



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 Hartt Highlands - 8,951 acres
Tippen Bay Ranch DeSoto - 2,906 acres
Todd Clemons 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
Welanee 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 St. Lucie - 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
Waccasassa 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**

**Hendrie Ranch
Highlands 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: Hendrie Ranch

Owners: J&J Hendrie, LC; J&D Hendrie, LC

County: Highlands

Total Land Area: 7,250 acres

Agricultural Land Use	Acres	Agricultural Land Use	Acres	Forest Land Use	Acres	Natural Wetlands	Acres
1. Improved Pasture	1,897	5. Row Crops	0	8. Natural Forest (Upland)	2,704	10. Natural Forest (wetland)	1,926
2. Native Pasture	153	6. Citrus	0	9. Planted Timber	0	11. Marsh, Wet Prairie, Open Water	276
3. Hay / Silage	263	7. Other (List)	0				
4. Sod	0			Total Upland (1-9)	5,048	Total Wetland (10-11)	2,202

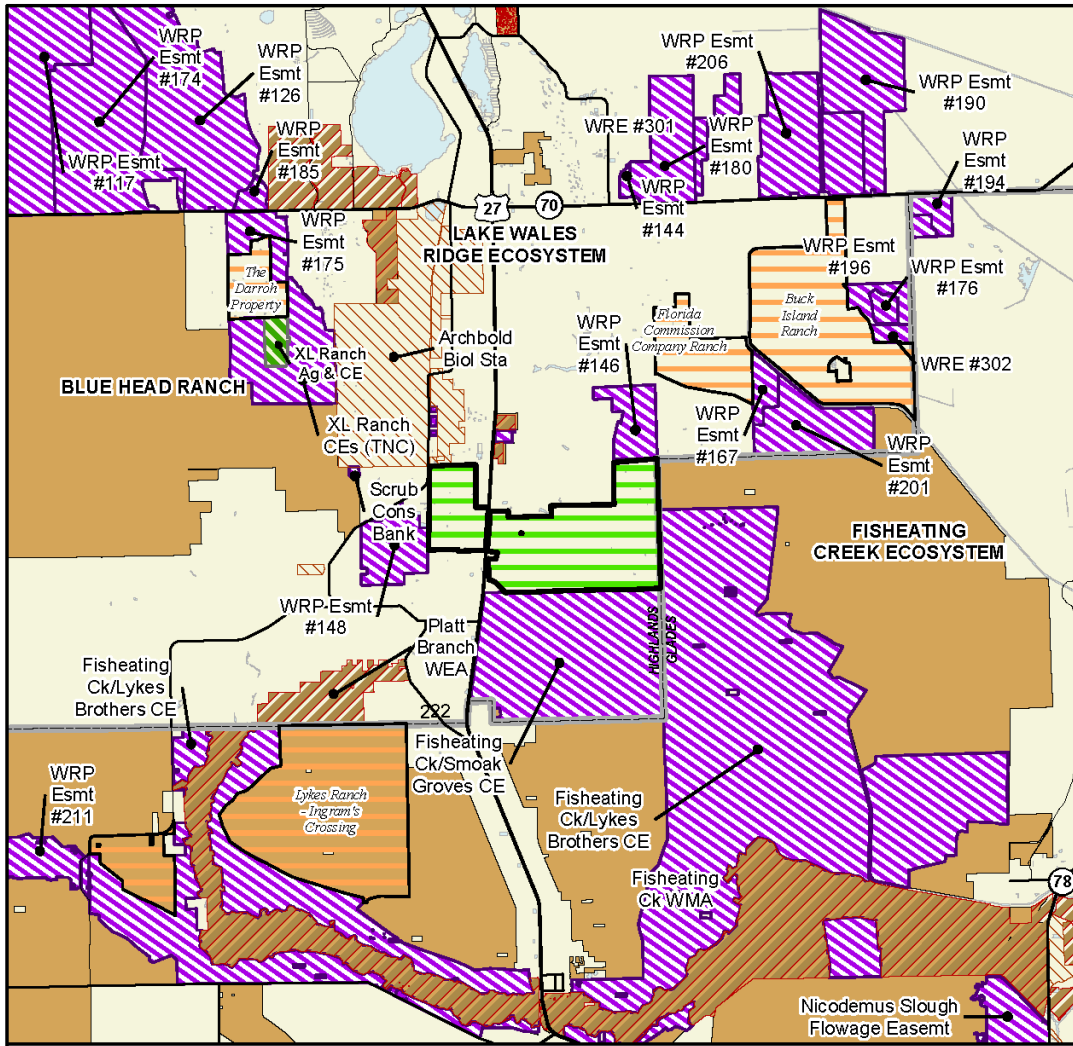
Agricultural Uses:

- Cow/Calf
- Forestry
- Hay Harvesting

Property/Ag Operation Description:

Cattle ranching, hay production, and timber harvesting are the predominant current agricultural activities on Hendrie Ranch. The property lies on both sides of US Highway 27 in Highlands County. Hendrie Ranch has been managed by the family for over 65 years for the production of beef and timber and for its importance to the greater Fisheating Creek conservation landscape. Hendrie Ranch supports extensive Florida Scrub habitat lying within a matrix of improved pastures and seasonal wetlands used for cattle grazing. The property is contiguous with five large conservations tracts.

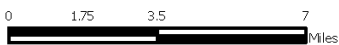
Maps Provided by FNAI (2017)



HENDRIE RANCH

HIGHLANDS

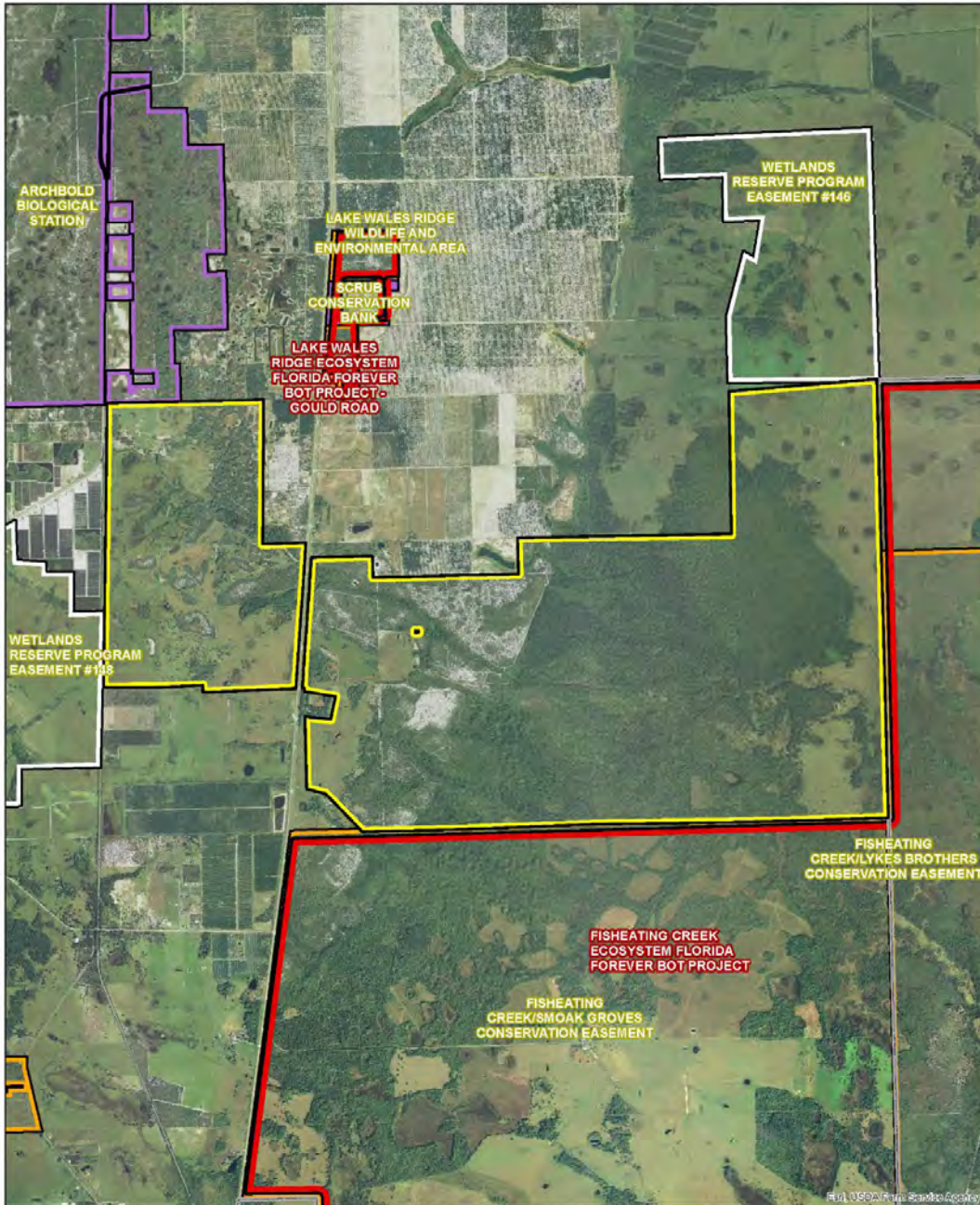
-  Rural and Family Lands Proposal Boundary
-  Other RFL Proposal Boundary
-  RFL Funded Easements
-  State Owned Lands (Fee Simple)
-  Other Conservation Lands (Fee Simple)
-  State Owned Lands (Less-Than-Fee)
-  Other Conservation Lands (Less-Than-Fee)
-  Florida Forever BOT Projects



OCTOBER 2017




Hendrie Ranch

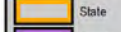

RURAL AND FAMILY LANDS PROTECTION PROGRAM PROPOSAL BOUNDARY AS OF OCTOBER 2017





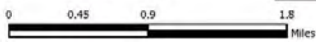
 1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 (850) 224-8207
 (850) 681-9364 Fax
 www.fnai.org

	Proposal Boundary
	Florida Forever BOT Projects
	County Boundaries

Conservation Lands by Managing Agency Type	
	Federal
	State
	Private



Map Produced by:
N. Pasco
October 2017

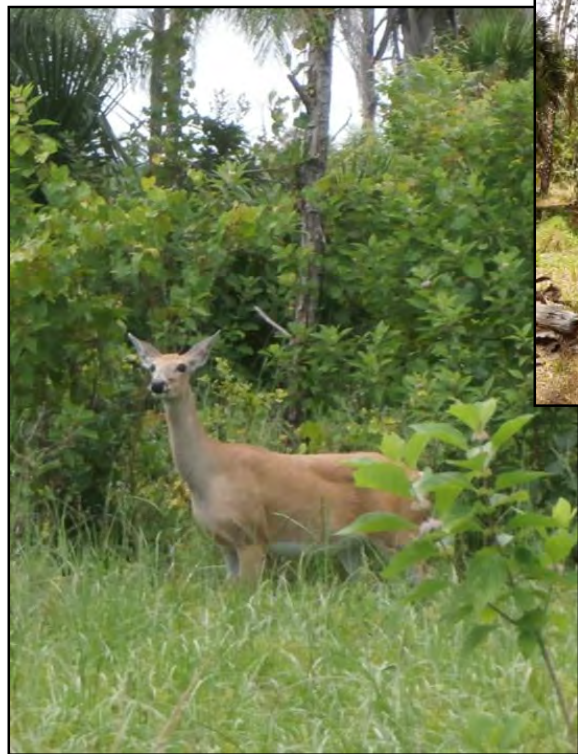


Background: 2015 NAIP Highlands County
National Agricultural Imagery Program
Resolution=1 m

NOTE: Map should not be interpreted without accompanying documents.



**Hendrie
Ranch**



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

Does the Project Comply with RFLPP Goals and Objectives:

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

Score
(None, Low, Moderate, High)

High
Moderate

Does the Property Meet Any Public Purposes:

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

Score
(None, Low, Moderate, High)

Agricultural / Forestry Legacy (Land and/or Landowner)

The Hendrie Ranch was acquired in 1951 by the Dupuis family, the same Dupuis family that later sold land to create the DuPuis WEA. The land was purchased from Alto Adams, former Chief Justice of the Florida Supreme Court. Their son, and current owner, James Hendrie, moved to the ranch in 1968 and took over management of the ranch in 1981. The Hendrie Ranch has been managed by the family for over 65 years. James Hendrie's grandson, Derek Hendrie, is now closely engaged in management of the property.

Historical Values (Structures/Sites)

A camp house that was used by cowboys from the 1940's to 1970's is on the property. No other historical sites are known and no DHR Master Site File Sites. Historic sites are found on adjacent properties.

DACS (site visit) – Agricultural/Forestry Legacy / Historical Values:

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

Score
(None, Low, Moderate, High)

High

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

Forestry Operations

There are no planted pine stands on the property, but there are 1,554 acres of natural timber. The timber stands on the Hendrie Ranch are in good condition, trees within the stands represent good form and vigor. Stocking levels are low to moderate and represent a naturally occurring condition. Some pre-commercial thinning is practiced as needed. All timber harvested is south Florida slash pine and harvesting operations have been single tree selection. Timber harvesting has occurred to improve the quality of native pine stands for both wildlife and cattle operations. All regeneration is natural. No disking or plowing within the pine stands is permitted and harvesting operations only occur when the stands are dry enough to access and existing roads can be utilized.

No timber harvests over the last 3 years. Timber harvesting has occurred on the property since 1951, with the last harvest occurring 15 years ago. The Hendrie family plans to maintain a sustainable timber harvest operation into the future as natural regeneration only. No fertilization or herbicide is used.

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

Cow / Calf - Livestock Operations

The Ranch maintains a herd of ~600 beef cows, mostly Brangus cows, bulls are Brangus and some Charolais. They also retain heifers each year for replacements. The breeding season is generally year-round with bulls out with the cows throughout the year. No individual identification is used. The ranch uses brands to indicate ownership and age. The Ranch participates in a herd health program which includes a 5-way vaccination. Cattle are fed free choice mineral year-round and feed is used to develop heifers and bulls. Rye is planted for winter grazing and molasses and hay are also fed during winter months. Horses are for cattle operations and recreation.

There are approximately 1,900 acres of improved pasture composed of bahia pasture grasses. There are 159 acres of native range. Cattle also have access to more than 1,000 acres of flatwoods. Cattle are not grazed on scrub habitat or bayheads. Cattle stocking density on improved pastures, especially in the summer months, is ~ one cow calf pair per 3 acres. In winter months in flatwoods native range, typically used for open cows, stocking density is ~ 1 cow or cow-calf pair per 20 acres and cattle are rotated to native range. The cattle are rotated around improved pastures depending on available grass in individual pastures. Fertilization is performed on as needed basis and according to BMPs. Pastures receive regular liming ~5 years, and N fertilizer every ~ 3 years. Pastures are not tilled although may occasionally be roller chopped to control shrub and brush. Annual pasture mowing reduces weed growth and improves grass quality. Soil and tissue samples are taken prior to distribution of additional nutrients. Nutrients applied according to UF-IFAS recommendations.

All fencing, pens and gates are in fair condition. All fencing, pens and gates are in fair condition.

	<u>Score</u>
	(None, Low, Moderate, High)
DACS Staff Assessment (site visit) - Cow / Calf Operations	
• 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

The ranch includes a 263-acre limpgrass and Jiggs hay field which is cut 2-3 times each year.

Overall DACS Agricultural/Forestry Production / Marketing Observations

Regular liming to maintain proper soil pH has been successful in keeping the improved pastures healthy and reduces the amount of fertilizer used. Increased hay production on the ranch allows for plenty of supplemental feed in the winter months. Annual pasture mowing reduces weed growth and improves grass quality. Good quality forestry operations, all natural stands and reproduction. Single tree selection is used and disturbance kept to a minimal.

Calves and cull cows are marketed at the Okeechobee and Arcadia markets in Florida.

Score

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: In 2013, a 600 acre wildfire burned primarily upland communities. Some tree mortality occurred in portions of the scrub community types. Prescribed burning is conducted as needed to improve grazing forage and wildlife habitat. The fire return interval for flatwoods is 3-6 years, except for flatwoods with a fern understory which is burned more infrequently. The most recent burn conducted in scrub habitat was 3 years ago.

Presence of Non-Native Invasive Species:

<u>Species</u>	<u>Population Size Estimate</u>	<u>Past Treatment Actions/Success</u>
Feral Hog	UKN	Trapping/Hunting/Successful short timeframe
Tropical soda apple	Individuals and small patches	Chemical Treatment/Limited success
Cogongrass	Individuals and small patches	Chemical Treatment/Limited success
Old World climbing fern	Small populations	Chemical Treatment/Limited success

Recreational Use / Hunting: Hendrie Ranch is utilized for hunting, camping, photography, hiking, and bird watching and research opportunities for scientists working with the Archbold Biological Station. Any interested in the study of wildlife, plants, and ecosystems have been welcome to conduct their research. The Ranch has welcomed wildlife photographers and filmmakers, including James Valentine and Carlton Ward. Photos from Hendrie Ranch were used in Ward's book *Florida Cowboys*. In addition, the ranch has been featured in *National Geographic* videos and other conservation publications.

Agricultural/Forestry Government Program Participation:

<u>DACS BMP Notice of Intent</u> (Program Title)	<u>NOI Date</u>	<u>Acres</u>
Cow Calf BMP NOI #13005	11/14/2013	7257

Government Assistance/Grants (Last 3 years)

<u>Year</u>	<u>Agency</u>	<u>Program/Activity</u>	<u>Acres</u>	<u>\$ Funding</u>
2014	NRCS	EQIP	1,571	\$86,625

(Note: FDACS Cost Share will assist with the EQIP funds up to 75% - practices have not yet been installed, no actual payments have been made)

<u>Ranch/Farm/Forest Management Plans</u>	<u>Plan Date</u>	<u>Acres</u>
Conservation Plan (Carlos N. Torres-Melendez0	2014	1571

Natural Resources – Habitat, Plants, and Wildlife

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

The Hendrie Ranch proposal includes 7,250 acres (per application; 7,194.96 as determined in GIS) in southern Highlands County about 11.5 miles south of the city of Lake Placid. It is a nearly contiguous piece of property located at the southern boundary of the Lake Wales Ridge; US 27 forms the only separation between its two parcels. County Road 191 runs along the northwestern boundary of the property.

Principal land uses are cattle ranching, hay production, and timber harvesting. Located on the eastern slope of the southern Lake Wales Ridge, historic natural communities on the proposal ranged from rosemary scrub and scrubby flatwoods on the west side, to seepage-driven baygall and wet flatwoods on the slope, to a mosaic of pine flatwoods and depression marshes on the far eastern and southern portions of the property. Most of the former flatwoods communities have been converted to pasture lands, but much of the high scrub and baygall/wet flatwoods communities appear to remain, although aerial photography shows some clearing in these areas.

A large number of rare species (some listed in table below) are documented on the property. Most of these are scrub plants/animal occurrences that date to the 1980s in the FNAI database, although more recent data may be held by Archbold Biological Station. Habitat for these species still appears to exist on the property. The proposal also lists scrub spurge, southeastern American kestrel, Florida sandhill crane, Florida mouse, and Sherman's fox squirrel as occurring on the property. In addition, cutthroat grass is almost certainly present on the slope and eastern side. The entire property is within the 'abundant' designation of the Florida black bear range as denoted by the Florida Fish and Wildlife Conservation Commission.

FNAI Assessment - Habitat and Wildlife Resources

- Overall benefit as related to natural resource benefit

Score

(None, Low, Moderate, High)

High

FNAI Assessment (2017)

Hendrie Ranch: Conservation Resources Assessment 20170928

ACRES = 7,195

MEASURES	Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	1	<1%
Priority 2	6,382	89%
Priority 3	33	<1%
Priority 4	0	0%
Priority 5	0	0%
Total Acres	6,416	89%
B2: FNAI Habitat Conservation Priorities		
Priority 1	1,318	18%
Priority 2	3,729	52%
Priority 3	1,021	14%
Priority 4	936	13%
Priority 5	147	2%
Priority 6	45	1%
Total Acres	7,195	100%
B3: Ecological Greenways		
Priority 1	7,147	99%
Priority 2	40	1%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	8	<1%
Priority 6	0	0%
Total Acres	7,195	100%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0	0%
Pine Rockland (G1)	0	0%
Scrub and Scrubby Flatwoods (G2)	1,257	17%
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)	1,343	19%
Upland Hardwood Forest (G5)	0	0%
Total Acres	2,600	36%
C4: Natural Floodplain Function		
Priority 1	484	7%
Priority 2	657	9%
Priority 3	166	2%
Priority 4	78	1%
Priority 5	16	<1%
Priority 6	0	0%
Total Acres	1,400	19%

MEASURES (continued)	Acres ^a	% of project
C5: Surface Water Protection		
Priority 1	0	0%
Priority 2	2,617	36%
Priority 3	0	0%
Priority 4	4,559	63%
Priority 5	0	0%
Priority 6	0	0%
Priority 7	0	0%
Total Acres	7,176	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	915	13%
Priority 2	880	12%
Priority 3	264	4%
Priority 4	124	2%
Priority 5	66	1%
Priority 6	0	0%
Total Acres	2,249	31%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	529	7%
Priority 3	1,999	28%
Priority 4	3,538	49%
Priority 5	1,128	16%
Priority 6	0	0%
Total Acres	7,195	100%
G1: Sustainable Forestry		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	591	8%
Priority 4	0	0%
Priority 5 - Potential Pinelands	1,465	20%
Total Acres	2,056	29%
G3: Forestland for Recharge		
	294	4%

^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:

Native habitats on Hendrie Ranch are numerous in type and size and all are in excellent condition and support a high diversity of wildlife and plant species. A large remaining mosaic of Florida scrub, seepage slope, and bayhead is present. ~1,125 acres of scrub habitat exists and is in excellent condition, supporting several endangered and threatened plant species as well as the Florida scrub-jay. Another notable component of the scrub community on the property is the presence of rosemary bald, a particularly rare subtype. The rosemary bald is several hundred acres in size, making it one of the largest known ecosystems to exist. Other scrub habitat types include oak scrub and scrubby flatwoods. The scrub habitat is contiguous with scrub found on Archbold Biological Station to the west. Other ecosystem types include mesic flatwoods, depression marsh, mesic hammock, hydric flatwoods, and wet prairie. Some of the wet prairie and depression marsh ecosystems are impacted by bahia grass, but have appropriate functionality from a hydrological standpoint. Mesic flatwoods have diverse understory components of wiregrass, saw palmetto, cutthroat grass, gallberry, and fern. Prescribed burning is conducted periodically as a management practice within pyrogenic ecosystem types. There are 1,926 acres of forested wetland, primarily baygall. Less than 200 acres of mixed hardwood/coniferous wetland forest is on the property.

Species of wildlife commonly found on the property are too numerous to list. Wildlife observed on the field evaluation: red-shouldered hawk, white-tailed deer, gopher tortoise, cattle egret, American alligator, ground dove, and Florida scrub-jay. Black bear prints were found as well as tree markings.

Rare plants and animals are too numerous to list. Observed on the field evaluation were Florida scrub-jay, American alligator, and gopher tortoise. Many species of swallowtail butterfly are found on the property. Surveys have been conducted by several research scientists over the years. A rare plant survey was conducted by FNAI. Pitfall trapping conducted by Archbold Biological Station resulted in the identification of several reptile and amphibian species. A gopher tortoise survey has been conducted. Florida scrub-jays have been surveyed and it was determined at least 15 families exist. Black bear habitat preference and movement research was conducted from 2000-2014. Species habitat management activities include prescribed burning and cooperation with researchers on habitat management guidelines.

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

Florida Fish and Wildlife Conservation Service (FWC)

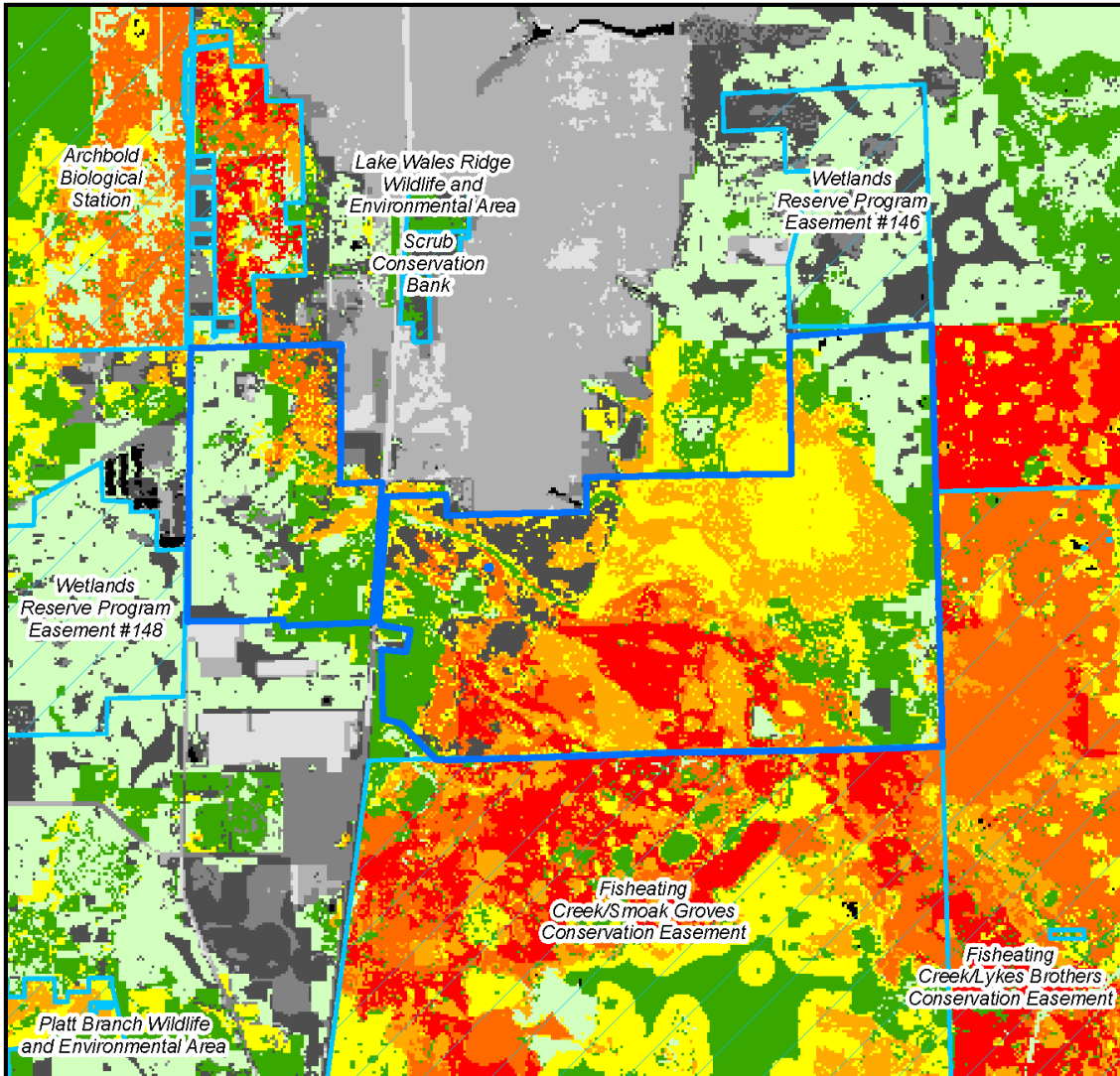
The FWC uses the Integrated Wildlife Habitat Ranking System (IWHRS 2009) Geographic Information System (GIS) model to interpret wildlife habitat value on a scale from 0 to 10; a rank of 10 being of greatest value. This GIS model ranks landscape level wildlife habitat of importance to terrestrial vertebrates including listed species, focal species, or species that are 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 + 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 6.77 / FWC Overall Score of 9.77

FWC Staff Observations: Property is adjacent to Fisheating Creek/Lykes Brothers Conservation Easement, Fisheating Creek/Smoak Groves Conservation Easement, Wetland Reserve Program Easements #146 and #148 and Archbold Biological Station.

Recorded Listed Species Occurrences on Property (2000-2016): Florida black bear, Gopher tortoise, Florida panther, and Florida mouse

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



**Rural and Family Lands
Protection Program**

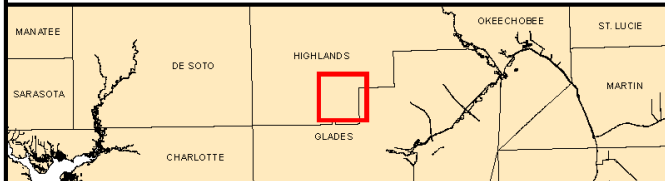
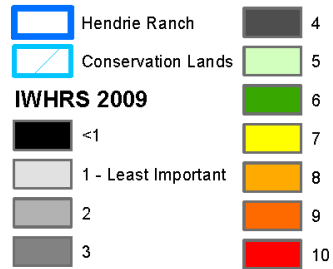
Wildlife Resource Evaluation 2016

Hendrie Ranch

0 0.5 1 2 Miles



Mean IWHS Value: 6.77



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

Southwest Florida Water Management District Observations (SWFWMD):

Approximately 25% of the parcel is located within FEMA flood zone A indicating a 1% chance of annual flood within the zone. Over 60% of the landscape on Hendrie Ranch contains surface water features that are Priority 1 and 2 out of 6 where 1 is the highest and 6 being of no surface water value. The majority of the property remains unaltered providing natural buffering and filtration to the wetlands that exist on the property. Recharge on the Hendrie Ranch can be characterized as high on the western portions (10 to 25 inches annually) down to low on the eastern portions (0 to 3 inches annually). Hendrie Ranch is not located within a known springshed.

SWFWMD Assessment – Hydrological Resources:

Score
(None, Low, Moderate, High)
High

- Overall hydrological resource benefit

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

Wetlands comprise 2,202 acres of the property; forested wetland cover 1,926 acres. Forested wetlands include baygall, hydric pine flatwoods, and mixed hardwood/coniferous swamp; all in excellent condition. Concerns include the presence of lygodium; the presence and threat of future invasion of laurel wilt; and current/future bay tree mortality. Baygall is by far the largest forested wetland community at 1,400 acres. Non-Forested wetland, ~276 acres, is 70% comprised of numerous isolated seasonal wetlands and a small acreage of Depression Marsh. Native vegetation is typical for each community type. Some ponds in improved pastures are disturbed and dominated by needlerush. Two other plant species that occasionally form pure stands are Redroot (following feral hog disturbance) and tall cordgrass. Present, but poorly identified on land use maps, are several distinctive seepage streams. Although seepage streams were once found in the Lake Wales Ridge, these are now rare having elsewhere been ditched and lost. Wet prairies are embedded within the improved pastures along the extreme east boundary.

The Ranch is a working landscape that provides a stunning array of “regulatory” hydrological ecosystem services that benefit natural communities on-site and downstream. It is a key element in the Fisheating Creek sub-basin. Loss or degradation of wetlands on the Ranch would have a huge negative impact on the downstream watershed. The ranch straddles an extraordinary hydrological gradient from the high elevation ~150’ sandy soils of the Ridge down via seepage slopes/streams to bayheads, and then off the Ridge onto lower elevation open prairie and pasture. It is unique in that it appears to be the only remaining property, public or private, on the east slope of the Ridge that has maintained this general hydrological function in a natural state.

The deep, high, sandy soils of the Ridge allow for rapid percolation and infiltration straight to the surficial aquifer with recharge to the intermediate aquifer and Floridan aquifer below. The Ranch receives and cleanses water from degraded wetlands and ditches from neighboring upstream properties east and west of US 27 (see below under impacted wetlands). Surface water flow is conveyed through some ditches and several seepage streams. Seasonal wetlands on the upper ridge slopes form headwater wetlands. Four major seepage streams and several minor streams flow from these headwater wetlands as was once typical throughout the Ridge. Although one of the major seepage streams has been modified and ditched on the Hendrie Ranch (largely to accommodate upstream landowners) it still allows for seepage flow from the upland ridge to the lower elevation plain. Much of the flow off the Ridge is subsurface flow, slowly recharging the extensive lower elevation seepage slopes. It is rare to see functional remnants of such a hydrological system. Together, the seasonal wetlands, longer hydroperiod cuthroat seeps and forested wetlands, including the deep peats soils of the bayhead, represent a huge wetland complex that acts like a giant sponge, serving to store and slowly release water, protecting downstream communities from rapid flooding and nutrient loading.

The majority of wetlands on the Ranch remain largely un-ditched but there are a few areas with potential for wetland restoration including seasonal wetlands west of US 27 and the wet prairie in the pastures along the extreme east boundary. The site of a former dairy is located on the high, dry extreme NW part, west of US 27 where there was former scrub habitat with deep sandy soils. There does not appear to be any direct wetland impact or extensive ditching linking this area downstream.

The Ranch receives water from adjacent upstream properties. East of US 27, the ranch receives water from the north via a large reservoir from neighboring groves. West of US 27, the ranch receives water from the northwest via a major ditch that delivers water from a badly drained, old subdivision and adjacent vehicle junkyard. These eventually flow into a large seepage stream and the bayhead downstream on the Hendrie Ranch. It appears the Ranch plays a significant role in cleansing and improving degraded water quality flowing onto the property.

A few borrow pit watering holes for cattle are present but represent a small acreage. The ranch utilizes watering holes, flowing wells, and water troughs where power and wells are available.

***See last page for BMAP information.**

Connectivity / Buffering Benefit

Florida Department of Environmental Protection Observations (DEP):

This project is not located within a Florida Forever Project, but is adjacent to Fisheating Creek Ecosystem Florida Forever project. Inclusion of this property could aid to buffer the project from future development. With multiple managed areas in close proximity, this project would provide an excellent buffer from encroaching urban development. Agency managed public conservation lands or conservation easements adjacent to this project include: Fisheating Creek Conservation Easement, Wetlands Reserve Program Easement #148. This project is located adjacent to these managed lands with other conservation areas within close proximity. Benefits would be significant to connectivity as it would provide a more congruent pattern of conservation lands.

DEP Assessment – Connectivity / Buffering Benefit:

Score
(None, Low, Moderate, High)

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

High
High

Adjacent Public Land Manager's Observations:

FWC – Fisheating Creek – Adjacent lands include: Archbold Biological Station to the northwest, WRP easement #148 to the west, Fisheating Creek/Smoak Groves Conservation Easement to the south, Fisheating Creek/Lykes Bros Conservation Easement to the east, and WRP easement #146 to the northeast. Conservation of the proposed project area would add to an important wildlife corridor in Central Florida, greatly benefiting diverse wildlife species. Addition of the property as a conservation easement would create a contiguous area of conservation land approximately 120,000 acres in size. Buffering benefits would be realized by several adjacent and nearby conservation lands, the Archibold Biological Station, and several large private lands. The benefits would relate to prescribed burning, wildlife corridor connectivity, preservation of plant and animal life, water quality, preservation of rare ecosystem types, and protection of natural and working lands from the threat of development. Large home range species such as the Florida panther and black bear would especially benefit from the added corridor connectivity.

Adjacent Public Land Manager Assessment:

Score
(None, Low, Moderate, High)

- Connectivity/Linkages benefit
- Buffering benefit

High
High

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

The ranch provides a continuous connection between Archbold Biological Station to the northwest, two Wetlands Reserve Program (WRP) easements (USDA NRCS) to the west and north, Fisheating Creek/Smoak Groves Conservation Easement (DEP) to the south, and the Fisheating Creek/Lykes Brothers Conservation Easement (FWC) to the east and southeast. The site is also contiguous on its east with the Fisheating Creek Ecosystem Florida Forever BOT Project. Numerous other conservation lands are nearby: multiple WRP easements, Lake Wales Ridge Wildlife and Environmental Area, Venus Flatwoods Preserve, and Platt Branch Wildlife and Environmental Area. XL Ranch Conservation Easement (RFLPP) is located 4.1 miles northwest of the proposal and is surrounded by the XL Ranch easement (The Nature Conservancy). Three RFLPP proposed properties are within five miles of the property, The Darroh Property, Buck Island Ranch, and Lykes Ranch Ingram.

- Landscape Connectivity and Contribution

Score
(None, Low, Moderate, High)

Moderate

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)

No
No

Land Planning and Growth Management

Florida Department of Economic Opportunity Observations (DEO):

Land Use Designation

The existing land use on the subject property is agriculture (predominantly cattle ranching, hay production, and timber harvesting). The existing land use on the surrounding is: (North) predominantly agriculture and rural, limited open storage along west side of US 27 (vehicle and trailer storage); (South) agriculture; (East) agriculture; and (West) agriculture.

The subject property is designated as "Agriculture" on the Highlands County Comprehensive Plan Future Land Use Map. The Agriculture future land use category allows the following: agriculture use; residential density of one dwelling unit per five acres (one dwelling unit per ten acres if development parcel is located in wetlands and no suitable uplands) and clustering of residential development; churches; schools; cemeteries; agro-industrial research and educational facilities; telecommunication facilities; self-contained temporary plants such as asphalt plants or pipe yards intended to serve a specific project for a limited period of time; solar based power generation facilities; wastewater treatment plants; and recreation and open space. Thus, the subject property has a residential development potential of 1,450 dwelling units (7,250 acres with a density of one dwelling unit per five acres).

Threats of Conversion

The subject property has a low to moderate potential of conversion to non-agricultural use because it is not in close proximity to existing urban type uses, the future land use designation has a maximum residential density of one dwelling unit per five acres, and Highlands County has a relatively low rate of population growth. The subject property is surrounded predominantly by the Agriculture future land use designation, with a small area designated as "Existing Designation" along the west side of US 27 (location of an open storage area with vehicle and trailer storage). The surrounding existing land uses are predominantly rural and agriculture in character (primarily grazing), which pose only a low/moderate threat of conversion of the subject property to non-agricultural use.

Development Trends

The development trends in the area are predominantly rural in character (agriculture use) with a limited amount of open storage along the west side of US 27. The application states that "The Ranch is currently bounded on all sides by agriculture operations and lands protected by conservation easements thus ensuring that long-term agricultural operations on the Ranch can be maintained, and its ecological and hydrological values preserved."

	<u>Score</u> (None, Low, Moderate, High)
DEO Assessment - Land Planning and Growth Management:	
• Overall level of threat of conversion	Low
Is Project Within a Land Stewardship Area: (Y/N)	No

*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) **Yes**

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.

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:

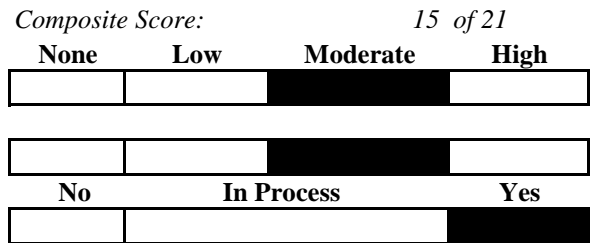
- Degree of Suitability of Land for Long-term Ranching:
Florida Department of Agriculture (SITE VISIT)
- Degree of Quality of Cow-Calf/Livestock Operations:
Florida Department of Agriculture (SITE VISIT)
- Compliance with Beef Quality Assurance Guidelines:
Florida Department of Agriculture (SITE VISIT)



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)



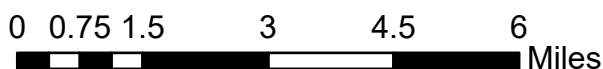
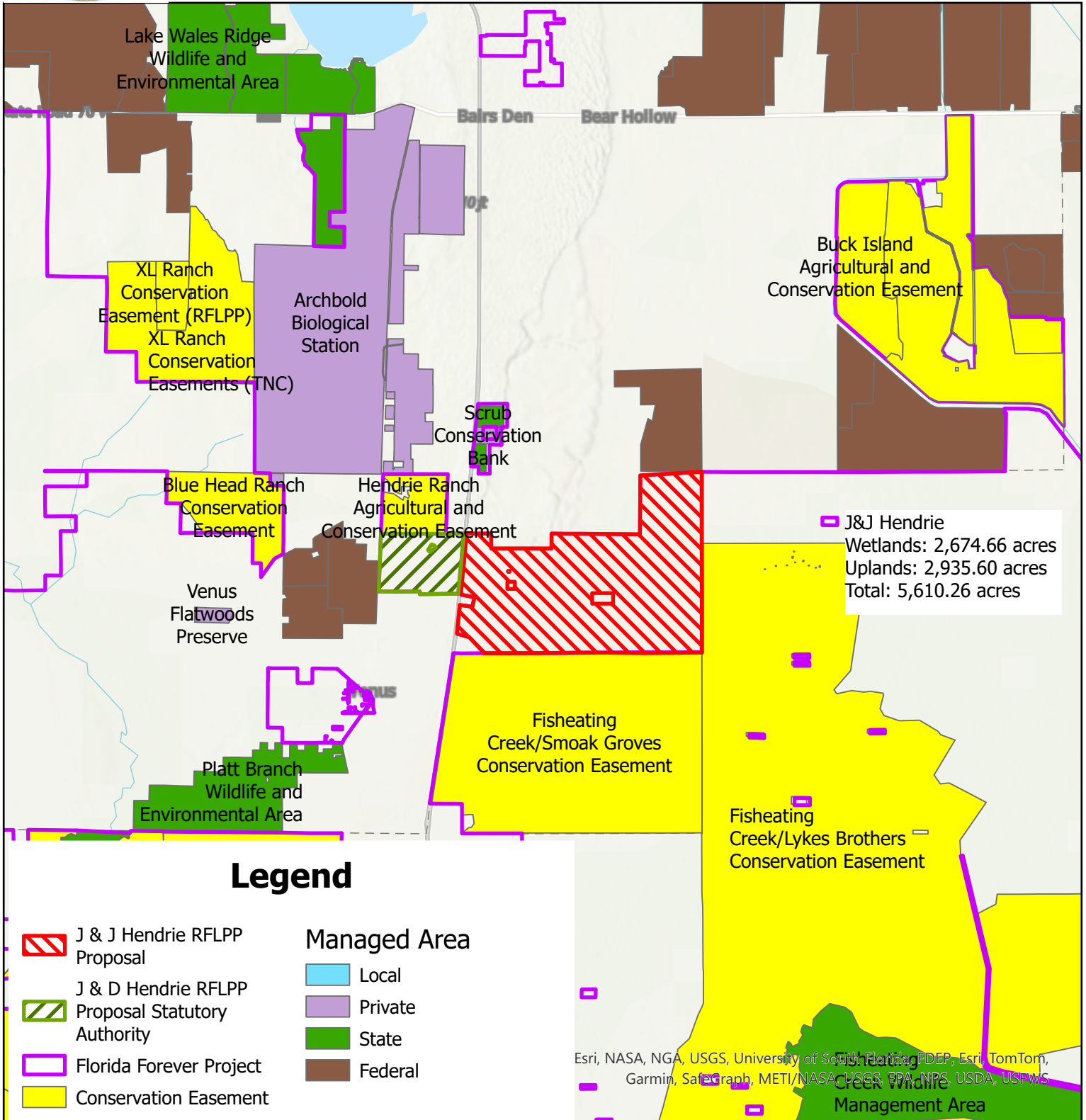


Rural and Family Lands Protection Program

Hendrie Ranch II

J & J Hendrie

Highlands County, Florida



This map is a product of the Rural and Family Lands Protection Program and is for illustrative purposes only. This is not a survey.

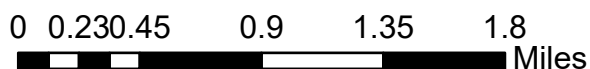
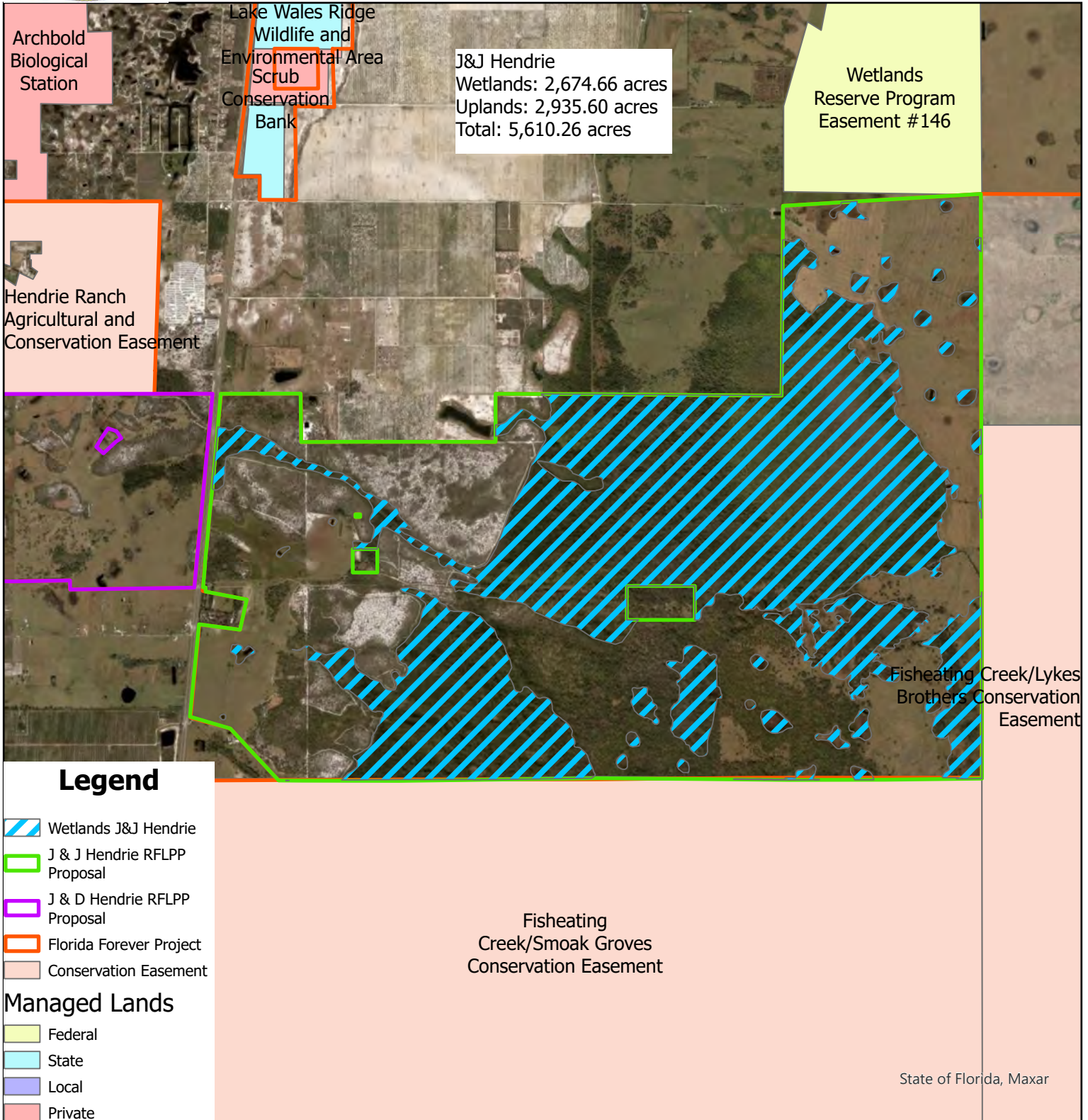


Rural and Family Lands Protection Program

Hendrie Ranch II

J & J Hendrie

Highlands County, Florida



This map is a product of the Rural and Family Lands Protection Program and is for illustrative purposes only. This is not a survey.

Project: Hendrie Ranch II - J&J Hendrie
Highlands County

OPTION AGREEMENT FOR SALE AND PURCHASE

THIS OPTION AGREEMENT FOR SALE AND PURCHASE ("Agreement") is made this ____ day of _____, 2024, between J & J HENDRIE, LC, a Florida limited liability company, whose address is P.O. BOX 358, Venus, Florida 33960 as ("Seller") and 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 ("FDACS"), Rural and Family Lands Protection Program, 315 South Calhoun Street, Suite 500, Tallahassee, Florida 32301-1843, as "Buyer". Buyer's agent in all matters shall be the Rural and Family Lands Protection Program.

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 Highlands 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 written notice of approval of this Agreement and ending 120 days after Buyer's approval of this Agreement ("Option Expiration Date"), unless extended by written agreement or 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 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 TWELVE MILLION, NINE HUNDRED THOUSAND AND 00/100 DOLLARS (\$12,900,000) ("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 Sections 570.71-715, Florida Statutes, and Rule 51-7.009, Florida Administrative Code, ("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 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 97% 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 3% 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 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 cleanup of Hazardous Materials in a manner consistent herein and with all applicable Environmental Laws to FDACS' satisfaction in its sole discretion, 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 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 on the Property 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 a 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 mutually agreed upon reduction in the Purchase Price, (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 attached 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 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 which Baseline shall be signed by the Seller at or prior to 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 3% 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.

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 or email, mailed postage prepaid, or sent by overnight courier to the following address:

For Seller:
Derek Hendrie
J & J Hendrie, LC
P.O. BOX 358
Venus, Florida 33960

For Buyer:
FDACS – Rural and Family Lands Protection Program
315 South Calhoun Street, Suite 500
Tallahassee, Florida 32301-1843
Attn: Director

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.

32. LIKE-KIND EXCHANGE. Seller may desire to effectuate a like-kind exchange ("Exchange") under Section 1031 of the Internal Revenue Code in connection with this sale of the Easement. Buyer agrees to use reasonable efforts to accommodate Seller in effectuating an Exchange, subject to each of the following provisions: (1) the Exchange does not directly or indirectly increase the Final Adjusted Purchase Price; (2) the Exchange will not delay or otherwise adversely affect the closing; (3) there is no loss, cost, damage, tax, expense, or adverse consequence incurred by Buyer resulting from, or in connection with, the Exchange; (4) all documents to be executed by Buyer in connection with the Exchange must be subject to the approval of Buyer, which approval must not be unreasonably withheld provided that Seller has otherwise fully complied with the terms of this paragraph, and must expressly state, without qualification,

“Buyer is acting solely as an accommodating party to the Exchange, Buyer will have no liability with respect to it, and is making no representation or warranty that the transactions qualify as a tax-free exchange under Section 1031 of the Internal Revenue Code, or any applicable state or local laws”; and (5) other than with respect to the Easement or the Property, in no event must Buyer be obligated to acquire any property or otherwise be obligated to take title, or appear in the records of title, to any property in connection with the Exchange. Seller shall indemnify and hold harmless Buyer from and against all claims, losses, costs, damages, taxes, and expenses incurred after the date of this Agreement in connection with the Exchange or Buyer’s cooperation with Seller to effectuate the Exchange. Seller acknowledges that Buyer has made no representations or warranties concerning the tax consequences or effect of the Exchange.

IF THIS AGREEMENT IS NOT EXECUTED BY THE SELLER, ON OR BEFORE **AUGUST 13, 2024**, BUYER SHALL BE UNDER NO OBLIGATION TO ACCEPT THIS AGREEMENT. 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 THE FINAL PURCHASE PRICE UNDER THIS AGREEMENT IS SUBJECT TO AN APPROPRIATION BY THE LEGISLATURE AND APPROVAL BY THE BOARD OF TRUSTEES. THE FINAL PURCHASE PRICE MAY NOT EXCEED THE MAXIMUM OFFER AUTHORIZED BY LAW.

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

J&J Hendrie, LC, a Florida limited liability company

Paul G.H.
Witness as to Seller

Derek Hendrie
Derek Hendrie, Manager

David Gibson
Printed Name of Witness

August 14, 2024
Date signed by Seller

Michele LShaw
Witness as to Seller

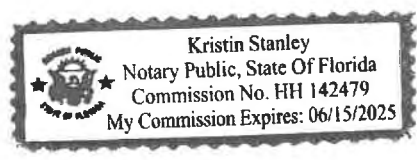
Michele LShaw
Printed Name of Witness

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 Derek Hendrie, Manager on behalf of J&J Hendrie, LC, a Florida limited liability company, 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 14 day of August 2024.

(NOTARY PUBLIC SEAL)



Kristin Stanley
Notary Public

Kristin Stanley
(Printed, Typed or Stamped Name of Notary Public)

Commission No.: HH142479

My Commission Expires: 6-15-25

BUYER

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

BY RURAL AND FAMILY LANDS PROTECTION
PROGRAM OF THE FLORIDA DEPARTMENT OF
AGRICULTURE AND CONSUMER SERVICES

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

Witness as to Buyer

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 – Easement Monitoring Form

Addendum 1 – Beneficial Interest and Disclosure Affidavit

Addendum 2 – LLC Addendum

Exhibit "A"

PARCEL I:

All of Section 1, Township 39 South, Range 30 East, Highlands County, Florida.

PARCEL II:

All of Blocks 1, 2, 3, 4, 5 and 6; All of Block 7, LESS Lots 9, 10, 11, 12, 13, 14, 15 and 16; All of Block 8; All of Block 9, LESS Lots 19 and 20; and All of Block 10, SUNSET HILL, according to the map or plat thereof as recorded in Plat Book 2, Page 105, Public Records of Highlands County, Florida.

PARCEL III:

Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 7, SUNSET HILL, according to the map or plat thereof as recorded in Plat Book 2, Page 105, Public Records of Highlands County, Florida.

PARCEL IV:

ALL lots in VENUS FARMS, according to the map or plat thereof as recorded in Plat Book 2, Page 156, Public Records of Highlands County, Florida, LESS AND EXCEPT road right-of-way for U.S. 27, and LESS AND EXCEPT any portion of Venus Farms, to the Plat thereof recorded in Plat Book 2 at Page 156, of the Public Records of Highlands County, Florida, lying west of US 27.

PARCEL V:

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4, LESS the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4; and the Southeast 1/4 of the Southeast 1/4, LESS the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 39 South, Range 30 East, Highlands County, Florida.

PARCEL VI:

The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 and the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 39 South, Range 30 East, Highlands County, Florida.

PARCEL VII:

The South 1/2 of the Northeast 1/4 and the East 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 39 South, Range 30 East, Highlands County, Florida.

PARCEL VIII:

All of Section 10, Township 39 South, Range 30 East, Highlands County, Florida, LESS the West 3/4 of the North 1/4 thereof.

PARCEL IX:

All of Sections 11, 12, 13, 14, 15; and all of Section 16, Township 39 South, Range 30 East, Highlands County, Florida, less and except the following:

A PARCEL OF LAND LYING IN SECTIONS 16 AND 17, TOWNSHIP 39 SOUTH, RANGE 30 EAST, HIGHLANDS COUNTY, FLORIDA DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF SAID SECTION 17 FOR POINT OF BEGINNING; THENCE N 89°59'12" W ALONG SOUTH LINE OF SAID SECTION 17, 590.47 FEET TO THE EAST RIGHT-OF-WAY OF U.S. NO. 27; THENCE N 08°38'48" E ALONG SAID RIGHT-OF-WAY, 50.99 FEET TO P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 11629.16 FEET, A DELTA ANGLE OF 03°26'58" AND AN ARC DISTANCE OF 700.12 FEET; THENCE NORTHERLY ALONG ARC OF SAID ON SAID CURVE; THENCE N 05°11'50" E ALONG SAID RIGHT-OF-WAY, 105.82 FEET TO RIGHT-OF-WAY CHANGE; THENCE N 84°48'10" W ALONG SAID RIGHT-OF-WAY CHANGE, 5.00 FEET; THENCE N 05°11'50" E ALONG SAID RIGHT-OF-WAY, 880.35 FEET; THENCE S 74°55'35"E, 1136.81 FEET; THENCE S 43°05'36" E, 1957.27 FEET TO A POINT ON THE SOUTH LINE OF SECTION 16; THENCE S 89°54'42" WEST ALONG SAID SOUTH LINE, 2020.79 FEET TO THE POINT OF BEGINNING.

And less and except:

A portion of Sections 16 and 17, Township 39 South, Range 30 East, Highlands County, Florida being more particularly described as follows:

Commence at the North corner common to said Sections 16 and 17; thence S89°37'34" W, along the North line at said Section 17, for 75.31 feet to the Easterly right of way line at U.S. Hwy 27; thence S05°13'02" W, along said Easterly right of way line for 94.28 feet to the Point of Beginning of the following described property; thence S79°13'42" E, crossing into said Section 16, for 1241.47 feet; thence S12°29'12" W for 857.04 feet; thence N 82°33'48" West for 1128.04 feet to the Easterly right of way line of said U.S. Hwy 27 (the next 5 calls are along said Easterly right of way line of U.S. Hwy 27); thence N05°13'02" E for 35.27 feet; thence S84°46'55" E for 5.00 feet; thence N05°13'02" E for 300.00 feet; thence N84°46'55" W for 5.00 feet; thence N05°13'02" E for 591.36 feet to the Point of Beginning.

PARCEL X:

The Northwest 1/4 of the Northeast 1/4 of Section 10, Township 39 South, Range 30 East, Highlands County, Florida

PARCEL XI:

All of Section 17, Township 39 South, Range 30 East, Highlands County, Florida East of US Highway 27 Less and Except southerly 19.3 acres and Less and Except northerly 2.55 Acres

PARCEL XII:

All of Section 8, Township 39 South, Range 30 East, Highlands County Florida lying East of US Highway 27

NOTE: This legal description is for contract purposes. There may be revisions based on a boundary survey and title insurance commitment of the property.

EXHIBIT "B"

This instrument prepared by and returned to:
Rural and Family Lands Protection Program
c/o Sue Mullins, Program Director
315 South Calhoun Street, Suite 500
Tallahassee, Florida 32301-1843

Project Name: Hendrie Ranch
County: Highlands

DEED OF RURAL LANDS PROTECTION EASEMENT

THIS DEED OF RURAL LANDS PROTECTION EASEMENT is made this ___ day of _____ 202_, by J & J HENDRIE, LC, a Florida limited liability company, whose address is Post Office Box 358, Venus, Florida 33960, ("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, Rural and Family Lands Protection Program, 315 South Calhoun Street, Suite 500, Tallahassee, Florida 32301-1843 ("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 Rural Lands Protection Easement shall be sent to the parties at the following addresses.

Grantor's Address: J & J Hendrie, LC, c/o Derek Hendrie, Manager, Post Office Box 358, Venus, Florida 33960.

**Grantee's Address: Florida Department of Agriculture and Consumer Services, 315 South Calhoun Street, Suite 500, Tallahassee, Florida 32301-1843.
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 Rural Lands Protection 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 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 ecological values of the Property are documented in the Baseline Documentation Report ("BDR") for the Property signed by Grantor and Grantee and dated _____. The BDR 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, environmental education, and activities related to ecosystem services market programs, 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. Conservation Purpose. The definition of "conservation purpose" contained in 26 U.S.C. 170(h)(4), includes the preservation of open space, including farmland and forest land, where such preservation is pursuant to a clearly delineated state conservation policy and will yield a significant public benefit. The Rural and Family Lands Protection Program, is a state conservation policy, delineated in Chapter 570, Florida Statutes established to promotion and improvement of wildlife habitat, protection and enhance water bodies, aquifer recharge areas, wetlands, and watersheds, perpetuate open space on lands with significant natural areas, and protect agricultural lands threatened by conversion to other uses. Grantor and the Grantee have the common purpose of conserving open space by conveyance to the Grantee of this easement and expect this easement will yield a significant public benefit consistent with the enumerated purposes of the Rural and Family Lands Protection Program.

I. 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 this 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 ecological 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:

- 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.
- Maintenance of soil productivity and control of soil erosion.
- Maintenance or improvement of the overall quality of the timber resource.
- 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.
- 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 SNAs.
- Allowance of appropriate uses of the Property for activities which will provide long term economic sustainability.

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, which, except in the event of an emergency or enforcement requiring immediate access as determined by Grantee, is defined as seven (7) days advance notice. 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; however, nothing in

this section prohibits the Grantor and the Grantee from mutually agreeing to a reasonable opportunity to cure an identified deficiency in lieu of establishing a corrective action plan. 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, in accordance with law, 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 any negligent or willful act or omission of the Grantor, 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, or should have been known, to the Grantor.

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, within 60 days after written 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, now or at any time hereafter in effect. 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. 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, including but not limited to, 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. There shall be no activities that will be detrimental to drainage, flood control, or fish and wildlife habitat preservation 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, 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, conduct seismic or other non-invasive testing, drill for and extract oil, gas, and all other hydrocarbons under the property by slant or directional drilling from adjacent properties, subject to legally required permits and regulations. As reasonably necessary, Grantor may combat erosion or flooding or conduct other allowed activities using material from existing excavation sites identified in the BDR.

C. 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.

D. Concentrated animal feeding operation not in compliance with applicable federal and state laws, rules, and regulations, as amended.

E. 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.

F. 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), Florida Statutes.

G. 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.

H. Actions or activities that may reasonably be expected to adversely affect state or federally listed threatened or endangered species.

I. Any subdivision of the Property except what is allowed in Article VI, Paragraph O.

J. Commercial water wells on the Property.

K. Harvesting of cypress trees in the SNAs.

L. Mitigation banks not in compliance with Florida Statutes and Administrative Rules, as amended.

M. Construction or improvements in any SNA or conversion of any SNA, except fencing (defined hereinafter) for livestock and water control structures allowed in Article VI, Paragraph G and temporary structures (defined hereinafter) for hunting allowed in Article VI, Paragraph M. Temporary structures are defined as those structures that are able to be readily removed. 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.

N. 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 and mechanical brush management 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 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. Right to install cross-fencing for livestock in SNAs and water control structures in existing waterbodies or drainage ditches within SNAs, upon prior written approval of Grantee. Grantor must obtain the advanced written approval of Grantee to expand existing buildings, barns, outbuildings, fences, roads, ponds, wells, utilities, drainage ditches, culverts and such other facilities on the Property.

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 buildings or other structures incident to agricultural uses carried on in accordance with sound agricultural practices. Grantor must first obtain the advanced written approval of Grantee before constructing buildings or other structures incident to agricultural uses. 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 and other activities that are low impact and minimally disruptive to the natural environment, as well as to use the Property for agritourism, provided Grantor complies with Florida Statutes and Administrative Rules, as amended, for agritourism that is both related to the agricultural uses reserved in this Easement and consistent with the terms of this Easement. Grantor reserves, and shall continue to own, the hunting and fishing rights on or related to the Property, including the right to locate, construct, and maintain hunting blinds, tree stands, wildlife food plots, and feeders on the Property that are temporary and readily removable. 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 are 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 the right to subdivide the Property into not more than two (2) parcels and the resulting parcel(s) shall not be below the median size of farms in the county, as determined by the USDA Median Size of Farms by County Table, and incorporated in Rule 5I-7.004(6), F.A.C., as amended. To ensure the future agricultural viability of the Property, the boundaries of such division(s) must be approved in writing by the Grantee before any such divisions, subdivision, or separate conveyance occurs. Grantor shall provide legal descriptions for the two (2) parcels upon subdivision of the Property. There shall be no further subdivision of the Property which is the subject of this Easement. It is understood by Grantor and Grantee that, if any or all of the two (2) parcels are conveyed to Grantor's family members, the conveyances shall not be subject to the provisions of Article IX, Paragraph G.1.

P. The right to engage in ecosystem services markets under other programs provided such action shall be in compliance with all applicable laws, statutes, rules, and ordinances, and not contrary to the terms of this Easement.

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, except to the extent due 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 unexpected circumstances arise in the future that render the Easement Purposes impossible or unfeasible 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. 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 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 in accordance with Florida law. As a condition of the transfer, the terms and conditions of the Easement shall continue.

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 members of Grantor or entities in which Grantor or a member of Grantor owns a majority of the controlling interest. 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. As a condition of any Property transfer, Grantor shall deliver certified notice in writing to the prospective transferee that the Property must continue to be used for bona fide agricultural production purposes in accordance with this Easement. In addition, Grantor will incorporate 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 other legal instrument by which any interest in the Property is conveyed.

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 unless stated otherwise.

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:
J & J HENDRIE, LC
a Florida limited liability company

Witnesses:

Signature of first witness

Derek Hendrie, Manager

Printed name of first witness

Signature of second witness

Printed name of second witness

STATE OF FLORIDA
COUNTY OF _____

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, 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

By: _____

DIRECTOR, DIVISION OF
ADMINISTRATION

Printed name of first witness

Signature of second witness

Printed name of second witness

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

Signed

My Commission Expires:

Printed

SCHEDULE OF EXHIBITS

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

Exhibit "A"

PARCEL I:

All of Section 1, Township 39 South, Range 30 East, Highlands County, Florida.

PARCEL II:

All of Blocks 1, 2, 3, 4, 5 and 6; All of Block 7, LESS Lots 9, 10, 11, 12, 13, 14, 15 and 16; All of Block 8; All of Block 9, LESS Lots 19 and 20; and All of Block 10, SUNSET HILL, according to the map or plat thereof as recorded in Plat Book 2, Page 105, Public Records of Highlands County, Florida.

PARCEL III:

Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 7, SUNSET HILL, according to the map or plat thereof as recorded in Plat Book 2, Page 105, Public Records of Highlands County, Florida.

PARCEL IV:

ALL lots in VENUS FARMS, according to the map or plat thereof as recorded in Plat Book 2, Page 156, Public Records of Highlands County, Florida, LESS AND EXCEPT road right-of-way for U.S. 27, and LESS AND EXCEPT any portion of Venus Farms, to the Plat thereof recorded in Plat Book 2 at Page 156, of the Public Records of Highlands County, Florida, lying west of US 27.

PARCEL V:

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4, LESS the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4; and the Southeast 1/4 of the Southeast 1/4, LESS the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 39 South, Range 30 East, Highlands County, Florida.

PARCEL VI:

The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 and the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 39 South, Range 30 East, Highlands County, Florida.

PARCEL VII:

The South 1/2 of the Northeast 1/4 and the East 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 39 South, Range 30 East, Highlands County, Florida.

PARCEL VIII:

All of Section 10, Township 39 South, Range 30 East, Highlands County, Florida, LESS the West 3/4 of the North 1/4 thereof.

PARCEL IX:

All of Sections 11, 12, 13, 14, 15; and all of Section 16, Township 39 South, Range 30 East, Highlands County, Florida, less and except the following:

A PARCEL OF LAND LYING IN SECTIONS 16 AND 17, TOWNSHIP 39 SOUTH, RANGE 30 EAST, HIGHLANDS COUNTY, FLORIDA DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF SAID SECTION 17 FOR POINT OF BEGINNING; THENCE N 89°59'12" W ALONG SOUTH LINE OF SAID SECTION 17, 590.47 FEET TO THE EAST RIGHT-OF-WAY OF U.S. NO. 27; THENCE N 08°38'48" E ALONG SAID RIGHT-OF-WAY, 50.99 FEET TO P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 11629.16 FEET, A DELTA ANGLE OF 03°26'58" AND AN ARC DISTANCE OF 700.12 FEET; THENCE NORTHERLY ALONG ARC OF SAID ON SAID CURVE; THENCE N 05°11'50" E ALONG SAID RIGHT-OF-WAY, 105.82 FEET TO RIGHT-OF-WAY CHANGE; THENCE N 84°48'10" W ALONG SAID RIGHT-OF-WAY CHANGE, 5.00 FEET; THENCE N 05°11'50" E ALONG SAID RIGHT-OF-WAY, 880.35 FEET; THENCE S 74°55'35"E, 1136.81 FEET; THENCE S 43°05'36" E, 1957.27 FEET TO A POINT ON THE SOUTH LINE OF SECTION 16; THENCE S 89°54'42" WEST ALONG SAID SOUTH LINE, 2020.79 FEET TO THE POINT OF BEGINNING.

And less and except:

A portion of Sections 16 and 17, Township 39 South, Range 30 East, Highlands County, Florida being more particularly described as follows:

Commence at the North corner common to said Sections 16 and 17; thence S89°37'34" W, along the North line at said Section 17, for 75.31 feet to the Easterly right of way line at U.S. Hwy 27; thence S05°13'02" W, along said Easterly right of way line for 94.28 feet to the Point of Beginning of the following described property; thence S79°13'42" E, crossing into said Section 16, for 1241.47 feet; thence S12°29'12" W for 857.04 feet; thence N 82°33'48" West for 1128.04 feet to the Easterly right of way line of said U.S. Hwy 27 (the next 5 calls are along said Easterly right of way line of U.S. Hwy 27); thence N05°13'02" E for 35.27 feet; thence S84°46'55" E for 5.00 feet; thence N05°13'02" E for 300.00 feet; thence N84°46'55" W for 5.00 feet; thence N05°13'02" E for 591.36 feet to the Point of Beginning.

PARCEL X:

The Northwest 1/4 of the Northeast 1/4 of Section 10, Township 39 South, Range 30 East, Highlands County, Florida

PARCEL XI:

All of Section 17, Township 39 South, Range 30 East, Highlands County, Florida East of US Highway 27 Less and Except southerly 19.3 acres and Less and Except northerly 2.55 Acres

PARCEL XII:

All of Section 8, Township 39 South, Range 30 East, Highlands County Florida lying East of US Highway 27

NOTE: This legal description is for contract purposes. There may be revisions based on a boundary survey and title insurance commitment of the property.

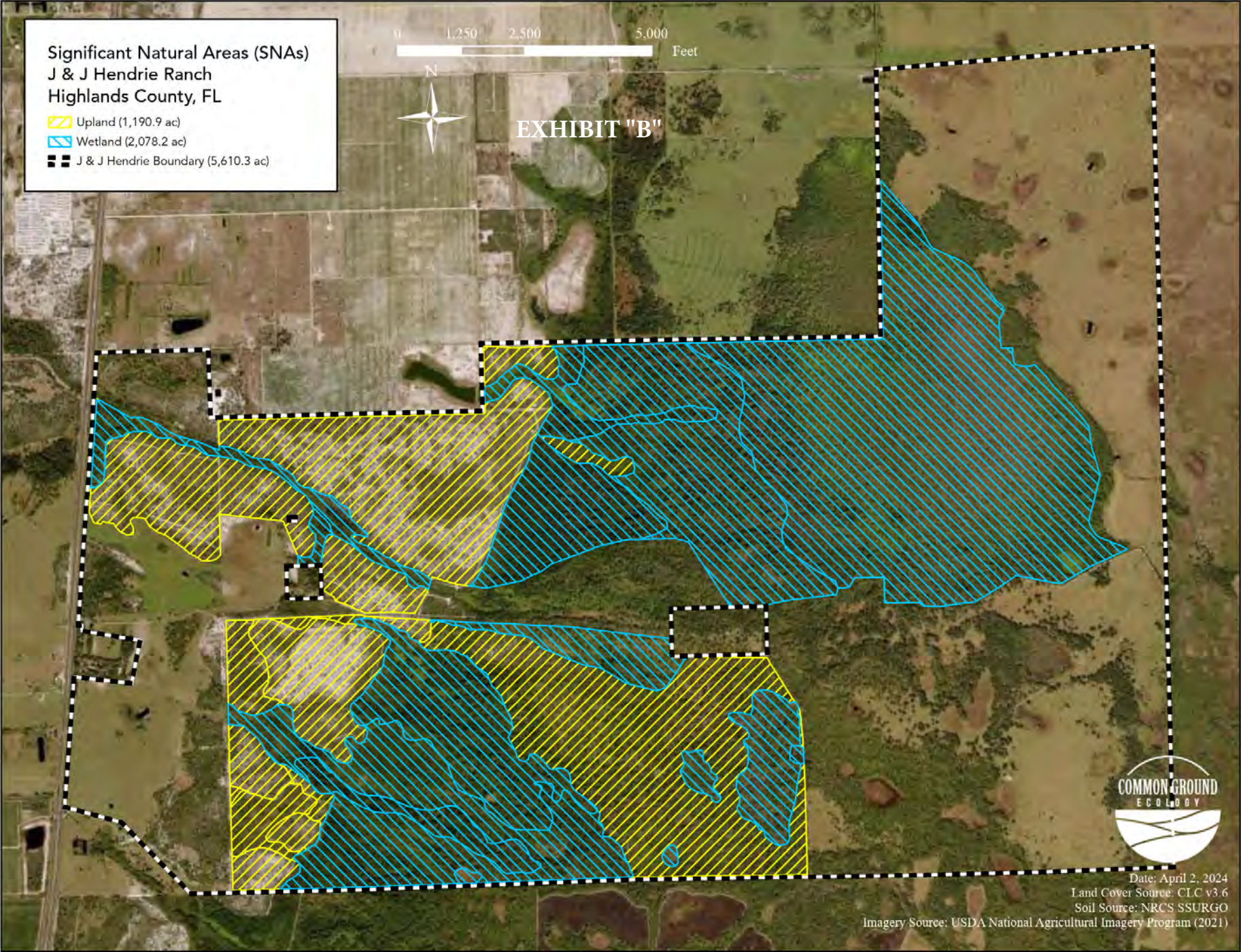


EXHIBIT "C"

Florida Department of Agriculture and Consumer Services
Florida Forest Service (FFS)



RURAL & FAMILY LANDS PROTECTION PROGRAM EASEMENT MONITORING FORM

**WILTON SIMPSON
COMMISSIONER**

Sections 570.70 and 570.71, F.S.; Rule 5I-7.014, F.A.C.

CONSERVATION EASEMENT PROJECT: _____ ACRES: _____

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 COMPLIANCE WITH THE TERMS OF THE CONSERVATION EASEMENT
- ASSURE PROPERTY IS ENROLLED IN AND GRANTOR IS IMPLEMENTING ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMPs)
- OUTLINE THE ACTIVITIES ON THE PROPERTY DURING PRECEDING YEAR(S)
- REVIEW ANY PROPOSED ACTIVITIES TO ASSURE COMPLIANCE WITH THE TERMS OF THE CONSERVATION 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 conservation easement should be reviewed prior to the monitoring inspection to ensure all provisions and restrictions considered during the site inspection are properly documented in this report.

A.	Has there been any timber harvesting on the property? If so, on how many acres? _____ Using what harvest type? _____ Was the harvesting in a Significant Natural Area (SNA)? If so, was the grantor contacted? Was cypress harvested?
B.	Has there been any use of the property which would impair or destroy SNAs?
C.	Has there been any construction in SNAs? Has there been any improvements to SNA? Has there been any conversion of SNAs?

D.	Has there been any conversion of forested areas, to non-forested areas?
E.	Has there been any conversion of areas not in improved pasture, to improved pasture?
F.	Has there been any dumping of trash, solid or liquid waste, or toxic or hazardous substances on the property?
G.	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)?
H.	<p>Has there been any hydrological modifications to, or dredging, on the property?</p> <p>Have there been any water wells or water bodies constructed? If so, what permits, if any, were obtained?</p> <p>Has there been any construction, repair, or improvements to any water control structures?</p> <p>Are there any commercial water wells on the property?</p> <p>Are any activities occurring on the property that affect soil conservation or are detrimental to fish and wildlife habitat?</p>
I.	<p>Has there been any use of fertilizer on the property?</p> <p>If so, at what application rate?</p>
J.	<p>Has there been any use of pesticides or herbicides on the property? (list chemicals used)</p> <p>If so, did process application follow instructions on the label?</p>
K.	<p>List all the BMPs that are applicable to the property:</p> <p>Agricultural BMPs</p> <p>Silvicultural BMPs</p> <p>Wildlife BMPs</p> <p>Is the property enrolled in all the applicable BMP's indicated above?</p> <p>Are all those BMPs being implemented and complied with?</p>
L.	<p>Are there any exotic, nuisance, non-native or invasive species present?</p> <p>Is the Grantor, to the extent possible, attempting to control or prevent their spread? If so, list actions taken or response needed:</p>
M.	<p>Have there been any new roads or trails constructed on the property?</p> <p>Any existing roads, culverts, or road ditches repaired?</p> <p>Have any motorized vehicles been driven off roads and/or trails for purposes other than performing agricultural operations?</p>

N.	<p>Has there been any new interior or boundary fencing constructed?</p> <p>If required by the CE, has the Grantee approved any/all new or replacement fencing?</p> <p>Are the fences wildlife/game friendly?</p>
O.	<p>Have any new structures or buildings been constructed on the property to support the agricultural operation? If so, what is the structure's Square Footage? _____</p> <p>Have any of the agricultural support buildings been enlarged? If so, what is the structure's Square Footage? _____</p> <p>Does the total square footage exceed the maximum area allowed in the CE?</p> <p>Was construction within an SNA?</p>
P.	<p>Has there been any construction of any new residential structures? If so, what is the structure's Square Footage? _____</p> <p>Have any of the existing residential structures been enlarged? If so, what is the structure's Square Footage? _____</p> <p>Does the total square footage exceed the maximum allowed in the CE?</p> <p>Is the location within the approved building envelope?</p>
Q.	<p>Have other silvicultural activities been performed on the property? If so, on how many acres?</p> <p>Site preparation _____ acres</p> <p>Tree planting _____ acres</p> <p>Mechanical treatments _____ acres</p> <p>Herbicide treatments _____ acres</p> <p>Has there been any harvest of palm trees or other potential landscape and/or ornamental plants?</p> <p>Has there been any prescribed burning on the property? If so, on how many acres _____</p> <p>Did firelines comply with all applicable BMPs?</p> <p>Was a burn authorization obtained?</p> <p>If required by the CE, were firelines approved and/or maintained according to CE?</p>
R.	<p>Have the following Agricultural Operations occurred on the property?</p> <p>Improved pasture: _____ acres. Any increase in acres? Y / N</p> <p>Row crops: _____ acres. Any increase in acres? Y / N</p> <p>Sod: _____ acres. Any increase in acres? Y / N</p> <p>Citrus groves: _____ acres. Any increase in acres? Y / N</p> <p>Food plots: _____ acres. Any increase in acres? Y / N</p>

	Ponds: _____ acres. Any increase in number or acres? Y / N Are Agricultural Operations occurring outside of SNA's or other areas, as required by the CE? If cattle are present on the property, the cattle stocking rate 1 cow/calf per _____ acre(s)
S.	Have any activities occurred that may reasonably be expected to adversely affect threatened or endangered species? If so, what activities?
T.	Has the property been leased by any private parties (non-family) for the purposes of hunting or fishing? Have any animals been introduced or stocked? If so, list the species: Have any fish been introduced or stoked? If so, list the species: Is there any other visitation, recreation, or other public use occurring on the property? If so, what kind?
U.	Are there any changes in land use on nearby properties that the grantor of monitor anticipates will impact the subject property? If so, what type?
V.	Describe any new management or agricultural activities planned for next 12-18 months: 1. 2. Is the activity(s) consistent with the terms and conditions of the CE?

PHOTOGRAPHIC DOCUMENTATION: (Provide photos representative of major agricultural land uses and/or physical changes since last monitoring inspection. The Photo Location Map and other pictures (pics) must 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			

LANDOWNER REMARKS

A.	Comments about the program:
B.	Requests/Questions:

MONITOR REMARKS

A.	General observations:
B.	Describe response taken by landowner to actions requested during last site inspection: 1. 2. 3.
C.	Is the Grantor or their representative charged with any follow-up or corrective action, based on the current site inspection? 1. 2. 3.
D.	Is the Baseline Documentation Report adequate for future monitoring? Y / N If not, why?

REPORT PREPARATION

	PRINT NAME	SIGNATURE	DATE
LANDOWNER/Grantor or Representative			
LANDOWNER/Grantor or Representative			
MONITOR			

REPORT REVIEW (To Be Completed at FFS State Office)

Purpose of Monitoring Report Review:

To assure the site inspection complies with all monitoring requirements.

To affirm the property is enrolled in, and land managers are implementing, all applicable BMPs.

To affirm all land management activities are consistent with the terms and conditions of the CE.

To review landowners' response to any requested follow-up or corrective action from **previous site inspection(s)**.

To affirm review any newly requested actions or activities proposed **current site inspection** to comply with the CE requirements.

To review any suggested updates to the property's baseline inventory, for purposes of the Baseline Documentation Report.

A.	Has a site inspection been performed? Were all pertinent monitoring specifications completed?
B.	Were all conditions/activities/management strategies observed during the site inspection consistent with the terms of the CE? If not, complete section "D" below.
C.	Did the landowner or their representative remedy the activities or conditions identified during the previous site inspection? Has their response been acceptable? If not, why?
D.	Is the follow-up/corrective action charged to the landowner reasonable and consistent with the terms and conditions of the CE?
E.	If the site monitor suggested updates to the property's Baseline Documentation Report, are those suggestions reasonable and consistent with the terms and conditions of the CE?

REPORT ACCEPTANCE

By signing below, the reviewer and the FFS Director's Office acknowledges receipt of monitoring report and accepts its findings, including any corrective actions documented in this report.

	PRINT NAME	SIGNATURE	DATE
REVIEWER			
FFS DIRECTOR			

ADDENDUM
BENEFICIAL INTEREST AND DISCLOSURE AFFIDAVIT
(CORPORATION/PARTNERSHIP/LLC)

Before me, the undersigned authority, personally appeared Derek Hendrie ("affiant"), this 14 day of August, 2024, who, first being duly sworn, deposes and says:

1) That affiant is the Manager of J & J Hendrie, LC, a Florida limited liability company, as "Seller", whose address is P.O. Box 358, Venus, Florida 33960, and in such capacity has personal knowledge of the matters set forth herein and has been duly authorized by Seller to make this affidavit on Seller's behalf. That Seller is the record owner of the Property. As required by Section 286.23, Florida Statutes, and subject to the penalties prescribed for perjury, the following is a list of every "person" (as defined in Section 1.01(3), Florida Statutes) holding 5% or more of the beneficial interest in the disclosing entity: (if more space is needed, attach separate sheet)

<u>Name</u>	<u>Address</u>	<u>Interest</u>
Derek Hendrie, as Trustee of the Derek Hendrie Special Trust dated 10/22/2019	PO Box 358 Venus, FL 33960	100%

2) That to the best of the affiant'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>
Keith Fountain Law, PLLC	PO Box 845 DeLand, FL 32721	Attorney's fees	TBD

3) That, to the best of the affiant's knowledge, the following is a true history of all financial transactions (including any existing option or purchase agreement in favor of affiant) 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>
None			

This affidavit is given in compliance with the provisions of Sections 286.23, 375.031(1), and 380.08(2), Florida Statutes.

AND FURTHER AFFIANT SAYETH NOT.

AFFIANT

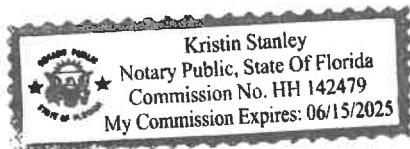
Derek Hendrie
Derek Hendrie

STATE OF FLORIDA)
)
COUNTY OF HIGHLANDS)

SWORN TO (or affirmed) and subscribed before me by means of physical presence or online notarization, this 14 day of August, 2024, by Derek Hendrie. Such person(s) (Notary Public must check applicable box):

is/are personally known to me.
 produced a current driver license(s).
 produced _____ as identification.

(NOTARY PUBLIC SEAL)



Kristin Stanley
Notary Public
Kristin Stanley
(Printed, Typed or Stamped Name of Notary Public)

Commission No.: HH 142479
My Commission Expires: 6-15-25

ADDENDUM
(LIMITED LIABILITY COMPANY/FLORIDA)

A. At the same time that Seller submits the closing documents required by paragraph 9 of this Agreement, Seller shall also submit the following to Buyer:

1. Copies of the articles of organization and operating agreement and all amendments thereto,
2. Certificate of Good Standing from the Secretary of State of the State of Florida,
3. All certificates, affidavits, resolutions or other documents as may be required by Buyer or the title insurer, which authorize the sale of the Property interest to Buyer in accordance with the terms of this Agreement and evidence the authority of one or more of the members of Seller to execute this Agreement and all other documents required by this Agreement, and
4. Copy of proposed opinion of counsel as required by paragraph B. below.

B. As a material inducement to Buyer entering into this Agreement and to consummate the transaction contemplated herein, Seller covenants, represents and warrants to Buyer as follows:

1. The execution of this Agreement and the performance by it of the various terms and conditions hereof, including, without limitation, the execution of all agreements, notices and other documents hereunder, have been duly authorized by the requisite authority of Seller.
2. Seller is a limited liability company duly organized, validly existing and in good standing under the laws of the State of Florida and is duly qualified to own real property in the State of Florida.
3. This Agreement, when executed and delivered, will be valid and legally binding upon Seller and enforceable in accordance with its terms and neither the execution of this Agreement and the other instruments to be executed hereunder by Seller, nor the performance by it of the various terms and conditions hereto will violate the Articles of Organization or Operating Agreement of Seller, any provisions of applicable law or any applicable order or regulation of any court or governmental agency, nor will they constitute a breach or default by Seller under any agreement, indenture or other instrument to which Seller is a party or by which Seller is bound.

At the closing, Seller shall deliver to Buyer an opinion of counsel from an attorney licensed to practice law in the State of Florida and an active member in good standing with the Florida Bar, to the effect that the covenants, representations and warranties contained above in this paragraph B. are true and correct as of the closing date. In rendering the foregoing opinion, such counsel may rely as to factual matters upon such other documents and data as counsel may deem necessary or advisable to render the opinions set forth above.

SELLER

BUYER

J & J Hendrie, LC,
a Florida limited liability company

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

By: *Derek Hendrie*
Derek Hendrie, Manager

By: _____
Joey B. Hicks, as its Director of Administration

August 14, 2024
Date Signed by Seller

Date signed by Buyer

APPRAISAL REVIEW
HENDRIE RANCH II
J & J HENDRIE, LC
CONSERVATION EASEMENT
HIGHLANDS COUNTY, FLORIDA
P.O. NO: S-4200-K2871

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

Appraisal Review Memorandum

To: Amy Phillips
Land Program Coordinator
Rural and Family Lands Protection Program
Florida Department of Agriculture and Consumer Services

Client of Review: Rural and Family Lands Protection Program (RFLPP)
Florida Department of Agriculture and Consumer Services

Intended User of Review: Florida Department of Agricultural and Consumer Services, Rural and Family Lands Protection Program (FDACS/RFLPP).

Intended Use of Review: Compliance with USPAP & SASBOT

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

Date: June 28, 2024

Project Information:

Richards Appraisal File Number	<u>1378</u>
Parcel Name	<u>J & J Hendrie Ranch-CE</u>
Project Name	<u>Hendrie Ranch II</u>
Location	<u>Highlands County, Florida</u>
Effective Date of Appraisals	<u>May 1, 2024</u>

Summary of Review

Pursuant to your request, I have reviewed two individual appraisal reports on the J & J Hendrie Ranch Conservation Easement located in Highlands County, Florida. One appraisal report was prepared by Mr. Joseph S. String, MAI of String Appraisal Services, Inc. The other report was prepared by Mr. Philip 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 String report is dated June 27, 2024. The Holden report is dated June 28, 2024. Both appraisals have a valuation date of May 1, 2024. The value indications for the proposed conservation easement reflected by each appraiser were:

(1) Joseph S. String, MAI	\$11,800,000
(2) Philip M. Holden, MAI	\$12,900,000

In the reviewer's opinion the appraisal reports were completed substantially in conformance with USPAP, were well documented, and reflected a reasonable value indication for the subject property. Both firms submitting appraisals consider their report to be complete 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 are the Florida Department of Agriculture and Consumer Services, Rural and Family Lands Program (FDACS/RFLPP). The intended use is for FDACS/RFLPP 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. String and Mr. Holden utilized the Sales Comparison technique to estimate the value of the subject property 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 Assumption** 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:

J & J Hendrie, LC
PO Box 358
Venus, Florida 33960

The property has been owned for numerous years and the property has not been marketed for sale. The ranch has been in the Hendrie family for multiple generations.

Property Description

This appraisal assignment encompasses a contiguous tract containing acreage of 5,610.26 acres which are part of a larger commonly owned ranch parcel containing 5,660.13 acres known as the J&J Hendrie Ranch. The ranch is located along the east side of US Highway 27 near the small unincorporated area known as Venus in Highlands County, Florida. This location is approximately 6 miles south of State Road 70. The appraisal problem encompasses estimating the impact on value of a proposed conservation easement on 5,610.26 acres, of the subject ranch holding. According to mapping provided by the client, the subject contains approximately 2,935.60 acres of uplands (52%) and approximately 2,674.66 acres of wetlands (48%). Otherwise, the ranch contains a mosaic of improved pasture areas, pine flatwoods, unimproved pasture and woodland pasture, wetland forests, cypress and cabbage hammocks, wetland pines and scrub.

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 approximately 1.5 miles of frontage along the east side of US Highway 27 with four median cuts and multiple gates along the highway. The subject parcel has a rolling topography as is common in this area of Highlands County Florida with elevations ranging from about 40 to 135 feet above sea level. The western boundary of the subject is characterized as being on top of the ridge and the topography drops off as the ranch extends approximately 4 miles to the east.

The title insurance policy refers to some older OGM reservations, one of which is the State of Florida from 1910. All of these reservations are older and the access has not been preserved due to the Marketable Record Title Act (MRTA) which bars the right of entry. The appraisers opine that there is no impact on value.

The subject property is found on Highlands County FEMA Flood Maps 12055C0680C and 12055C0685C all dated November 18, 2015. According to these maps much of the

subject property, approximately 45% are located within Flood Zone A which is considered to be an area within the 100-year flood plain. The remaining land areas, approximately 55% are designated as Flood Zone X which is an area determined to be outside the 0.2% annual chance floodplain.

The subject ranch is improved with typical ranching improvements such as fencing, cross-fencing, gates, ditches, culverts, ranch roads, water holes and a set of cattle pens. There are no building improvements on the subject easement parcel with the exception of a covered working area associated with the cow pens.

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 AU; Agricultural zoning and AG; Agriculture future land use classification by Highlands 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 Highlands 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. String concluded that the Highest and Best Use for the subject would be for continued agriculture, silviculture and recreation, with very long-term future potential for rural residential development.

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

After

Mr. String 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 use subject to the conservation easement limitations.

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 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. String analyzed four 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.

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 appraisers analyzed sales of agricultural properties offering similar locational attributes and highest and best use characteristics similarly encumbered by conservation easements. Mr. String analyzed four comparable sales in his effort and Mr. Holden analyzed three 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. String 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

String Appraisal

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

Sale No.	Subject	Sale 1	Sale 2	Sale 3	Sale 4
County	Highlands	Okeechobee	DeSoto Charlotte	Hendry	Osceola
Sale Date	N/A	12/21	3/24	3/22	5/22
Price/Ac	N/A	\$4,502	\$4,222	\$4,570	\$6,900
Size/Ac	5,610.26	12,095.78	8,054.00	6,189.68	2,287.71
Upland %	52%	86%	64%	73%	78%
Overall Rating	N/A	Slightly Superior	Similar	Similar	Significantly Superior

Mr. String analyzed the four 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, DeSoto, Charlotte, Hendry and Osceola Counties in Florida.

The sales analyzed for the subject parcel have sale dates ranging from December 2021 to March 2024. The comparables selected are all agricultural properties with similar highest and best use characteristics. The comparable sales selected and analyzed by Mr. String are considered to be good indicators of value for the subject. These sales reflect a range from \$4,222 to \$6,900 per gross acre.

Mr. String has elected to apply a qualitative adjustment process to the comparable sales for comparable factors such as condition of sale, financing, motivation, market conditions, location, access, size, upland percentage, encumbrances, zoning/FLU 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. String recognizes a more refined range of from \$4,200 to \$4,700 per gross acre. Mr. String concludes at a value of \$4,600 per gross acre citing "more reason to believe it near the higher of the range given the excellent recreation potential of the subject property." This equates to a final indication of \$4,600 per acre times 5,610.26 acres; or \$25,807,196 which is rounded to \$25,800,000.

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

Sale No.	Subject	Enc. Sale 1	Enc. Sale 2	Enc. Sale 3	Enc. Sale 4
County	Highlands	Highlands	Hendry	Highlands	Manatee
Sale Date	N/A	1/23	6/22	1/23	12/21
Price/Ac	N/A	\$1,161	\$2,622	\$2,712	\$3,405
Size/Ac	5,610.26	3,369.60	1,022.00	1,069.20	1,248.33
Overall Rating	N/A	Inferior	Similar	Superior	Significantly Superior

Mr. String 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 comparables are located in Highlands, Hendry, and Manatee Counties in Florida.

The sales analyzed for the subject parcel have sale dates ranging from December 2021 to January 2023. 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. String are considered to be reasonably good indicators of value for the subject. These sales reflect a range from \$1,161 to \$3,405 per gross acre.

Mr. String has elected to apply a qualitative adjustment process to the comparable sales for comparable factors such as condition of sale, financing, motivation, market conditions, location, access, size, upland percentage, improvements and impact of Conservation Easement. 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. String recognizes a more refined range of from around \$2,250 as to \$2,750 per gross acre. He reconciles at a value indication of \$2,500 per gross acre recognizing “no more reason to believe it near the lower end of the range or the higher end of the range.” Mr. String concludes at a value of \$2,500 per gross acre times 5,610.26 acres; or \$14,025,650 which is rounded to \$14,000,000.

Mr. String’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	\$25,800,000
Total Value After	<u>\$14,000,000</u>
Value of Easement	\$11,800,000

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
County	Highlands	Highlands	Hardee	Hendry	DeSoto Charlotte
Sale Date	N/A	8/23	1/24	3/22	3/24
Price/Ac	N/A	\$7,102	\$6,057	\$4,570	\$4,222
Size/Ac	5,610.26	1,816.00	1,684.00	6,189.68	8,054.00
Upland %	52%	83%	61%	73%	64%
Overall Rating	N/A	Very Superior	Very Superior	Similar	Very Inferior

Mr. Holden analyzed the four 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 Highlands, Hardee, Hendry, DeSoto and Charlotte Counties, Florida.

The sales analyzed for the subject parcel have sale dates ranging from March 2022 to March 2024. 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 \$4,222 to \$7,102 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, 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 similar rated Sale 3 at \$4,570 per gross acre and very superior rated Sale 2 at \$6,057 per gross acre. As such, a conclusion is reached at \$4,700 per gross acre. This equates to a final indication of 5,610.26 acres times \$4,700 per acre; or \$26,368,222 which is rounded to \$26,350,000.

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
County	Highlands	Highlands	Polk	Highlands
Sale Date	N/A	1/23	10/23	1/23
Price/Ac	N/A	\$2,712	\$2,534	\$1,161
Size/Ac	5,610.26	1,069.20	1,112.73	3,369.60
Overall Rating	N/A	Very Superior	Superior	Inferior

Mr. Holden analyzed the three 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 Highlands and Polk Counties in Florida.

The sales analyzed for the subject parcel have sale dates ranging from January 2023 to October 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 \$1,161 to \$2,712 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, location, size/shape, access/exposure, topography and site improvements, building improvements, permitted uses and 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 brackets the subject between the indications from inferior rated Sale 3 at \$1,161 per gross acre and superior rated Sale 2 at \$2,534 per gross acre. He concludes at a final value of \$2,400 per gross acre. This equates to a final indication of 5,610.26 acres times \$2,400 per acre; or \$13,464,624 which is rounded to \$13,450,000.

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	\$26,350,000
Total Value After	<u>\$13,450,000</u>
Value of Easement	\$12,900,000

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 9.32%. 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, Rural and Family Lands Protection Program (DACS/RFLPP).

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.

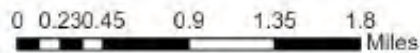
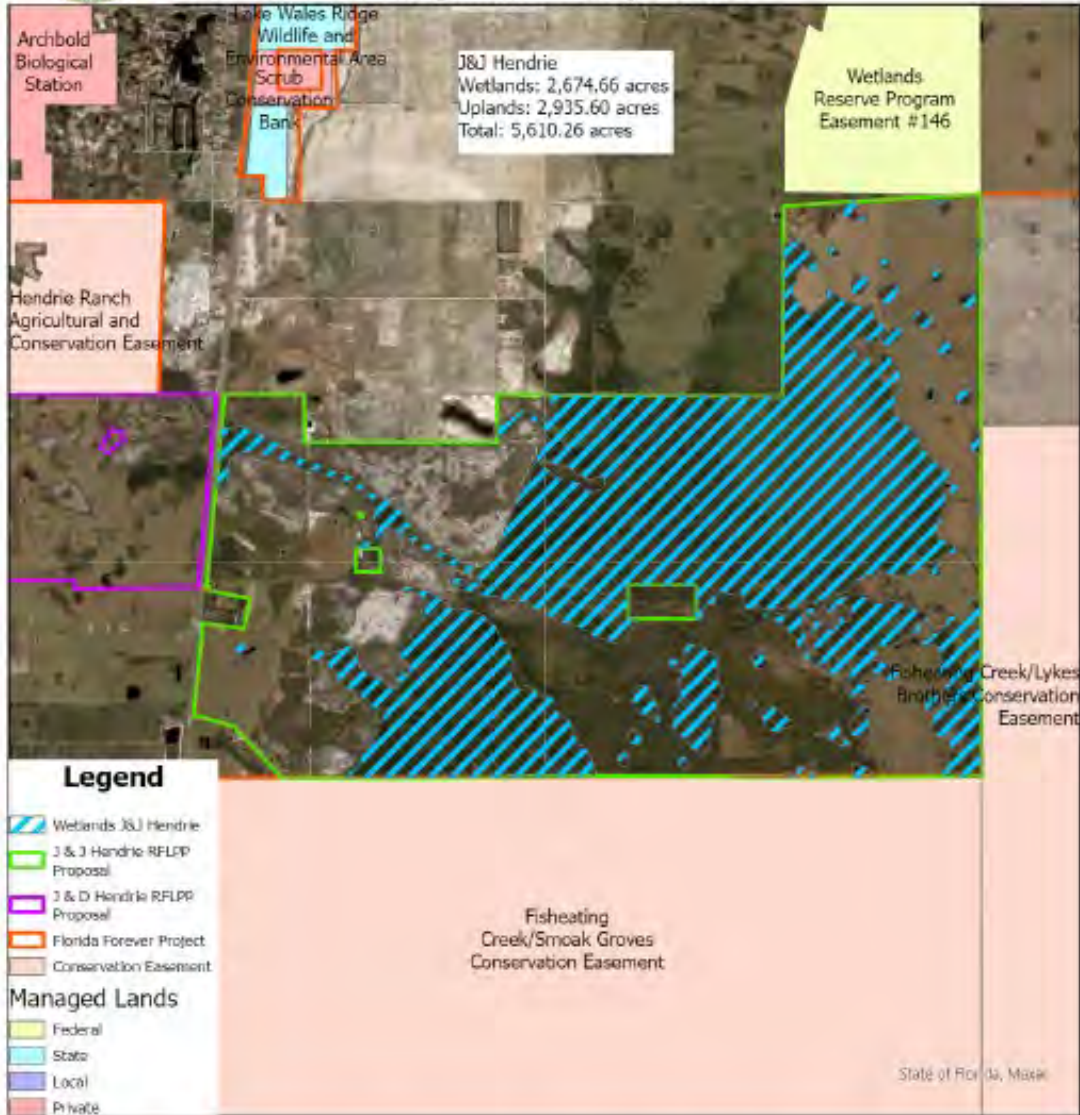
Acceptance of Appraisals

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

Aerial Map



Rural and Family Lands Protection Program Hendrie Ranch II J & J Hendrie Highlands County, Florida



This map is a product of the Rural and Family Lands Protection Program and is for illustrative purposes only. This is not a survey.

Documentation of Competence



Certificate of Completion

Thomas G. Richards, MAI

has successfully completed the

Valuation of Conservation Easements Certificate Program

on January 18, 2008.

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

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

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, SASBOT, ACEP-ALE 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 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

June 28, 2024
Date