

Lake Wales Ridge Ecosystem

Critical Natural Lands

Highlands, Lake, Osceola and Polk Counties

<i>Year Added to Priority List</i>	<i>1992</i>
<i>Project Acres</i>	<i>66,050</i>
<i>Acquired Acres</i>	<i>47,844</i>
<i>Remaining Project Acres</i>	<i>18,206</i>
<i>2025 Assessed Value of Remaining Acres</i>	<i>\$169,589,347</i>

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 this 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. This 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 this 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 this 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.

Florida Natural Areas Inventory (FNAI) Element Occurrence Summary

<u>FNAI Elements</u>	<u>Score</u>
<i>Clasping warea*</i>	G1/S1
<i>Garrett's scrub balm*</i>	G1/S1
<i>Scrub ziziphus*</i>	G1/S1
Florida panther	G5T1/S1
Florida scrub-jay	G2/S2
Eastern indigo snake	G2G3/S2?
Gopher tortoise	G3/S3
Florida mouse	G3/S3
Florida black bear	G5T4/S4
<i>Avon Park rabbit-bells*</i>	G1/S1
<i>Carter's warea*</i>	G1/S1
<i>Wedge-leaved button-snakeroot*</i>	G1/S1

**Plant species are in italics*

Public Use

Sites within this 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 (CARL) Priority List. This fee simple and less-than-fee acquisition, sponsored by The Nature Conservancy (TNC), 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 and breaks down as follows: 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 (SFWMD) acquired 1,309 acres within the Henscratch Road/Jack Creek site for \$1,540,000.

TNC is an intermediary in most of the ridge sites. Lake Walk-in-Water (8,615 acres): major owner, Alico, has been acquired; TNC 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 (SWFWMD) and the CARL 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 (USFWS). 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): SWFWMD has acquired the major ownerships within this 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. TNC 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 this parcel is acquired, and a few large ownerships on western project boundary also remain. Flamingo Villas (1,420 acres): USFWS 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, TNC 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 in Highlands County was sponsored by TNC, 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 USFWS 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 Walk-in-the-Water site within the project boundary. It was sponsored by the landowner (Alico) and TNC 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 that break down as follows: 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 TNC with a taxable value of \$2,201,330. The breakdown is as follows: 400 acres to the Silver Lake site; 76 acres to the Gould Road site; and the 1,860-acre McJunkin Ranch.

1995

On July 14, 1995, the Land Acquisition Advisory Council approved an 850-acre (sponsored by TNC with a taxable value of \$2,035,980) addition in Highlands County to the project boundary: 70 acres to the Holmes Avenue site and 780 acres to the Lake Apthorpe site.

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 SFWMD 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 with a taxable value of \$11,980,140 in Highlands County; several thousand parcels; 600-700 landowners) with the Lake Wales Ridge Ecosystem project. TNC sponsored the project in 1994.

1996

On December 5, 1996, the Land Acquisition Advisory Council approved the transfer of two 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. These Polk County 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 TNC) to the project boundary. The deletion affected 10 sites, with a taxable value of \$5,036,700. The breakdown of the deletions follows: 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 TNC. It totaled 1,414 parcels (1,132 landowners) with a taxable value of \$159,086. Several landowners already have ownerships within the current boundary and will not sell without including the proposed additions. The additions to sites in Polk and Highlands counties were as follows: 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: approximately 320 acres of the Saddleblanket Resorts II ownership in the Lake





Walk-in-the-Water site and approximately 3,200 acres (two large ownerships) in the Highlands Ridge site.

2001

On July 12, 2001, the Acquisition and Restoration Council (ARC) 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 (FWC), consisting of one landowner owner, Raymond Royce, with a taxable value of \$1,230,591. FWC will manage the addition.

2002

On November 11, 2002, 1.25 acres were acquired in Carter Creek (Benvenuti) to be managed by FWC.

2003

On May 21, 2003, FWC established the Westside conservation easements (291 acres), of which 205 acres are within the project boundary.

On October 17, 2003, ARC approved a less-than-fee 2,330-acre addition (Henscratch Ranch), sponsored by a representative for the landowner, Highlands Farms, Inc., to the project boundary. The Florida Department of Environmental Protection's (DEP) Division of State Lands will monitor the easement.

2004

On August 20, 2004, ARC approved a less-than-fee, 520-acre addition (Lake Josephine), sponsored by representatives of the landowner, E. P. Jones Jr., to the project boundary. DEP's Division of State Lands will monitor the easement.

2005

On January 26, 2005, TNC acquired Southern Lake Wales Ridge (0.26 acres).

2006

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

On July 26, 2006, SFWMD established the Henscratch (657 acres) conservation easement.

On October 13, 2006, ARC approved a fee-simple and less-than-fee 11,444-acre addition (Crooked Lake West) to the project boundary. It was sponsored by Polk County, FWC and





SWFWMD. The addition, in Polk County, 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, SFWMD established a second Henscratch conservation easement (650 acres).

2007

On May 7, 2007, TNC established two conservation easements on Bass Ranch (945 acres), of which 22 acres are within the project boundary. The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) provided funding for one of the easements.

On May 10, 2007, TNC acquired the Hancock Commons Tract (21.47 acres).

2008

On January 25, 2008, TNC acquired TNC/Dellock (10.1 acres).

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

In June 2008, FWC 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 (ownerships) 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, TNC bought a conservation easement of 57.62 acres within the Scrub Conservation Bank which overlaps the Gould Road site. Archbold Biological Station monitors 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

From December 2008 through May 2009, 46 acres were purchased for \$445,161.

In January 2009, SWFWMD (\$5,369,950) and Polk County (\$2,000,000) acquired 3,510 acres (Crooked Lake West site), with an additional \$12,239,500 from NRCS. In June 2009, 5 acres were purchased in the Carter Creek site for \$46,000.

In July 2009, another acre was received as a donation from C.L./Vera Stegmaier in Lake Apthorpe. In October 2009, a little over 2 acres were purchased for \$24,000 in the Carter Creek site. All of these are to be managed by FWC.

On December 29, 2009, 1.1 acres were purchased by DEP for \$11,500. FWC 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, NRCS established Wetlands Reserve Program Easement #155 (184 acres).

2011

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

On March 29, 2011, 0.5 acres on Holmes Avenue was donated (Dorothy A. Sanders Revocable Trust). FWC will be the manager.

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

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

On May 23, 2011, NRCS established Wetlands Reserve Program Easement #157 (1,125 acres).

On July 20, 2011, DEP purchased 1.87 acres on Holmes Avenue for \$8,422.

In August 2011, DEP bought 13.53 acres on Holmes Avenue via tax deed sales for \$40,429.

On December 9, 2011, ARC placed this 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, USFWS approved the Collany Conservation Bank.

2015

In 2015, USFWS purchased 1 acre to expand the Lake Wales Ridge National Wildlife Refuge.

2016

In 2016, USFWS 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, USFWS purchased 0.75 acres to expand the Lake Wales Ridge National Wildlife Refuge.

In 2017, 21.49 acres in this 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) was established 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, ARC approved the Hendrie Ranch addition of 7,229 acres in Highlands County to the project boundary.

On October 9, 2020, ARC 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, ARC approved an addition of 913.2 acres in Polk County to the project boundary.





DEP acquired, in fee-simple, a total of 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, ARC approved an addition of the Ridgeland property (431 acres) in Highlands County.

DEP acquired 27 parcels in fee from individual owners in Highlands County (12.08 acres) 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 2023, ARC 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 individual owners.

2024

On January 3, 2024, DEP acquired, in fee, 1.03 acres in Highlands County from Hildegard Jorgensen, Kirsten Kirkman and Christopher Jorgensen.

In February 2024, ARC approved the addition of 507 acres in Highlands County to the project boundary.

In March 2024, DEP acquired, in fee, 0.52 acres in Highlands County from Victor Fernandez and 1.06 acres in Highlands County from Stacy Jones.

In April 2024, DEP acquired, in fee, 0.36 acres in Highlands County from Carl and Patricia Hagglund, 0.52 acres in Highlands County from Chun-Chieh Lin and 0.23 acres in Highlands County from Arthur Clemente.

In April 2024, ARC approved the addition of three parcels totaling approximately 88.7 acres in Highlands County and two parcels totaling approximately 120.23 acres in Polk County to the project boundary.

In May 2024, DEP acquired, in fee, 0.26 acres in Highlands County from Michael Mathis, 1.06 acres in Highlands County from W.B. and Delilah B. Hampton and 0.23 acres in Highlands County from Julio Cesar Biaggi Lugo.





In June 2024, DEP acquired, in fee, 0.26 acres in Highlands County from John Fagnoli Jr. and Sherry Hogan Fagnoli, 0.23 acres in Highlands County from Rosemary Quick and 0.26 acres in Highlands County from Boniface B. and Mayela D. Louima.

In July 2024, DEP acquired, in fee, 0.46 acres in Highlands County from Barbara Buday and 0.23 acres in Highlands County from Patricia K., William J. and John J. Fox.

On August 28, 2024, DEP acquired, in fee, 0.32 acres in Highlands County from Tyler Nelson.

On September 3, 2024, DEP acquired, in fee, 0.59 acres in Highlands County from Christopher and Tonya Smith.

On December 19, 2024, DEP acquired, in fee, 100 acres in Highlands County from JJW Inc.

2025

In February 2025, ARC removed approximately 499 acres from the project boundary that were deemed unsuitable for state acquisition.

On March 7, 2025, DEP acquired a 420.22-acre conservation easement in Highlands County from Ridgeland Ag Corp.

In April 2025, DEP acquired, in fee, 100 acres in Highlands County from Perry Mason Groves Inc. and 267.2 acres in Highlands County from Windmill Farms Nurseries Inc.

On May 30, 2025, DEP acquired, in fee, 2.17 acres in Highlands County from Madd Assets, LLC.

In June 2025, DEP acquired, in fee, 0.55 acres in Highlands County from Madd Assets, LLC, 63.7 acres in Highlands County from Watters Grove, Inc., and 12.46 acres in Polk County from Hughie and Virginia Chumney.

In July 2025, DEP acquired, in fee, 5.35 acres in Highlands County from Sun N Lake of Sebring Improvement District.

On September 9, 2025, DEP acquired, in fee, 1.23 acres in Highlands County from the Florida Power and Light Company and 1.54 acres in Polk County from Imperial Polk County Government Board of County Commissioners.

On October 21, 2025, DEP acquired, in fee, 12.36 acres in Highlands County from William K. Brantley and 5.77 acres in Highlands County from William and Denise Brantley.

Coordination

The Lake Wales Ridge Ecosystem project sites are included within USFWS' Lake Wales Ridge National Wildlife Refuge, which is the service's top priority endangered species project. USFWS





will also participate in management. TNC is an intermediary for non-mega parcel sites on this 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 this 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 DEP's Division of Recreation and Parks (Lake June West); FFS (Lake Walk-in-Water, Hesperides and five Warea sites) and FWC (remaining sites). FFS will monitor the less-than-fee portion. DEP's 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 their 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

This project is a high-need area, which will require additional funding to stabilize and protect the natural resources. Managing this ecosystem will require large prescribed burning crews that are well-trained 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 TNC serve as cooperators in managing some of the sites.

Management Cost Summary

<u>DEP's Division of Recreation and Parks (Lake June West) and FFS (Warea)</u>	<u>Startup</u>	<u>Recurring</u>
Source of Funds	CARL	CARL
Salary	\$44,334	\$97,575
OPS	\$14,560	\$12,000
Expense	\$23,000	\$24,000
OCO	\$67,000	\$1,000
FCO	\$57,720	\$0
TOTAL	\$206,614	\$134,575

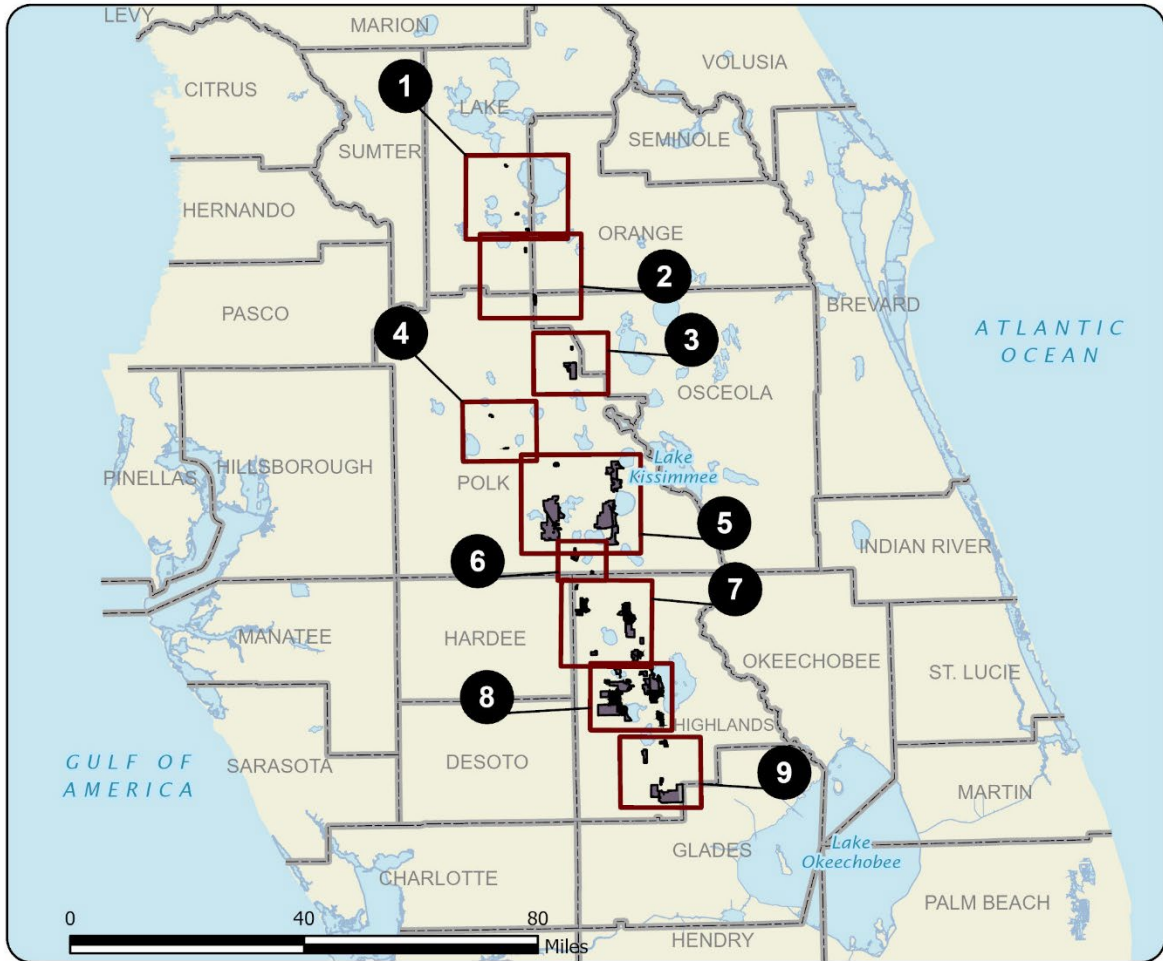
Source: Management Prospectus as originally submitted

Management Cost Summary

<u>FFS (Hesperides)</u>	<u>Startup</u>	<u>Recurring</u>
Source of Funds	CARL	CARL
Salary	\$63,440	\$63,440
OPS	\$0	\$0
Expense	\$20,000	\$17,000
OCO	\$111,700	\$10,000
FCO	\$0	\$0
TOTAL	\$195,140	\$90,440

Source: Management Prospectus as originally submitted



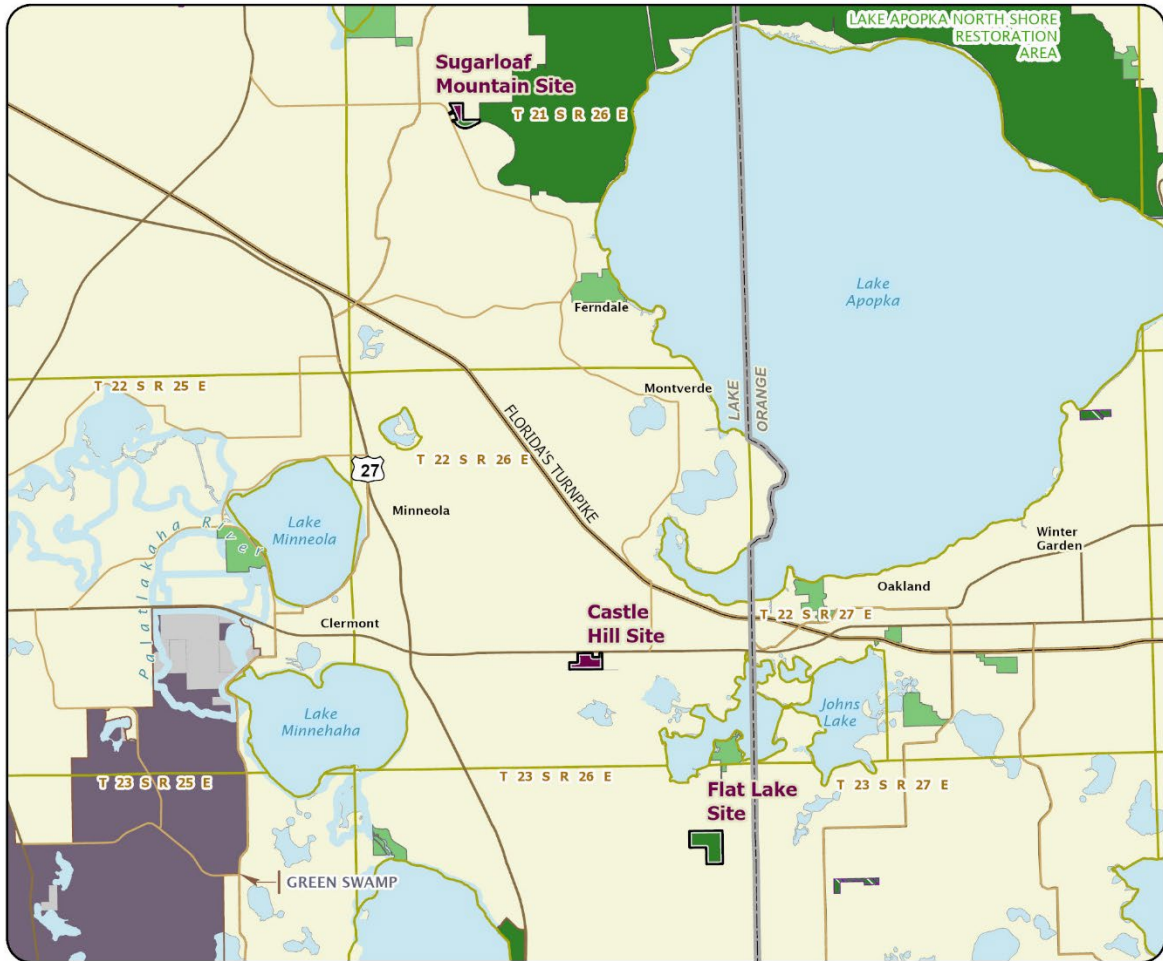


LAKE WALES RIDGE ECOSYSTEM: OVERVIEW

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
- Map 6 Trout Lake Site
- Map 7 Avon Park Lakes Site
- Map 7 Carter Creek Site
- 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 Groves Site
- Map 8 Highlands Ridge Site
- Map 8 Holmes Avenue Site
- Map 8 Lake Apthorpe Site
- Map 8 Lake Josephine Site
- Map 8 Lake June West Site
- Map 8 Larson Ranch Site
- Map 8 Royce Ranch Addition Site
- Map 9 Gould Road Site
- Map 9 Hendrie Ranch Site
- Map 9 McJunkin Ranch Site
- Map 9 Sun N Lakes South Site
- Map 8 Ridgeland

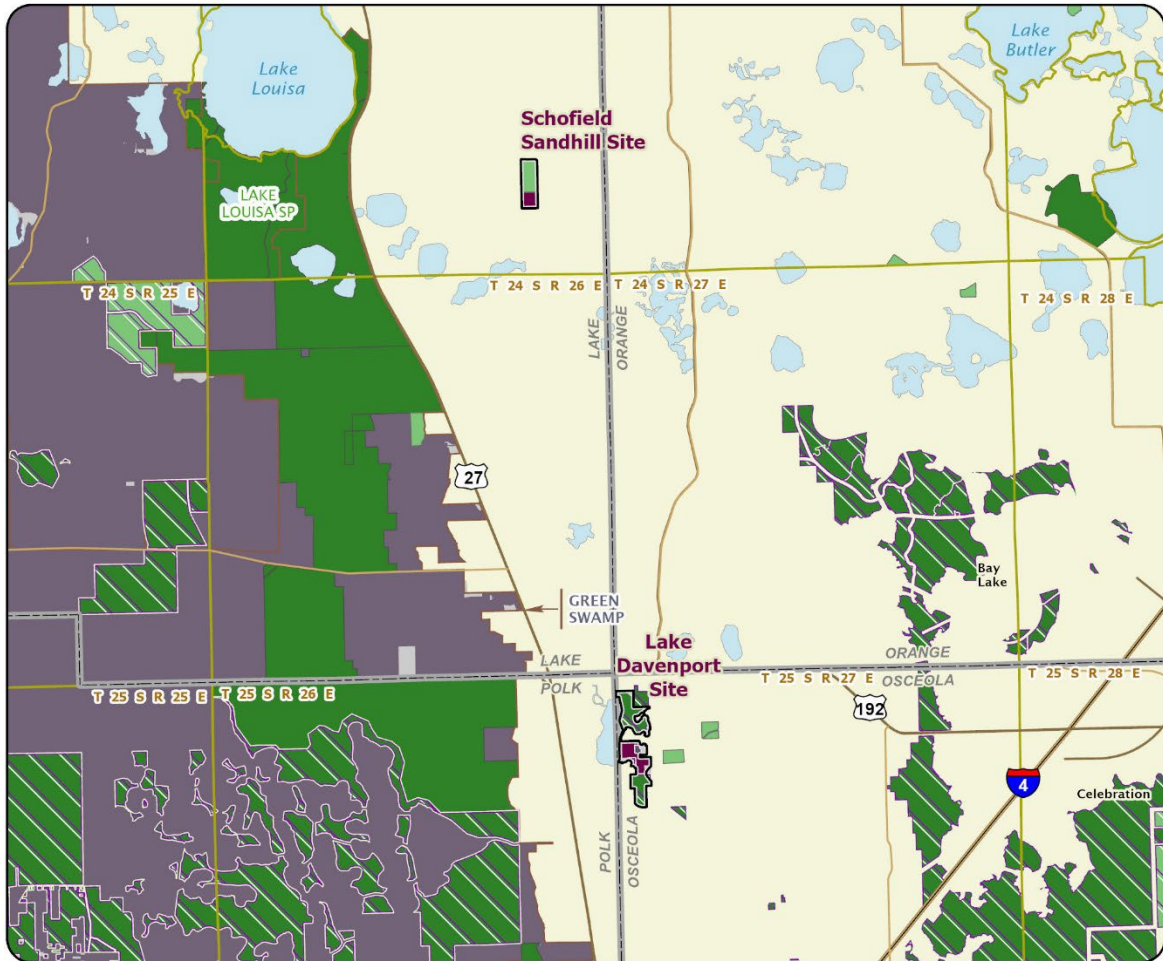




LAKE WALES RIDGE ECOSYSTEM: MAP 1

LAKE COUNTY



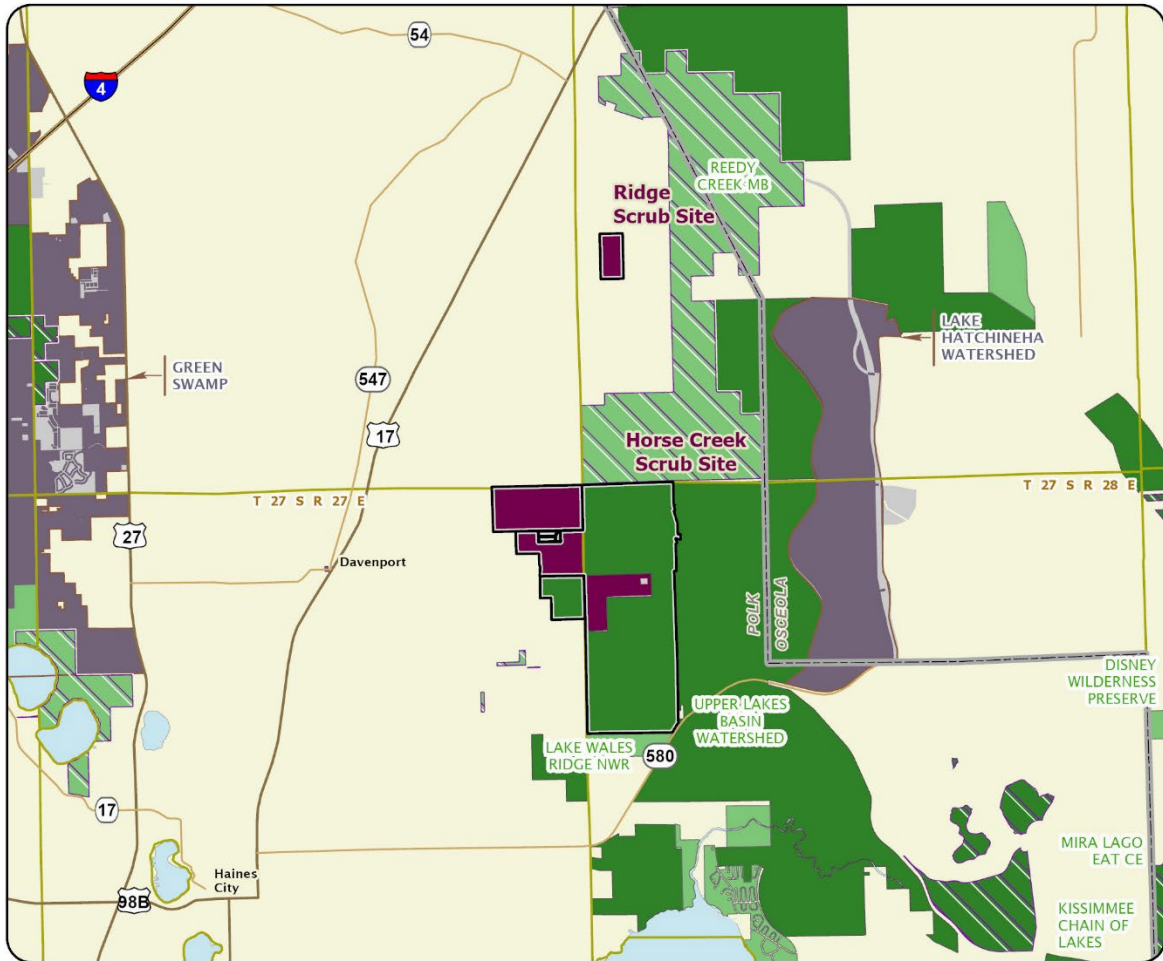


LAKE WALES RIDGE ECOSYSTEM: MAP 2

LAKE AND OSCEOLA COUNTIES

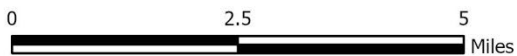
- Florida Forever Project Boundary
- Essential Parcels Remaining
- Other Florida Forever Projects
- State Conservation Lands
- Other Conservation Lands
- Other Public Lands
- Less-Than-Fee Acquisition

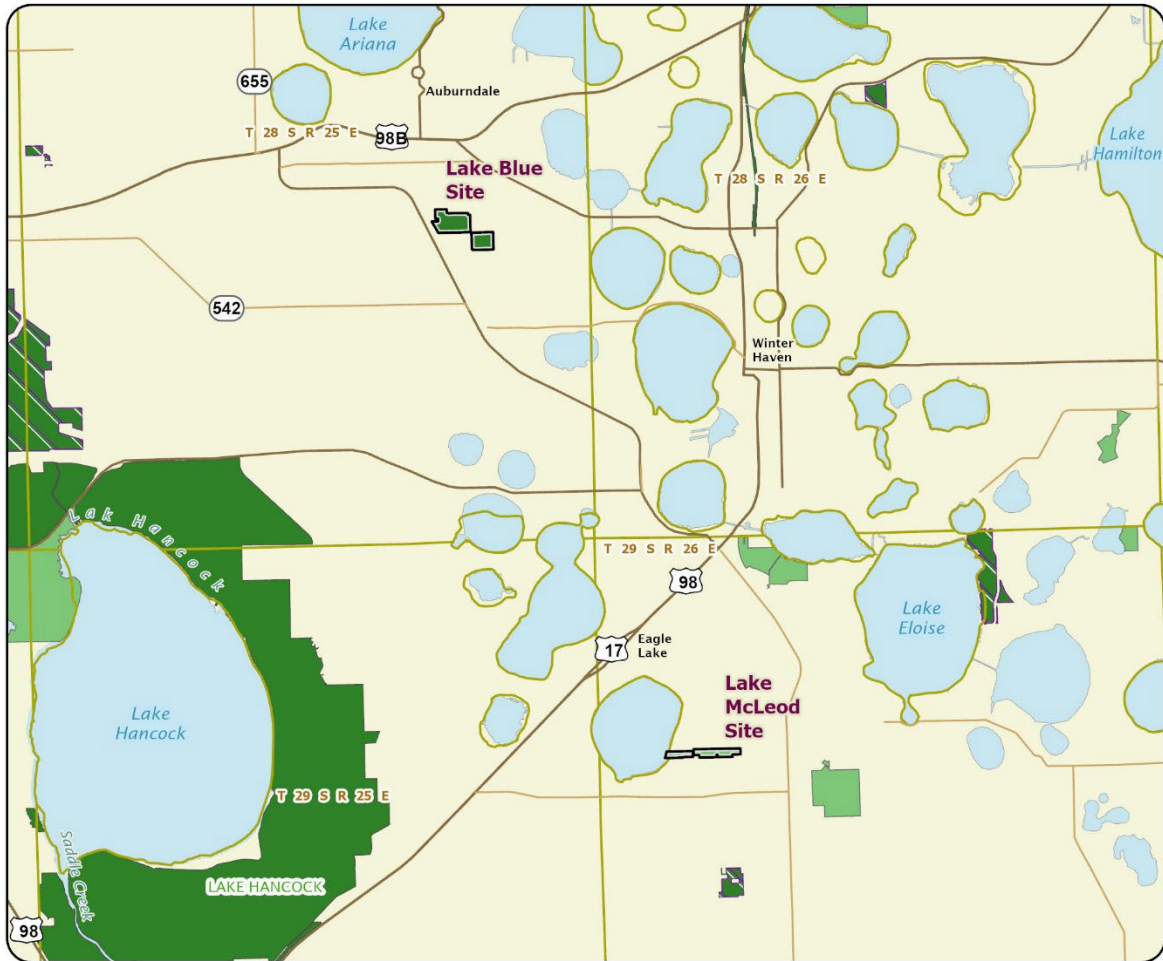




LAKE WALES RIDGE ECOSYSTEM: MAP 3

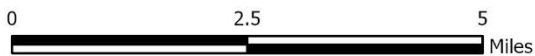
POLK COUNTY

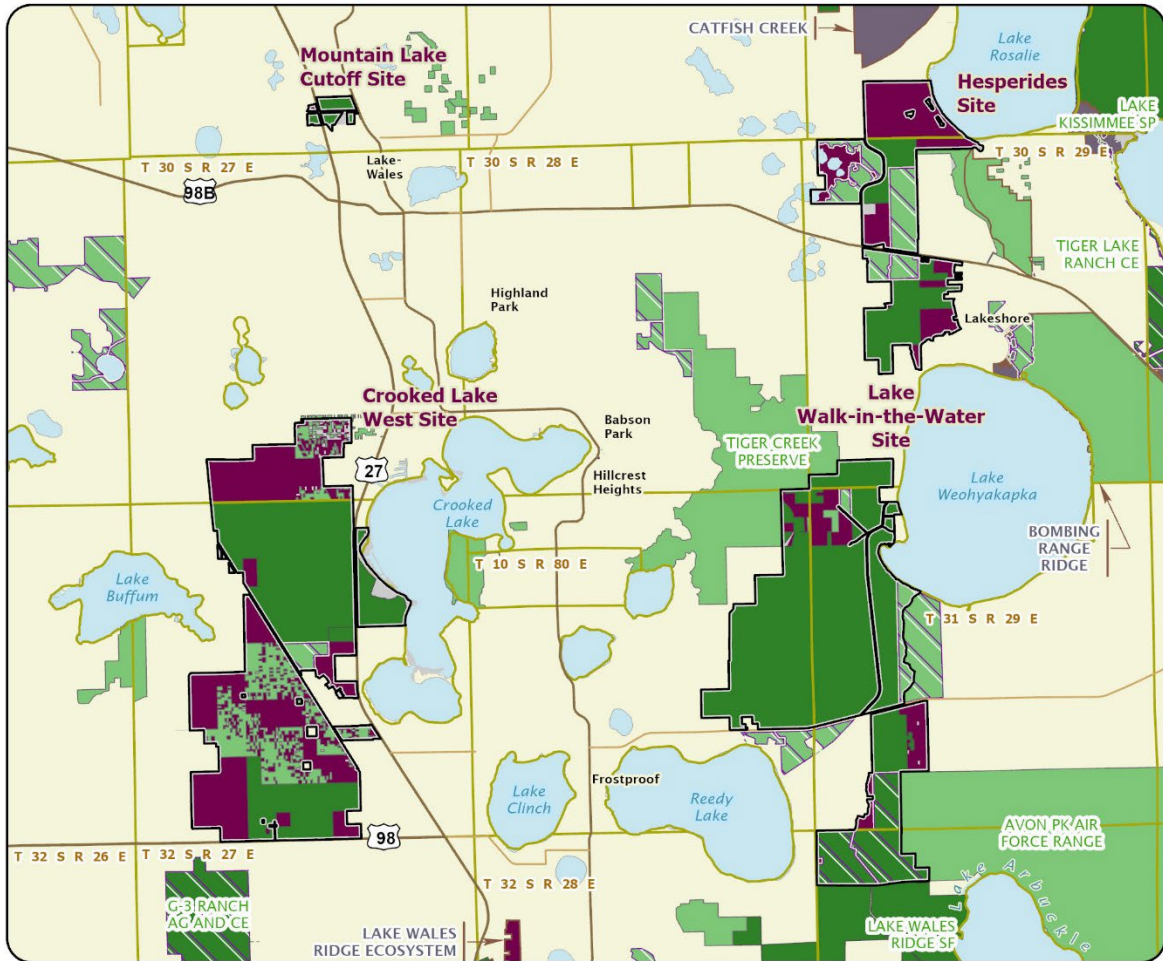




LAKE WALES RIDGE ECOSYSTEM: MAP 4

POLK COUNTY

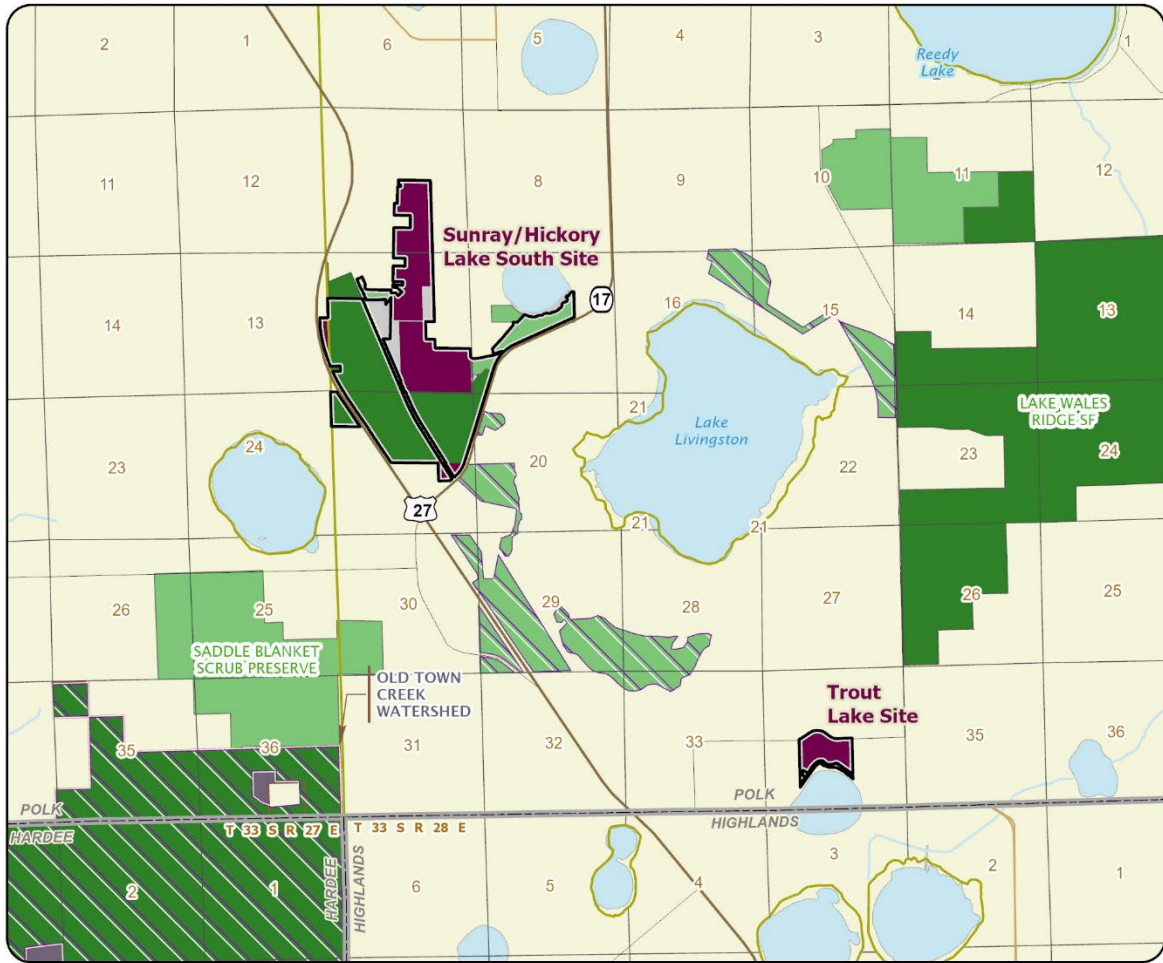




LAKE WALES RIDGE ECOSYSTEM: MAP 5

POLK COUNTY

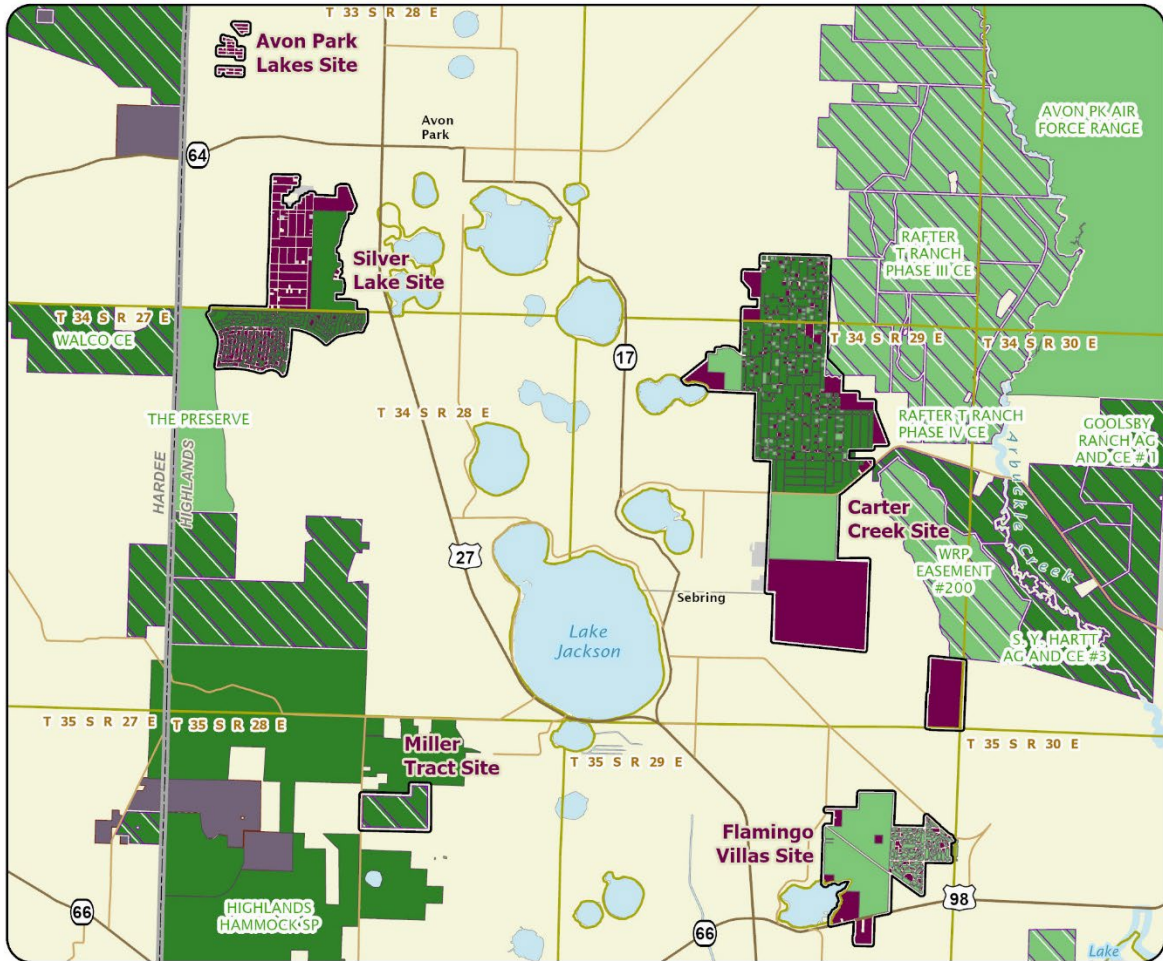




LAKE WALES RIDGE ECOSYSTEM: MAP 6

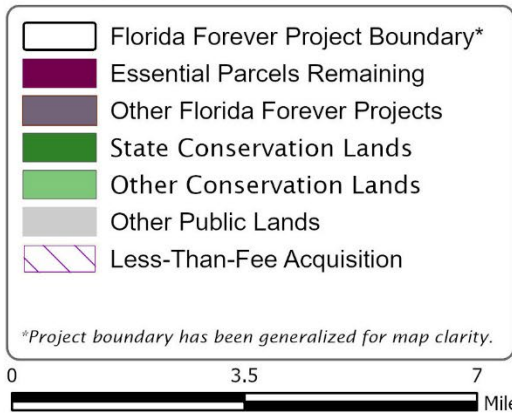
POLK COUNTY

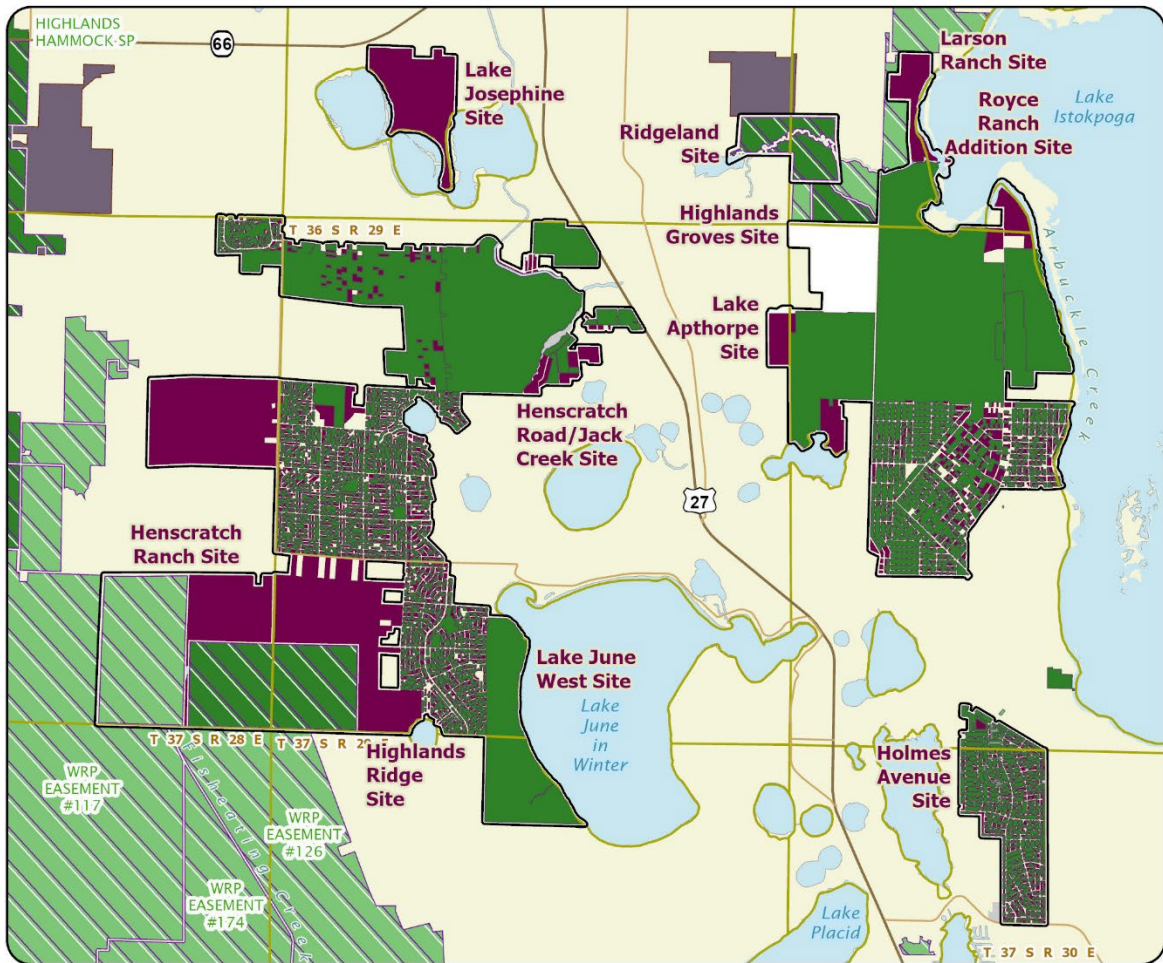




LAKE WALES RIDGE ECOSYSTEM: MAP 7

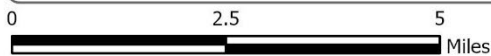
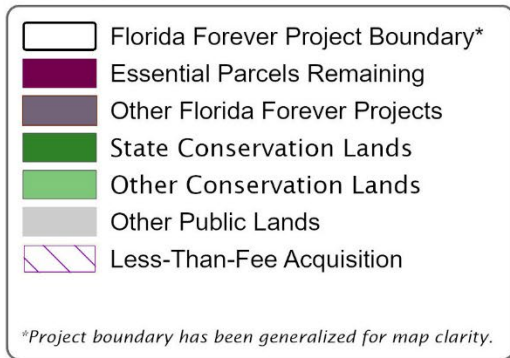
HIGHLANDS COUNTY

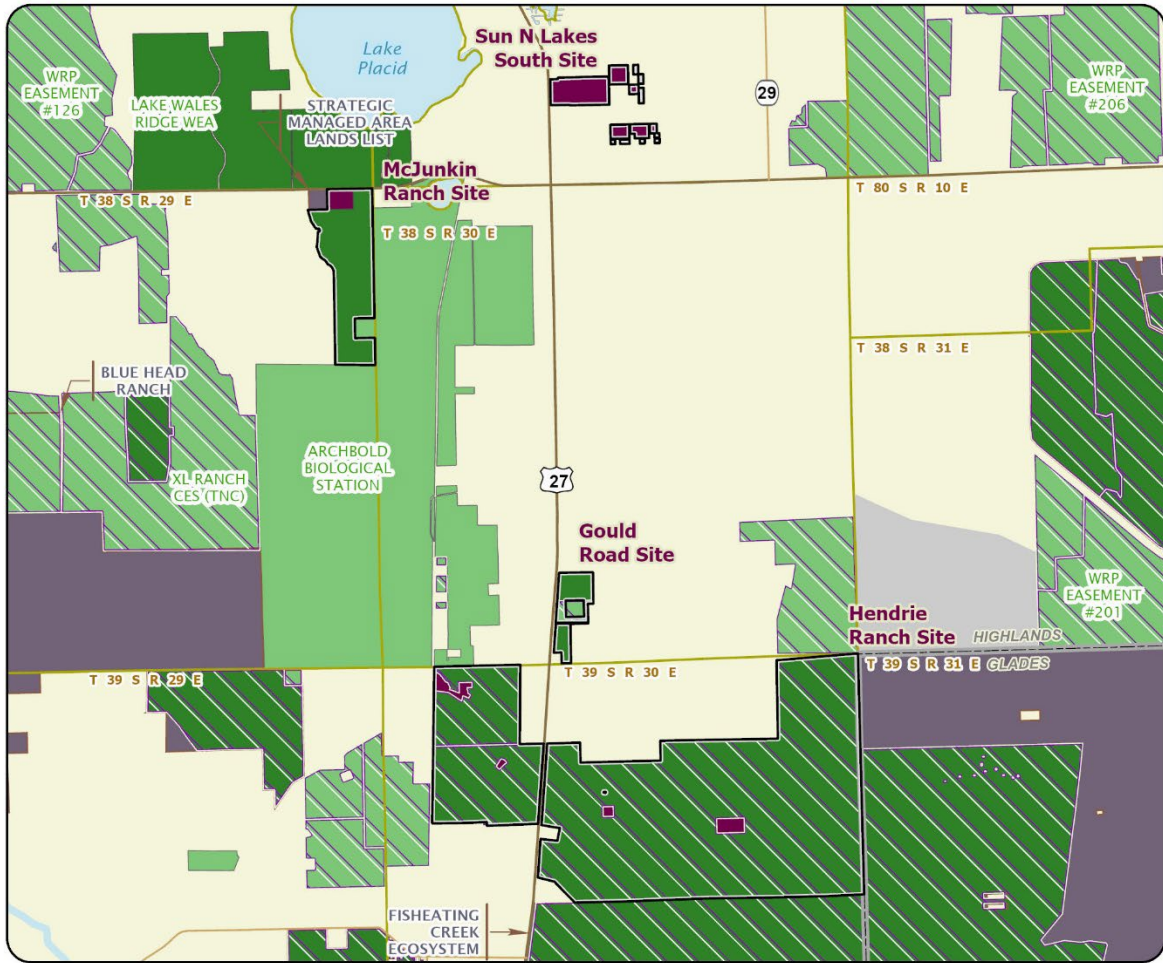




LAKE WALES RIDGE ECOSYSTEM: MAP 8

HIGHLANDS COUNTY





LAKE WALES RIDGE ECOSYSTEM: MAP 9

HIGHLANDS COUNTY

