# Lake Wales Ridge Ecosystem

Critical Natural Lands Highlands, Lake, Osceola and Polk Counties

Year Added to Priority List	1992
Project Acres	68,798
Acquired Acres	41,071
Cost of Acquired Acres	\$96,442,977
Remaining Project Acres	27,727
2023 Assessed Value of Remaining Acres	\$258,910,199

#### Purpose for State Acquisition

The high, sandy Lake Wales Ridge, stretching from the Orlando area to the Lake Okeechobee region, was originally covered with a mosaic of scrub, flatwoods, wetlands and lakes. The scrub is ecologically unique —inhabited by plants and animals found nowhere else—but has almost completely been converted to citrus groves and housing developments. The Lake Wales Ridge Ecosystem project is designed to protect the best remaining tracts of the scrub and the ecosystems associated with it, thereby preserving numerous endangered species and allowing the public to see examples of the unique original landscape of the ridge.

#### **General Description**

Due to its many unique species, Central Florida Ridge scrub may be among the oldest of Florida's upland ecosystems. The project consists of separate sites along the Lake Wales Ridge which are intended to be part of a system of managed areas that conserve the character, biodiversity and biological function of the ancient scrub ridge. The sites contain the best remaining examples of unprotected Florida scrub as well as lakefront, swamps, black water streams, pine flatwoods, seepage slopes, hammocks and sandhills. The project is the last opportunity to protect the highest concentration of narrowly endemic scrub plants and animals on the Lake Wales Ridge, many in jeopardy of extinction. There are 75 rare elements found in the diverse ecosystem, including a population of scrub mint that may be a new species. No archaeological or historical sites are known from the project. All the sites are fragments and vulnerable to mismanagement and disturbance. They are also seriously threatened by conversion to citrus groves and immediate development pressure.

FNAI Elements	<u>Score</u>
clasping warea	G1/S1
Garrett's scrub balm	G1/S1
scrub ziziphus	G1/S1
Florida panther	G5T1/S1
Florida scrub-jay	G1G2/S1S2
Eastern indigo snake	G3/S2?
Gopher tortoise	G3/S3
Florida mouse	G3/S3
Florida black bear	G5T4/S4
Avon Park rabbit-bells	G1/S1
blushing scrub balm	G1/S1
Carter's warea	G1/S1

#### FNAI Element Occurrence Summary

#### Public Use

Sites within the project are designated for use as state parks, state forests, botanical sites and preserves. These sites could provide opportunities for natural-resource education, hiking, camping, picnicking, hunting and fishing.

#### Acquisition Planning

#### 1991

On December 6, 1991, the Land Acquisition Advisory Council added the Lake Wales Ridge Ecosystem project to the Conservation and Recreational Lands Priority List. The fee simple and less-than-fee acquisition, sponsored by The Nature Conservancy, consisted of approximately 32,480 acres, several thousand ownerships, and a taxable value of \$33,954,187. The project contains 20 separate sites located in Polk and Highlands counties: Ridge Scrub (80 acres); Lake Blue (65.23 acres); Eagle Lake (10.30 acres); Lake McLeod (55 acres); Mountain Lake Cutoff (201.05 acres); Hesperides (3,900 acres); Lake Walk-in-the-Water (9,835 acres); Sunray/Hickory Lake South (1,925 acres); Trout Lake (59 acres); Avon Park Lakes (225 acres); Silver Lake (1,194 acres); Carter Creek (4,630 acres); Flamingo Villas (1,420 acres); Henscratch Road/Jack Creek (3,985 acres); Lake Apthorpe (1,722 acres); Highlands Park Estates (232 acres); Holmes Avenue (1,199 acres); Lake June West (897 acres); Sun 'N Lakes South (503 acres); and Gould Road (343 acres). The South Florida Water Management District acquired 1,309 acres within the Henscratch Road/Jack Creek site for \$1,540,000.

The Nature Conservancy has been an intermediary in most of the ridge sites. Lake Walk-in-Water (8,615 acres): major owner, Alico, has been acquired; The Nature Conservancy worked with Morgan on details of the completed less-than-fee acquisition. Lake June West (831 acres): acquired. Gould Road (419 acres): major ownership acquired.

Henscratch Road (2,869 acres): largest tracts acquired by the Southwest Florida Water Management District and the Conservation and Recreation Lands program. Silver Lake (2,020 acres): largest tracts acquired. Lake McLeod (55 acres): at least 45 acres acquired by the U.S. Fish and Wildlife Service. Lake Blue (65 acres) has been acquired. Hesperides (2,696 acres) has been acquired from Babson. Boy Scouts West (335 acres): acquired. Horse Creek (1,325 acres): the South Florida Water Management District has





acquired the major ownerships within the site. Eagle Lake (10 acres): removed from list - developed. McJunkin Ranch (750 acres): acquired.

Priority phasing for the Warea Archipelago sites is Scofield Sandhill (120 acres). Flat Lake (120 acres): acquired. Ferndale Ridge (104 acres): removed from list due to site fragmentation and habitat destruction. Sugarloaf Mountain (52 acres): southernmost tract acquired by the St. Johns River Water Management District. The Nature Conservancy was unable to reach agreements with a large ownership at the northern end and owners of small tracts in between.

Carter Creek (4,630 acres): most of the parcel is acquired, a few large ownerships on western project boundary also remain. Flamingo Villas (1,420 acres): the U.S. Fish and Wildlife Service acquired approximately 600 acres. Holmes Avenue (1,269 acres): approximately half of the site has been acquired, multiple ownerships remain. Avon Park Lakes (225 acres): subdivided, The Nature Conservancy projects a three-year 70 percent success rate. Sun 'N Lakes South (570 acres): more than 200 acres acquired, remaining developed and fragmented. Lake Apthorpe (2,503 acres): larger ownerships acquired, several lots important for management acquired as well.

#### 1993

On July 23, 1993, the Land Acquisition Advisory Council approved an 848-acre addition to the project boundary. The addition, located in Highlands County, was sponsored by The Nature Conservancy, consisted of two ownerships – Clements Family (four parcels) and Michael Rider (one parcel) – with a taxable value of \$313,910.

On September 20, 1993, the Land Acquisition Advisory Council approved a 16-acre addition to the Mountain Lake Cutoff site within the project boundary. It was sponsored by the landowner, J. K. Stuart, and had a taxable value of \$18,548. The landowner has holdings within the site and is unwilling to sell only a part of his tract. The Land Acquisition Advisory Council recommended that the addition be sold or exchanged if it is not needed for resource protection or management purposes.

In 1993, the U.S. Fish and Wildlife Service established the Lake Wales Ridge National Wildlife Refuge (1,865 acres), of which 1,692 acres are within the project boundary.

#### 1994

On March 9, 1994, the Land Acquisition Advisory Council approved a 160-acre addition to the Lake Walkin-the-Water site within the project boundary. It was sponsored by the landowner (Alico) and The Nature Conservancy with a taxable value of \$160,000. The landowner has holdings within the current boundary and is unwilling to sell only a part of its holdings. The Land Acquisition Advisory Council recommended that the addition be sold or exchanged if it is not needed for resource protection or management purposes.

In July 1994, the Land Acquisition Advisory Council approved a 61-acre addition to Flamingo Villas site within the project boundary. The addition was sponsored by the landowner, American Homes Service Corp.–Wohl tract, consisted of two contiguous parcels with a taxable value of \$95,180. The landowner has holdings within the current boundary and is unwilling to sell only a part of his holdings. The Land Acquisition Advisory Council recommended that the addition be sold or exchanged if it is not needed for resource protection or management purposes.





In November 1994, the Land Acquisition Advisory Council combined the Warea Archipelago project (1,021 acres with a taxable value of \$4,552,797 in Lake and Osceola counties) with the Lake Wales Ridge Ecosystem project. The Warea Archipelago project contained six separate sites: Schofield Sandcastle (120 acres); Lake Davenport (500 acres); Flat Lake (120 acres); Castle Hill (125 acres); Ferndale Ridge (104 acres); and Sugarloaf Mountain (52 acres).

On November 18, 1994, the Land Acquisition Advisory Council approved a 2,336-acre addition to the project boundary. Located in Highlands County, it was sponsored by The Nature Conservancy with a taxable value of \$2,201,330.

#### 1995

On July 14, 1995, the Land Acquisition Advisory Council approved an 850-acre addition to the project boundary. Located in Highlands County, it was sponsored by The Nature Conservancy with a taxable value of \$2,035,980.

On December 7, 1995, the Land Acquisition Advisory Council approved combining the Horse Creek Scrub project (2,365 acres with a taxable value of \$3,330,700 in Polk County) with the Lake Wales Ridge Ecosystem project. The South Florida Water Management District made the request to expand the Lake Wales Ridge Ecosystem project boundary.

On December 7, 1995, the Land Acquisition Advisory Council approved combining the Highlands Ridge project (6,318 acres in Highlands County, consisting of several thousand parcels, 600-700 landowners with a taxable value \$11,980,140) with the Lake Wales Ridge Ecosystem project. The Nature Conservancy sponsored the project in 1994.

#### 1996

On December 5, 1996, the Land Acquisition Advisory Council approved the transfer of two Polk County ownerships – Boy Scouts West in the Hesperides site and Morgan in the Lake Walk-in-the-Water site – to the newly created Less-Than-Fee category. The ownerships total 2,407 acres and have a taxable value of \$2,407,000.

#### 1997

In September 1997, Polk County acquired Hickory Lake Scrub County Park (59 acres in project boundary).

On December 5, 1997, the Land Acquisition and Management Advisory Council approved a 3,724-acre deletion sponsored by The Nature Conservancy to the project boundary. The 10 sites with a taxable value of \$5,036,700 include Ferndale Ridge (104 acres); Castle Hill (50 acres); Eagle Lake (10 acres); Hesperides (177 acres); Sun Ray/Hickory Lake (1,070 acres); Henscratch Road (760 acres); Lake June West (66 acres); Highlands Park Estates (232 acres); Holmes Avenue (145 acres); and McJunkin Ranch (1,110 acres).

#### 1998

On July 15, 1998, Orange County acquired the Schofield Tract (80 acres).

On October 15, 1998, the Land Acquisition and Management Advisory Council approved a 580-acre addition to the project boundary. Sponsored by The Nature Conservancy, the addition consisted of 1,414 parcels (1,132 landowners) with a taxable value of \$159,086. The additions, which were located in Polk and Highlands counties, include Lake Apthorpe site (.34 acre, Levingston); Silver Lake site (427 acres, multiple owners); Sun'N'Lakes South site (67 acres, Gables Engineering, Inc.); Sunray/Hickory Lake South





site (80 acres, Alico, Inc.); and Trout Lake site (7 acres, Sistrunk, Trustee). The parcels were designated as essential. The Land Acquisition and Management Advisory Council approved the addition of the following tracts to the list of essential parcels: Lake Walk-in-the-Water (320 acres, Saddleblanket Resorts II); and Highlands Ridge (3,200 acres, two large ownerships).

#### 2001

On July 12, 2001, the Acquisition and Restoration Council approved a fee-simple 2,512-acre addition (Royce Ranch next to Lake Apthorpe site) to the project boundary. Sponsored by the Florida Fish and Wildlife Conservation Commission, the addition consisted of one landowner owner, Raymond Royce, with a taxable value of \$1,230,591. The Florida Fish and Wildlife Conservation Commission will manage the addition.

#### 2002

On November 11, 2002, 1.25 acres were acquired in Carter Creek (Benvenuti) to be managed by the Florida Fish and Wildlife Conservation Commission.

#### 2003

On May 21, 2003, the Florida Fish and Wildlife Conservation Commission established the Westside conservation easements (291 acres), of which 205 acres are within the project boundary.

On October 17, 2003, the Acquisition and Restoration Council approved a less-than-fee 2,330-acre addition (Henscratch Ranch) to the project boundary. Sponsored by a representative for the landowner, Highlands Farms, Inc., the Division of State Lands will monitor the easement.

#### 2004

On August 20, 2004, the Acquisition and Restoration Council approved a less-than-fee 520-acre addition (Lake Josephine) to the project boundary. Sponsored by representatives of the landowner, E. P. Jones Jr., the Division of State Lands will monitor the easement.

#### 2005

On January 26, 2005, The Nature Conservancy acquired Southern Lake Wales Ridge (0.26 acres).

#### 2006

On June 26, 2006, Orange County transferred 50 percent undivided interest on Schofield Tract to the city of Orlando.

On July 26, 2006, the South Florida Water Management District established the Henscratch (657 acres) conservation easement.

On October 13, 2006, the Acquisition and Restoration Council approved a 11,444-acre addition (Crooked Lake West) to the project boundary. The addition was sponsored by Polk County, the Florida Fish and Wildlife Conservation Commission and the Southwest Florida Water Management District. Located in Polk County, the addition consisted of 1,430 parcels, 1,120 landowners and a taxable value of \$6,612,464. The parcels have been designated as essential.

On October 26, 2006, the South Florida Water Management District established a second Henscratch conservation easement (650 acres).





#### 2007

On May 7, 2007, The Nature Conservancy established two conservation easements on Bass Ranch (945 acres), of which 22 acres are within the project boundary. The Natural Resources Conservation Service provided funding for one of the easements.

On May 10, 2007, The Nature Conservancy acquired the Hancock Commons Tract (21.47 acres).

#### 2008

On January 25, 2008, The Nature Conservancy acquired The Nature Conservancy/Dellock (10.1 acres).

On May 2, 2008, The Nature Conservancy acquired a second Hancock Commons Tract (20.65 acres).

In June 2008, the Florida Fish and Wildlife Conservation Commission purchased McKay (0.9 acre) in Carter Creek for \$11,500; and Dunham Ranch, known as Gopher Tortoise Mitigation Park (1,146.91 acres) for \$12,353,761.

In September 2008, DEP purchased the following acreages within Carter Creek: 1.19 acres (Boise) for \$11,500; 1.3 acres (Carpinello) for \$11,500; and 1.3 acres (O Such) for \$11,500.

In October 2008, DEP purchased 1.1 acres (Dumervil/Cameron) for \$11,500; 1.3 acres (Hreschak) for \$11,500; 5.4 acres (Pollard) for \$46,000; 1.3 acres (Romani) for \$11,500; and 1.3 acres (Higgins Estate) for \$11,500.

On October 3, 2008, DEP purchased a 345-acre parcel from the Palmer ownership in Pine Plantation for \$24,930,304 (40 acres in the southeast corner of the parcel were acquired by the Orlando-Orange County Expressway Authority to be conveyed to Orange County for a park).

On October 15, 2008, The Nature Conservancy bought a conservation easement of 57.62 acres within the Scrub Conservation Bank which overlaps the Gould Road site. Archbold Biological Station will monitor the easement.

In November 2008, DEP purchased 1.3 acres (Roselle) for \$11,500; 1.3 acres (Stockard) for \$11,500; 1.4 acres (Barbuto) for \$11,500; 1.3 acres (Schaffner) for \$11,500; and 1.1 acres (Smith) for \$11,500.

#### 2009

Between December 2008 and May 2009, 46 acres were purchased for \$445,161.

In January 2009, the Southwest Florida Water Management District and Polk County acquired 3,510 acres (Crooked Lake West site). The Natural Resources Conservation Service provided funding for the acquisition. In June 2009, 5 acres were purchased in the Carter Creek site for \$46,000.

In July 2009, 1 acre was received as a donation from C.L./Vera Stegmaier in Lake Apthorpe. In October 2009, just over 2 acres were purchased for \$24,000 within the Carter Creek site. The Florida Fish and Wildlife Conservation Commission will manage the lands.

On December 29, 2009, 1.1 acres were purchased by the Division of State Lands for \$11,500. The Florida Fish and Wildlife Conservation Commission will be the manager.





#### 2010

On January 22, 2010, Collany Wetland Mitigation Bank (153.5 acres) was established with the easement signed by Falling Springs LLC.

On July 8, 2010, the Natural Resources Conservation Service established Wetlands Reserve Program Easement #155 (184 acres).

#### 2011

On February 22, 2011, the Morgan Lake Wales Preserve Conservation Bank (487 acres) was certified to sell credits.

On March 29, 2011, 0.5 acres on Holmes Avenue was donated by the Dorothy A. Sanders Revocable Trust. The Florida Fish and Wildlife Conservation Commission will be the manager.

On April 5, 2011, 16.21 acres were purchased (The Nature Conservancy/Lawson). The Florida Forest Service will be the manager.

On April 15, 2011, the Acquisition and Restoration Council recommended a 2,071-acre reduction to the project boundary due to residential/rural/commercial development.

On May 23, 2011, the Natural Resources Conservation Service established Wetlands Reserve Program Easement #157 (1,125 acres).

On July 20, 2011, the Division of State Lands purchased 1.87 acres on Holmes Avenue for \$8,422.

In August 2011, the Division of State Lands acquired 13.53 acres on Holmes Avenue via tax deed sales for \$40,429.

On December 9, 2011, the Acquisition and Restoration Council placed the project in the Critical Natural Lands category.

#### 2012

On December 1, 2012, Collany Conservation Bank (134.8 acres) was established by Wildlands Conservation, Inc.

#### 2013

On January 3, 2013, the U.S. Fish and Wildlife Service approved the Collany Conservation Bank.

#### 2015

In 2015, the U.S. Fish and Wildlife Service purchased 1 acre to expand the Lake Wales Ridge National Wildlife Refuge.

#### 2016

In 2016, the U.S. Fish and Wildlife Service purchased 0.23 acres to expand the Lake Wales Ridge National Wildlife Refuge.

On December 28, 2016, FX Bar Ranch conservation easement (500 acres) was established in Avon Park Air Force Range, of which 150 acres are within the project boundary.

#### 2017

In 2017, the U.S. Fish and Wildlife Service purchased 0.75 acres to expand the Lake Wales Ridge National Wildlife Refuge. In 2017, 21.49 acres in the project were acquired with Florida Forever program funding.





#### 2018

On October 4, 2018, U.S. Land Conservancy established the Lake Wales Ridge Conservation Bank – Sullivan Tract (110.2 acres).

On December 8, 2018, a second FX Bar Ranch conservation easement (300 acres) is established in Avon Park Air Force Range, of which 98 acres are within the project boundary.

#### 2019

On November 21, 2019, Ancient Islands Conservation Bank (403.5 acres) with a conservation easement in favor of Wildlands Conservation, Inc.

On December 4, 2019, the Lake Wales Ridge Conservation Bank – Sullivan Tract is approved.

#### 2020

On June 12, 2020, the Acquisition and Restoration Council approved the addition of Hendrie Ranch (7,229 acres) in Highlands County to the project boundary.

On October 9, 2020, the Acquisition and Restoration Council approved an addition of the Stephens Property (79.63 acres) in Polk County, Larson Ranch (221 acres) in Highlands County and the Miller Properties (354 acres) in Highlands County to the project boundary.

#### 2021

On June 11,2021, the Acquisition and Restoration Council approved an addition of 913.2 acres in Polk County to the project boundary.

DEP acquired, in fee simple, 5.67 acres from 14 individual property owners (Brown, Amador, Badillo, Reinhart, Lowe, Polynice, Seery, Antonacci, Valianes, Rosa Family, Cepero, Shuck 3 LLC, Sanders and Miguel) and received donations of 0.83 acres from Cardani (one parcel) and Prager Family Trust (one parcel).

#### 2022

On December 9, 2022, the Acquisition and Restoration Council approved an addition of the Ridgeland property (431 acres) in Highlands County.

DEP acquired 27 parcels totaling 12.08 acres in fee from individual owners in Highlands County within the Lake Apthorpe, Sun N' Lakes, and Holmes Avenue project areas.

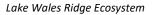
DEP acquired a conservation easement over two parcels totaling 366.42 acres (Miller).

#### 2023

In December of 2023, the Acquisition and Restoration Council approved the addition of three parcels totaling approximately 285.23 acres in Highland County.

DEP acquired, in fee, 79.6 acres in Highlands County from several owners.







#### Coordination

The Lake Wales Ridge Ecosystem project sites are included within the U.S. Fish and Wildlife Service's Lake Wales Ridge National Wildlife Refuge, which is the Service's top priority endangered species project. The U.S. Fish and Wildlife Service will also participate in management. The Nature Conservancy is an intermediary for non-mega parcel sites on the project.

#### Management Policy Statement

The primary goals of management of the Lake Wales Ridge Ecosystem project are to conserve and protect environmentally unique and irreplaceable lands that contain native, relatively unaltered flora and fauna representing a natural area unique to, or scarce within, a region of the state or a larger geographic area; to conserve and protect significant habitat for native species or endangered and threatened species; and to conserve, protect, manage or restore important ecosystems, landscapes and forests, in order to enhance or protect significant surface water, coastal, recreational, timber, fish or wildlife resources which local or state regulatory programs cannot adequately protect.

#### Manager(s)

Managers include the Division of Recreation and Parks (Lake June West); Florida Forest Service (Lake Walk-in-Water, Hesperides and five Warea sites) and Florida Fish and Wildlife Conservation Commission (remaining sites). The Florida Forest Service will monitor the less-than-fee portion. The Division of State Lands will monitor some conservation easements.

#### Management Prospectus

#### **Qualifications for State Designation**

The full fee sites of the Lake Wales Ridge Ecosystem project qualify as single use wildlife and environmental area because of the high concentration of threatened or endangered species, particularly plants. The forest resources of the Lake Walk-in-Water, Hesperides and Warea sites make them desirable for use as state forests. The natural and recreational resources of the Lake June West parcel qualify it as a unit of the state park system. The small parcels sites of the Lake Wales Ridge Ecosystem project qualify as single-use wildlife and environmental area because of its high concentration of threatened or endangered species, particularly plants. Thirty percent of the plants and animals of the Lake Wales Ridge Ecosystem project occur nowhere else in the world.

#### **Conditions Affecting Intensity of Management**

The project is a high-need area, which will require additional funding to stabilize and protect the natural resources. Managing the ecosystem will require large prescribed burning crews that are welltrained and well-equipped to handle high intensity fires near residential areas.





#### Management Implementation, Public Access, Site Security and Protection of Infrastructure

During the first year after acquisition, management will focus on site security, conducting fuel reduction burns, conducting inventories of natural resources and mapping of sensitive resources and conceptual planning. Public use facilities, if any, will be provided in succeeding years.

#### **Revenue-generating Potential**

No significant revenue is expected to be generated initially. As public use increases, modest revenue may be generated.

#### **Cooperators in Management Activities**

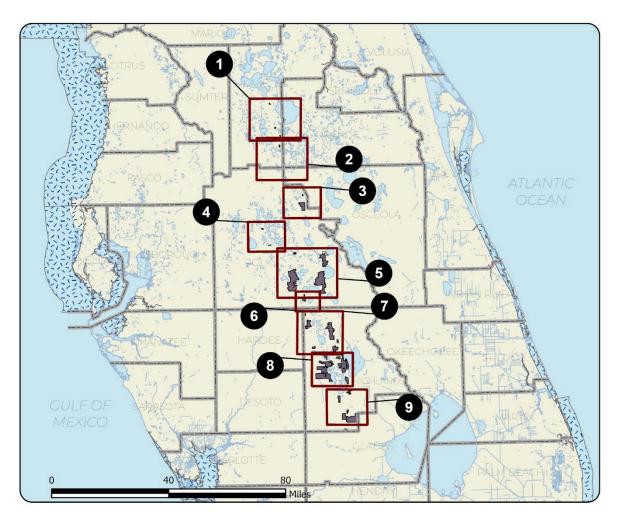
It is recommended that the Archbold Biological Station and The Nature Conservancy serve as cooperators in managing some of the sites.

Management Cost Summary		
DRP (Lake June West) and FFS (Warea)	Startup	Recurring
Source of Funds	CARL	CARL
Salary	\$44,334	\$97,575
OPS	\$14,560	\$12,000
Expense	\$23,000	\$24,000
0C0	\$67,000	\$1,000
FCO	\$57,720	\$0
TOTAL	\$206,614	\$134,575
Source: Management Prospectus as originally submitted		

#### Management Cost Summary

FFS (Hesperides)	Startup	Recurring
Source of Funds	CARL	CARL
Salary	\$63,440	\$63,440
OPS	\$0	\$0
Expense	\$20,000	\$17,000
0C0	\$111,700	\$10,000
FCO	\$0	\$0
TOTAL	\$195,140	\$90,440
Source: Management Prospectus as originally submitted		







#### HIGHLANDS, LAKE, OSCEOLA, AND POLK COUNTIES

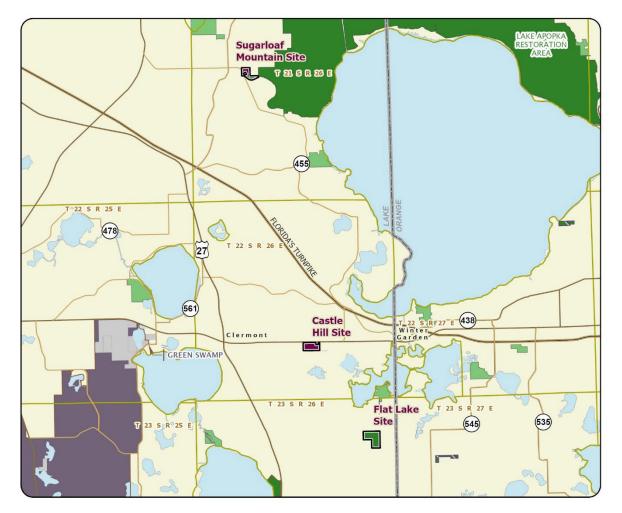
- 🗌 Map 1 Castle Hill Site 🗌 Map 1 Flat Lake Site
- Map 1 Sugarloaf Mountain Site
- Map 2 Lake Davenport Site
  Map 2 Schofield Sandhill Site
- 🗌 Map 3 Horse Creek Scrub Site
- Map 3 Ridge Scrub Site
- Map 4 Lake Blue Site
- Map 4 Lake McLeod Site
- Map 5 Crooked Lake West Site
- 🗌 Map 5 Hesperides Site
- Map 5 Lake Walk-in-the-Water Site
- 🗌 Map 5 Mountain Lake Cutoff Site 🗌 Map 6 Sunray/Hickory Lake South Site
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- 🗌 Map 7 Avon Park Lakes Site
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- 🔲 Map 7 Flamingo Villas Site Map 7 Miller Tract Site
- Map 7 Silver Lake Site
- Map 8 Henscratch Ranch Site
- Map 8 Henscratch Road/Jack Creek Site
- Map 8 Highlands Ridge Site
- Map 8 Holmes Avenue Site
- Map 8 Lake Apthorpe Site
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- Map 8 Lake June West Site 🗌 Map 8 Larson Ranch Site
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- Map 8 Royce Ranch Addition Site
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2024 Florida Forever Plan



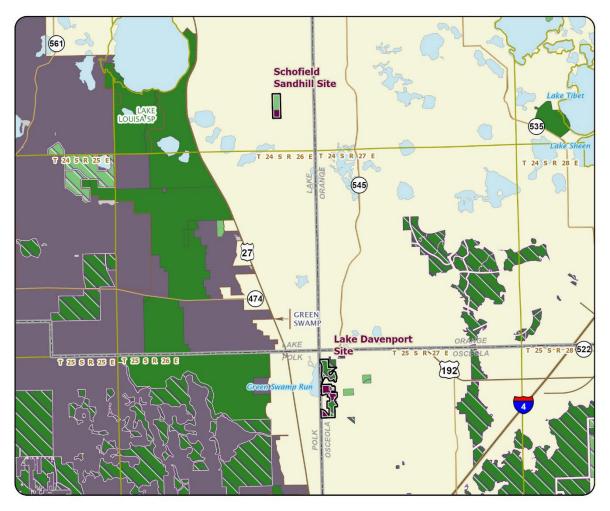
### LAKE WALES RIDGE ECOSYSTEM: MAP 1

#### LAKE COUNTY



7 n 3.5 Miles





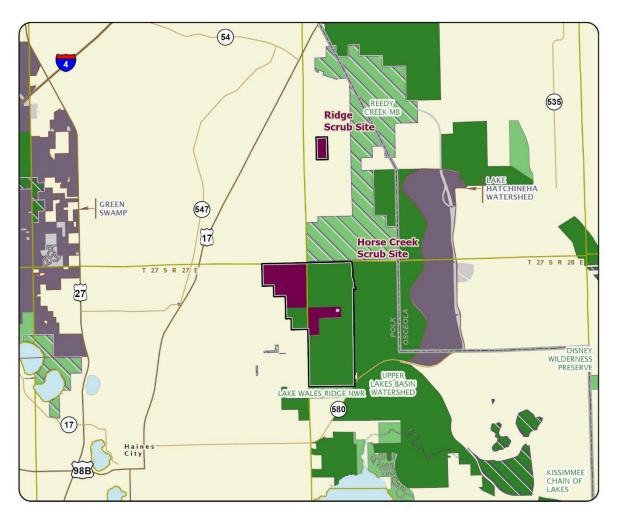
#### LAKE AND OSCEOLA COUNTIES











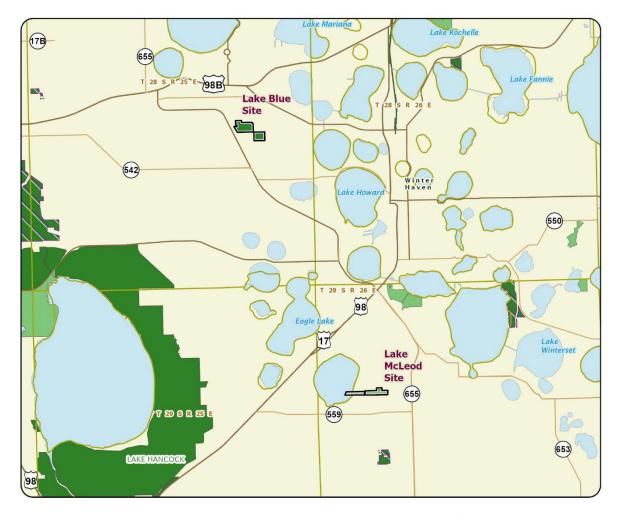
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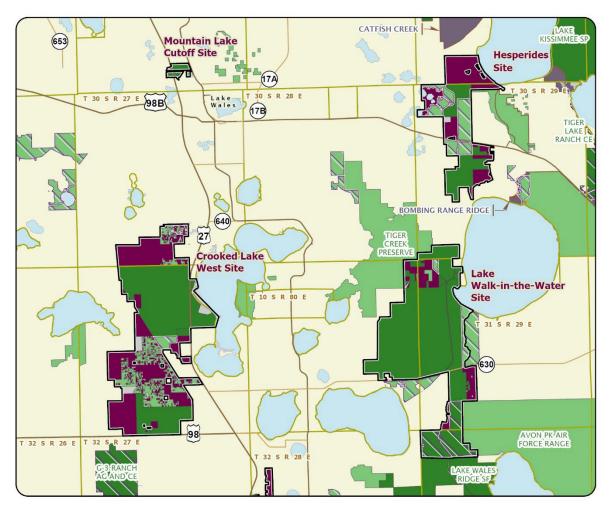












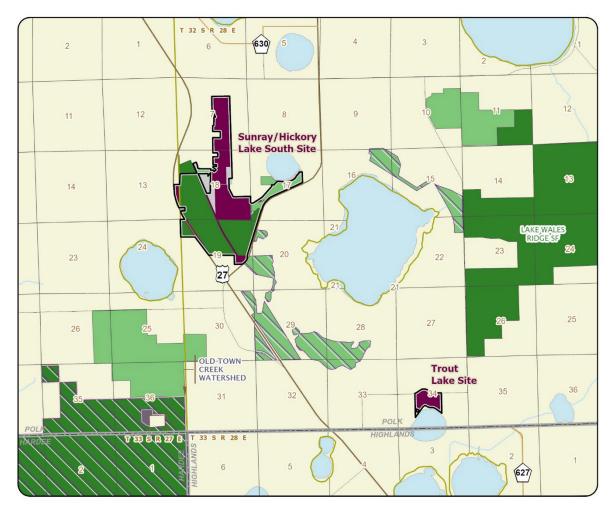
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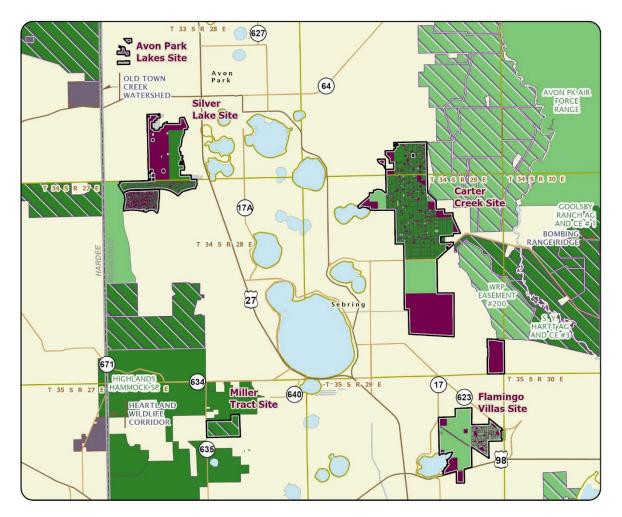


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#### HIGHLANDS COUNTY

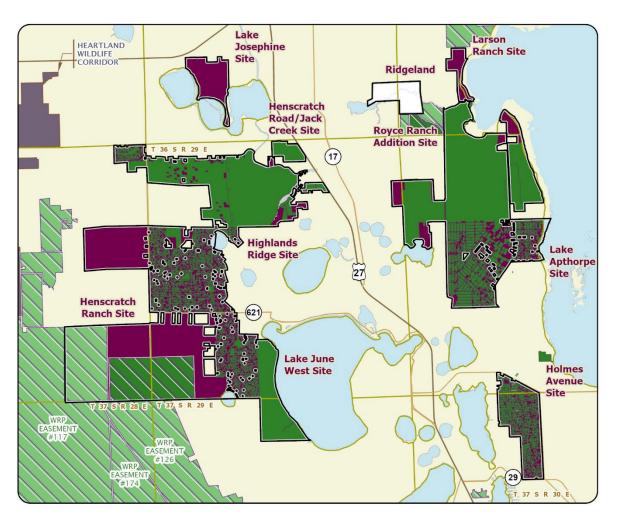












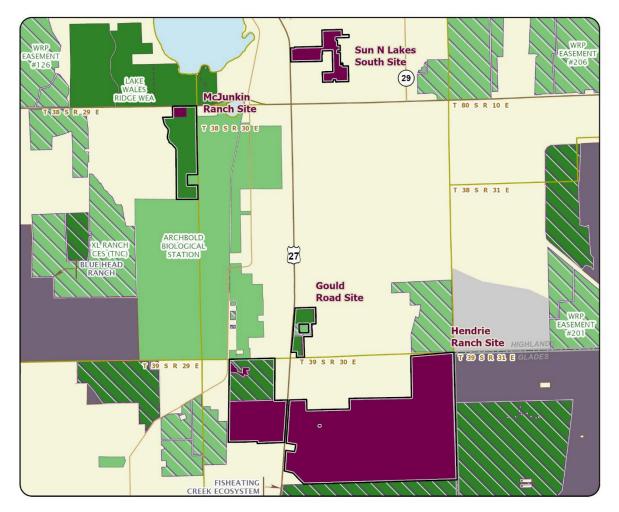
#### HIGHLANDS COUNTY



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### HIGHLANDS COUNTY



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