the allowable loadings established in a Total Maximum Daily Load (TMDL). A BMAP represents a comprehensive set of strategies - permit limits on wastewater facilities, urban and agricultural best management practices, conservation programs, financial assistance and revenue generating activities, etc. - designed to implement the pollutant reductions established by the TMDL. These broad-based plans are developed with local stakeholders - relying on local input and local commitment - and BMAPs are adopted by Secretarial Order to be enforceable.

Connectivity / Buffering Benefit

Florida Department of Environmental Protection Observations (DEP):

This project is not located within or near any Florida Forever Projects. Benefits would be minimal. No agency managed public conservation lands or conservation easements are adjacent to this project.

This project is not adjacent to any currently managed areas. However, it is adjacent to the Sandy Gully Rural Family Lands Project. If both are included, they could serve to enhance the management landscape of the area. This project is not adjacent to any managed areas. No buffering benefits would be present.

DEP Assessment – Connectivity / Buffering Benefit:

- Connectivity / Linkages / Potential benefits
- Buffering and the potential benefit

Score
(None, Low, Moderate, High)

Moderate
None

Adjacent Public Land Manager's Observations:

DEP - Highlands Hammock State Park – According to the Assistant Park Manager, if natural resource restoration best management practices and maintenance are conducted on non-improved areas of the Grubb Ranch property, conditions beneficial to wildlife movement along the Charlie Bowlegs Creek corridor could be improved, as well as containment/management of invasive exotic plant and animal species.

Grubb Ranch does not share a direct border with Highland Hammock State Park; however, they are located within 1/3 mile of the park and do share a direct boundary with Sandy Gully Dairy that does share a direct boundary with the park, and Sandy Gully has also applied for an RFLP easement.

Adjacent Public Land Manager Assessment:

- Connectivity/Linkages benefit
- Buffering benefit

Score
(None, Low, Moderate, High)

Moderate
Low

Florida Natural Areas Inventory (FNAI) (2017 Update):

The property is within 0.5 mile of the northern boundary of Highland Hammock State Park and the southern boundary of Sun n' Lake Preserve (Highlands County), but is not contiguous with either. However, Sandy Gully, another larger RFLPP, is adjacent to the eastern boundary of Grubb Ranch as well as both conservation lands. Other scattered conservation lands preserving portions of the Lake Wales Ridge ecosystem are within a few miles of the property, including Saddle Blanket Scrub and Carter Creek (The Nature Conservancy), Lake Wales Ridge State Forest, Lake Wales Ridge National Wildlife Refuge (U.S. Fish and Wildlife Service), and several conservation easements. There are no existing RFLPP easements in the immediate area, but 7 RFLPP proposed properties are within 11 miles.

- Landscape Connectivity and Contribution

Score
(None, Low, Moderate, High)

Low

Benefits to the Rural and Family Lands Protection Program:

- Is the Project adjacent to Existing Project(s): (Yes/No)
- Is the Project adjacent to 2017 Potential Project(s): (Yes/No)
2016 Sandy Gully RFLPP Proposal

No
Yes

Land Planning and Growth Management

Florida Department of Economic Opportunity Observations (DEO):

Land Use Designation

The current land use is Agriculture characterized primarily by hay production and an active cattle operation. There are primarily agricultural uses to the north and west. There are agricultural uses to the south with some scattered residential properties (averaging 2-5 acre lots). The site is adjacent to the eastern county boundary and borders conservation lands (Highlands Hammock State Park).

Future Land Use Map (FLUM) Designation is Agriculture; with a residential density of 1 dwelling unit per 5 acres, limited commercial uses (those that serve daily needs of nearby residents) with lot coverage restrictions, and industrial uses. The site is zoned A-1.

Threats of Conversion

The property is adjacent to a public road. The site could have Industrial uses, such as mineral extraction, but would be limited by wetland areas (approximately 25 acres). Residential developments within the Agriculture designation with 20 or more units require 80% open space. Subdivision into 5 acre plots is possible, but unlikely due to open space requirements, wetlands, and proximity to Highlands Hammock State Park.

Development Trends

There is platted residential development directly south of the site along N Hammock Road. Lot sizes range between 2-5 acres.

DEO Assessment - Land Planning and Growth Management:

- Overall level of threat of conversion

Score

(None, Low, Moderate, High)

Moderate

Is Project Within a Land Stewardship Area: (Y/N)

No

RFLPP Technical Committee Evaluation Summary

Project: Grubb Ranch
County: Hardee
Acres: 555

Total Composite Score: 81 of 153

1. Meets RFLPP Goals and Public Purposes:

Team Members:

- Florida Department of Agriculture (SITE VISIT)
- Southwest Florida River Water Management District
- Florida Fish and Wildlife Conservation Commission
- Florida Department of Environmental Protection
- Florida Department of Economic Opportunity
- Florida Natural Areas Inventory

Composite Score: 22 of 33

None	Low	Moderate	High

2. Overall Threat Level for Conversion to Non-Ag or

Potential for Development:

Team Member: Florida Department of Economic Opportunity

Composite Score: 6 of 9

None	Low	Moderate	High

3. Benefit of Project for Connectivity/Buffering

Adjacent Public Lands/Easement:

Team Members:

-Connectivity Benefit:

- Adjacent Public Land Manager
- Florida Department of Environmental Protection

-Buffering Benefit:

- Adjacent Public Lands Manager
- Florida Department of Environmental Protection

-Benefit / Contiguous with Existing RFLPP:

- Florida Department of Agriculture (SITE VISIT)

-Landscape Connectivity and Contribution (FNAD):

- Florida Natural Areas Inventory

Composite Score: 6 of 18

None	Low	Moderate	High
No		Yes	

4. Benefit of Project Related to Agricultural Legacy

of Property and Structures:

Team Member: Florida Department of Agriculture (SITE VISIT)

Composite Score: 6 of 9

None	Low	Moderate	High

5. Benefit of Project Related to Protecting

Water Resources:

Team Member: Southwest Florida Water Management District

Composite Score: 3 of 9

None	Low	Moderate	High

6. Benefit of Project Related to Protecting Natural

Habitat and Wildlife Resources:

Team Members: Florida Fish and Wildlife Conservation Commission
 Florida Natural Areas Inventory
 Florida Department of Agriculture (SITE VISIT)

Composite Score: 5 of 9

None	Low	Moderate	High

RFLPP Technical Committee Evaluation Summary

7. Forestry Operations:

Team Members:

- Degree of Suitability of Land for Long-term Forestry:
Florida Department of Agriculture (SITE VISIT)
- Degree of Quality of Forestry Operations:
Florida Department of Agriculture (SITE VISIT)
- Compliance with Forestry BMPs:
Florida Department of Agriculture (SITE VISIT)



8. Ranching/Livestock/Grazing Operations:

Team Members:

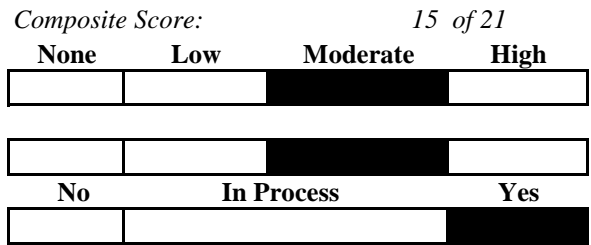
- Degree of Suitability of Land for Long-term Ranching:
Florida Department of Agriculture (SITE VISIT)
- Degree of Quality of Cow-Calf/Livestock Operations:
Florida Department of Agriculture (SITE VISIT)
- Compliance with Beef Quality Assurance Guidelines:
Florida Department of Agriculture (SITE VISIT)



9. Crops/Ag/Forestry Production Quality, Marketing & BMP NOI Participation

Team Members:

- Marketing/Business Plan-Suitability for Long-term Ag/Forestry Use
Florida Department of Agriculture (SITE VISIT)
- Degree of Quality of Overall Ag/Forestry Production:
Florida Department of Agriculture (SITE VISIT)
- Participation in DACS Ag/Silvicultural BMP NOI Program:
Florida Department of Agriculture (SITE VISIT)





FLORIDA FOREST SERVICE

Rural and Family Lands Program

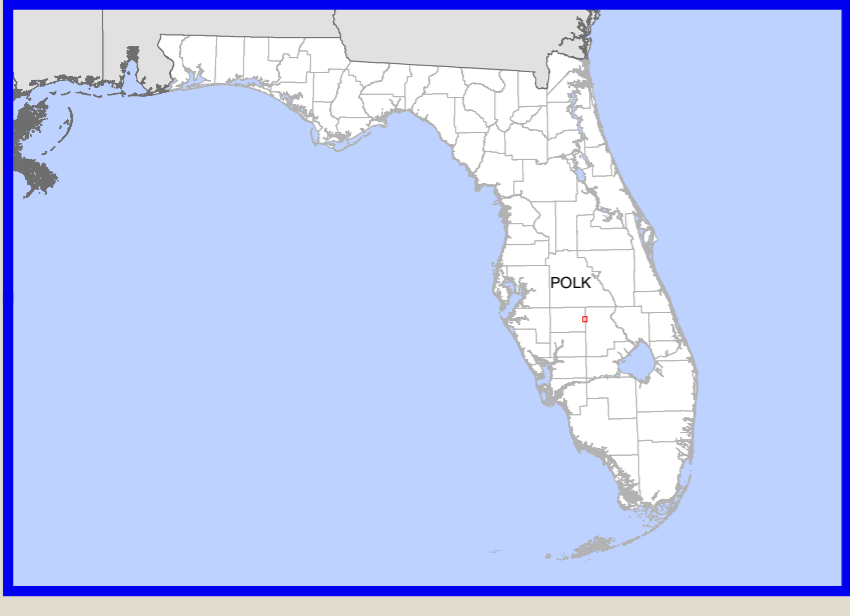
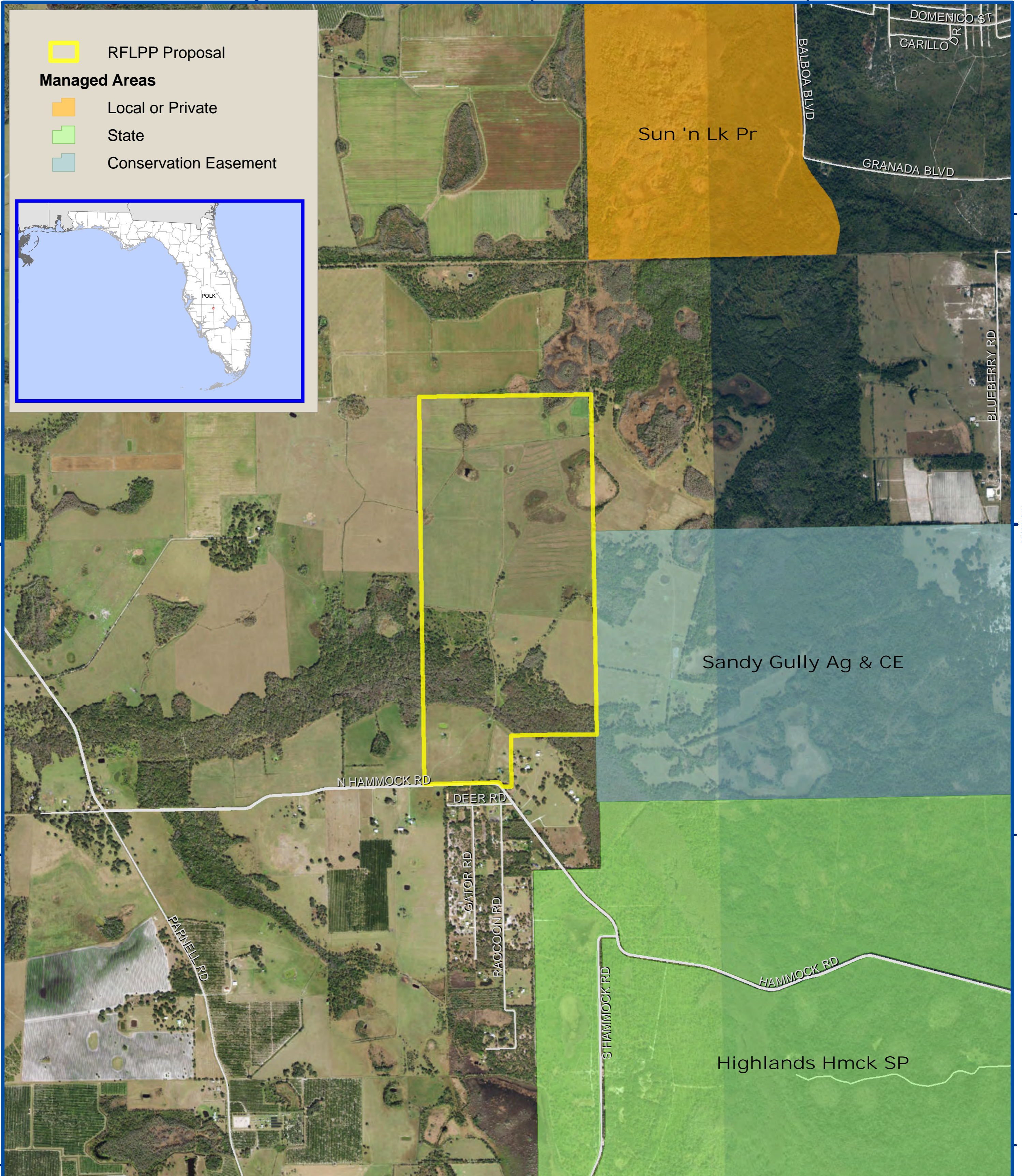
Grubb Ranch Appraisal Map

Hardee County, Florida

DISCLAIMER:
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Managed Area boundaries courtesy of the Florida Natural Areas Inventory

81°35'0"W



27°30'0"N

27°30'0"N

81°35'0"W



0 1,250 2,500 5,000 Feet

April 2023

0 0.25 0.5 Miles



FLORIDA FOREST SERVICE

Rural and Family Lands Program

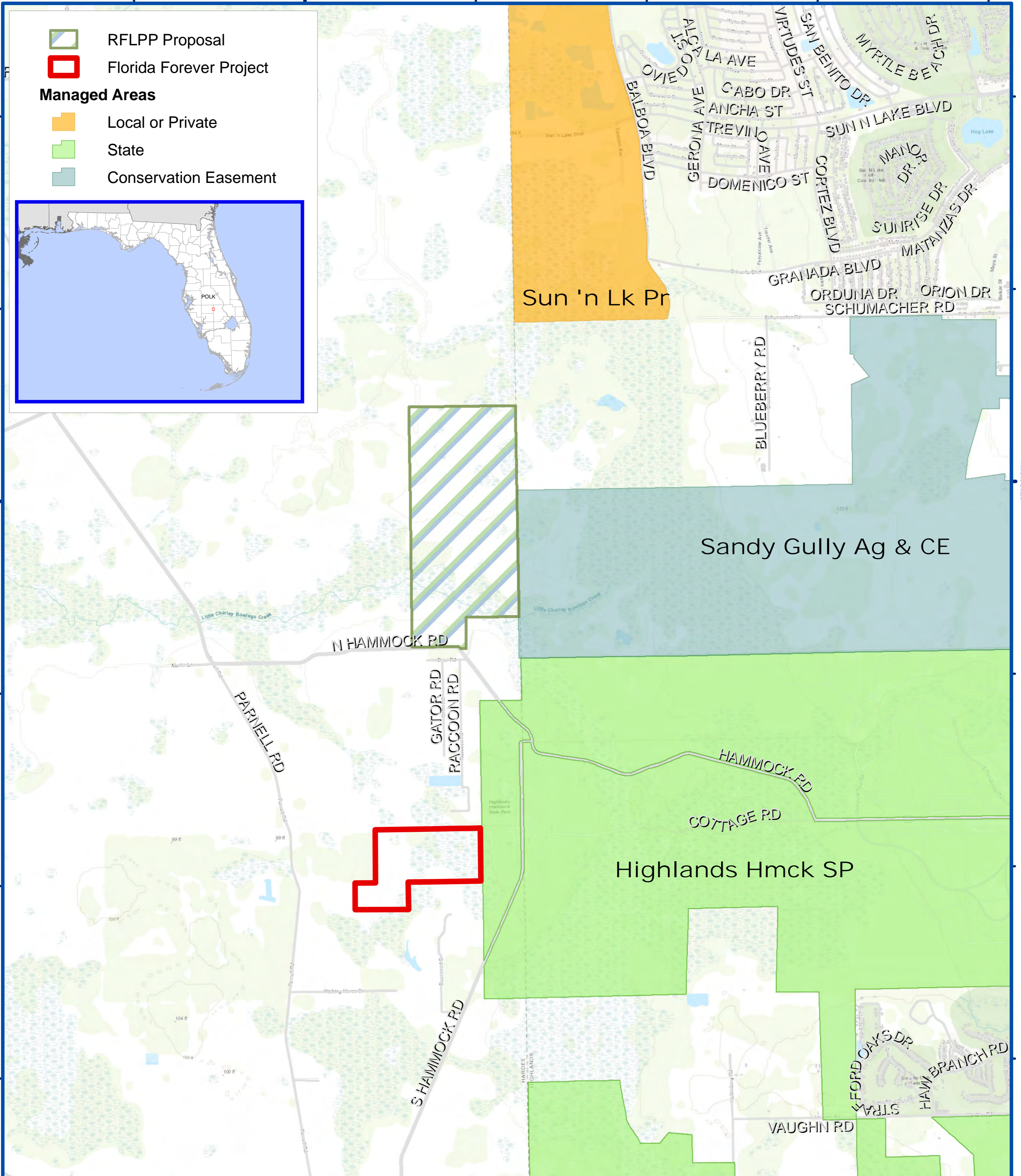
Grubb Ranch Appraisal Map

Hardee County, Florida

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Managed Area boundaries courtesy of the Florida Natural Areas Inventory

81°35'0"W



- RFLPP Proposal
- Florida Forever Project

Managed Areas

- Local or Private
- State
- Conservation Easement

27°30'0"N

27°30'0"N

81°35'0"W



0 1,250 2,500 5,000 7,500 Feet

April 2023

0 0.25 0.5 1 Miles

OPTION AGREEMENT FOR SALE AND PURCHASE

THIS OPTION AGREEMENT FOR SALE AND PURCHASE ("Agreement") is made this 19th day of April, 2023, between Dale Grubb, whose address is 611 US Highway 27 South Sebring, FL 33870 as "Seller," and the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA ("Trustees"), whose address is Florida Department of Agriculture and Consumer Services ("FDACS"), Florida Forest Service, 3125 Conner Boulevard, C-25, Tallahassee, Florida 32399-1650, as "Buyer." Buyer's agent in all matters shall be the Florida Forest Service.

1. **GRANT OF OPTION.** Seller hereby grants to Buyer the exclusive option to purchase a perpetual conservation easement (the "Easement") in the entirety of the real property located in Hardee County, Florida, described in Exhibit "A" (the "Property"), in accordance with the provisions of this Agreement. This Agreement becomes legally binding on execution of this Agreement, but exercise of the option is subject to approval by Buyer and is effective only if FDACS gives written notice of exercise to Seller.

2. **OPTION TERMS.** The consideration for the option granted by this Agreement is \$100.00 ("Option Payment"). Upon execution of this Agreement by FDACS, FDACS will apply to the Chief Financial Officer for a state warrant in the amount of the Option Payment, which, will be forwarded to the escrow agent to hold for the benefit of Seller. The Option Payment is non-refundable such that Seller shall be entitled to retain the Option Payment regardless of whether Buyer exercises the Option; Provided, however, the Option Payment shall be credited toward the purchase price at closing if Buyer timely exercises the option as discussed below. The option may be exercised during the period beginning with Buyer's approval of this Agreement at a regularly scheduled meeting of the Governor and Cabinet sitting as the Trustees, and ending 120 days after Buyer's approval of this Agreement ("Option Expiration Date"), unless extended by other provisions of this Agreement. If Buyer's funds in the amount of the purchase price (as hereinafter defined in paragraph 3.A.) are not available by the Option Expiration Date the period of exercise of the option may be extended until such funds become available, not to exceed 60 days after the Option Expiration Date, by written notice to Seller. If Buyer's funds are not available at the end of the 60-day extension then this Agreement shall terminate and neither party shall have further obligations under the provisions of this Agreement. If Buyer does not exercise its option by the Option Expiration Date, as extended if applicable, then the escrow agent is directed to release and disburse the Option Payment to Seller the following day. If Buyer does timely exercise its option, then escrow agent shall credit the Option Payment toward the purchase price paid by Buyer at closing.

3.A. **PURCHASE PRICE.** The purchase price for the Easement is TWO MILLION FIFTY-EIGHT THOUSAND DOLLARS (\$2,058,000) ("Initial Purchase Price") which, after credit for the Option Payment, will be paid at closing. Seller hereby authorizes Buyer to issue a state warrant for the Purchase Price directly to an escrow agent who is authorized by law to receive such payment, and who is acceptable to Buyer, and to require the escrow agent to pay Seller's expenses of sale and real estate taxes. The Initial Purchase Price is subject to adjustment in accordance with paragraph 3.B. This Agreement is contingent upon approval of the Final Adjusted Purchase Price, hereinafter defined, by Buyer and upon confirmation that the Final Adjusted Purchase Price is not in excess of the maximum value of the Easement as determined in accordance with Section 253.025(8), Florida Statutes ("FDACS Approved Value"). The determination of the FDACS Approved Value and the Final Adjusted Purchase Price can only be made after the completion and FDACS's approval of the survey required in paragraph 6.

3.B. **ADJUSTMENT OF PURCHASE PRICE.** If, prior to closing, FDACS determines that the Initial Purchase Price exceeds the FDACS Approved Value of the Easement, the Initial Purchase Price will be reduced to the FDACS Approved Value of the Easement (herein the "Final Adjusted Purchase Price"). If the Final Adjusted Purchase Price is less than 95% of the Initial Purchase Price because of the adjustment provided for in this paragraph, Seller shall, in Seller's sole discretion, have the right to terminate this Agreement and neither party shall have any further obligations under this Agreement. If Seller elects to terminate this Agreement, Seller shall provide written notice to FDACS of Seller's election to terminate this Agreement within 10 days after Seller's receipt of written notice from FDACS of the Final Adjusted Purchase Price. If Seller fails to give Buyer a written notice of termination within the aforesaid time period from receipt of FDACS' written notice, then Seller shall be deemed to have waived any right to terminate this Agreement based upon a reduction in the Initial Purchase Price pursuant to the provisions of this paragraph 3.B. The Final Adjusted Purchase Price as calculated in this paragraph 3.B. is subject to further adjustment in accordance with the provisions of this Agreement. The Initial Purchase Price and the Final Adjusted Purchase Price, whichever is applicable depending on whether or not an adjustment has occurred under the provisions of this paragraph 3.B. are hereinafter referred to as the "Purchase Price".

4. ENVIRONMENTAL SITE ASSESSMENT. Buyer, prior to the exercise of the option and at its sole cost and expense, may conduct an environmental site assessment of the Property to determine the existence and extent, if any, of any Hazardous Materials on the Property. If further investigations, testing, monitoring or environmental site assessments are required by FDACS to determine the existence or extent of Hazardous Materials on the Property, Buyer, at its sole option may elect to extend the Option Expiration Date to conduct such procedures at the Buyer's sole cost and expense. For purposes of this Agreement "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste of any kind or any other substance which is regulated by any Environmental Law (as hereinafter defined in paragraph 5.)

5. HAZARDOUS MATERIALS. If the environmental site assessment provided for in paragraph 4 confirms the presence of Hazardous Materials on the Property, Buyer, at its sole option, may elect to terminate this Agreement and neither party shall have any further obligations under this Agreement. Should Buyer elect not to terminate this Agreement, Seller shall, at Seller's sole cost and expense and prior to the exercise of the option and closing, promptly commence and diligently pursue any assessment, clean up and monitoring of the Property necessary to bring the Property into full compliance with Environmental Law to FDACS' satisfaction in its sole discretion. "Environmental Law" shall mean all federal, state and local laws, including statutes, regulations, ordinances, codes, rules, judgments, orders, decrees, permits, concessions, grants, franchises, licenses, agreements and other governmental restrictions relating to the protection of the environment or human health, welfare or safety, or to the emission, discharge, seepage, release or threatened release of any contaminant, solid waste, hazardous waste, pollutant, irritant, petroleum product, waste product, radioactive material, flammable or corrosive substance, carcinogen, explosive, polychlorinated biphenyl, asbestos, hazardous or toxic substance, material or waste of any kind into the environment, including, without limitation, ambient air, surface water, ground water, or land including, but not limited to, the Federal Solid Waste Disposal Act, the Federal Clean Air Act, the Federal Clean Water Act, the Federal Resource and Conservation and Recovery Act of 1976, the Hazardous and Solid Waste Amendments of 1984, the Federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, the Federal Superfund Amendments and Reauthorization Act of 1986, Chapters 161, 253, 373, 376 and 403, Florida Statutes, Rules of the U.S. Environmental Protection Agency, Rules of the Florida Department of Environmental Protection, and the rules of the Florida water management districts now or at any time hereafter in effect. However, should the estimated cost to Seller of clean up of Hazardous Materials exceed a sum which is equal to 5% of the Initial Purchase Price as stated in paragraph 3.A. Seller may elect to terminate this Agreement and neither party shall have any further obligations under this Agreement. If Hazardous Materials placed on the Property prior to closing are discovered after closing, Seller shall remain obligated hereunder, with such obligation to survive the closing, delivery, and recording of the easement described in paragraph 9 of this Agreement, to diligently pursue and accomplish the clean up of Hazardous Materials in a manner consistent with all applicable Environmental Laws and at Seller's sole cost and expense.

Further, if neither party elects to terminate this Agreement as provided above, Seller shall indemnify and save harmless and defend Buyer, its officers, servants, agents and employees from and against any and all claims, suits, actions, damages, liabilities, expenditures or causes of action of whatsoever kind arising from Hazardous Materials placed on the Property prior to closing. Seller shall defend, at Seller's sole cost and expense, any legal action, claim or proceeding instituted by any person against Buyer as a result of any claim, suit, or cause of action for injuries to body, life, limb or property for which Hazardous Materials placed on the Property prior to closing are alleged to be a contributing legal cause. Seller shall save Buyer harmless from and against all judgments, orders, decrees, attorney's fees, costs, expenses and liabilities in and about any such claim, suit, investigation or defense thereof, which may be entered, incurred or assessed as a result of the foregoing.

The limitation herein on Seller's contractual obligation to indemnify Buyer as specified in this paragraph 5 shall not be construed to limit Seller's legal liability under any Environmental Law for Hazardous Materials located on the Property or to limit Buyer's legal and equitable remedies against Seller under any Environmental Law for Hazardous Materials located on the Property.

6. SURVEY. Buyer may have the Property surveyed at its expense. If the survey ("Survey"), certified by professional surveyor and mapper licensed by the State of Florida, shows any reduction in acreage from the appraised acreage to the surveyed acreage, any encroachment on the Property or that improvements intended to be located on the Property encroach on the land of others, the same shall be treated as a title defect.

7. TITLE INSURANCE. Buyer may provide a marketable title insurance commitment, to be followed by an owner's marketable title insurance policy (ALTA Form "B" with Florida revisions) from a title insurance company approved by FDACS, insuring marketable title to the Easement in the amount of the Purchase Price at Buyer's expense.

8. DEFECTS IN TITLE. If the title insurance commitment or Survey furnished pursuant to this Agreement discloses any defects in title which are not acceptable to Buyer, Seller shall, within 90 days after notice from Buyer, remove said defects in title. Seller agrees to use diligent effort to correct the defects in title within the time provided therefor, including the bringing of necessary suits. Defects arising from liens against the Property shall be satisfied at closing from Seller's proceeds. If Seller is unsuccessful in removing the title defects within said time, Buyer shall have the option to either: (a) accept the title as it then is with a reduction in the Purchase Price by an amount determined by FDACS, (b) accept the title as it then is with no reduction in the Purchase Price, (c) extend the amount of time Seller has to remove the defects in title, (d) cut out the affected portion of the Property and reduce the Purchase Price by an amount equal to the product of the Purchase Price per acre for the acres being cut out, multiplied by the acreage cut out, or (e) terminate this Agreement, thereupon releasing Buyer and Seller from all further obligations under this Agreement. If Seller fails to make a diligent effort to remove the title defects, Seller shall be in default and the provisions of paragraph 18 of this Agreement shall apply.

9. INTEREST CONVEYED. At closing, Seller shall execute and deliver to Buyer a perpetual, enforceable conservation easement in substantially the same form as hereto as Exhibit "B," free and clear of all liens, reservations, restrictions, easements, leases, tenancies and other encumbrances, except for those that are acceptable encumbrances in the sole discretion of Buyer and do not impair the marketability of the title to the Easement.

9.1 SUBORDINATION. If at the time of conveyance of the Easement, the Property is subject to a mortgage or other liens and encumbrances not accepted by Buyer and Seller elects to subordinate such encumbrances rather than satisfy them at closing, Seller shall obtain the agreement of the holder of such encumbrances, by separate instrument that will be recorded immediately after the Easement, to subordinate its rights in the Property to the Easement to the extent necessary to permit the Buyer to enforce the purpose of the Easement in perpetuity and to prevent any modification or extinguishment of the Easement by the exercise of any superior rights of the holder. The priority of any existing mortgage with respect to any valid claim on the part of the mortgage holder to the proceeds of any sale, condemnation proceedings, or insurance or to the leases, rents, and profits of the Property shall not be affected by the Easement, and any lien that may be created by Buyer's exercise of any of its rights under this Agreement or by Buyer's rights under the provisions of the Easement shall be junior to any such existing mortgage. Upon request, Buyer agrees to subordinate its rights under this Agreement and the Easement to the rights of any future mortgage holders or beneficiaries of deeds of trust to the proceeds, leases, rents, and profits described above and likewise to subordinate its rights under any lien and to execute any documents required with respect to such subordination, except that the priority of any lien created by Buyer's exercise of any of its rights under this Agreement or Buyer's rights under the provisions of the Easement prior to the creation of a mortgage or deed of trust shall not be affected thereby, nor shall this Agreement or the Easement be subordinated in any other respect.

10. PREPARATION OF CLOSING DOCUMENTS. Upon execution of this Agreement, Seller shall submit to Buyer a properly completed and executed beneficial interest affidavit and disclosure statement as required by Sections 286.23, 375.031(1) and 380.08(2), Florida Statutes. Buyer shall prepare the easement described in paragraph 9 of this Agreement, Buyer's and Seller's closing statements and the title, possession and lien affidavit certified to Buyer and title insurer and an environmental affidavit on FDACS forms provided by FDACS.

10.1 BASELINE DOCUMENTATION. Buyer shall prepare baseline documentation adequately documenting the condition of the Property at the date of closing. The cost of the baseline documentation shall be borne by Buyer. If the form of conservation easement provides for use of a management plan, the management plan shall be prepared as a part of the baseline documentation and the cost therefore absorbed in the same manner the cost of the baseline documentation is absorbed.

11. FDACS REVIEW FOR CLOSING. FDACS will approve or reject each item required for closing under this Agreement. If FDACS rejects an item for closing which was submitted by the Seller, Seller will have 30 days thereafter to remove and resubmit any rejected item. If Seller fails to timely deliver any items required of Seller, or FDACS rejects any item after delivery, the Option Expiration Date shall be extended until FDACS approves Seller's documents or until Buyer elects to terminate the Agreement.

12. EXPENSES. Seller will pay the documentary revenue stamp tax and all other taxes or costs associated with the conveyance, including the cost of recording the Easement described in paragraph 9. of this Agreement and any other recordable instruments that FDACS deems necessary to assure good and marketable title to the Easement.

13. TAXES AND ASSESSMENTS. Seller shall be responsible for paying all real estate taxes and assessments applicable to the Property that are legally due and payable.

14. CLOSING PLACE AND DATE. The closing shall be on or before 15 days after Buyer exercises the option; provided, however, that if a defect exists in the title to the Property, title commitment, Survey, environmental site assessment, or any documents required to be provided or completed and executed, the closing shall occur either on the original closing date or within 60 days after receipt of documentation removing the defects, whichever is later. Buyer shall set the date, time and place of closing.

15. RISK OF LOSS AND CONDITION OF PROPERTY. Seller assumes all risk of loss or damage to the Property and warrants that the conservation easement shall be transferred and conveyed to Buyer with the Property in the same or essentially the same condition as of the date of Seller's execution of this Agreement, ordinary wear and tear excepted. If the condition of the Property is altered, by an act of God or other natural force beyond the control of Seller, however, Buyer may elect, at its sole option, to terminate this Agreement and neither party shall have any further obligations under this Agreement. Seller represents and warrants that there are no parties other than Seller in occupancy or possession of any part of the Property. Seller warrants that there are no facts known to Seller materially affecting the value of the conservation easement or the Property that are not readily observable by Buyer or which have not been disclosed to Buyer.

Seller agrees to clean up and remove all abandoned personal property, refuse, garbage, junk, rubbish, trash, and debris (hereafter, "trash and debris") from the Property to the satisfaction of FDACS prior to the exercise of the option by Buyer. If the Seller does not remove all trash and debris from the Property prior to closing, Buyer at its sole option, may elect to: (a) deduct the expense necessary to remove trash and debris from the Seller's proceeds of sale up to but not to exceed 5% of the Initial Purchase Price and proceed to close, with the Buyer incurring any additional expenses necessary to remove all trash and debris and clean up the Property subsequent to closing, (b) extend the amount of time the Seller has to remove all trash and debris from the Property, (c) terminate this Agreement, and neither party shall have any further obligations under the Agreement.

16. RIGHT TO ENTER PROPERTY. Seller agrees that from the date this Agreement is executed by Seller through Closing, Buyer, and its agents, upon reasonable notice, shall have the right to enter the Property for all lawful purposes in connection with this Agreement.

17. ACCESS. Seller warrants that there is legal and practical ingress and egress for the Property over public roads or valid, recorded easements for the use and benefit of and as an appurtenance to the Property.

18. DEFAULT. If Seller defaults under this Agreement, Buyer may waive the default and proceed to closing, seek specific performance, or refuse to close and elect to receive the return of any money paid, each without waiving any action for damages, or any other remedy permitted by law or in equity resulting from Seller's default.

19. BROKERS. Seller warrants that no persons, firms, corporations or other entities are entitled to a real estate commission or other fees as a result of this Agreement or subsequent closing, except as accurately disclosed on the disclosure statement required in paragraph 10. Seller shall indemnify and hold Buyer harmless from any and all such claims, whether disclosed or undisclosed.

20. RECORDING. Buyer may record this Agreement, or notice of it, in the appropriate county or counties.

21. ASSIGNMENT. This Agreement may be assigned by Buyer, in which event Buyer will provide written notice of assignment to Seller. Seller may not assign this Agreement without the prior written consent of Buyer.

22. TIME. Time is of essence with regard to all dates or times set forth in this Agreement.

23. SEVERABILITY. If any of the provisions of this Agreement are deemed to be unenforceable and the unenforceability of said provisions does not adversely affect the purpose and intent of this Agreement, in Buyer's sole discretion, the enforceability of the remaining provisions of this Agreement shall not be affected.

24. SUCCESSORS IN INTEREST. This Agreement shall bind and inure to the benefit of Seller and Buyer and their respective heirs, legal representatives and successors. Whenever used, the singular shall include the plural and one gender shall include all genders.

25. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations and understandings of the parties. No supplement, modification or amendment to this Agreement shall be binding unless executed in writing by the parties. Notwithstanding the foregoing, the parties acknowledge that the legal description contained in Exhibit "A" was prepared based upon historic chain of title information, without the benefit of a current

survey of the Property. The parties agree that if, in the opinion of FDACS, it becomes necessary to amend the legal description of the Property to correct errors, to more properly describe the Property, to cut out portions of the Property affected by title defects unacceptable to Buyer or which cannot be timely cured by the Seller, or to otherwise revise the legal description of the Property, the legal description to be used in the Survey (if any) and in the closing instruments required by this Agreement shall be revised by or at the direction of FDACS, and shall be subject to the final approval of FDACS. Anything to the contrary hereinabove notwithstanding, such a revision of the legal description of the Property shall not require a written amendment to this Agreement. In such event, the Seller's execution and delivery of the closing instruments containing the revised legal description and the Buyer's acceptance of said instruments and of the final Survey (if any) containing the revised legal description shall constitute a full and complete ratification and acceptance of the revised legal description of the Property by the parties. Any reduction in the square footage area of the Property resulting from changes in the legal description of Exhibit "A" or more accurate survey of the Property shall result in pro rata reduction of the purchase price for the Property, which reduction shall not constitute an adjustment to purchase price as contemplated in Paragraph 3.B above.

Seller acknowledges that the Trustees have made various delegations of power for the purpose of land acquisition, and not all representatives of the Trustees or the FDACS have authority to act in all situations. Consequently, this Agreement may be terminated by the Trustees pursuant to any provision therefor contained in this Agreement only in writing signed by the person or persons who signed this Agreement on behalf of the Trustees or that person's successor.

26. WAIVER. Failure of Buyer to insist upon strict performance of any covenant or condition of this Agreement, or to exercise any right herein contained, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right; but the same shall remain in full force and effect.

27. COUNTERPARTS. This Agreement may be executed in one or more counterparts, but all such counterparts, when duly executed, shall constitute one and the same Agreement.

28. ADDENDUM. Any addendum attached hereto that is signed by the parties shall be deemed a part of this Agreement.

29. NOTICE. Whenever either party desires or is required to give notice unto the other, it must be given by written notice, and either delivered personally, transmitted via facsimile transmission, mailed postage prepaid, or sent by overnight courier to the appropriate address indicated on the first page of this Agreement, or such other address as is designated in writing by a party to this Agreement.

30. CERTIFICATION REGARDING TERRORISM. Seller hereby certifies that to the best of Seller's knowledge, after making all appropriate inquiries, Seller is in compliance with, and shall use all funds derived from the sale of the Easement in compliance with all applicable anti-terrorism laws, regulations, rules and executive orders, including but not limited to, the USA Patriot Act of 2001, 18 U.S.C. sections 2339A-C, and U.S. Presidential Executive Orders 12947 and 13224.

31. SURVIVAL. The covenants, warranties, representations, indemnities and undertakings of Seller set forth in this Agreement shall survive the closing, the delivery and recording of the Easement described in paragraph 9 of this Agreement.

IF THIS AGREEMENT IS NOT EXECUTED BY THE SELLER, ON OR BEFORE APRIL 19, 2023 BUYER SHALL BE UNDER NO OBLIGATION TO ACCEPT THIS AGREEMENT. BUYER'S EXECUTION OF THIS AGREEMENT IS SUBJECT TO APPROVAL BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA. THE EXERCISE OF THE OPTION PROVIDED FOR HEREIN IS SUBJECT TO: (1) CONFIRMATION THAT THE PURCHASE PRICE IS NOT IN EXCESS OF THE FDACS APPROVED VALUE OF THE EASEMENT, AND (2) FDACS APPROVAL OF ALL DOCUMENTS TO BE FURNISHED HEREUNDER. THE STATE OF FLORIDA'S PERFORMANCE AND OBLIGATION TO PAY UNDER THIS AGREEMENT IS CONTINGENT UPON AN ANNUAL APPROPRIATION BY THE LEGISLATURE AND UPON THE FUNDING OF THE APPROPRIATION THROUGH THE ISSUANCE OF FLORIDA FOREVER BONDS BY THE STATE OF FLORIDA OR OTHER FUNDING AS PROVIDED BY THE LEGISLATURE.

THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT WHEN DULY EXECUTED. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE TO FOLLOW]

SELLER

[Signature]
Witness as to Seller

Corbin Hoffman
Printed Name of Witness

[Signature]
Witness as to Seller

Joella Libero
Printed Name of Witness

Dale W Grubb
Dale Grubb

4/19/23
Date signed by Seller

Phone No. [Redacted]
8 a.m. – 5 p.m.

STATE OF FLORIDA
COUNTY OF Highlands

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, appeared Dale Grubb, by means of [] physical presence or [] online notarization, who is personally known to me or who has produced a state driver license as identification, and who did not take an oath and executed the foregoing instrument and who acknowledged before me that he/she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 19 day of April, 2023.

(NOTARY PUBLIC SEAL)



Leighann Hylan
Notary Public

Leighann Hylan
(Printed, Typed or Stamped Name of Notary Public)

Commission No.: HH 106934

My Commission Expires: 03/22/2025

Joinder of Seller's Spouse Prior to Dissolution of Marriage

The undersigned, Lori S. Grubb, does hereby join in the execution of this Agreement for the purpose of consenting to the terms hereof. The undersigned represents and warrants to Buyer and FDACS that: (i) as of the date hereof, the undersigned is Seller's spouse and has an interest in the Property; (ii) the undersigned and Seller are in the process of obtaining a dissolution of marriage ("Dissolution"); (iii) pursuant to the Dissolution proceeding, the undersigned and Seller have agreed that the Seller will retain all right, title, and interest in the Property, subject to a Pasture Lease with Lori Grubb individually and as Principal of Sanctuary at Horse Hammock, Inc., after finalization of the Dissolution; (iii) pursuant to the Dissolution proceeding, the undersigned and Seller have agreed that the Seller will retain all right, title, and interest in the Property after finalization of the Dissolution; (iv) the undersigned does not object to the terms hereof and will make no claims relating to the Purchase Price or the sale of the Easement against Buyer or FDACS; and (v) the undersigned will hold harmless the Buyer and FDACS from all claims, damages, losses, or expenses arising out of or related to this Agreement or the sale of the Easement to Buyer.

[Signature]
Witness as to Lori S. Grubb
Joelk Libero

Printed Name of Witness
[Signature]
Witness as to Lori S. Grubb
Corbin Hoffman
Printed Name of Witness

Lori S Grubb
Lori S. Grubb
4/19/23
Date signed

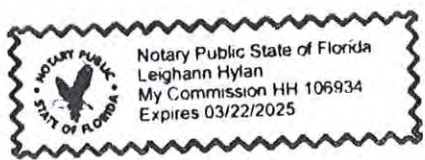
Phone No. [Redacted]
8 a.m. - 5 p.m.

STATE OF FLORIDA
COUNTY OF Highlands

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, appeared Lori S. Grubb, by means of [] physical presence or [] online notarization, who is personally known to me or who has produced a state driver license as identification, and who did not take an oath and executed the foregoing instrument and who acknowledged before me that he/she executed the same for the purposes expressed above.

WITNESS my hand and official seal in the County and State last aforesaid this 19 day of April, 2023.

(NOTARY PUBLIC SEAL)



Leighann Hylan
Notary Public

Leighann Hylan
(Printed, Typed or Stamped Name of Notary Public)

Commission No.: HH106934

My Commission Expires: 03/22/2025

BUYER

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA

BY FLORIDA FOREST SERVICE OF THE
FLORIDA DEPARTMENT OF AGRICULTURE
AND CONSUMER SERVICES

Witness as to Buyer

BY: _____
NAME: JOEY B. HICKS
AS ITS: DIRECTOR, DIVISION OF
ADMINISTRATION

Witness as to Buyer

Date signed by Buyer

STATE OF FLORIDA
LEON COUNTY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared by means of [] physical presence or [] online notarization, _____, as Director (or designee), Division of Administration, Florida Department of Agriculture and Consumer Services, who is personally known to me and executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed on behalf of the Board of Trustees.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 202__.

(NOTARY PUBLIC SEAL)

Notary Public

(Printed, Typed or Stamped Name of
Notary Public)

Commission No.: _____

My Commission Expires: _____

Schedule of Exhibits and Addenda

Exhibit A – Legal Description

Exhibit B - Deed of Easement

Exhibit A to Deed of Easement – Legal Description of Property Subject to Easement

Exhibit B to Deed of Easement – Significant Natural Areas Map

Exhibit C to Deed of Easement – Grubb Ranch Easement Monitoring Form

Exhibit D to Deed of Easement – Map of Building Envelope

Addendum 1 – Beneficial Interest and Disclosure Affidavit (Individual)

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Tract #3

The SE 1/4 and the East 696.86' of the SW 1/4 of Section 24, Township 34 South, Range 27 East; Also the East 1/2 LESS: the SE 1/4 of SE 1/4 and LESS: E 1/4 of SW 1/4 of SE 1/4 and LESS: West 3/4 of S 1/4 of SW 1/4 of SE 1/4 of Section 25, Township 34 South, Range 27 East and the East 696.86' of West 1/2 LESS: East 696.86' of South 1/4 of SE 1/4 of SW 1/4 of Section 25, Township 34 South, Range 27 East; All of Tract 3 lying in Sections 24 & 25, Township 34 South, Range 27 East, Hardee County, Florida, and described as Tract #3 on Map of Survey made by G. A. Keene, Registered Surveyor No. 1096, dated February, 1979.

ADDENDUM
DISCLOSURE STATEMENT
(INDIVIDUAL)

The following Disclosure Statement is given in compliance with Sections 375.031(1) and 380.08(2), Florida Statutes. The Seller states as follows:

1) That to the best of the Seller's knowledge, all persons who have a financial interest in this real estate transaction or who have received or will receive real estate commissions, attorney's or consultant's fees or any other fees or other benefits incident to the sale of the Property are: **(if non-applicable, please indicate "None" or "Non-Applicable")**

<u>Name</u>	<u>Address</u>	<u>Reason for Payment</u>	<u>Amount</u>
Dean Saunders Real Estate	1723 Bentow Rd. Lakeland, FL 33801	Real Estate Commission	5%

2) That to the best of the Seller's knowledge, the following is a true history of all financial transactions (including any existing option or purchase agreement in favor of Seller) concerning the Property which have taken place or will take place during the last five years prior to the conveyance of title to the State of Florida: **(if non-applicable, please indicate "None" or "Non-Applicable")**

<u>Name and Address of Parties Involved</u>	<u>Date</u>	<u>Type of Transaction</u>	<u>Amount of Transaction</u>
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SELLER


 Dale Grubb

ADDENDUM
DISCLOSURE STATEMENT
(INDIVIDUAL)

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<u>Name</u>	<u>Address</u>	<u>Reason for Payment</u>	<u>Amount</u>
Dean Saunders Real Estate	1723 Bertow Rd. Lakeland, FL. 33801	Real Estate Commission	5%

2) That to the best of the Seller's knowledge, the following is a true history of all financial transactions (including any existing option or purchase agreement in favor of Seller) concerning the Property which have taken place or will take place during the last five years prior to the conveyance of title to the State of Florida: **(if non-applicable, please indicate "None" or "Non-Applicable")**

<u>Name and Address of Parties Involved</u>	<u>Date</u>	<u>Type of Transaction</u>	<u>Amount of Transaction</u>
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SELLER


 Lori S. Grubb

This instrument prepared by and returned to:
Florida Forest Service
Rural and Family Lands Protection Program
c/o Hank Vinson
The Conner Building, Room 237
3125 Conner Boulevard
Tallahassee, Florida 32399-1650

Project Name: Grubb Ranch
County: Hardee

DEED OF CONSERVATION EASEMENT

THIS GRANT OF CONSERVATION EASEMENT is made this _____ day of _____ 202_, by DALE GRUBB AND LORI S. GRUBB, husband and wife, whose address is 611 US Highway 27 South, Sebring, Florida 33870, ("Grantor"), in favor of the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, whose address is Florida Department of Agriculture and Consumer Services, Florida Forest Service, 3125 Conner Boulevard, Tallahassee, Florida 32399-1650, ("Grantee").

The terms "Grantor" and "Grantee" shall include the singular and the plural, and the heirs, successors and assigns of Grantor and Grantee, and the provisions of this Easement shall be binding upon and inure to the benefit of Grantor, Grantee and their heirs, successors, and assigns.

NOTICES

All notices required to be given pursuant to this Deed of Conservation Easement shall be sent to the parties at the following addresses.

Grantor's Address: 611 US Highway 27 South, Sebring, Florida 33870.

Grantee's Address: Florida Department of Agriculture and Consumer Services, Florida Forest Service, 3125 Conner Boulevard, Tallahassee, Florida 32399-1650. Attention: Program Director, Rural and Family Lands Protection Program.

RECITALS

A. Grantor is the sole owner in fee simple of certain real property described in Exhibit "A" attached hereto ("Property"), which is the subject of the terms of this Deed of Conservation Easement ("Easement").

B. This Easement is acquired under the Rural and Family Lands Protection Program administered by the Florida Department of Agriculture and Consumer Services (“FDACS”). The goal of this program is to protect the integrity, economic viability, and function of working landscapes, ensure opportunities for sustainable agricultural activities on working lands, and to promote the conservation, restoration, and enhancement of species habitat and natural areas consistent with sustainable agricultural activities and the purposes for which this Easement is acquired.

C. The fact that any use of the Property that is expressly prohibited by the terms of this Easement may become greatly more economically valuable than uses allowed by the terms of this Easement, or that neighboring properties may, in the future, be put entirely to uses that are not allowed by this Easement has been considered by Grantor in granting this Easement and by Grantee in accepting it.

D. Grantor and the Grantee mutually recognize the special character of the Property as a working landscape that has traditionally been used for agriculture, as that term is defined in Section 570.02(1), Florida Statutes, and have the common purpose of conserving certain values and character of the Property by conveyance to the Grantee of a perpetual conservation easement on, under, over, and across the Property, to conserve the character of the Property, continue certain land use patterns that are consistent with the purposes of this Easement, and prohibit certain further development activities on the Property.

E. The existing agricultural uses and conservation values of the Property are documented in the Baseline Documentation Report dated _____ (“Baseline Documentation Report” or “BDR”), which consists of reports, maps, photographs, and other documentation that the parties agree provide, collectively, an accurate representation of the Property at the time of this Easement and which is intended to serve as an objective information baseline for monitoring compliance with the terms of this Easement. The BDR is maintained in the offices of the FDACS and is incorporated in this Easement by this reference. A copy of the BDR is available from the FDACS upon request.

F. Significant Natural Area (“SNA”). There are certain agricultural lands with important species habitat or water resources occurring within the boundaries of the Property, more particularly identified as SNA(s) in the BDR. An SNA is defined as a particularly outstanding or sensitive area that the parties agree are desirous of protection due to the presence of the following: 1) high-quality terrestrial or aquatic habitats, which possess significant biodiversity, high-quality resources, intact community organization, or other ecologically significant qualities; 2) habitats for rare species of plants or animals; or 3) significant geological features or historic sites. Designation of an SNA accords an extra level of protection, ensuring that the natural or cultural features within the SNA will continue to be managed appropriately and in a manner ensuring the continued protection of the

resources. While the designation of these areas as SNAs in the BDR is intended to set them aside for conservation, management activities in an SNA may include activities commensurate with the management of conservation lands to include such activities as prescribed burning, removal of invasive species and native species restoration, and maintenance of existing agricultural structures, primarily roads, fences, drainage improvements, and boundary signs. In addition, Grantor may continue livestock grazing in an SNA, as long as Grantor's management of such grazing activity protects the quality and integrity of the SNA. Other activities that may be undertaken in SNAs are scientific research and environmental education, at Grantor's sole discretion. The SNAs are identified on the map in Exhibit "B" attached hereto.

G. Grantee is an agency authorized under the terms of Sections 570.71, Florida Statutes, to hold easements for the preservation and protection of agricultural lands threatened by conversion to other uses, as well as the promotion and improvement of wildlife habitat, protection and enhancement of water bodies, aquifer recharge areas, wetlands and watersheds, and perpetuation of open space on lands with SNAs.

H. The parties agree to honor the purposes for which this Easement is acquired and to preserve and protect in perpetuity the values of the Property for the benefit of this generation and the generations to come.

NOW, THEREFORE, to achieve these purposes, and in consideration of \$10.00 and other good and valuable consideration, including the recitals above, and the mutual covenants, terms, conditions, and restrictions contained herein, the receipt and sufficiency of which is acknowledged, and pursuant to the laws of Florida, and in particular Section 570.71, Florida Statutes, but without intending the validity of this Easement to be dependent on the continuing existence of such laws, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and character hereinafter set forth, and the parties intending to be bound hereby agree as follows:

ARTICLE I. RECITALS

The Recitals set forth above are true and correct and incorporated herein by reference.

ARTICLE II. DURATION OF EASEMENT

This grant of Easement over the Property shall be perpetual. It is an easement in gross, runs with the land, and is enforceable by Grantee against Grantor, Grantor's personal representatives, heirs, successors and assigns, lessees, agents, guests, and licensees.

ARTICLE III. PURPOSE OF EASEMENT

It is the purpose of this Easement to (i) effect the Rural and Family Lands Protection Program (“RFLPP”) pursuant to Florida Statutes; (ii) assure that the Property will be retained forever in its condition as a working landscape; (iii) preserve the Property as productive agricultural land that sustains for the long term both the economic and conservation values of the Property and its environs; and (iv) provide a relatively natural habitat for fish, wildlife, plants, or similar ecosystems, through management guided by the following principles:

- Conservation and maintenance of economically viable agricultural practices that protect the landscape as a working enterprise in harmony with the open space and scenic qualities of the Property.
- Conservation and maintenance of soil productivity and control of soil erosion.
- Conservation and maintenance or improvement of the overall quality of the timber resource.
- Conservation and protection of the integrity and function of the working landscape, including any buffers to natural areas, ecological greenways and functioning ecosystems.
- Promotion of the restoration, enhancement, or management of species habitat, consistent with the purposes for which this Easement is acquired.
- Conservation and protection, restoration, or enhancement of water bodies and aquifer recharge areas including uplands and springsheds, wetlands, or watersheds.
- Conservation and protection of unique and fragile natural areas and rare species habitats.
- Perpetuation of open space on working lands that contain significant natural areas.
- Allow appropriate uses of the Property for activities which will provide long term economic sustainability consistent with this Easement.

The above purposes (i.e., clauses (i) through (iv), inclusive of the bulleted principles) are hereinafter referred to as the “Easement Purposes.” Grantor agrees that this Easement will confine the use of the Property to such activities as are consistent with the Easement Purposes, and Grantor agrees to manage the Property in a manner consistent with the Easement Purposes.

ARTICLE IV. RIGHTS GRANTED TO THE GRANTEE

To accomplish the Easement Purposes the following rights are conveyed to Grantee by this Easement:

A. The right to enforce protection of the Easement Purposes of the Property for which this Easement was acquired.

B. All future residential, commercial, and industrial rights, together with all development rights incidental thereto, that are now or hereafter allocated to, implied, reserved, or inherent in the Property except as may be specifically reserved to Grantor in this Easement. The parties agree that such rights are hereby terminated and extinguished and may not be used on or transferred to other property. Neither the Property nor any portion thereof may be included as part of the gross area of other property not subject to this Easement for the purposes of determining density, lot coverage, or open space requirements, under otherwise applicable laws, regulations or ordinances controlling land use and building density. No development rights that have been encumbered or extinguished by this Easement shall be transferred to any other lands pursuant to a transferable development rights scheme or cluster development arrangement or otherwise. Nor shall any development rights or density credits be transferred onto the Property from other property.

C. The right to enter upon the Property on an annual basis, and more often if Grantee determines that such entry is warranted, at reasonable times in order to inspect and monitor compliance with and otherwise enforce the terms of this Easement (“Inspections”); provided that such entry shall be upon prior reasonable notice to Grantor, and Grantee shall not unreasonably interfere with Grantor’s use and quiet enjoyment of the Property.

D. The right to conduct Inspections, annually or otherwise, to monitor Grantor’s compliance with the terms of this Easement shall be in accordance with Rule Chapter 5I-7, F.A.C., and the Easement Monitoring Form attached hereto as Exhibit “C”. The Grantee will review the completed monitoring form after each inspection and shall determine whether the uses and activities on the Property are consistent with the terms of this Easement and, where applicable, Grantee will enforce the terms through a corrective action plan, as agreed to by Grantor and Grantee; provided, however, that such corrective action plan will be in addition to, and not in lieu of or as a prerequisite to, Grantee’s other enforcements rights hereunder. Upon Grantee’s finding that Grantor is in compliance with the terms of this Easement, a copy of the completed monitoring form will be provided to the Grantor and a copy will be retained by the Grantee for a minimum of five (5) years. Upon a finding of noncompliance, a corrective action plan may be developed, which may be a notation in the comments section on the monitoring form regarding completion of certain actions or cessation of actions in order to attain compliance or the plan may be a more detailed plan developed separately to set expectations and deadlines for completion of remedial measures. In either case, the Grantee will work with the Grantor to negotiate a reasonable schedule, but all remedial measures shall be completed at Grantor’s expense.

E. The right to prevent any activity on or use of the Property that is inconsistent with the Easement Purposes or terms of this Easement and to require the restoration of or to restore such areas or features of the Property that may be damaged by any inconsistent activity or use, at Grantor's cost.

F. The right to have the ad valorem taxes, assessments and any other charges on the Property paid by Grantor.

G. A right to prior notice of Grantor's intent to sell or transfer title as provided in Article IX, Paragraph G. This right of notice shall be triggered by sales or transfers of title by Grantor, including gifts and bequests as well as transfers to entities in which Grantor owns, directly or indirectly, a majority of the controlling interests.

H. The right to be indemnified by Grantor for any and all liability, loss, damage, expense, judgment or claim arising out of or related to the Grantor's acts or omissions with respect to the Property or the acts or omissions of Grantor's agents, guests, lessees, licensees, invitees, or any others on the Property with the express or implicit permission of Grantor.

I. The right to be indemnified by Grantor for any liability for injury or property damage to persons on the Property arising out of any condition of the Property known to the Grantor to the best of Grantor's knowledge.

J. The right to have the Property maintained in accordance with the terms of this Easement, understanding that the Property may develop through the forces of nature hereafter, subject only to the exercise of Grantor's Reserved Rights, and the Rights Granted to the Grantee, as described in this Easement.

K. The right to cut and remove timber in Grantee's sole discretion, if Grantor, after a 30-day notice from Grantee, fails to cut and remove said timber damaged by natural disaster, fire, infestation, or the like. Any such cutting and removal by Grantee shall be at the expense of Grantee and all proceeds from the sale of any such timber shall inure to the benefit of Grantee.

ARTICLE V. PROHIBITED USES

The Property shall be maintained to preserve the Easement Purposes. Without limiting the generality of the foregoing, Grantor agrees that the following uses and practices, though not an exhaustive recital of inconsistent uses and practices, are prohibited on the Property:

A. Dumping of biodegradable or nonbiodegradable, toxic, unsightly, offensive or hazardous substances, trash or garbage, wastes, abandoned vehicles, appliances, machinery, toxic wastes or substances, pollutants or contaminants, or similar

material including those defined by the Federal Solid Waste Disposal Act, the Federal Clean Air Act, the Federal Clean Water Act, the Federal Resource Conservation and Recovery Act of 1976, the Federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, the Federal Superfund Amendments and Reauthorization Act of 1986, the Federal Emergency Planning and Community Right-To-Know Act, the Federal Insecticide, Fungicide and Rodenticide Act, the Toxic Substances Control Act, Chapters 161, 253, 373, 376, and 403, Florida Statutes, and the rules and regulations of the (i) United States Environmental Protection Agency, (ii) the Florida Department of Environmental Protection, and (iii) the governmental water management district applicable to or having jurisdiction over the Property (“Water Management District”), now or at any time hereafter in effect, or any Florida Statute defining hazardous materials, wastes or substances, toxic wastes or substances, pollutants or contaminants (collectively referred to as “Contaminants”) on the Property. This prohibition shall not be construed to include reasonable amounts of waste generated in accordance with allowed uses, including agriculture or game management, conducted in accordance with the terms of this Easement, and that is disposed of in accordance with applicable local, state and federal requirements, and Best Management Practices (“BMPs”) adopted by FDACS or its successor agency, as amended from time to time.

B. The mining, excavation of surface or subsurface materials, the exploration for and extraction of oil, gas, minerals, dolostone, peat, muck, marl, limestone, limerock, kaolin, fuller’s earth, phosphate, common clays, gravel, shell, sand and similar substances either directly or indirectly by Grantor or on Grantor’s behalf or with the joinder or consent of Grantor in any application for a permit so to do, by an individual or entity acting under and by virtue of the authority of a grant or reservation or other form of ownership of or interest in or control over or right to such substances, except for i) seismic or other non-invasive testing and the drilling for and extraction of oil, gas, and all other hydrocarbons under the property by slant or directional drilling from adjacent properties, so not to damage or interfere with the Easement Purposes or Property; ii) as reasonably necessary to combat erosion or flooding using material from existing excavation sites identified in the BDR; or iii) as necessary and lawfully allowed for the conduct of allowed activities using material from existing excavation sites identified in the BDR.

C. Activities that affect the hydrology of the land or that detrimentally affect water conservation, erosion control, soil conservation, or fish and wildlife habitat, except those required for environmental restoration, federal, state or local regulatory programs, or BMPs. There shall be no activities that will be detrimental to drainage, flood control, or fish and wildlife habitat preservation unless otherwise provided in this Easement. There shall be no dredging of new canals, construction of new dikes, manipulation of natural water courses, or disruption, alteration, or pollution of existing surface or subsurface water flow or natural water sources, freshwater lakes, ponds and pond shores, marshes, creeks, or any other water bodies except as

consistent with BMPs for the type of agricultural activities being conducted. Provided, however, Grantor may construct, operate, maintain, or replace groundwater wells, ditches, swales and other water conveyance structures, drainage structures or other water management improvements incident to allowed uses on the Property, subject to legally required permits and regulations.

D. Planting of nuisance, exotic or non-native plants as listed by the Exotic Pest Plant Council or the University of Florida's Institute of Food and Agricultural Sciences, or their successors, except for plants approved by Grantee and needed to support agricultural activities allowed hereunder. The Grantor shall, to the extent practical, control and prevent the spread of nuisance exotics or non-native plants on the Property. Grantor hereby grants to Grantee the right, in Grantee's sole discretion and at Grantee's expense, to develop and implement an exotic plant removal plan for the eradication of exotics, or non-native wild plants, on the Property. Under no circumstances shall this right conveyed to Grantee be construed to diminish Grantor's responsibilities under this paragraph or as an obligation of the Grantee.

E. Concentrated animal feeding operation as defined by the United States Environmental Protection Agency.

F. New construction or placing of temporary or permanent buildings, mobile homes, or other structures in, on or above the ground of the Property except as may be necessary by Grantor for maintenance or to serve the permitted uses of the Property that are consistent with the Easement Purposes or during emergency situations or as may otherwise be specifically provided for in this Easement. For purposes of this paragraph the term "emergency" shall mean those situations that will have an immediate and irreparable adverse impact on the Easement Purposes.

G. Construction or placing of roads, billboards or other advertising, utilities, or structures, except those structures and unpaved roads necessary for the agricultural operations on the land or structures necessary for other activities allowed under this Easement, and except for linear facilities described in section 704.06(11), Florida Statutes. Provided, however, Grantee (i) may erect and maintain signs designating the Property as land under the protection of Grantee, and (ii) shall be entitled to recover from Grantor, and Grantor's personal representatives, heirs, successors, and assigns reasonable compensation based on diminution in value of Grantee's interest for the construction and operation of any public or private linear facilities and related access and appurtenances, as described in section 704.06(11)(b), Florida Statutes.

H. Fertilizer use, including sludge or sludge products, for agriculture activities not in accordance with agricultural BMPs recommended by the United States Department of Agriculture Natural Resources Conservation Service ("NRCS") or FDACS, whichever is more stringent, as those BMPs may be amended from time to time. No agricultural activities shall occur within a 100-foot buffer around sinkholes or karst features that are connected to spring conduits, except as provided in the

applicable BMPs.

- I. Actions or activities that may reasonably be expected to adversely affect state or federally listed threatened or endangered species.
- J. Any subdivision of the Property.
- K. Commercial water wells on the Property.
- L. Harvesting of cypress trees in the SNAs.
- M. Mitigation banks pursuant to Section 373.4135, et. seq., Florida Statutes.
- N. Construction or improvements in any SNA or conversion of any SNAs to more improved areas or more intense uses. Any use of the Property which would impair, adversely impact, or destroy an SNA, including a change to more intensive agricultural practices, is also prohibited.
- O. Activities detrimental to the preservation of historical, architectural, archaeological, or cultural resources on the Property.
- P. Conversion of forested areas within the SNAs as shown in the BDR to non-forested areas.

ARTICLE VI. GRANTOR'S RESERVED RIGHTS

Grantor reserves to Grantor, and to Grantor's personal representatives, heirs, successors, and assigns, the following specified rights ("Reserved Rights"), which are deemed to be consistent with the Easement Purposes. The exercise of the Reserved Rights is subject to the prohibitions in Article V and must be in full accordance with all applicable BMPs and local, state and federal law, as amended from time to time, as well as in accordance with the Easement Purposes.

A. Grantor has, and shall be deemed hereby to have retained, the underlying fee simple title in the Property, subject to this Easement. Further, Grantor retains and reserves all rights of, in, and to the Property not conveyed to Grantee under Article IV or prohibited by Article V.

B. Agricultural and Related Rights. (i) The right to continued use of the Property for agricultural purposes and uses identified in the BDR; (ii) The right to convert any property not designated an SNA (as delineated in the BDR) to other agricultural and silviculture purposes and uses; (iii) The right to engage in cattle grazing as set forth in the BDR, including the right to maintain, utilize, restore, fertilize, and mow improved pasture; (iv) The right, as part of cattle operations, to supplement the cattle using minerals and hay; (v) The right to use current

technologies on the Property, including fertilizers, pesticides and herbicides commonly used on agricultural property in the State of Florida at such time; and (vi) The right to install, use, maintain, replace and repair non-commercial groundwater wells on the Property. Any and all agricultural uses shall be conducted in accordance with BMPs and in compliance with all laws, rules, and regulations.

C. The right to conduct silvicultural operations on the Property provided, however, that prior to any timbering in an SNA, Grantor shall consult with Grantee concerning reforestation methods and methods consistent with the perpetual protection of the SNAs.

D. The right to conduct prescribed burning on the Property; provided, however Grantor shall obtain and comply with a prescribed fire authorization from the Florida Forest Service of FDACS or its successor agency.

E. The right to mortgage the Property; provided, however, that the Mortgagee's lien shall be inferior and subordinate to this Easement.

F. The right to contest tax appraisals, assessments, taxes, and other charges on the Property.

G. The right to continue to use, maintain, repair, and reconstruct, but not enlarge all existing buildings, barns, outbuildings, fences, roads, ponds, wells, utilities, drainage ditches, culverts and such other facilities on the Property as depicted in the BDR. Expanding existing cow pens as necessary to conduct normal cattle operations on the Property shall be allowed, except when located in an SNA.

H. The right to sell, devise or otherwise transfer ownership of fee title to the Property to a third party. No easements, rights-of-way, restrictions, or less than fee simple interests in the Property shall be granted or conveyed after the date of this instrument unless such encumbrances are approved, in advance and in writing, by the Grantee and recorded in the public records of the county(ies) in which the Property is located. The Grantee may give such approval if it determines, in its sole discretion, that such encumbrance would be consistent with the Easement Purposes.

I. The right to exclusive use of the improvements on the Property.

J. The right to obtain and comply with all permits for management of stormwater, water wells, and consumptive uses as may be required by the Water Management District or any governmental agency having jurisdiction over those activities.

K. The right to construct, after giving notice to Grantee, buildings or other structures incident to agricultural uses carried on in accordance with sound agricultural practices. Such buildings shall not be used as residences.

L. The right to establish (by survey, fencing, or marking) and maintain property lines around the perimeter of the Property to protect the Property from trespassing and to assist Grantor in the management of the Property in accordance with this Easement.

M. The right to observe, maintain, photograph, introduce and stock native fish or wildlife on the Property, and to use the Property for hiking and horseback riding. Grantor reserves, and shall continue to own, the hunting and fishing rights on or related to the Property and Grantor may lease and sell privileges of such rights.

N. The right to install connections to normal utility systems, such as electric, cable, water, sewer, communication, and telephone that are consistent with the Easement Purposes and incidental to serve the allowed uses of the Property. If a connection to a sewer system is not available, this right shall include the right to install a septic system provided it is not located in an SNA. The granting of easements or rights-of-way for power lines, gas lines, sewer lines, waterlines, telecommunications towers, and wind farms is prohibited, unless approved by Grantee pursuant to Article VI, Paragraph H. Existing utilities may be replaced or repaired at their current location.

O. Grantor reserves one (1) Building Envelope, and the right, after giving notice to Grantee, to develop within the envelope up to 45,000 square feet of impervious surfaces for residential purposes, as described in Exhibit "D", attached hereto ("Building Envelope"). The Building Envelope will not exceed ten (10) contiguous acres and is limited to one single family residence and ancillary structures within the Building Envelope. Impervious surfaces are defined as material that does not allow water to percolate into the soil on the Property, including, residential buildings, residential support buildings with or without flooring, paved areas, and any other surfaces that are covered by asphalt, concrete, or roofs, not including agricultural buildings. Any such development may not be constructed within an SNA. Grantor, at its expense, shall provide to Grantee legal descriptions and surveys for the Building Envelope prior to development. Grantor, at its expense, shall provide to Grantee legal descriptions and surveys for the Building Envelope prior to development.

ARTICLE VII. GRANTEE'S REMEDIES

A. If Grantee determines that Grantor is in violation of the terms of this Easement, including any amendments, modifications, updates, or revisions thereto, or that a violation is threatened, Grantee shall give written notice to Grantor of such

violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Property, to restore the portion of the Property so injured. If Grantor fails to cure the violation within 30 days after receipt of notice thereof from Grantee or, under circumstances where the violation cannot reasonably be cured within a 30-day period, fails to begin curing such violation within the 30-day period, or fails to continue diligently to cure such violation until finally cured, Grantee may bring an action at law or in equity in a court of competent jurisdiction to: (i) enforce the terms of this Easement, (ii) enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction, (iii) recover any damages to which it may be entitled for violation of the terms of this Easement or injury to any values or Easement Purposes protected by this Easement, including damages for the loss of scenic, aesthetic, or environmental values, and (iv) require the restoration of the Property to the condition that existed prior to any such violation or injury.

B. Without limiting Grantor's liability therefor, Grantee, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Property. If Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the values of the Property, Grantee may pursue its remedies under this Article VII without prior notice to Grantor or without waiting for the period provided for cure to expire.

C. Grantee's rights under this Article apply equally in the event of either actual or threatened violations of the terms of this Easement, and Grantor agrees that Grantee's remedies at law for any violation of the terms of this Easement are inadequate and that Grantee shall be entitled to the injunctive relief described in this Article, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's remedies described in this Easement shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

D. Enforcement of the terms of this Easement shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Easement or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

E. Grantor hereby waives any defense of estoppel, adverse possession, or prescription.

F. Nothing contained in this Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from causes beyond Grantor's control, including fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes.

G. Grantor shall hold harmless, indemnify, and defend Grantee and its directors, officers, employees, agents, and contractors and the personal representatives, successors, and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments arising from or in any way connected with: (1) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, unless due solely to the negligence of any of the Indemnified Parties; (2) the obligations specified in Article IX, Paragraphs A and B; or (3) the enforcement of this Easement.

ARTICLE VIII. PUBLIC ACCESS

A. **No General Public Access.** The granting of this Easement does not convey to the public the right to enter the Property for any purpose whatsoever, and Grantee will cooperate with Grantor in the enforcement of this prohibition.

B. **Scientific, Environmental, Conservation, Educational Organizations.** Notwithstanding the foregoing, Grantor, in its sole discretion, may grant to scientific, environmental, conservation and educational organizations the right to enter upon the Property or adjoining property of Grantor to conduct scientific or educational investigations or studies consistent with the Easement Purposes, on such terms as Grantor, in its sole discretion, may determine.

ARTICLE IX. MISCELLANEOUS

A. **Costs and Liabilities.** Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including the maintenance of adequate comprehensive general liability coverage. Grantor shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor.

B. **Taxes.** Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "taxes"), including any taxes imposed upon or incurred as a result of this Easement, and shall furnish Grantee with satisfactory

evidence of payment upon request. Grantee is authorized but in no event obligated to make or advance any payment of taxes, upon 3 days prior written notice to Grantor, in accordance with any bill, statement, or estimate procured from the appropriate authority, without inquiry into the validity of the taxes or the accuracy of the bill, statement, or estimate, and the obligation created by such payment shall bear interest until paid by Grantor at the maximum rate allowed by law.

C. **Extinguishment.** If unforeseen circumstances arise in the future that render the Easement Purposes impossible to accomplish, this Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction, and the amount of the proceeds to which Grantee shall be entitled, after the satisfaction of prior claims and costs of sale, from any sale, exchange, or involuntary conversion of all or any portion of the Property subsequent to such termination or extinguishment, shall be determined, unless otherwise provided by Florida law at the time, in accordance with Article IX, Paragraph D. If sufficient funds are not available for Grantee to be paid its entire Proportionate Share (as hereinafter defined) out of the proceeds, or if for any other reason Grantee is not paid its entire Proportionate Share, Grantee has the right to recover such deficiency (including the right to record a lien to secure its recovery of such deficiency) from the record owner of the Property at the time of such sale. Grantee shall use all such proceeds in a manner consistent with the Easement Purposes or the purposes of the bond or statutory program under which Grantee obtained the purchase money for this Easement. Grantor believes that any changes in the use of neighboring properties will increase the benefit to the public of the continuation of this Easement, and Grantor and Grantee intend that any such changes shall not be deemed to be circumstances justifying the termination or extinguishment of this Easement. In addition, the inability of Grantor to conduct or implement any or all of the uses allowed under the terms of this Easement, or the unprofitability of doing so, shall not impair the validity of this Easement or be considered grounds for its termination or extinguishment.

D. **Proceeds.** This Easement constitutes a real property interest immediately vested in Grantee, which, for the purposes of Article IX, Paragraphs C and E, the parties stipulate to have a fair market value determined by multiplying the fair market value of the Property unencumbered by the Easement (minus any increase in value after the date of this grant of Easement attributable to improvements) by the ratio of the value of the Easement at the time of this grant to the value of the Property, without deduction for the value of the Easement, at the time of this grant (Grantee's percentage interest is referred to herein as Grantee's "Proportionate Share"). For the purposes of this paragraph, the ratio of the value of the Easement to the value of the Property unencumbered by the Easement shall remain constant.

E. **Condemnation.** If the Easement is taken, in whole or in part, by exercise of the power of eminent domain or otherwise acquired by any authority with power of

eminent domain through a purchase in lieu of a taking, Grantee shall be entitled to its Proportionate Share from the recovered proceeds in conformity with the terms of Article IX, Paragraph D. The respective rights of Grantor and Grantee set forth in this paragraph shall be in addition to, and not in limitation of, any rights of Grantee under applicable law.

F. **Assignment.** This Easement is transferable by Grantee, but Grantee may assign its rights and obligations under this Easement only to a governmental entity with the legal capacity to enforce the terms of this Easement.

G. **Property Interest Transfers.** In addition to Grantee's approval rights set forth in Article VI, Paragraph H, Grantor further agrees to give written notice to Grantee of the transfer of any interest in the Property. The failure of Grantor or Grantee to perform any act required by this paragraph shall not impair the validity or priority of this Easement or limit its enforceability in any way.

1. Right of Grantee to Negotiate in Advance of Sale.

a. The terms of this right are such that if Grantor intends to publicly offer the Property for sale, or any interest or portion thereof, Grantor shall deliver to Grantee notice of such intent (including the date, time, and location of the intended offering) at least 45 days prior to offering the Property for sale.

b. In addition, if Grantor receives an unsolicited, but acceptable, offer from a prospective buyer to purchase the Property, or any interest therein or portion thereof, Grantor shall deliver to Grantee notice of Grantor's intent to accept the offer, including the names and addresses of any party to whom the Property is to be transferred, a description of the land to be transferred, and all relevant terms of the offer received, such that Grantee receives the notice at least 45 days prior to execution of a contract for such sale (Grantor agrees that any such contract for sale shall be made expressly subject to Grantee's right to negotiate for the purchase of the Property provided in Paragraph 1.c. below).

c. Under notice provided pursuant to Paragraphs 1.a. and 1.b. above, Grantor shall, in good faith, afford Grantee an opportunity to negotiate the acquisition of the Property, or such portion thereof or interest therein that Grantor intends to sell. If Grantee desires to negotiate the acquisition of the Property (or such portion thereof or interest therein as applicable), Grantee shall so notify Grantor within 30 days after receipt of Grantor's notice of intent. If Grantor and Grantee are unable, in good faith, to agree to terms of an acquisition of the Property (or such interest therein or portion thereof as applicable) within 45 days after Grantee's notice to Grantor under this paragraph, Grantor may sell the Property free of the right granted in this Article IX, Paragraph G.1.

d. This right of notice shall not be triggered by sales or transfers between Grantor and lineal descendants of Grantor or entities in which Grantor owns a majority of the controlling interests. The right or notice granted herein applies to the original Grantor and to said original Grantor's heirs, successors, and assigns.

2. Subsequent Transfers. Grantor agrees to notify Grantee of the names and addresses of any party to whom the Property, is to be transferred at least 45 days prior to the date of such transfer.

3. Continuation of Agricultural Production. Grantor shall obtain assurances in writing from the prospective transferee that the Property will continue to be used for bona fide agricultural production purposes in accordance with this Easement. In addition, Grantor will incorporate (whether by reference or otherwise) the terms of this Easement in any deed or other legal instrument by which Grantor divests or conveys any interest in the Property, including a lease or license.

4. Statement of Compliance. Grantor may request in writing at least 45 days prior to sale, mortgage, transfer or long term (five years or longer) lease of the Property, or any portion thereof, a written statement from Grantee stating that, to Grantee's actual knowledge, Grantor is in compliance with the terms of this Easement, or if Grantor is not in compliance with the terms of this Easement, stating what violations of this Easement exist according to Grantee's actual knowledge. Grantee agrees in such cases to acknowledge, execute, and deliver to Grantor or to any mortgagee, transferee, purchaser, or lessee such a written statement concerning compliance within 45 days from receipt by Grantee of a written request therefor. Nothing contained in this Easement shall relieve the Grantor from the responsibility to comply with applicable federal, state, and local laws and regulations.

5. Grantor's Liability after Transfer. In the event of a sale or the transfer of title of the Property to an individual or entity other than the current legal owner, Grantor will immediately notify Grantee. Thereafter, Grantee will confer with the new owner within 30 days and explain, discuss, and plan the transfer of the responsibility of carrying out the terms of this Easement, such that the long-term benefits to everyone concerned and the terms of this Easement will not be impaired by default or otherwise. Grantor and each subsequent owner of the Property shall have no personal liability for the observance or performance of the obligations of the Grantor hereunder, with respect to any interest in the Property conveyed, after the Grantor or subsequent owner has conveyed their interest in the Property as permitted by and pursuant to the terms of this Easement.

H. **Notices.** Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party under this Easement

shall be in writing and either served personally or sent by first class mail, postage prepaid, or by overnight mail service, addressed to the parties as set forth in this Easement, or to such other addresses such party may establish in writing to the other. If time is of the essence, initial notice by electronic mail is acceptable, but shall be followed by written notice as provided in this paragraph as soon as possible.

I. **Recordation.** Grantee shall record this instrument and any amendments in timely fashion in the official records of the county(ies) in which the Property is located, and may re-record it at any time as may be required to preserve its rights in this Easement.

J. **Non-Homestead Certification.** Grantor hereby certifies that if a Grantor who is married signs this Easement without the joinder of his or her spouse, the Property is neither the homestead of Grantor/Grantor's spouse nor the primary physical residence of Grantor/Grantor's spouse, nor is the Property contiguous to the homestead or primary physical residence of Grantor/Grantor's spouse.

K. **Amendments.** The terms of this Easement may be amended by the mutual consent of the parties hereto. No amendment shall be effective until executed with the formality of a deed and recorded in the public records of the county(ies) in which the Property is located.

L. **Controlling Law.** The laws of the State of Florida shall govern the interpretation and performance of this Easement.

M. **Liberal Construction.** Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the Grantee to effect the Easement Purposes and the policy and purpose of Section 570.71, Florida Statutes. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the Easement Purposes that would render the provision valid shall be favored over any interpretation that would render it invalid.

N. **Severability.** If any provision of this Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

O. **Joint Obligation.** The obligations imposed by this Easement upon Grantor shall be joint and several.

P. **Successors.** The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and

their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

Q. Termination of Rights and Obligations. A party's rights and obligations under this Easement terminate upon transfer of the party's entire interest in the Easement or Property as permitted by and pursuant to the terms hereof, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

R. Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

S. References. References to statutes or rules in this Easement shall be to the text of such statute or rule on the date of execution of this Easement.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

[signature pages follow]

IN WITNESS WHEREOF Grantor and Grantee have set their hands on the day and year first above written.

GRANTOR:

Witnesses:

Signature of first witness

Dale Grubb

Printed name of first witness

Signature of second witness

Printed name of second witness

STATE OF FLORIDA
COUNTY OF HARDEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, appeared Dale Grubb, by means of [] physical presence or [] online notarization, who is personally known to me or who has produced a state driver license as identification, and who did not take an oath and executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 202_.

NOTARY PUBLIC

Signed

My Commission Expires:

Printed

GRANTOR:

Witnesses:

Signature of first witness

Lori S. Grubb

Printed name of first witness

Signature of second witness

Printed name of second witness

STATE OF FLORIDA
COUNTY OF HARDEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, appeared Lori S. Grubb, by means of [] physical presence or [] online notarization, who is personally known to me or who has produced a state driver license as identification, and who did not take an oath and executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 202_.

NOTARY PUBLIC

Signed

My Commission Expires:

Printed

GRANTEE:

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

By: FLORIDA DEPARTMENT OF
AGRICULTURE AND CONSUMER
SERVICES

Witnesses:

Signature of first witness

Printed name of first witness

Signature of second witness

Printed name of second witness

By: _____

DIRECTOR, DIVISION OF
ADMINISTRATION

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared by means of [] physical presence or [] online notarization, _____, as Director (or designee), Division of Administration, Florida Department of Agriculture and Consumer Services, who is personally known to me and executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed on behalf of the Board of Trustees.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 202_.

NOTARY PUBLIC

My Commission Expires:

Signed

Printed

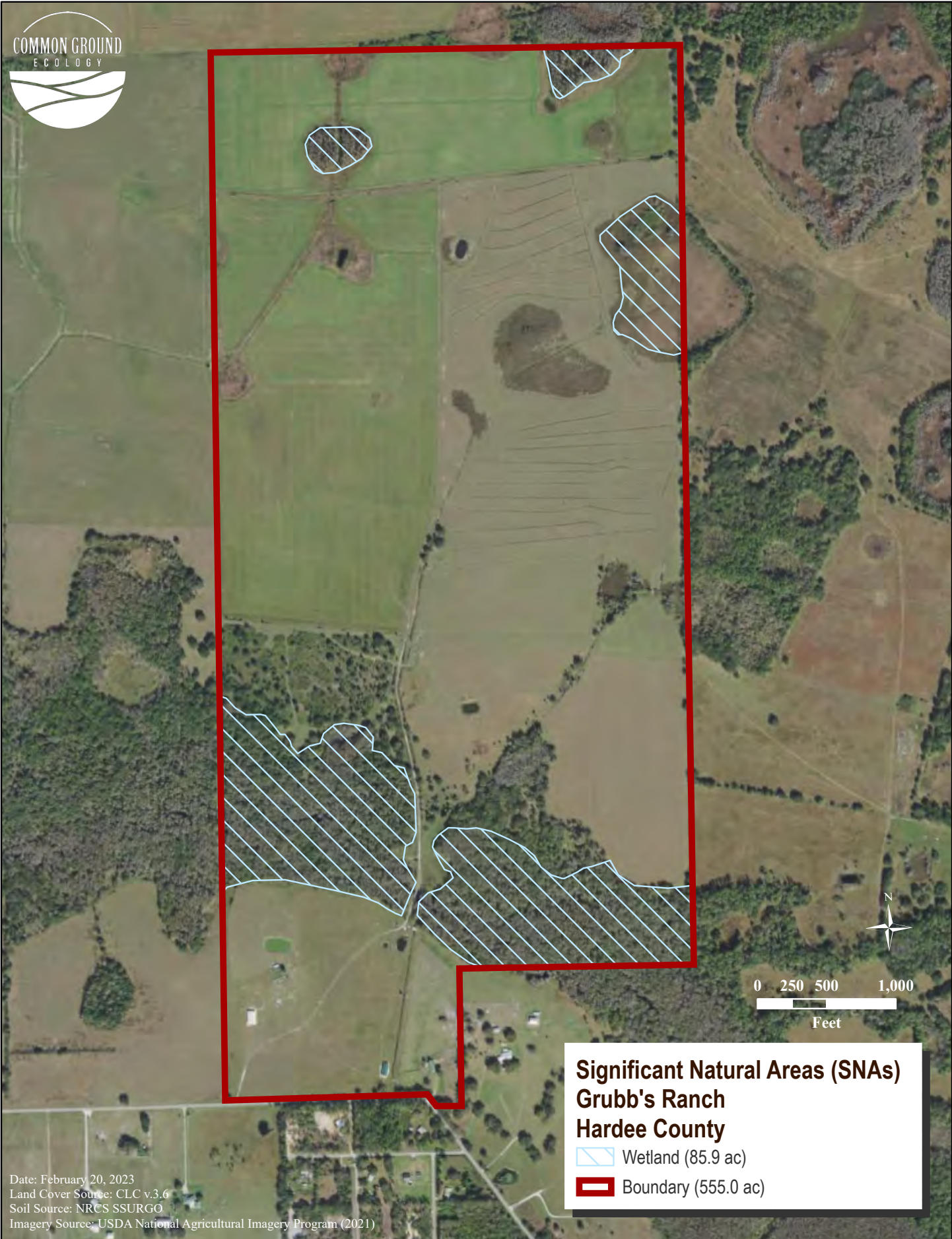
SCHEDULE OF EXHIBITS

- A. Legal Description of Property Subject to Easement
- B. Significant Natural Areas Map
- C. Easement Monitoring Form
- D. Map of Building Envelope

Exhibit A



Tract #3

The SE 1/4 and the East 696.86' of the SW 1/4 of Section 24, Township 34 South, Range 27 East; Also the East 1/2 LESS: the SE 1/4 of SE 1/4 and LESS: E 1/4 of SW 1/4 of SE 1/4 and LESS: West 3/4 of S 1/4 of SW 1/4 of SE 1/4 of Section 25, Township 34 South, Range 27 East and the East 696.86' of West 1/2 LESS: East 696.86' of South 1/4 of SE 1/4 of SW 1/4 of Section 25, Township 34 South, Range 27 East; All of Tract 3 lying in Sections 24 & 25, Township 34 South, Range 27 East, Hardee County, Florida, and described as Tract #3 on Map of Survey made by G. A. Keene, Registered Surveyor No. 1096, dated February, 1979.



Date: February 20, 2023
Land Cover Source: CLC v.3.6
Soil Source: NRCS SSURGO
Imagery Source: USDA National Agricultural Imagery Program (2021)

Significant Natural Areas (SNAs)
Grubb's Ranch
Hardee County

-  Wetland (85.9 ac)
-  Boundary (555.0 ac)



WILTON SIMPSON
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Florida Forest Service



RURAL & FAMILY LANDS PROTECTION PROGRAM
EASEMENT MONITORING FORM

Sections 259.105, 570.70 and 570.71, Florida Statutes - Rule 5I-7.014, F.A.C.

CONSERVATION EASEMENT PROJECT: _____ ACRES: _____

GRANT OF EASEMENT DATE: _____ PURCHASE PRICE: \$ _____

FDACS CONTRACT #: _____ COUNTY: _____

LANDOWNER(S)/REPRESENTATIVE(S): _____

MONITOR: _____ MONITORING DATE: _____

MONITORING ASSISTANCE (IF ANY) /NAME: _____ AGENCY: _____

MONITORING ASSISTANCE (IF ANY) /NAME: _____ AGENCY: _____

PURPOSE OF MONITORING SITE INSPECTION:

- DOCUMENT GRANTOR'S COMPLIANCE WITH THE TERMS OF THE CONSERVATION EASEMENT
- ASSURE ALL GRANTOR'S ACTIVITIES ADHERE TO ESTABLISHED BEST MANAGEMENT PRACTICES
- OUTLINE THE ACTIVITIES OF THE GRANTOR ON THE PROPERTY DURING PRECEDING YEAR(S)
- REVIEW ANY ACTIVITIES PROPOSED BY GRANTOR FOR UPCOMING YEAR TO ASSURE COMPLIANCE WITH EASEMENT

Please document below responses to each question explaining any activities/changes on the property during the past year as they relate to the Recitals, Prohibited Uses, and Grantor's Reserved Rights established in the Deed of Conservation Easement. The actual easement should be reviewed prior to the monitoring inspection to ensure all provisions and restrictions are considered during the site inspection and properly documented in this report.

(N/A = not applicable to Conservation Easement)

1. RECITALS / SPECIAL NATURAL AREAS*:

A	•HAS THERE BEEN ANY "CONVERSION", CONSTRUCTION, OR IMPROVEMENTS TO ANY SPECIAL NATURAL AREA? (DESCRIBE)
B.	•HAS THERE BEEN ANY USE OF THE PROPERTY WHICH WOULD IMPAIR OR DESTROY THE SPECIAL NATURAL AREAS? (DESCRIBE)
C.	•HAS THERE BEEN ANY TIMBERING IN A SPECIAL NATURAL AREA? •IF TIMBERING OCCURRED IN THE SPECIAL NATURAL AREA – WAS THE GRANTOR CONSULTED? (EXPLAIN)

* Note that in some Conservation Easements the Special Natural Areas are described using such terms as "Natural Areas" or "Wetland Areas"

2. PROHIBITED USES:

A.	<ul style="list-style-type: none"> •IS THERE ANY DUMPING OF TRASH, SOLID OR LIQUID WASTE, TOXIC OR HAZARDOUS SUBSTANCES ON THE PROPERTY?
B.	<ul style="list-style-type: none"> •HAS THERE BEEN ANY EXPLORATION, EXCAVATION, EXTRACTION, MINING OR DRILLING ON THE PROPERTY FOR ANY OF THE RESTRICTED SUBSTANCES IDENTIFIED IN THE CONSERVATION EASEMENT (CE)?
C.	<ul style="list-style-type: none"> •HAVE THERE BEEN ANY HYDROLOGICAL MODIFICATIONS TO, OR DREDGING, ON THE PROPERTY? •ANY ACTIVITIES THAT AFFECT WATER OR SOIL CONSERVATION OR ARE DETRIMENTAL TO FISH & WILDLIFE HABITAT? •HAVE ANY WATER WELLS OR WATER BODIES BEEN CONSTRUCTED? •WERE THE REQUIRED PERMITS OBTAINED?
D.	<ul style="list-style-type: none"> •ARE THERE ANY NUISANCE EXOTIC OR NON-NATIVE INVASIVE SPECIES PRESENT? •IS THE GRANTOR, TO THE EXTENT POSSIBLE, ATTEMPTING TO CONTROL OR PREVENT THEIR SPREAD? (EXPLAIN CURRENT AND/OR NEEDED ACTIONS)
E.	<ul style="list-style-type: none"> •ARE THERE ANY CONCENTRATED AND CONFINED ANIMAL FEEDING OPERATIONS ON THE PROPERTY? •IS THERE ANY COMMERCIAL OR INDUSTRIAL ACTIVITY ON, OR PASSAGE OVER, THE PROPERTY OTHER THAN ALLOWED IN THE CE?
F.	<ul style="list-style-type: none"> •HAS THERE BEEN ANY NEW CONSTRUCTION OR PLACING OF PERMANENT OR TEMPORARY BUILDINGS OR STRUCTURES ON THE PROPERTY? •HAS THERE BEEN ANY RE-CONSTRUCTION OR REPAIR OF EXISTING STRUCTURES? •IF ANY CONSTRUCTION, IS THE LOCATION AND SQUARE FOOTAGE COMPLIANT WITH THE CE? <p><u>ADDITIONAL CONSTRUCTION LIMITATIONS / COMPLIANCE:</u></p> <p>1. _____ <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>2. _____ <input type="checkbox"/> YES <input type="checkbox"/> NO</p>
G.	<ul style="list-style-type: none"> •HAVE ANY SIGNS, BILLBOARDS, OR OUTDOOR ADVERTISING BEEN CONSTRUCTED, PLACED OR MAINTAINED ON THE PROPERTY – OTHER THAN THAT PERMITTED IN THE CE?
H.	<ul style="list-style-type: none"> •HAVE THERE BEEN ANY NEW ROADS OR TRAILS CONSTRUCTED OR PLACED ON THE PROPERTY? •ANY EXISTING ROADS, CULVERTS, ROAD DITCHES REPAIRED? •ANY NEW UTILITIES ON THE PROPERTY?
I.	<ul style="list-style-type: none"> •HAS THERE BEEN ANY USE OF FERTILIZER ON THE PROPERTY? YES. •HAS THERE BEEN ANY USE OF PESTICIDES OR HERBICIDES ON THE PROPERTY? •ARE AGRICULTURAL (NRCS, FDACS) BMPs COMPLIED WITH? •HAS THERE BEEN ANY AGRICULTURAL OPERATIONS WITHIN 100 FEET BUFFER OF A SINKHOLE OR A KARST FEATURE CONNECTED TO SPRING CONDUIT? <p>IF YES, EXPLAIN:</p> <p><u>ADDITIONAL BMP CONSIDERATIONS / COMPLIANCE:</u></p> <p>1. _____ YES <input type="checkbox"/> NO</p> <p>2. _____ <input type="checkbox"/> YES <input type="checkbox"/> NO</p>

J.	<ul style="list-style-type: none"> •HAVE ANY ACTIONS OR ACTIVITIES OCCURRED THAT MAY REASONABLY BE EXPECTED TO ADVERSELY AFFECT THREATENED OR ENDANGERED SPECIES?
K.	<ul style="list-style-type: none"> •HAVE THERE BEEN SALES OR SUBDIVISIONS OF THE PROPERTY? •ANY LEASES OR LIENS?
L.	<ul style="list-style-type: none"> •ARE THERE ANY COMMERCIAL WATER WELLS ON THE PROPERTY?
M.	<ul style="list-style-type: none"> •ARE THERE ANY MITIGATION BANKS ON THE PROPERTY?
N.	<ul style="list-style-type: none"> •HAS THERE BEEN ANY HARVESTING OF CYPRESS ON THE PROPERTY?
O. <input type="checkbox"/> N/A	<ul style="list-style-type: none"> •ARE THERE ANY ACTS OR USES OF THE PROPERTY DETRIMENTAL TO HISTORICAL, ARCHITECTURAL, ARCHEOLOGICAL OR CULTURALLY SIGNIFICANT SITES?
P. <input type="checkbox"/> N/A	<ul style="list-style-type: none"> •HAS THERE BEEN ANY CONVERSION OF AREAS NOT IN IMPROVED PASTURE TO IMPROVED PASTURE?
Q. <input type="checkbox"/> N/A	<ul style="list-style-type: none"> •HAS THERE BEEN ANY CONVERSION OF FORESTED AREAS TO NON-FORESTED AREAS?
R. <input type="checkbox"/> N/A	<ul style="list-style-type: none"> •HAS THERE BEEN OPERATION OF MOTORIZED VEHICLES OFF OF TRAILS AND/OR ROADS ON THE PROPERTY?
S. <input type="checkbox"/> N/A	<ul style="list-style-type: none"> •HAS THERE BEEN ANY NEW INTERIOR OR BOUNDARY FENCING CONSTRUCTED? •ARE THE FENCES "WILDLIFE/GAME FRIENDLY"? N/A •IF REQUIRED BY THE CE, HAS THE GRANTEE APPROVED ALL NEW OR REPLACEMENT FENCING? N/A
T.	<ul style="list-style-type: none"> •IS THE GRANTOR AWARE OF, OR DID THE MONITOR OBSERVE, ANY THREATS TO THE CONSERVATION EASEMENT FROM <u>ADJACENT OR NEARBY PROPERTIES</u>, FROM CURRENT OR PROPOSED CHANGES IN LAND USE OR OWNERSHIP ACTIVITIES? IF YES, EXPLAIN.
U.	

3. GRANTOR'S RESERVED RIGHTS /LIMITATIONS:

A.	<ul style="list-style-type: none"> •HAS THERE BEEN ANY PRESCRIBED BURNING ON THE PROPERTY? NO ACRES: _____ •HAVE FIRELINES COMPLIED WITH BMPS? •WAS A FLORIDA FOREST SERVICE BURN AUTHORIZATION OBTAINED? •IF REQUIRED IN THE CE, WERE ALL FIREBREAKS MAINTAINED THROUGH DISKING OR MOWING? •IF REQUIRED, WERE NEW FIREBREAKS APPROVED BY FFS? N/A
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B.	<ul style="list-style-type: none"> • HAVE THERE BEEN ANY SILVICULTURAL ACTIVITIES ON THE PROPERTY, INCLUDING: <ol style="list-style-type: none"> 1. HARVESTS? (ACRES: _____) 2. SITE PREPARATION? (ACRES: _____) 3. TREE PLANTING? (ACRES: _____) 4. MECHANICAL TREATMENT? (ACRES: _____) 5. HERBICIDE TREATMENT? (ACRES: _____) • WERE SILVICULTURAL BMPs COMPLIED WITH? N/A • WERE ANY WETLANDS HARVESTED? (EXPLAIN) N/A • HAS THERE BEEN ANY HARVEST OF PALM TREES OR OTHER POTENTIAL LANDSCAPE AND/OR ORNAMENTAL PLANTS? N/A • FROM NATURAL AREAS? N/A • IF PERMITTED IN CE, WERE BMP'S FOLLOWED IN PALM TREE HARVESTS? N/A
C.	<ul style="list-style-type: none"> • HAVE THERE BEEN ANY AGRICULTURAL ACTIVITIES ON THE PROPERTY INCLUDING: <ol style="list-style-type: none"> 1. CATTLE/ HORSE IMPROVED PASTURE? OCCURRING ON: _____ ACRES. ANY INCREASE IN ACREAGE? NO 2. ROW CROPS? OCCURRING ON: _____ ACRES. ANY INCREASE IN ACREAGE? NO 3. SOD? OCCURRING ON: _____ ACRES. ANY INCREASE IN ACREAGE? 4. CITRUS GROVES? OCCURRING ON: _____ ACRES. ANY INCREASE IN ACREAGE? 5. FOOD PLOTS? OCCURRING ON: _____ ACRES. ANY INCREASE IN ACREAGE? 6. PONDS? OCCURRING ON: _____ ACRES. ANY INCREASE IN NUMBER OR ACREAGE? 7. ALL AGRICULTURAL ACTIVITIES OCCURRING OUTSIDE OF SNA AND/OR OTHER AREAS AS REQUIRED IN CE? YES • DESCRIBE CATTLE STOCKING (EG. ACRES PER COW-CALF UNIT): • FDACS COW- CALF BMPs COMPLIED WITH?
D.	<ul style="list-style-type: none"> • HAVE THERE BEEN ANY <u>NEW</u> STRUCTURES OR BUILDINGS CONSTRUCTED ON THE PROPERTY TO SUPPORT THE AGRICULTURAL OPERATION? • DOES THE TOTAL SQUARE FOOTAGE OF ANY NEW OR ENLARGED AGRICULTURE BUILDINGS EXCEED THE MAXIMUM ALLOWED IN THE CE? • HAS THERE BEEN ANY CONSTRUCTION, REPAIR OF <u>EXISTING</u> BUILDINGS, IMPROVEMENTS, AND WATER CONTROL STRUCTURES? • CONSTRUCTION WITHIN THE SNA'S?
E. <input type="checkbox"/> N/A	<ul style="list-style-type: none"> • HAS THERE BEEN ANY CONSTRUCTION OF ANY ADDITIONAL RESIDENCES/DOMESTIC WELLS ON THE PROPERTY? • DOES THE SQUARE FOOTAGE EXCEED THAT ALLOWED IN THE CE? • DOES THEIR LOCATION COMPLY WITH THE CE SETBACKS?
F.	<ul style="list-style-type: none"> • IS THERE CURRENTLY ANY PRIVATE (NON-FAMILY) LEASING OF HUNTING /FISHING RIGHTS ON THE PROPERTY? • HAVE ANY WILDLIFE BEEN INTRODUCED OR FISH STOCKED? • WERE THEY NATIVE TO FLORIDA? • IS THERE OTHER VISITATION/PUBLIC USE OCCURRING ON THE PROPERTY? (DESCRIBE)
G.	<ul style="list-style-type: none"> • DESCRIBE ANY NEW MGT/AGRICULTURAL ACTIVITIES PROPOSED FOR EASEMENT PROPERTY DURING THE UPCOMING YEAR: <ol style="list-style-type: none"> 1. MAINTENANCE AND ROUTINE ACTIVITIES 2. • IS THIS ACTIVITY(S) CONSISTENT WITH THE TERMS AND CONDITIONS OF THE CONSERVATION EASEMENT?
H.	
I.	

4. PHOTOGRAPHIC DOCUMENTATION: (PHOTOS OF REPRESENTATIVE OR MAJOR AGRICULTURAL LAND USES AND/OR PHYSICAL CHANGES SINCE LAST MONITORING VISIT. PHOTOS/PHOTO LOCATION MAP SHOULD BE PRINTED AND ATTACHED TO FINAL MONITORING REPORT)

PIC	LOCATION	ORIENTATION, LOOKING...	PHOTO CONTENT - DESCRIPTION OF LAND USE OR PHYSICAL CHANGE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

5. LANDOWNER REMARKS:

A.	•COMMENTS:
B.	•REQUESTS/QUESTIONS:

6. MONITOR REMARKS:

A.	•GENERAL OBSERVATIONS:
B.	<p>LIST ACTIONS REQUESTED DURING <u>LAST SITE INSPECTION</u> / DESCRIBE SUBSEQUENT RESPONSE BY THE LANDOWNER:</p> <p>1.</p> <p style="text-align: right;">X NOT APPLICABLE</p> <p>LANDOWNER RESPONSE:</p>

	<p>2.</p> <p>LANDOWNER RESPONSE:</p> <p>3.</p> <p>LANDOWNER RESPONSE:</p>
C.	<p>•BASED ON THE CURRENT SITE INSPECTION, (SEE SECTIONS 1, 2, 3 ABOVE), IS THERE ANY FOLLOW-UP/CORRECTIVE ACTION REQUESTED OF THE LANDOWNER?: X NOT APPLICABLE</p> <p>1.</p> <p>2.</p> <p>3.</p>
D.	<p>•IS THE BASELINE INVENTORY ADEQUATE FOR FUTURE MONITORING? (IF NO, EXPLAIN)</p> <p>YES</p>

7. REPORT PREPARATION:

	PRINT NAME	SIGNATURE	DATE
LANDOWNER:			
LANDOWNER:			
MONITOR:			

8. REPORT REVIEW (FFS STATE OFFICE – REPRESENTING DACS):

PURPOSE OF MONITORING REPORT REVIEW:

- TO ASSURE SITE INSPECTION PERFORMED AS NECESSARY TO DETERMINE COMPLIANCE WITH MONITORING SPECIFICATIONS
- TO AFFIRM ALL GRANTOR’S ACTIVITIES/MGT ARE CONSISTENT WITH BMPs AND THE TERMS OF THE PERPETUAL EASEMENT

- TO AFFIRM AS ACCEPTABLE THE LANDOWNER’S RESPONSE TO ANY REQUESTED MGT ACTIONS FROM **PREVIOUS SITE VISIT(s)**
- TO AFFIRM AS ACCEPTABLE ANY NEWLY REQUESTED MGT ACTIONS FOUND NECESSARY DURING **CURRENT SITE VISIT** TO ACHIEVE EASEMENT COMPLIANCE
- TO AFFIRM AS ACCEPTABLE ANY SUGGESTED UPDATES TO THE BASELINE INVENTORY

A.	•HAS SITE INSPECTION BEEN PERFORMED WITH ALL PERTINENT MONITORING SPECIFICATIONS COMPLETED?
B.	•WERE ALL OBSERVED CONDITIONS/ACTIVITIES/MGT CONSISTENT WITH THE TERMS OF THE PERPETUAL EASEMENT? <u>IF NO, COMPLETE SECTION “D” BELOW</u>
C.	• HAS THE LANDOWNER’S (GRANTOR) RESPONSE TO REMEDY ANY ACTIVITIES OR CONDITIONS IDENTIFIED DURING THE PREVIOUS SITE INSPECTION BEEN ACCEPTABLE? IF NOT ACCEPTABLE, EXPLAIN BRIEFLY. <input type="checkbox"/> NOT APPLICABLE
D.	• IS THE REQUESTED FOLLOW-UP/CORRECTIVE ACTION IDENTIFIED DURING THE CURRENT SITE INSPECTION REASONABLE AND CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERPETUAL EASEMENT? <input type="checkbox"/> NOT APPLICABLE
E.	• IS THE SUGGESTED UPDATE(S) TO IMPROVE ACCURACY OF THE BASELINE INVENTORY FOR FUTURE MONITORING, REASONABLE AND CONSISTENT, WITH THE TERMS AND CONDITIONS OF THE PERPETUAL EASEMENT? <input type="checkbox"/> NOT APPLICABLE

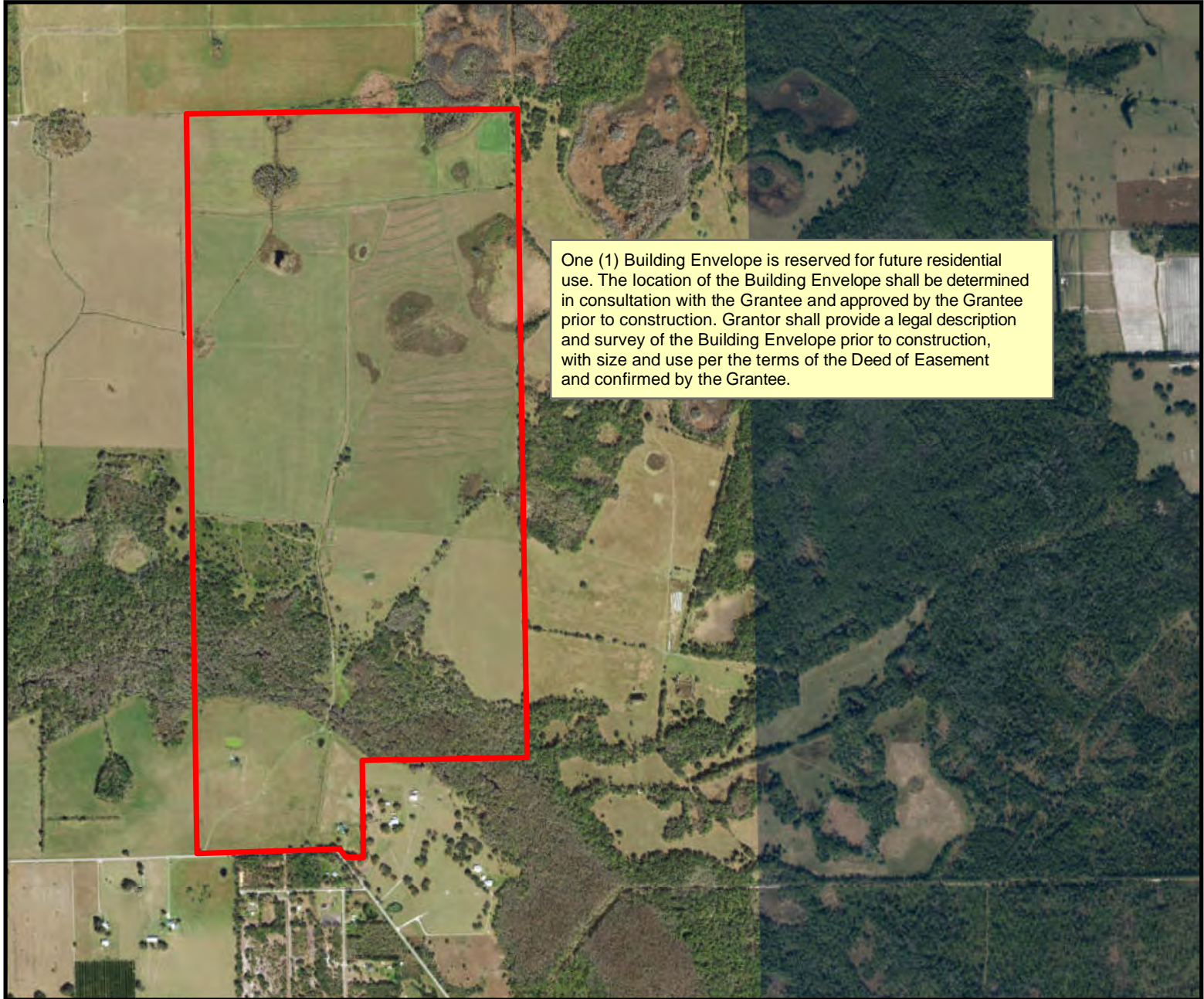
9. REPORT ACCEPTANCE:

REVIEWER / DIRECTOR’S OFFICE ACKNOWLEDGES RECEIPT OF MONITORING REPORT AND ACCEPTS FINDINGS, INCLUDING ANY CORRECTIVE ACTIONS THAT HAVE BEEN DOCUMENTED IN THIS REPORT.

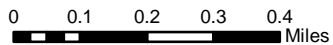
	PRINT NAME	SIGNATURE	DATE
REVIEWER:			
FFS DIRECTOR:			



EXHIBIT "D" TO DEED OF EASEMENT
GRUBB RANCH RFLPP PROJECT
BUILDING ENVELOPE MAP



One (1) Building Envelope is reserved for future residential use. The location of the Building Envelope shall be determined in consultation with the Grantee and approved by the Grantee prior to construction. Grantor shall provide a legal description and survey of the Building Envelope prior to construction, with size and use per the terms of the Deed of Easement and confirmed by the Grantee.



Map Month/Year: April 2023



APPRAISAL REVIEW
GRUBB RANCH
CONSERVATION EASEMENT
HARDEE COUNTY, FLORIDA
P.O. NO: S-4200-K2145

Prepared by
Thomas G. Richards, MAI
Richards Appraisal Service, Inc.

Appraisal Review Memorandum

To: Hank Vinson
Land Program Coordinator
Florida Forest Service
Florida Department of Agriculture and Consumer Services

Client of Review: Florida Forest Service
Florida Department of Agriculture and Consumer Services

Intended User of Review: Florida Department of Agricultural and Consumer Services, Florida Forest Service (FDACS/FFS).

Intended Use of Review: Compliance with USPAP & SASBOT

From: Thomas G. Richards, MAI
Richards Appraisal Service, Inc.

Date: March 22, 2023

Project Information:

Richards Appraisal File Number	<u>1349</u>
Parcel Name	<u>Grubb Ranch CE</u>
Location	<u>Hardee County, Florida</u>
Effective Date of Appraisals	<u>February 21, 2023</u>

Summary of Review

Pursuant to your request, I have reviewed two individual appraisal reports on the Grubb Ranch Conservation Easement located in Hardee County, Florida. One appraisal report was prepared by Mr. Riley K. Jones, MAI, SRA of Florida Real Estate Advisors, Inc. The other report was prepared by Mr. Phillip M. Holden, MAI of S.F. Holden, Inc. I have determined after review of the reports and some minor changes to each appraisal that they are acceptable as submitted.

The Jones report is dated March 22, 2023. The Holden report is also dated March 22, 2023. Both appraisals have a valuation date of February 21, 2023. The value indications for the proposed conservation easement reflected by each appraiser were:

(1) Riley K. Jones MAI, SRA	\$2,100,000
(2) Phillip M. Holden, MAI	\$1,923,000

In the reviewer's opinion the appraisal reports were completed substantially in conformance with USPAP, were well documented, and reflected reasonable value indications for the subject property. Both firms submitting appraisals consider their report to be appraisal reports according to USPAP. Both appraisals are considered sufficient to

satisfy the requirements of Standard 2 of USPAP as it is applied to this type of report. The appraisals are also in substantial conformance with the Supplemental Appraisal Standards for the Board of Trustees, Division of State Lands, Bureau of Appraisal, Florida Department of Environmental Protection, March 2, 2016.

The intended users of this appraisal assignment is the Florida Department of Agriculture and Consumer Services, Florida Forest Service (FDACS/FFS). The intended use is for FDACS/FFS and any other specific organization or entity that may be involved in the specific transaction or for consideration in determining the effect on value of the proposed conservation easement on the subject property.

Both Mr. Jones and Mr. Holden utilized the Sales Comparison technique to estimate the value of the subject tract which is essentially vacant ranch land utilizing the “before and after” technique which is deemed by the reviewer to be the most appropriate method. The appraisers utilized meaningful data, appropriate adjustment procedures and therefore, the resultant conclusions are well supported.

It is important to note that the Hypothetical Condition is made by the appraisers in assuming that the proposed conservation easement is in place on the date of the appraisal. Hypothetical Condition is defined as that which is contrary to what exists but is assumed for appraisal purposes. Uniform Standards dictate that these type assumptions are prominently disclosed. This Hypothetical Condition is prominently disclosed and treated appropriately by both appraisers and are necessary for a credible assignment result. One common **Extraordinary Assumptions** was made by the appraisers regarding relying upon the “Draft Copy” of the easement which is not yet executed by the parties. The appraiser’s each stress the importance of the final agreement being exactly like the draft. This is also a common and reasonable procedure for this property type.

The appraisers and the reviewer are in agreement that the highest and best use for the subject parcel is for continued agriculture and recreational use for the foreseeable future. More details regarding the highest and best use is included in a later section of this review report.

The valuation problem consists of estimating the impact on value of a proposed “Conservation Easement” which will encumber the subject property. The significance of the conservation easement is that it is proposed to assure that the property will be retained forever in its natural, scenic, wooded condition to provide a relatively natural habitat for fish, wildlife, plants or similar ecosystems and to preserve portions of the property as productive farmland and forest land that sustains for the long term both the economic and conservation values of the property and its environs, through management.

In order to value the subject property, the appraisers have applied the traditional appraisal methods and have arrived at a supportable opinion of the impact on Market Value of the proposed conservation easement.

Statement of Ownership and Property History

The subject is currently titled as:

Dale & Lori S. Grubb
611 US Hwy 27S
Sebring, Florida 33870

The property has been owned for in excess of five years and the property has not been marketed for sale.

Property Description

This appraisal assignment encompasses a parcel containing of 549.48 acres known as the Grubb Ranch. The ranch is located at 9685 N. Hammock Road, in unincorporated Hardee County, Florida. This location is approximately 13.5 miles east of Zolfo Springs and approximately 8 miles west of Downtown Sebring.

The appraisal problem encompasses estimating the impact on value of a proposed conservation easement on all 549.48 acres of the subject ranch holding all of which is located in Hardee County. According to mapping provided by the client, the subject contains approximately 442.92 acres of uplands (81%) and approximately 106.56 acres of wetlands (19%). Otherwise, the ranch contains a mosaic of improved pasture areas, oak and cabbage hammocks along with intermittent wetland sloughs, hardwood and forested wetlands.

The surrounding area is typically comprised of larger cattle ranches and/or recreational tracts and large government land holdings. Residential development is rural and very limited in the immediate area and typically only in support of larger agricultural holdings.

The ranch is accessed by virtue of the extensive frontage along North Hammock Road which is an asphalt paved two-laned highway spanning from the Sebring area ultimately converting to SR 64 in Zolfo Springs spanning ultimately to the Gulf of Mexico in Bradenton, Florida. The Hammock Road portion through the Highlands Hammock State Park is a graded shell roadway. The subject parcel has a reasonably level topography as is common in this area of Hardee County Florida.

The title insurance policy is silent on OGM rights. Therefore, the appraisers and the reviewer believe that these rights are intact on this parcel.

The subject property is found on Hardee County FEMA Flood Maps 12049C0240D and 12049C0355D both dated November 6, 2013. According to these maps the subject property, is located within Flood Zone A and X which are considered to be an area both within the 100-year flood plain and outside the 100-year flood plain respectively.

The subject ranch is improved with typical ranching improvements such as fencing, cross-fencing, gates, ditches, culverts, ranch roads and water holes. Additional

improvements include a 54' by 88' steel building with the front half being open storage and the back half extensively improved into a hunting lodge with 3 bedrooms, 2 bathrooms, complete kitchen, Etc. There is also a 12 stall barn and an additional 8 stall barn with an apartment over with 2 bedrooms and 1 bathroom complete kitchen, Etc.

While electrical and telephone services are readily available to the area a municipal source for potable water or sewage disposal is not. Wells and septic systems are typical in the region.

The subject has an A-1; Agricultural zoning and AG; Agriculture future land use classification by Hardee County. These classifications are generally associated with rural areas of the county and are typically committed to open space and agricultural activities. The permitted residential density is one dwelling unit per five acres of land area in Hardee County.

Highest and Best Use

Highest and best use is defined as the reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

Before

Mr. Jones concluded that the Highest and Best Use for the subject would be for continued agriculture and recreation with a limited potential for future residential development.

Mr. Holden concluded that the Highest and Best Use for the subject would be for continued recreational, agriculture, ranching with potential for large tract rural residential use.

After

Mr. Jones concluded that the Highest and Best Use for the subject, as encumbered, would be essentially limited to agricultural and recreational uses subject to the conservation easement limitations.

Mr. Holden concluded that the Highest and Best Use for the subject would be continued agricultural and recreational subject to the terms of the conservation easement.

Both appraisers recognize the limited development potential of the property in the before scenario. The two most significantly impacting criteria of the proposed conservation easement are the loss of development rights and/or the rights to subdivide the property.

Overall, the highest and best use conclusions of both appraisers are reasonably similar. Each has made a convincing argument and has provided adequate market evidence to

support these conclusions. Each of the appraisers have adequately addressed the issue of highest and best use for the subject property and more importantly the reviewer is convinced that the sales data utilized is that of a basically similar highest and best use.

Reviewer Comments

The reviewer found the reports to be very comprehensive and informative as to the relative components of a typical appraisal report. The physical characteristics and site descriptions were also found to be typical as were the details and documentation of the comparable sales expected in an appraisal for this property type. The reports have also conformed to the reporting standards expected by FDEP/FDACS and are substantially in conformance with the Uniform Standards of Appraisal Practice (USPAP).

In the valuation of the Subject property the appraisers have applied the sales comparison approach to value which is deemed to be the traditional and most appropriate method to value a predominantly vacant agricultural parcel. Considering that the subject of the appraisal is to estimate the impact on value of the proposed conservation easement it was necessary to apply the before and after methodology.

In the before scenario the appraisers contrasted the subject property to a set of unencumbered comparable sales within the subject market area. In estimating the value for the subject, the appraisers analyzed sales of agricultural properties offering similar locational attributes and highest and best use characteristics. Mr. Jones analyzed six comparable sales in his effort and Mr. Holden analyzed five comparable sales to contrast to the subject. The appraisers had two commonly utilized sales in this effort.

In the after scenario the appraisers contrasted the subject property to a set of comparable sales encumbered with conservation easements. Due to the limited number of sales meeting these criteria the sale search had to be expanded for this property type. In estimating the value for the subject as encumbered the appraiser's analyzed sales of agricultural properties offering similar locational attributes and highest and best use characteristics similarly encumbered by conservation easements. Mr. Jones analyzed five comparable sales in his effort and Mr. Holden analyzed four comparable sales to contrast to the subject. The appraisers had two commonly utilized sales in this effort.

The appraisers demonstrated a very thorough analysis of the comparable data and adapted a very straightforward and reasonable valuation process. Both Mr. Jones and Mr. Holden utilized a qualitative adjustment process to contrast the sale properties to the subject. This method is widely accepted, well supported and reasonable.

Analysis of Appraisers' Sales

Jones Appraisal

The following sales were utilized by Mr. Jones in the valuation of the subject before the proposed conservation easement.

Sale No.	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
County	Hardee	Okee.	Highlands	Hendry	Hardee	Okee.	Highlands
Sale Date	N/A	12/22	7/22	10/22	5/22	12/21	11/21
Price/Ac	N/A	\$9,726	\$8,986	\$7,717	\$7,506	\$6,697	\$6,800
Size/Ac	549.48	277.61	345.00	1,100.00	356.25	571.91	498.00
Upland%	81%	75%	31%	90%	85%	80%	96%
Overall Rating	N/A	Superior	Superior	Far Inferior	Inferior	Inferior	Inferior

Mr. Jones analyzed the six tabulated sales above for the purpose of estimating the value of the subject before placing the conservation easement on the property. The sales are located in Okeechobee, Highlands, Hendry and Hardee Counties in Florida.

The sales analyzed for the subject parcel have sale dates ranging from November 2021 to December 2022. The comparables selected are all agricultural properties with similar highest and best use characteristics. The comparable sales selected and analyzed by Mr. Jones are considered to be good indicators of value for the subject. These sales reflect a range from \$6,697 to \$9,726 per gross acre.

Mr. Jones has elected to apply a qualitative adjustment process to the comparable sales for comparable factors such as property rights conveyed, financing terms, conditions of sale, market conditions, location, size, wetlands, utilities, zoning/land use and improvements/character. Overall, the entire process of contrasting the sales to the subject property seems reasonable. The appraiser utilized sound logic and reasoning in contrasting the comparable sales to the subject property and, overall, the analyses and qualitative adjustment process is well supported and adequately discussed.

In his final analysis Mr. Jones brackets the subject between superior rated sale 2 at \$8,986 per acre and inferior rated sale 4 at \$7,506 per acre. Mr. Jones concludes at a value of \$7,750 per gross acre times 549.48 acres; or \$4,258,470 which is rounded to \$4,250,000.

The following sales were utilized by Mr. Jones in the valuation of the subject after the proposed conservation easement.

Sale No.	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
County	Hardee	Lake	Manatee	Lake	Lake	Pasco
Sale Date	N/A	8/22	12/21	7/21	3/21	9/19
Price/Ac	N/A	\$4,134	\$3,405	\$3,599	\$3,781	\$4,683
Size/Ac	549.48	1,282.00	1,248.33	825.27	429.80	384.34
Overall Rating	N/A	Superior	Inferior	Slightly Inferior	Similar	Superior

Mr. Jones analyzed the five tabulated sales above for the purpose of estimating the value of the subject after placing the conservation easement on the property. The comparables are located in Lake, Manatee and Pasco Counties in Florida.

The sales analyzed for the subject parcel have sale dates ranging from September 2019 to August 2022. The sales selected are all agricultural properties with similar highest and best use characteristics and encumbered by perpetual conservation easements. The comparable sales selected and analyzed by Mr. Jones are considered to be good indicators of value for the subject. These sales reflect a range from \$3,405 to \$4,683 per gross acre.

Mr. Jones has elected to apply a qualitative adjustment process to the comparable sales for comparable factors such as property rights conveyed, financing terms, conditions of sale, market conditions, location, size, wetlands, utilities, conservation easement and improvements. Overall, the entire process of contrasting the sales to the subject property seems reasonable. The appraiser utilized sound logic and reasoning in contrasting the comparable sales to the subject property and, overall, the analyses and qualitative adjustment process is well supported and adequately discussed.

In his final analysis Mr. Jones performs a ranking analysis and brackets the subject between similar rated sale 4 at \$3,781 per acre and superior rated sale 1 at \$4,134 per acre and concludes at \$3,900 per acre with consideration given to location, cutouts, easement restrictions and wetlands. Mr. Jones concludes at a value of \$3,900 per gross acre times 549.48 acres; or \$2,142,972 which is rounded to \$2,150,000.

Mr. Jones' value estimate for the conservation easement is the difference between the value of the property before, minus the value of the property as encumbered. This summary follows:

Total Value Before	\$4,250,000
Total Value After	<u>\$2,150,000</u>
Value of Easement	\$2,100,000

Holden Appraisal

The following sales were utilized by Mr. Holden in the valuation of the subject before the proposed conservation easement.

Sale No.	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
County	Hardee	Okee.	Okee.	Okee.	Highlands	Okee.
Sale Date	N/A	10/22	1/22	6/22	11/21	12/21
Price/Ac	N/A	\$7,058	\$6,198	\$6,008	\$6,800	\$6,697
Size/Ac	549.48	802.07	1,186.79	1,698.38	498.00	571.91
Upland%	81%	77%	88%	85%	96%	80%
Overall Rating	N/A	Slightly Superior	Inferior	Very Inferior	Similar	Inferior

Mr. Holden analyzed the five tabulated sales above for the purpose of estimating the value of the subject before placing the conservation easement on the property. The comparables are located in Okeechobee and Highlands Counties, Florida.

The sales analyzed for the subject parcel have sale dates ranging from November 2021 to October 2022. The comparables selected are all agricultural properties with similar highest and best use characteristics. The comparable sales selected and analyzed by Mr. Holden are considered to be good indicators of value for the subject. These sales reflect a range from \$6,008 to \$7,058 per gross acre.

Mr. Holden has elected to apply a qualitative adjustment process to the comparable sales for comparable factors such as interest conveyed, conditions of sale, market conditions, general location, size/shape, access/exposure, topography and site improvements and building improvements. Overall, the entire process of contrasting the sales to the subject property seems reasonable. The appraiser utilized sound logic and reasoning in contrasting the comparable sales to the subject property and, overall, the analyses and qualitative adjustment process is well supported and adequately discussed.

In his final analysis Mr. Holden brackets the subject between the indications from slightly superior rated Sale 1 at \$7,058 per gross acre and similar rated Sale 4 at \$6,800 per gross acre. As such, a conclusion is reached at \$7,000 per gross acre weighing these two bracketing comparables generally equally. This equates to a final indication of 549.48 acres times \$7,000 per acre; or \$3,846,360 which is further rounded to \$3,846,000.

The following sales were utilized by Mr. Holden in the valuation of the subject after the proposed conservation easement.

Sale No.	Subject	Sale 1	Sale 2	Sale 3	Sale 4
County	Hardee	Manatee	Lake	Okeechobee	Highlands
Sale Date	N/A	12/21	7/21	6/22	1/23
Price/Ac	N/A	\$3,405	\$3,599	\$2,474	\$2,712
Size/Ac	549.48	1,248.33	825.27	323.41	1,069.20
Overall Rating	N/A	Inferior	Very Superior	Inferior	Very Inferior

Mr. Holden analyzed the four tabulated sales above for the purpose of estimating the value of the subject after placing the conservation easement on the property. The sales are located in Manatee, Lake, Okeechobee and Highlands Counties in Florida.

The sales analyzed for the subject parcel have sale dates ranging from July 2021 to January 2023. The comparables selected are all agricultural properties with similar highest and best use characteristics and all sales are actually encumbered by perpetual conservation easements. The comparable sales selected and analyzed by Mr. Holden are considered to be good indicators of value for the subject. These sales reflect a range from \$2,474 to \$3,599 per gross acre.

Mr. Holden has elected to apply a qualitative adjustment process to the comparable sales for comparable factors such as interest conveyed, conditions of sale, market conditions, general location, size/shape, access/exposure, topography and site improvements, building improvements and permitted uses/residential density. Overall, the entire process of contrasting the sales to the subject property seems reasonable. The appraiser utilized sound logic and reasoning in contrasting the comparable sales to the subject property and, overall, the analyses and qualitative adjustment process is well supported and adequately discussed.

In his final analysis Mr. Holden reflects on a more refined range of value of from very superior rated sale 2 to \$3,599 per gross acre and inferior rated sale 1 at \$3,405 per gross acre. He concludes at a final value of \$3,500 per gross acre. This equates to a final indication of 549.48 acres times \$3,500 per acre; or \$1,923,180 which is further rounded to \$1,923,000.

Mr. Holden's value estimate for the conservation easement is the difference between the value of the property before, minus the value of the property as encumbered. This summary follows:

Total Value Before	\$3,846,000
Total Value After	<u>\$1,923,000</u>
Value of Easement	\$1,923,000

Conclusions

Overall, the reviewer found both reports to be well supported and reasonable leading the reader to similar conclusions. The reports reflected a reasonable range of conclusions to value offering a variance of 9.20%. The appraisers both arrived at similar conclusions regarding the highest and best use of the subject. As such, both reports are considered acceptable and approvable as amended.

The **purpose of the appraisals** was to estimate the market value of the subject property before and after acquisition of the proposed conservation easement to be placed on the subject property to estimate its impact on value. The intended use of the appraisals was to serve as a basis for potential acquisition of a conservation easement by the Department of Agriculture and Consumer Services, Florida Forest Service (DACS/FFS).

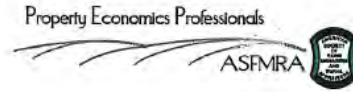
The reviewer has completed a **field review** of the above referenced appraisals. The Purpose of the Review is to form an opinion as to the completeness and appropriateness of the methodology and techniques utilized to form an opinion as to the value of the subject property.

The **Scope of the Review** involved a field review of each of the appraisal reports prepared on the subject property. The reviewer inspected the subject of these appraisals and is familiar with all of the data contained within the reports. The reviewer has not researched the marketplace to confirm reported data or to reveal data which may have been more appropriate to include in the appraisal report. As part of the review assignment the reviewer has asked the appraisers to address issues deemed relevant to the assignment. I have also analyzed the reports for conformity with and adherence to the *Uniform Standards of Professional Appraisal Practice* (USPAP) as promulgated by the Appraisal Foundation and that of the Appraisal Institute as well as the Supplemental Appraisal Standards for the Board of Trustees, Division of State Lands, Bureau of Appraisal, Florida Department of Environmental Protection, March 2, 2016.

Acceptance of Appraisals

The appraisal reports referenced herein are considered acceptable and approvable by the signed reviewer subject to the attached certification.

Documentation of Competence



Certificate of Completion

Thomas G. Richards, MAI

has successfully completed the

Valuation of Conservation Easements Certificate Program

on January 18, 2008 .

Handwritten signature of Terry R. Dunkin in black ink.

Terry R. Dunkin, MAI, SRA, 2007 President,
Appraisal Institute

Handwritten signature of Ray L. Brownfield in black ink.

Ray L. Brownfield, AFM, ARA, President,
ASFMR

Handwritten signature of John D. Willey in black ink.

John D. Willey, FASA, President, ASA

THE CERTIFICATE OF COMPLETION DOES NOT PROVIDE CERTIFICATION OF ANY KIND,
NOR DOES IT ATTEST TO THE COMPETENCY OF THE PARTICIPANTS.



This program was developed with the approval of the Land Trust Alliance.

Certification

I certify that, to the best of my knowledge and belief:

1. The facts and data reported by the review appraiser and used in the review process are true and correct.
2. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this review and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this review report.
5. My analyses, opinion, and conclusions are developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
6. My analyses, opinion, and conclusions are developed and this review report was prepared in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and with the Supplemental Standards for the Board of Trustees Division of State Lands, Bureau of Appraisal, Florida Department of Environmental Protection, March 2016.
7. The appraisals reviewed are in substantial compliance with USPAP and SASBOT as well as Rule 18-1.006, Florida Administrative Code (FAC).
8. I did personally inspect the subject property.
9. No one provided significant professional assistance to the person signing this review report.
10. As of the date of this report, Thomas G. Richards, MAI has completed the requirements of the continuing education program for designated members of the Appraisal Institute.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
12. I have not appraised or performed any other services for any other party in regard to this property.



Thomas G. Richards, MAI
St. Cert. Gen. Appraiser RZ 574

March 22, 2023
Date