



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

Tier 1 Projects (54)	
Adams Alabama Farm Hamilton - 853 acres	
Adams Farm Holmes & Walton - 1,706 acres	
Adams Ranch Oscoda - 24,027 acres	
Adams St. Lucie St. Lucie - 12,463 acres	
Aruckle Creek Ranch Highlands - 1,249 acres	
Bickhard's Ranch Manatee - 4,530 acres	
Blue Cypress Lake Ranch Indian River - 678 acres	
Buck Island Ranch Highlands - 6,751 acres	
C&G Cattle Company Hardee - 557 acres	
Canaan Ranch Clahatt - 3,640 acres	
Cannon Family Farm Marion - 440 acres	
Charlie Creek Cattle Company Hardee - 3,440 acres	
Christmas Creek Ranch Orange - 163 acres	
Clemens Oak Creek Oksechoe - 2,952 acres	
Coastal Headwaters - Blackwater Tract Santa Rosa - 2,106 acres	
Coastal Headwaters - Coldwater Creek Hillsboro - 9,698 acres	
Coastal Headwaters Longleaf Forest Santa Rosa - 4,324 acres	
Cow Creek Ranch Oksechoe & St. Lucie - 6,082 acres	
Double C Bar Ranch Osceola - 4,128 acres	
Double C Ranch Flagler - 3,440 acres	
Expedeco Citrus - 816 acres	
Florida Commission Co Ranch Highlands - 2,409 acres	
FX Bar Ranch Polk - 1,246 acres	
Goodyby Ranch Highlands - 4,476 acres	
Hall's Tiger Bay Ranch DuSole - 5,929 acres	
Heart Bar Ranch Osceola - 4,974 acres	
Henrice Ranch Highlands - 7,250 acres	

Tier 1 Projects (54) continued	
Howze Ranch Manatee - 939 acres	
JB Ranch Collier - 6,657 acres	
Keen Family Ranch DeSole - 1,109 acres	
Laykes Ranch, Ingram's Crossing Glades - 10,466 acres	
Lyme Lafayette Lafayette - 6,724 acres	
Mico Bluff Ranch Oksechoe - 2,138 acres	
Osoyoww Ranch Indian River & Oksechoe - 6,125 acres	
Peltzer & Sons Oksechoe - 863 acres	
Perry Smith Family Highlands & Flagler - 3,990 acres	
Raffert 1 Ranch Highlands - 5,178 acres	
Ravensworth Highlands - 791 acres	
Ridgewood Ranch Osceola - 3,300 acres	
Rocking Seven Ranch Manatee - 1,156 acres	
Rocking Bar W. Ranch Hardee - 821 acres	
Rodman Plantation Putnam - 5,430 acres	
Sandy Gully Highlands - 8,318 acres	
Santa Fe Ranch Alachua - 2,638 acres	
Sleepy Creek South Tract Marion - 12,220 acres	
Southport Ranch Osceola - 4,120 acres	
SY Harrt Highlands - 9,951 acres	
Tippen Bay Ranch DeSole - 7,986 acres	
Todd Clemens Unit One Oksechoe - 1,922 acres	
Triple S Ranch - Citrus Citrus - 817 acres	
Triple S Ranch - Oksechoe Oksechoe - 7,863 acres	
Welaka Ranch Putnam - 8,807 acres	
Welannee Plantation Okseola - 7,199 acres	
Wesley Smith Family Farm St. John - 2,842 acres	

Tier 2 Projects (53)	
Albritton's Hart Pasture Highlands - 3,719 acres	
Bibby Farms Polk - 257 acres	
Brant Ranch Citrus - 894 acres	
Buckett Creek Preserve Santa Rosa - 206 acres	
Carleton Upper Horse Creek Ranch Hardee - 1,035 acres	
Corbin Farms Alachua - 458 acres	
Deep Creek Reserve Volusia - 285 acres	
Donaldson Tract Alachua - 4,700 acres	
Florida Trail Trust Putnam - 7,072 acres	
G-3 Ranch Polk - 3,634 acres	
Hardt Winter Levy - 675 acres	
Harrall Family Farms Bradford - 554 acres	
Hogon-Tillman Family Heritage Farm Alachua - 149 acres	
Joseph Miller St. Lucie - 513 acres	
Junior Louis Ranch St. Lucie - 422 acres	
Kanapha Ranch Alachua - 3,190 acres	
Kirkland Farm Polk - 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 - 2,081 acres	
Long Ways Nature Ranch Trust Dade - 1,279 acres	
Los Ninos Farm Putnam - 1,932 acres	
Lyme Gilchrist Forest Gilchrist - 14,412 acres	
Lyme Gilman Taylor & Madison - 16,516 acres	

Tier 2 Projects (53) continued	
Natural Bridge Creek Walton - 2,102 acres	
Ogden Property Columbia - 381 acres	
Pellardy Ranch Manatee - 559 acres	
Palmetto Prairie DeSole - 376 acres	
Phillips Ranch Flaeker - 3,009 acres	
Powers Property Lake - 244 acres	
Promise Fields Lake - 256 acres	
Rainey Pasture Marion - 5,175 acres	
Randy Byrd Farms St. John - 324 acres	
Ravlis Ranch DeSole - 380 acres	
Ruff Diamond Oksechoe - 1,693 acres	
Russakis Ranch III Oksechoe & St. Lucie - 2,076 acres	
Ryals Citrus and Cattle Charlotte - 2,845 acres	
Snapala Lake Ranch Madison - 2,556 acres	
Saturno St. John - 94 acres	
Singleton Family Farm St. Johns & Putnam - 717 acres	
South Prong Baker - 2,470 acres	
Summers Pasture Columbia - 7,186 acres	
The Darroch Property Highlands - 1,245 acres	
The Flatwoods Levy - 2,558 acres	
The River Property Highlands - 3,963 acres	
Tilton Family Farm Putnam & Flagler - 2,463 acres	
Tyree Trust Hamilton - 421 acres	
Uncle Matts Organic Farm Lake - 170 acres	
Watson Farm Gilchrist - 561 acres	
Wetland Preserve Putnam - 3,785 acres	

Tier 3 Projects (37)	
AVT Ranch Polk - 713 acres	
Bar Roeling C Ranch Highlands - 1,130 acres	
Borders Polk - 61 acres	
Crooked Creek Ranch Hardee - 82 acres	
Current Dairy Oksechoe - 249 acres	
Cypress Creek Grove Gadsden - 460 acres	
Dry Creek Plantation Jackson - 450 acres	
Fauntia Hardee Trust Levy - 942 acres	
Four Star Timber Volusia - 97 acres	
Geraci King Ranch DeSole - 2,380 acres	
Grover Rivers Farm Jackson - 40 acres	
Grubb Ranch Hardee - 555 acres	
Hidden Tree Farm Putnam - 238 acres	
Hidden T Ranch Manatee - 226 acres	
Hiers Farm Madera - 955 acres	
Hoffield Family Farms Levy - 40 acres	
IF-ET Ranch Oksechoe - 111 acres	
J.A. Cattle Santa Rosa - 36 acres	
John Campbell Family Lands Olatheon - 1,536 acres	

Tier 3 Projects (37) continued	
Jordan Ranch Columbia - 243 acres	
Kickin Trees Ranch Polk - 623 acres	
Lowder's Gulf Hammock Levy - 706 acres	
Messing House Groves Putnam - 825 acres	
Misty Farms Gilchrist - 392 acres	
Pender Farms Jackson - 1,600 acres	
KM Farm Henry - 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 - 1,830 acres	
Stokes Farm Columbia - 1,745 acres	
Syrett Ranch Glades & Highlands - 3,658 acres	
Tree-O Groves Polk - 160 acres	
Waccasson Plantation Levy - 1,565 acres	
Williams Ranch Highlands - 248 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

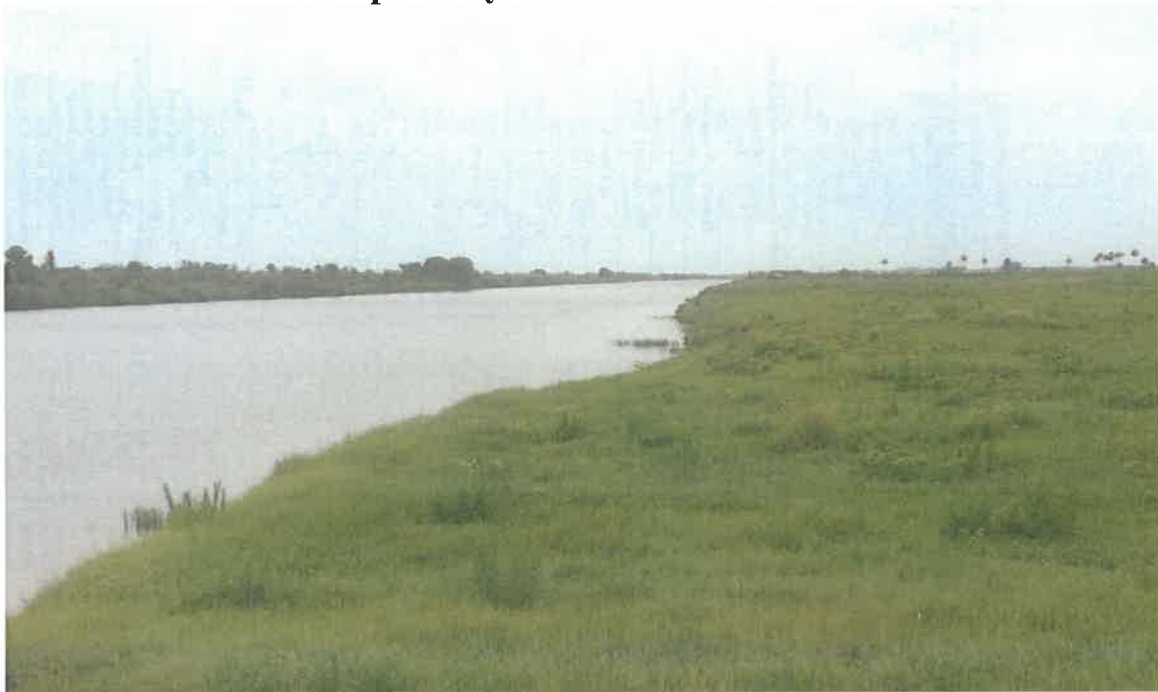


**Florida Department of Agriculture
and Consumer Services,
Florida Forest Service**



**The River Property
Highlands County, Florida**

**2017 Project Evaluation Update
(Project Submitted for 2015 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: The River Property

Owner: Doyle E. Carlton, III, LLC

County: Highlands

Total Land Area: 3,063 acres / Upland: 2,737 acres
Wetland: 326 acres

Land Uses:

Improved Pasture: 2,637 acres

Native Pasture: 100 acres

Row Crops:

Sod:

Hay / Silage:

Citrus:

Planted Timber:

Natural Forest (Upland):

Natural Forest (Wetland):

Marsh / Wet Prairie: 326 acres

Other:

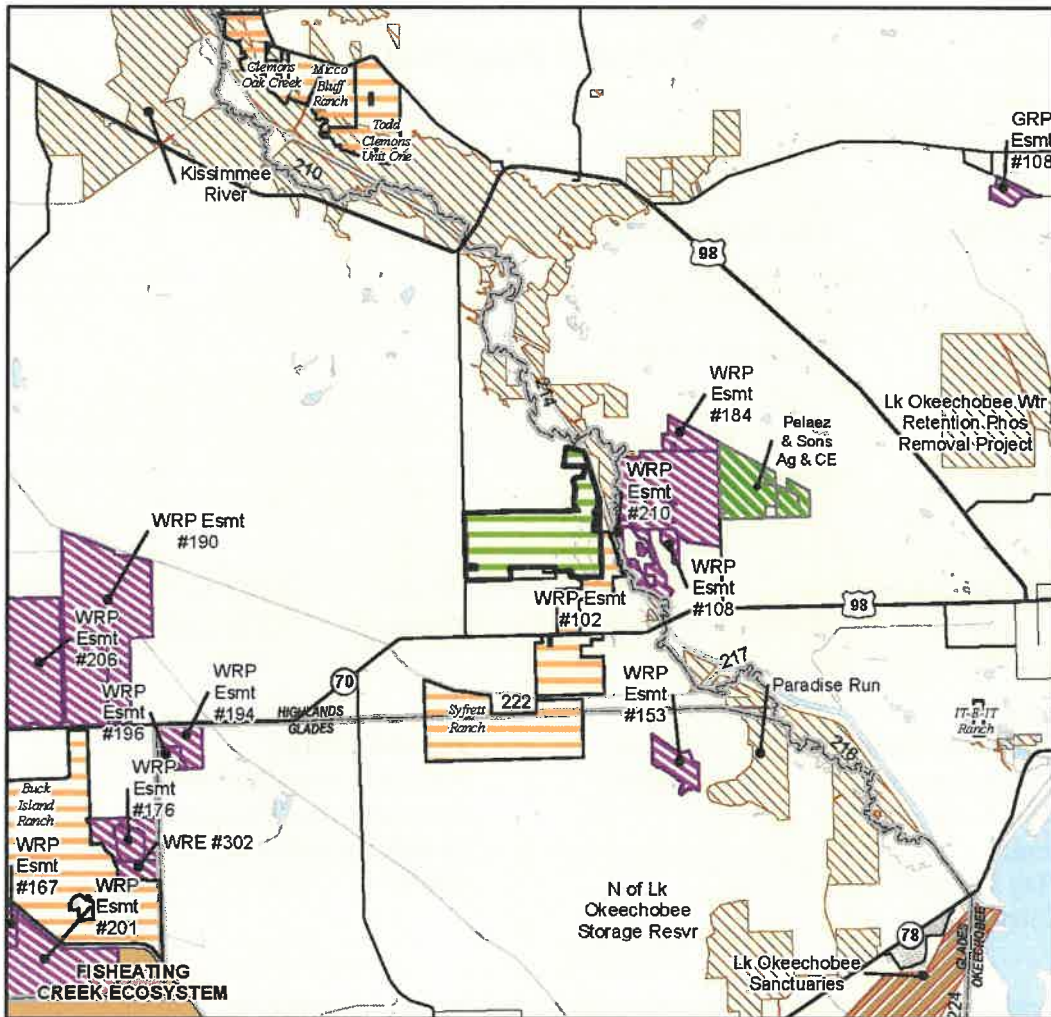
Agricultural Uses:

- Cow/Calf
- Apiary

Property Description:




The ranch, located on the edge of the Kissimmee River, is a cow-calf operation on improved pastures with a few small areas of live oak hammocks. The property has 2,824 acres of uplands and 326 acres of wetlands.

Maps Provided by FNAI (2017)



THE RIVER TRACT

HIGHLANDS

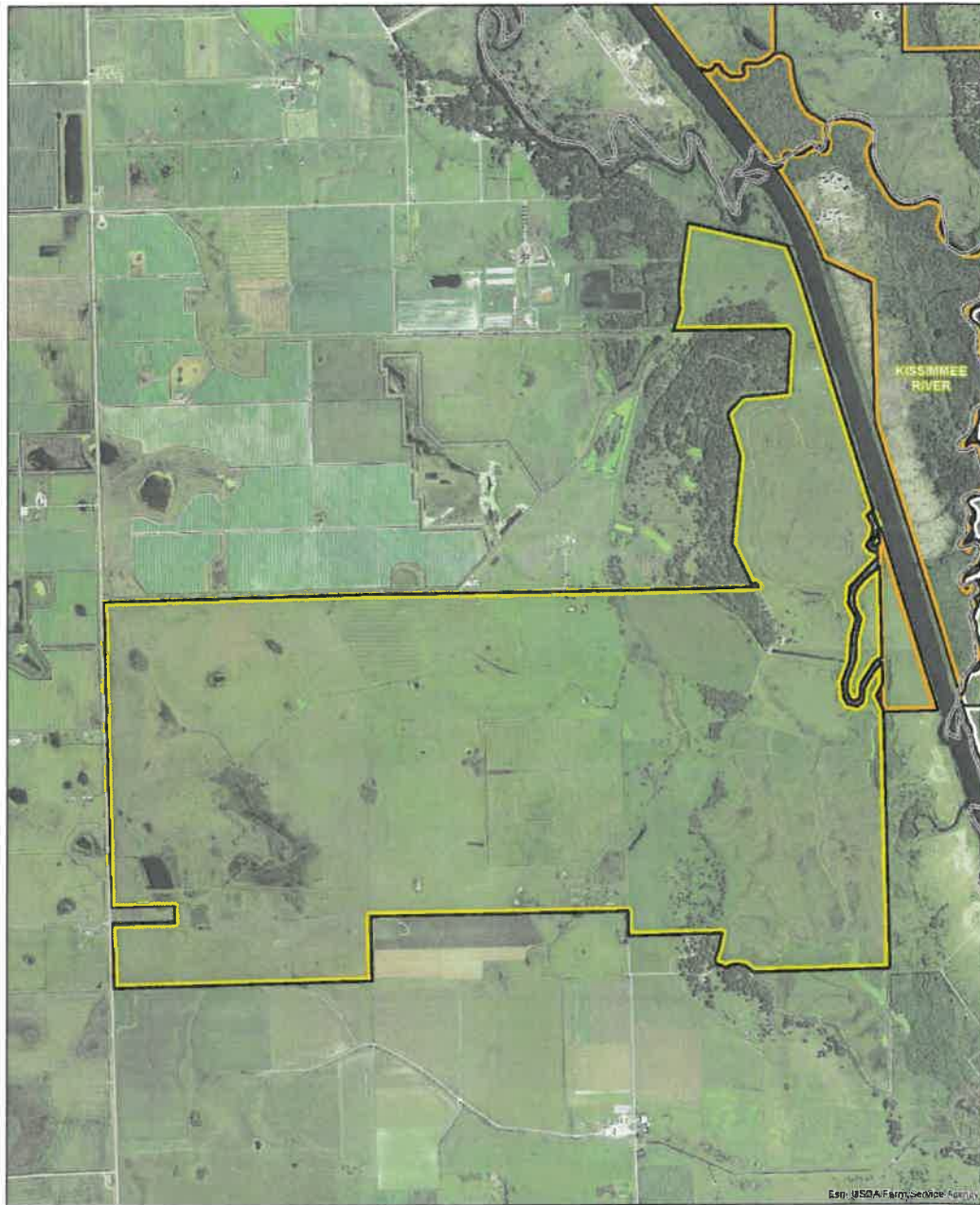
-  Rural and Family Lands Proposal Boundary
-  Other RFL Proposal Boundary
-  RFL Funded Easements
-  State Owned Lands (Fee Simple)
-  Other Conservation Lands (Fee Simple)
-  State Owned Lands (Less-Than-Fee)
-  Other Conservation Lands (Less-Than-Fee)
-  Florida Forever BOT Projects



OCTOBER 2017

The River Tract

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

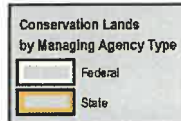
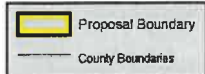


Esp. USGS/AF Army/SeaView Agency

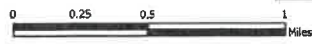


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FLORIDA
Natural Areas
INVENTORY



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.



The River Property



Public Purposes as Determined by the DACS 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)

Low
Moderate

Does the Property Meet Any Public Purposes:

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

Agricultural or Silvicultural Legacy

Mr. Carlton's recent purchase continues the agriculture traditions of Mr. Oscar Clemons who owned and operated the ranch since 1960. Mr. Carlton is a seventh generation Floridian whose family has had a long legacy of ranching in the Hardee County area. The ranch is located on the edge of the Kissimmee River and is a well run cow-calf operation run on improved pasture with only a few oak hammocks.

DACS Staff Assessment (site visit) – Agricultural Legacy:

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

Score
(None, Low, Moderate, High)

Moderate

Description of Agricultural Uses from DACS Technical Team Site Visit

Silviculture Operations

N/A

DACS Staff Assessment (site visit) – Silviculture/Forestry

Score
(None, Low, Moderate, High)

- Silvicultural BMP's followed during forestry operations(Yes/No) N/A
- Quality of forestry/ silvicultural operations N/A
- Suitability of the project's land for long-term forestry / silvicultural use N/A

Cow / Calf - Livestock Operations

A cow – calf operation with Brahman Cross of approximately 900 – 1100 lbs each. Stocking rates are adequate throughout the ranch. Rotational grazing is in place.

The following programs are in place: a controlled breeding program (cattle are on a 7 month breeding program from December to July. Calves are born September to March); an animal identification program; a vaccination program (cows are vaccinated once a year and calves are vaccinated twice a year); and a supplemental feeding program (cattle have free choice mineral year round and molasses in the winter).

Other livestock include riding horses used on the ranch.

No areas of the ranch are irrigated or fertilized at this time, or have been in years.

No phosphorus or nitrogen fertilizers are used on the ranch. Lime is used to maintain the pH of the soil. There is no pasture burning.

Water holes and the river are primary water sources. There are two pumps and two inactive wells on the property.

The fences, pens, gates, and farm structures are in good working order.

DACS Staff Assessment (site visit) - Cow / Calf Operations

Score
(None, Low, Moderate, High)

- Beef quality assurance guidelines implemented (Yes/No) Yes
- Quality of cow-calf / livestock operations High
- Suitability for long-term ranch / cow-calf /or other livestock use High

Farming Operations / Other Agricultural Uses

A small area is used for wintering site for beehives, but has not been used in the last few years.

Participation in Government Partnerships / Cost Shares

N/A

Overall DACS Agricultural Production / Marketing Observations

The River Property, owned by Doyle Carlton III, is a cow calf operation. The pastures are improved Bahia grass and contain few weeds. There are approximately 1100 head of cattle on the ranch. Calves are shipped to a local livestock market in July of each year. Rotational grazing is practiced on the ranch and the pastures are well maintained and show no signs of overgrazing. The cattle have access to water in the ditches and in cattle watering ponds. Structures for surface water control are utilized on the ranch and are operated to allow Mr. Carlton to retain water on his property and to release water when necessary. Cow pens and mineral boxes are located away from ditches and wetlands and there is little to no erosion on the ranch. The ranch contains approximately 300 acres of depressional/wet prairie type wetlands. All Best Management Practices are being properly maintained on the property. The ranch is a well maintained cow/calf operation.

	<u>Score</u>
DACS Staff Assessment (site visit) –Overall Agric. Production: (None, Low, Moderate, High)	
• Participation in the DACS Agricultural BMP Program (Yes/No)	Yes
• Quality of agricultural production	High
• Suitability of project for long-term agricultural use	High

Property Maintenance & Other Activities

Prescribed Fire Regime

No prescribed burning occurs on the property now or in the past. No knowledge of any wildfire occurrence on the property.

Presence of Non-Native Invasive Species

The hammocks have moderate to heavy populations of Caesar’s weed which has not been treated. The feral hog population is controlled through shooting and trapping.

Recreational Use / Hunting

Mr. Carlton limits the hunting and fishing on the ranch to family and friends as well as the ranch manager and his family.

Agricultural/Forestry Government Program Participation:

<u>DACS BMP Notice of Intent (Program Title)</u>	<u>NOI Date</u>	<u>Acres</u>
12573 Cow / Calf		

Natural Features – Habitat and Wildlife Resources

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

The River Tract proposal includes 3063 acres (per proposal; 3068 acres per GIS) in southeastern Highlands County about 3 miles east of the town of Brighton on State Route 70 and thence 1.5 miles north on County Road 721 (Ninemile Grade). A portion of the eastern border abuts the western shore of the channelized portion of the Kissimmee River, and a portion of the Dougherty Cutoff of the Kissimmee River runs through the eastern edge of the property.

The property is almost entirely uplands that are in improved pasture and managed for a cow/calf operation. Wetlands on the property are ditched and support very little forest. There are a few small patches (< 30 acres) of mesic hammock (palm/live oak canopy).

No rare species are documented on the property. The property has potential to support Florida burrowing owl and crested caracara.

FNAI Assessment - Habitat and Wildlife Resources

- Overall benefit as related to natural resource benefit

Score

(None, Low, Moderate, High)

Low

FNAI Assessment (2017)

The River Tract: Conservation Resources Assessment 20170928

ACRES = 3,069

MEASURES	Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	54	2%
Priority 3	2,513	82%
Priority 4	0	0%
Priority 5	0	0%
Total Acres	2,567	84%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0	0%
Priority 2	93	3%
Priority 3	10	<1%
Priority 4	0	0%
Priority 5	2,871	94%
Priority 6	0	0%
Total Acres	2,974	97%
B3: Ecological Greenways		
Priority 1	3,060	100%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	3,060	100%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0	0%
Pine Rockland (G1)	0	0%
Scrub and Scrubby Flatwoods (G2)	0	0%
Rockland Hammock (G2)	0	0%
Dry Prairie (G2)	0	0%
Seepage Slope (G2)	0	0%
Sandhill (G3)	0	0%
Sandhill Upland Lake (G3)	0	0%
Upland Pine (G3)	0	0%
Mesic/Wet Flatwoods (G4)	0	0%
Upland Hardwood Forest (G5)	0	0%
Total Acres	0	0%
C4: Natural Floodplain Function		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	80	3%
Priority 5	1,326	43%
Priority 6	962	31%
Total Acres	2,368	77%

MEASURES (continued)	Acres ^a	% of project
C5: Surface Water Protection		
Priority 1	0	0%
Priority 2	594	19%
Priority 3	0	0%
Priority 4	1,255	41%
Priority 5	0	0%
Priority 6	1,179	38%
Priority 7	0	0%
Total Acres	3,029	99%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	0	0%
Total Acres	0	0%
C8: Functional Wetlands		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	3	<1%
Priority 5	109	4%
Priority 6	7	<1%
Total Acres	118	4%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	112	4%
Priority 4	991	32%
Priority 5	1,082	35%
Priority 6	884	29%
Total Acres	3,069	100%
G1: Sustainable Forestry		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5 - Potential Pinelands	1,651	54%
Total Acres	1,651	54%
G3: Forestland for Recharge		
	0	0%

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

Natural Features (continued)

DACS Technical Team Site Visit Observations:

This property is a cow-calf operation with nearly all the acres dedicated to improved pasture. All the 326 acres of wetlands is located within the pasture and are open to grazing pasture when water levels allow. The main oak hammock has some large trees with resurrection fern in some of the larger limbs. However, the ground cover is populated with the invasive Caesar's weed. The area of the hammock also encompasses the cow pens for the property.

Typical wildlife species commonly observed on the property include sandhill cranes, turkey , white tail deer, hogs, owls and hawks.

Rare and endangered species known to occur on the property include caracara and gopher tortoise.

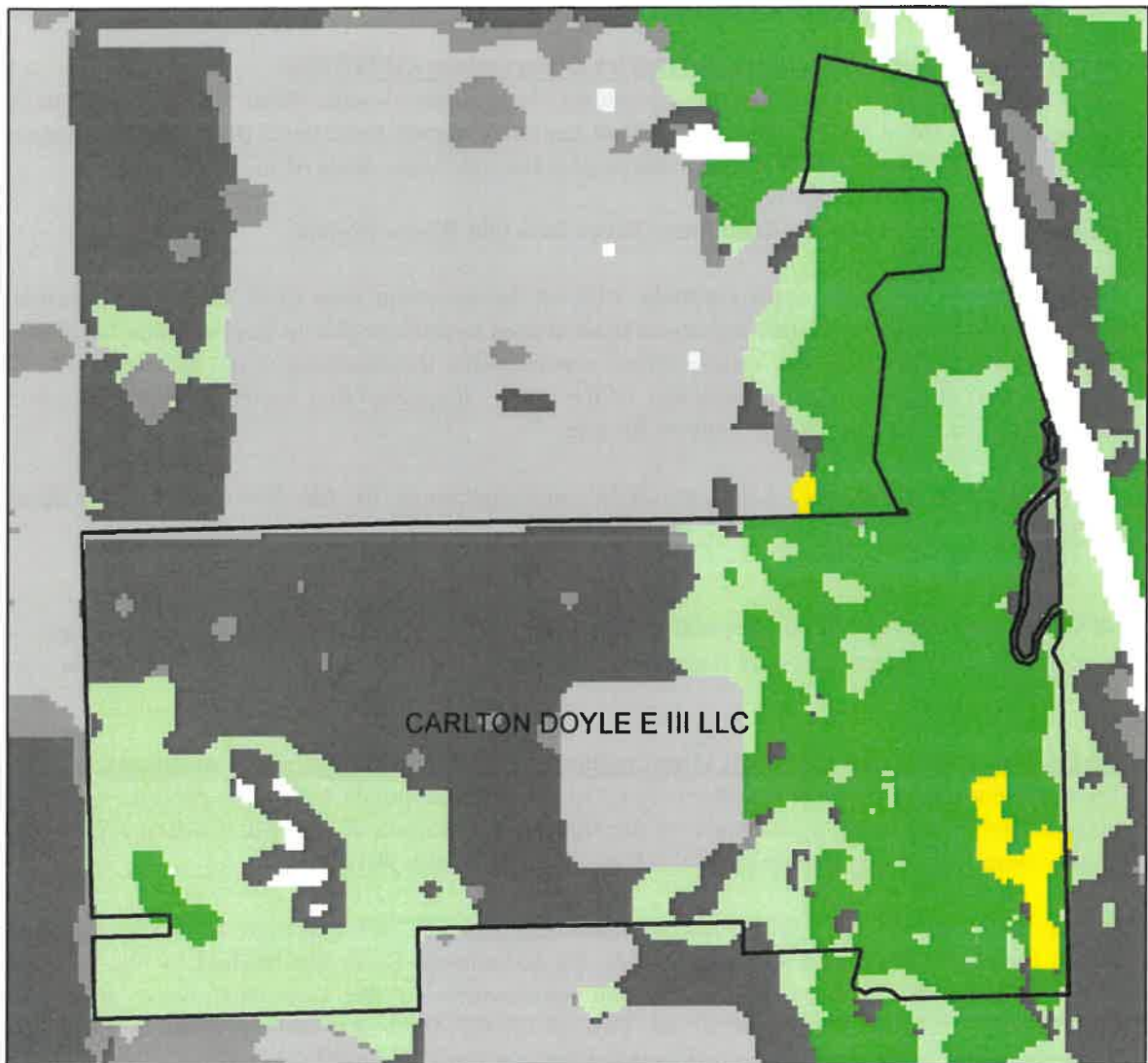
	<u>Score</u>
	(None, Low, Moderate, High)
DACS Staff Assessment (site visit) – Natural Features	
Overall significance / condition of natural areas / wildlife / species habitat	Low

Florida Fish and Wildlife Conservation Service (FWC)

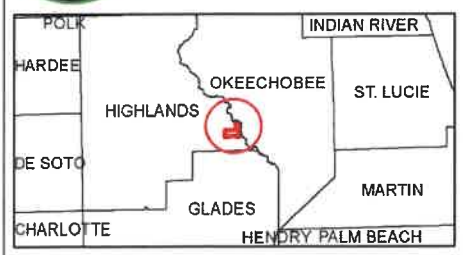
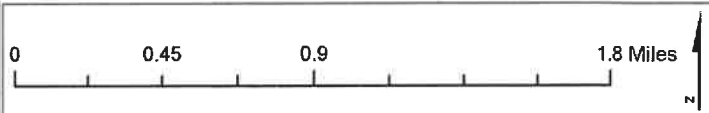
The FWC uses the Integrated Wildlife Habitat Ranking System (IWHRS 2009) Geographic Information System (GIS) model to interpret wildlife habitat value on a scale from 0 to 10; a rank of 10 being of greatest value. This GIS model ranks landscape level wildlife habitat of importance to terrestrial vertebrates including listed species, focal species, or species that are otherwise rare or imperiled. Application of this model assists in the identification and conservation of important wildlife habitats.

The project has an IWHRS 2009 mean score of 4.7

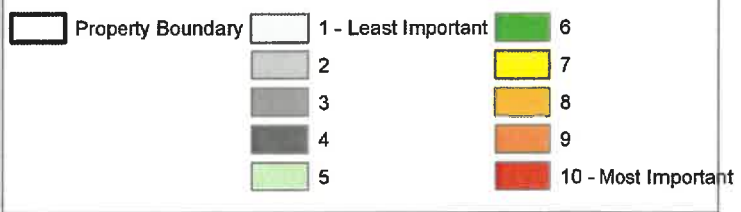
	<u>Score</u>
	(None, Low, Moderate, High)
FWC Assessment - Habitat and Wildlife Resources:	
• Overall natural resource benefit	Low



Rural and Family Lands
Protection Program
Wildlife Resource Evaluation
2009



**Florida Fish and Wildlife Conservation Commission
Integrated Habitat Ranking System 2009**



Hydrological Resources and Conditions

South Florida Water Management District Observations (SFWMD):

The proposed easement area is primarily within Flood Zones A with about 30% within Zone X. Portions of the flood plain have been ditched and there appear to be spoil piles on either side of the ditches which may restrict the movement of water into some areas of the flood plain.

The project is adjacent to the Kissimmee River Save Our Rivers Project.

The application mentions approximately 10% of the easement area (326 acres) is considered wetlands. Most of the wetlands appear to have altered hydrology due to the presence of ditches. There do not appear to be any other surface waters within the easement area. However, The C-38 canal runs along the eastern boundary of the ranch. It appears that remnants of oxbows from the Kissimmee River are also present on the site.

The property is within the -1.25" to <0.25" recharge range for the Kissimmee River Basin (1995).

SFWMD Assessment – Hydrological Resources:

- Overall hydrological resource benefit

Score

(None, Low, Moderate, High)

Moderate

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

There are numerous small and moderately sized marshes and ponds within the pasture, as well as several ditches that carry stormwater to the adjacent Kissimmee River. Mr. Carlton reports that he has submitted an application for a WRP easement in March 2013.

During the field visit Mr. Carlton advised that there was a WMD or private flow-way easement across the ranch from west to east towards the Kissimmee River established by the previous owner and that he was responsible for the maintenance of the associated water structures. Structures for surface water control are utilized on the ranch and are operated to allow Mr. Carlton to retain water on his property and to release water when necessary.

Water holes and the river are primary water sources. There are two pumps and two inactive wells on the property.

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.

Connectivity / Buffering Benefit

Florida Department of Environmental Protection Observations (DEP):

There are no Florida Forever Projects in the area. Any benefits would be minimal. Agency managed public conservation lands or conservation easement adjacent to this project is the Kissimmee River. Adjacent to only one managed area. Connectivity benefits to other managed lands would be low.

This property would provide an excellent buffer to Kissimmee River while protecting it from any future development. Benefits would be high.

DEP Assessment – Connectivity / Buffering Benefit:

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

Score
(None, Low, Moderate, High)
Low
High

Adjacent Public Land Manager’s Observations:

N/A

Adjacent Public Land Manager Assessment:

- Connectivity/Linkages benefit
- Buffering benefit

Score
(None, Low, Moderate, High)
N/A
N/A

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

The River Tract property shares a small portion of its eastern border near the channelized Kissimmee River with the Kissimmee River Restoration Project (South Florida Water Management District). The Kissimmee River Restoration Project also occupies most the Kissimmee River floodplain on the eastern side of the river channel directly across from the proposal. The eastern boundary of the latter is contiguous with the large Wetland Reserve Program Easement #163 and smaller Easements # 184, 108, and 102 (U.S. Department of Agriculture, Natural Resources Conservation Service). To the east of the property (mostly across the canal) is a series of protected lands, including Pelaez & Sons Agricultural and Conservation Easement, a Rural and Family Lands-funded easement 2.75 miles to the east. The southeastern corner of the property and the central portion of its southern boundary are contiguous with the Perry Smith Highlands RFLPP, which in turn adjoins the Syfrett Ranch Rural Lands proposal to the south.

- 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 is a commercial cow/calf ranching operation, including a series of ditches and canals designed to drain into the Kissimmee River. The existing land use on the surrounding area is: (North) agriculture, vacant unrecorded large-lot subdivision (10 acre lot size); (South and West) agriculture; and (East) agriculture, conservation use (South Florida Water Management District, Florida Department of Environmental Protection) associated with Kissimmee River, Kissimmee River, and rural/agriculture beyond Kissimmee River.

Threats of Conversion

The subject property has a low threat of conversion to non-agricultural use because it is not in close proximity to existing urban type land uses, the land owners desire to continue the agricultural operation and protect the natural resource values on the property, 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.

According to the application, there are no planned development projects for the property at this time. The subject property is surrounded by the Agriculture future land use designation to the west, south, and north, and the area to the east and northeast is designated as Conservation/Management Lands. In addition, the surrounding existing land uses are predominantly agriculture.

Development Trends

Highlands County has a relatively low rate of population growth, and the subject property is located within a predominantly rural/agricultural area of the County adjacent to the Kissimmee River, and these factors encourage the continuation of agriculture.

DEO Assessment - Land Planning and Growth Management:

- Overall level of threat of conversion

Score

(None, Low, Moderate, High)

Low

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

No

RFLPP Technical Committee Evaluation Summary

Project: The River Property
County: Highlands
Acres: 3,063

Total Composite Score: 84 of 153

1. Meets RFLPP Goals and Public Purposes:

Team Members:

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

Composite Score: 18 of 33

None	Low	Moderate	High

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

Team Member: Florida Department of Economic Opportunity

Composite Score: 6 of 9

None	Low	Moderate	High

3. Benefit of Project for Connectivity/Buffering

Adjacent Public Lands/Easement:

Team Members:

-Connectivity Benefit:

- Adjacent Public Land Manager
- Florida Department of Environmental Protection

-Buffering Benefit:

- Adjacent Public Lands Manager
- Florida Department of Environmental Protection

-Benefit / Contiguous with Existing RFLPP:

- Florida Department of Agriculture (SITE VISIT)

-Landscape Connectivity and Contribution (FNAI):

- Florida Natural Areas Inventory

Composite Score: 6 of 21

None	Low	Moderate	High

4. Benefit of Project Related to Agricultural Legacy of Property and Structures:

Team Member: Florida Department of Agriculture (SITE VISIT)

Composite Score: 3 of 9

None	Low	Moderate	High

5. Benefit of Project Related to Protecting

Water Resources:

Team Member: South Florida Water Management District

Composite Score: 6 of 9

None	Low	Moderate	High

6. Benefit of Project Related to Protecting Natural

Habitat and Wildlife Resources:

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

Composite Score: 3 of 9

None	Low	Moderate	High

RFLPP Technical Committee Evaluation Summary

7. Forestry Operations:

Team Members:

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

<i>Composite Score:</i>				<i>0 of 21</i>
None	Low	Moderate	High	
No			Yes	

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)

<i>Composite Score:</i>				<i>21 of 21</i>
None	Low	Moderate	High	
No			Yes	

9. Crops/Ag Uses & Production/NRCS & DACS

Participation/BMPs/Marketing:

Team Members:

- Degree of Suitability of Land for Long-term Ag Use:
Florida Department of Agriculture (SITE VISIT)
- Degree of Quality of Overall Agricultural Operations:
Florida Department of Agriculture (SITE VISIT)
- Participation in DACS Agricultural BMP Program:
Florida Department of Agriculture (SITE VISIT)

<i>Composite Score:</i>				<i>21 of 21</i>
None	Low	Moderate	High	
No		In Process	Yes	



FLORIDA FOREST SERVICE






Rural and Family Lands Program

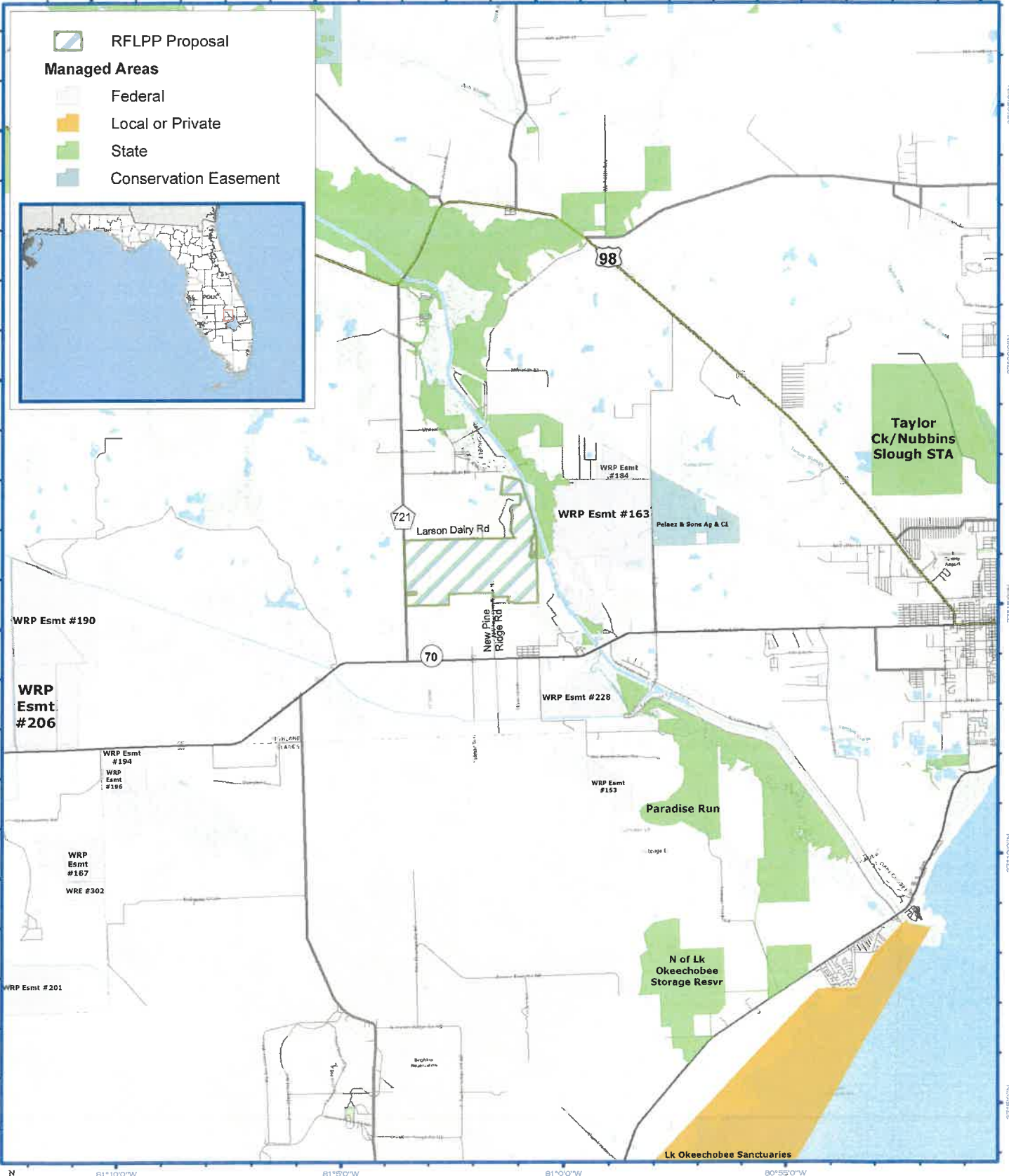
The River Property - Doyle E. Carlton III, LLC

Highlands County, Florida

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

-  RFLPP Proposal
- Managed Areas**
-  Federal
-  Local or Private
-  State
-  Conservation Easement



April 2023

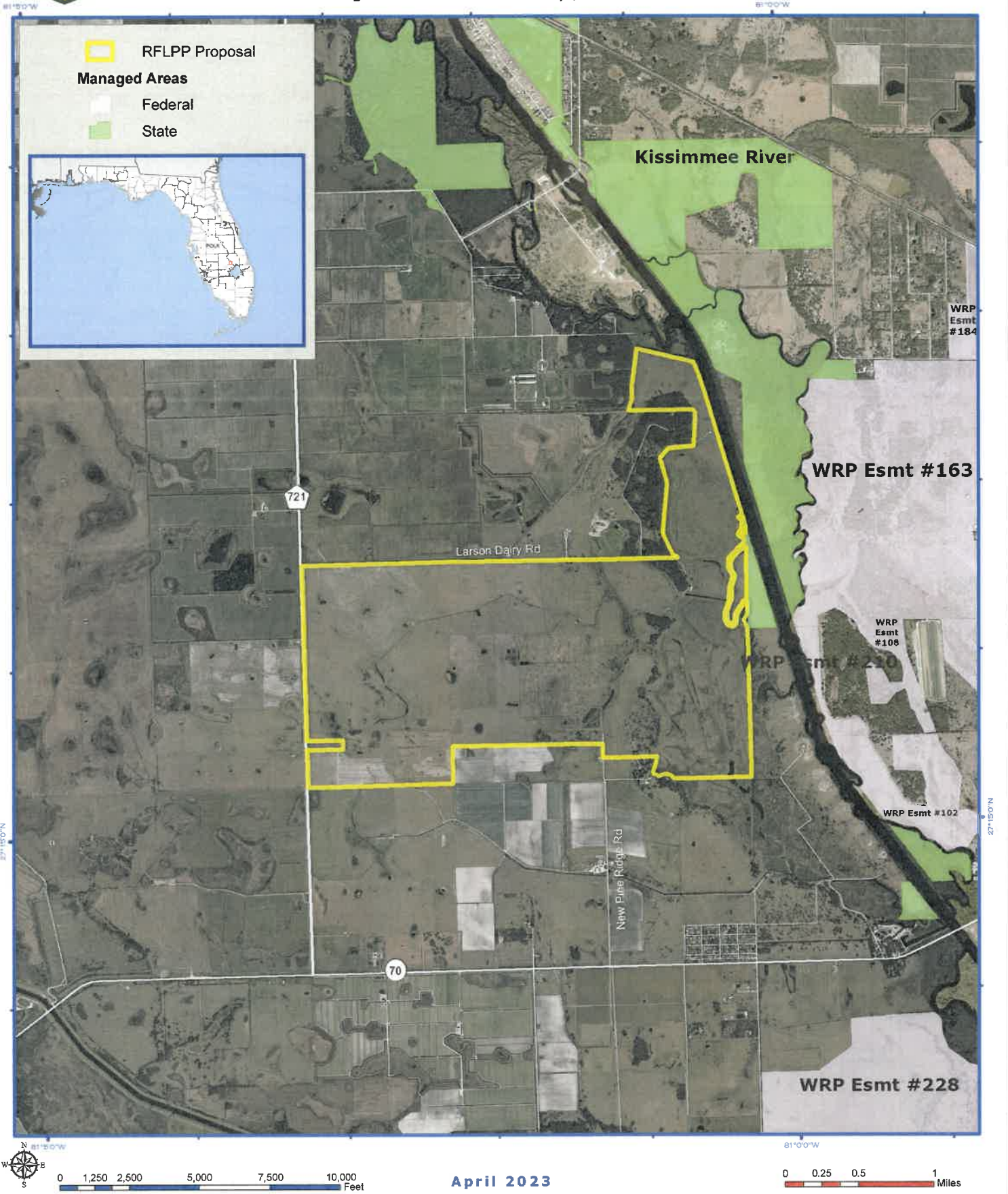




FLORIDA FOREST SERVICE
Rural and Family Lands Program
The River Property - Doyle E. Carlton III, LLC
Highlands County, Florida

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Managed Area boundaries courtesy of
 the Florida Natural Areas Inventory



Project: The River Property
Owner: Doyle E Carlton III LLC
Highlands County

OPTION AGREEMENT FOR SALE AND PURCHASE

THIS OPTION AGREEMENT FOR SALE AND PURCHASE ("Agreement") is made this ____ day of _____, 202__, between DOYLE E CARLTON III LLC, a Florida limited liability company, whose address is P. O. Box 144, Wauchula, Florida 33873, as "Seller," and the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA ("Trustees"), whose address is Florida Department of Agriculture and Consumer Services ("FDACS"), Florida Forest Service, 3125 Conner Boulevard, C-25, Tallahassee, Florida 32399-1650, as "Buyer." Buyer's agent in all matters shall be the Florida Forest Service.

1. **GRANT OF OPTION.** Seller hereby grants to Buyer the exclusive option to purchase a perpetual conservation easement (the "Easement") in the entirety of the real property located in 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 approval of this Agreement at a regularly scheduled meeting of the Governor and Cabinet sitting as the Trustees, and ending 120 days after Buyer's approval of this Agreement ("Option Expiration Date"), unless extended by other provisions of this Agreement. If Buyer's funds in the amount of the purchase price (as hereinafter defined in paragraph 3.A.) are not available by the Option Expiration Date the period of exercise of the option may be extended until such funds become available, not to exceed 60 days after the Option Expiration Date, by written notice to Seller. If Buyer's funds are not available at the end of the 60-day extension then this Agreement shall terminate and neither party shall have further obligations under the provisions of this Agreement. If Buyer does not exercise its option by the Option Expiration Date, as extended if applicable, then the escrow agent is directed to release and disburse the Option Payment to Seller the following day. If Buyer does timely exercise its option, then escrow agent shall credit the Option Payment toward the purchase price paid by Buyer at closing.

3.A. **PURCHASE PRICE.** The purchase price for the Easement is TWELVE MILLION THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$12,350,000) ("Initial Purchase Price") which, after credit for the Option Payment, will be paid at closing. Seller hereby authorizes Buyer to issue a state warrant for the Purchase Price directly to an escrow agent who is authorized by law to receive such payment, and who is acceptable to Buyer, and to require the escrow agent to pay Seller's expenses of sale and real estate taxes. The Initial Purchase Price is subject to adjustment in accordance with paragraph 3.B. This Agreement is contingent upon approval of the Final Adjusted Purchase Price, hereinafter defined, by Buyer and upon confirmation that the Final Adjusted Purchase Price is not in excess of the maximum value of the Easement as determined in accordance with Section 253.025(8), Florida Statutes ("FDACS Approved Value"). The determination of the FDACS Approved Value and the Final Adjusted Purchase Price can only be made after the completion and FDACS's approval of the survey required in paragraph 6.

3.B. **ADJUSTMENT OF PURCHASE PRICE.** If, prior to closing, FDACS determines that the Initial Purchase Price exceeds the FDACS Approved Value of the Easement, the Initial Purchase Price will be reduced to the FDACS Approved Value of the Easement (herein the "Final Adjusted Purchase Price"). If the Final Adjusted Purchase Price is less than 95% of the Initial Purchase Price because of the adjustment provided for in this paragraph, Seller shall, in Seller's sole discretion, have the right to terminate this Agreement and neither party shall have any further obligations under this Agreement. If Seller elects to terminate this Agreement, Seller shall provide written notice to FDACS of Seller's election to terminate this Agreement within 10 days after Seller's receipt of written notice from FDACS of the Final Adjusted Purchase Price. If Seller fails to give Buyer a written notice of termination within the aforesaid time period from receipt of FDACS' written notice, then Seller shall be deemed to have waived any right to terminate this Agreement based upon a reduction in the Initial Purchase Price pursuant to the provisions of this paragraph 3.B. The Final Adjusted Purchase Price as calculated in this paragraph 3.B. is subject to further adjustment in accordance with the provisions of this Agreement. The Initial Purchase Price and the Final Adjusted Purchase Price, whichever is

applicable depending on whether or not an adjustment has occurred under the provisions of this paragraph 3.B. are hereinafter referred to as the "Purchase Price".

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

25. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations and understandings of the parties. No supplement, modification or amendment to this Agreement shall be binding unless executed in writing by the parties. Notwithstanding the foregoing, the parties acknowledge that the legal description contained in Exhibit "A" was prepared based upon historic chain of title information, without the benefit of a current survey of the Property. The parties agree that if, in the opinion of FDACS, it becomes necessary to amend the legal description of the Property to correct errors, to more properly describe the Property, to cut out portions of the Property affected by title defects unacceptable to Buyer or which cannot be timely cured by the Seller, or to otherwise revise the legal description of the Property, the legal description to be used in the Survey (if any) and in the closing instruments required by this Agreement shall be revised by or at the direction of FDACS, and shall be subject to the final approval of FDACS. Anything to the contrary hereinabove notwithstanding, such a revision of the legal description of the Property shall not require a written amendment to this Agreement. In such event, the Seller's execution and delivery of the closing instruments containing the revised legal description and the Buyer's acceptance of said instruments and of the final Survey (if any) containing the revised legal description shall constitute a full and complete ratification and acceptance of the revised legal description of the Property by the parties. Any reduction in the square footage area of the Property resulting from changes in the legal description of Exhibit "A" or more accurate survey of the Property shall result in pro rata reduction of the purchase price for the Property, which reduction shall not constitute an adjustment to purchase price as contemplated in Paragraph 3.B above.

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

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

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

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

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

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

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

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 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 **APRIL 10, 2023**, BUYER SHALL BE UNDER NO OBLIGATION TO ACCEPT THIS AGREEMENT. BUYER'S EXECUTION OF THIS AGREEMENT IS SUBJECT TO APPROVAL BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA. THE EXERCISE OF THE OPTION PROVIDED FOR HEREIN IS SUBJECT TO: (1) CONFIRMATION THAT THE PURCHASE PRICE IS NOT IN EXCESS OF THE FDACS APPROVED VALUE OF THE EASEMENT, AND (2) FDACS APPROVAL OF ALL DOCUMENTS TO BE FURNISHED HEREUNDER. THE STATE OF FLORIDA'S PERFORMANCE AND OBLIGATION TO PAY UNDER THIS AGREEMENT IS CONTINGENT UPON AN ANNUAL APPROPRIATION BY THE LEGISLATURE AND UPON THE FUNDING OF THE APPROPRIATION THROUGH THE ISSUANCE OF FLORIDA FOREVER BONDS BY THE STATE OF FLORIDA OR OTHER FUNDING AS PROVIDED BY THE LEGISLATURE.

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

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

SELLER
DOYLE E CARLTON III LLC, a Florida limited liability company

Amy Duke
Witness as to Seller

Amy Duke
Printed Name of Witness

Walter S. Farr
Witness as to Seller

Walter S. Farr
Printed Name of Witness

Doyle E. Carlton III
Doyle E. Carlton, III, Managing member

4/7/23
Date signed by Seller

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

STATE OF FLORIDA
COUNTY OF Hardee

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, appeared Doyle E. Carlton, III, managing member of Doyle E Carlton III LLC, 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 17th day of April, 2023.

(NOTARY PUBLIC SEAL)



Miriam Amy Duke
Notary Public

(Printed, Typed or Stamped Name of Notary Public)

Commission No.: _____

My Commission Expires: _____

BUYER

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

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

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

Exhibit D to Deed of Easement – Map of Building Envelope

Addendum 1 – Beneficial Interest and Disclosure Affidavit

Addendum 2 – LLC Requirements

EXHIBIT A

Parcel #1:

Government Lots 6, 7, 8, 9, 11, 12, and 13, in Section 3, Township 37 South, Range 33 East, Highlands County, Florida, lying West of C-38 Canal Right of Way, LESS property described in O.R. Book 1329, Page 1408, Public Records of Highlands County, Florida.

AND

A parcel of land lying within Government Lot 3 and Government Lot 4, Section 3, as per transcript field notes of the "DEPENDANT RESURVEY AND EXTENSION OF LINES SUBDIVIDING LAND BORDERING KISSIMMEE RIVER IN TOWNSHIP NO. 37 SOUTH, RANGE NO. 33 EAST", dated December 1, 1933, all being in Highlands County, Florida, and being more particularly described as follows: Commence at a 2" iron pipe with brass cap marked "Section 3 and Section 4-1/4 corner"; thence South 89°28'42" East, along the South boundary line of the Southwest 1/4 of the Northwest 1/4 of said Section 3, a distance of 1230.71 feet to the POINT OF BEGINNING; thence continue South 89°28'42" East, along the South boundary line of the North 1/2 of said Section 3, also being the South boundary line of aforesaid Government Lot 3 and passing into aforesaid Government Lot 4, a distance of 2316.90 feet to the intersection with the Easterly boundary line of said Government Lot 4; thence North 34°46'17" West, along said Easterly boundary line, a distance of 783.08 feet to a 2" iron pipe with brass cap marked "Angle Point 4"; thence South 75°19'26" West, along the Northerly boundary line of said Government Lot 4 and the Northerly boundary line of said Government Lot 3, a distance of 1517.00 feet to a 2" iron pipe with brass cap marked "Angle Point 3"; thence North 53°18'34" West, continuing along Northerly boundary line of Government Lot 3, a distance of 330.08 feet to the calculated position for Angle Point 2, said point being approximately in the center of a 110 feet, more or less, wide drainage canal; thence South 17°48'38" West, passing out said Government Lot 3, a distance of 453.19 feet to the POINT OF BEGINNING.

Parcel #2:

All of the South 1/2 of Section 8, Township 37 South, Range 33 East, Highlands County, Florida, LESS Right of Way for Larson Dairy Road and County Road 721.

AND

All the South 1/2 of Section 9, Township 37 South, Range 33 East, Highlands County, Florida, LESS Right of Way for Larson Dairy Road.

Parcel #3:

All of Government Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Section 10, Township 37 South, Range 33 East, Highlands County, Florida, LESS lands lying within the boundaries of C-38 canal.

AND

All of the South 1/2 of Section 10, Township 37 South, Range 33 East, Highlands County, Florida, lying West of River.

Parcel #4:

All of Government Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 of Section 15, Township 37 South, Range 33 East, Highlands County, Florida.

AND

All of Government Lots 1 and 2 and the West 1/4 of Section 15, Township 37 South, Range 33 East, Highlands County, Florida, LESS the South 820 feet thereof.

Parcel #5:

The North 3/4 of Section 16, Township 37 South, Range 33 East, Highlands County, Florida.

Parcel #6:

Lots 1 through 38, inclusive, and Lots 49 through 64, inclusive, of a Subdivision of Section 17, Township 37 South, Range 33 East, according to the plat thereof recorded in Plat Book 1, Page 100-A, Public Records of Highlands County, Florida.

Parcel #7:

Lots 39, 40, 41, 42, 43, 44, 46, 47, and 48, of a Subdivision of Section 17, Township 37 South, Range 33 East, according to the map or plat thereof as recorded in Plat Book 1, Page 100-A, of the Public Records of Highlands County, Florida; LESS existing right of way.

EXHIBIT " B "

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

Project Name: The River Property
County: Highlands

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is made this _____ day of _____ 202_, by DOYLE E. CARLTON III, LLC, a Florida limited liability company, whose address is Post Office Box 144, Wauchula, Florida 33873 ("Grantor"), in favor of the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, whose address is Florida Department of Agriculture and Consumer Services, Florida Forest Service, 3125 Conner Boulevard, Tallahassee, Florida 32399-1650 ("Grantee").

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

NOTICES

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

Grantor's Address: Post Office Box 144, Wauchula, Florida 33873.

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

RECITALS

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

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

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

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

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

F. Significant Natural Area ("SNA"). There are certain agricultural lands with important species habitat or water resources occurring within the boundaries of the Property, more particularly identified as SNA(s) in the BDR. An SNA is defined as a particularly outstanding or sensitive area that the parties agree are desirous of protection due to the presence of the following: 1) high-quality terrestrial or aquatic habitats, which possess significant biodiversity, high-quality resources, intact community organization, or other ecologically significant qualities; 2) habitats for

rare species of plants or animals; or 3) significant geological features or historic sites. Designation of an SNA accords an extra level of protection, ensuring that the natural or cultural features within the SNA will continue to be managed appropriately and in a manner ensuring the continued protection of the resources. While the designation of these areas as SNAs in the BDR is intended to set them aside for conservation, management activities in an SNA may include activities commensurate with the management of conservation lands to include such activities as prescribed burning, removal of invasive species and native species restoration, and maintenance of existing agricultural structures, primarily roads, fences, drainage improvements, and boundary signs. In addition, Grantor may continue livestock grazing in an SNA, as long as Grantor's management of such grazing activity protects the quality and integrity of the SNA. Other activities that may be undertaken in SNAs are scientific research and environmental education, at Grantor's sole discretion. The SNAs are identified on the map in Exhibit "B" attached hereto.

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

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

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

ARTICLE I. RECITALS

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

ARTICLE II. DURATION OF EASEMENT

This grant of Easement over the Property shall be perpetual. It is an easement in gross, runs with the land, and is enforceable by Grantee against Grantor, Grantor's

personal representatives, heirs, successors and assigns, lessees, agents, guests, and licensees.

ARTICLE III. PURPOSE OF EASEMENT

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

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

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

ARTICLE IV. RIGHTS GRANTED TO THE GRANTEE

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

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

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

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

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

measures. In either case, the Grantee will work with the Grantor to negotiate a reasonable schedule, but all remedial measures shall be completed at Grantor's expense.

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

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

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

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

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

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

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

ARTICLE V. PROHIBITED USES

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

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

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

C. Activities that affect the hydrology of the land or that detrimentally affect water conservation, erosion control, soil conservation, or fish and wildlife habitat, except those required for environmental restoration, federal, state or local regulatory programs, or BMPs. There shall be no activities that will be detrimental to drainage, flood control, or fish and wildlife habitat preservation unless otherwise provided in

this Easement. There shall be no dredging of new canals, construction of new dikes, manipulation of natural water courses, or disruption, alteration, or pollution of existing surface or subsurface water flow or natural water sources, freshwater lakes, ponds and pond shores, marshes, creeks, or any other water bodies except as consistent with BMPs for the type of agricultural activities being conducted. Provided, however, Grantor may construct, operate, maintain, or replace groundwater wells, ditches, swales and other water conveyance structures, drainage structures or other water management improvements incident to allowed uses on the Property, subject to legally required permits and regulations.

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

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

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

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

H. Fertilizer use, including sludge or sludge products, for agriculture activities not in accordance with agricultural BMPs recommended by the United States

Department of Agriculture Natural Resources Conservation Service (“NRCS”) or FDACS, whichever is more stringent, as those BMPs may be amended from time to time. No agricultural activities shall occur within a 100-foot buffer around sinkholes or karst features that are connected to spring conduits, except as provided in the applicable BMPs.

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

J. Any subdivision of the Property.

K. Commercial water wells on the Property.

L. Harvesting of cypress trees in the SNAs.

M. Mitigation banks pursuant to Section 373.4135, et. seq., Florida Statutes.

N. Construction or improvements in any SNA or conversion of any SNAs to more improved areas or more intense uses. Any use of the Property which would impair, adversely impact, or destroy an SNA, including a change to more intensive agricultural practices, is also prohibited.

O. Activities detrimental to the preservation of historical, architectural, archaeological, or cultural resources on the Property.

P. Conversion of forested areas within the SNAs as shown in the BDR to non-forested areas.

ARTICLE VI. GRANTOR’S RESERVED RIGHTS

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

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

B. Agricultural and Related Rights. (i) The right to continued use of the Property for agricultural purposes and uses identified in the BDR; (ii) The right to convert any property not designated an SNA (as delineated in the BDR) to other agricultural and

silviculture purposes and uses; (iii) The right to engage in cattle grazing as set forth in the BDR, including the right to maintain, utilize, restore, fertilize, and mow improved pasture; (iv) The right, as part of cattle operations, to supplement the cattle using minerals and hay; (v) The right to use current technologies on the Property, including fertilizers, pesticides and herbicides commonly used on agricultural property in the State of Florida at such time; and (vi) The right to install, use, maintain, replace and repair non-commercial groundwater wells on the Property. Any and all agricultural uses shall be conducted in accordance with BMPs and in compliance with all laws, rules, and regulations.

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

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

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

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

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

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

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

J. The right to obtain and comply with all permits for management of stormwater, water wells, and consumptive uses as may be required by the Water

Management District or any governmental agency having jurisdiction over those activities.

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

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

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

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

O. Grantor reserves two (2) building envelopes, and the right, after giving notice to Grantee, to develop within the envelope up to 15,000 square feet of impervious surfaces for residential purposes, as described and depicted in Exhibit "D" attached hereto (the "Building Envelopes"). The Building Envelopes will not exceed ten (10) contiguous acres and is limited to one single family residence and ancillary structures within the Building Envelopes. Impervious surfaces are defined as material that does not allow water to percolate into the soil on the Property, including residential buildings, residential support buildings with or without flooring, paved areas, and any other surfaces that are covered by asphalt, concrete, or roofs, not including agricultural buildings. Any such development may not be constructed within an SNA. Grantor, at its expense, shall provide to Grantee legal descriptions and surveys for the Building Envelopes prior to development.

ARTICLE VII. GRANTEE'S REMEDIES

A. If Grantee determines that Grantor is in violation of the terms of this Easement, including any amendments, modifications, updates, or revisions thereto,

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

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

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

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

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

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

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

ARTICLE VIII. PUBLIC ACCESS

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

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

ARTICLE IX. MISCELLANEOUS

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

B. **Taxes.** Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "taxes"), including any taxes imposed upon or

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

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

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

E. **Condemnation.** If the Easement is taken, in whole or in part, by exercise of the power of eminent domain or otherwise acquired by any authority with power of eminent domain through a purchase in lieu of a taking, Grantee shall be entitled to its Proportionate Share from the recovered proceeds in conformity with the terms of Article IX, Paragraph D. The respective rights of Grantor and Grantee set forth in this paragraph shall be in addition to, and not in limitation of, any rights of Grantee under applicable law.

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

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

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

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

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

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

paragraph, Grantor may sell the Property free of the right granted in this Article IX, Paragraph G.1.

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

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

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

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

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

H. **Notices.** Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party under this Easement shall be in writing and either served personally or sent by first class mail, postage prepaid, or by overnight mail service, addressed to the parties as set forth in this Easement, or to such other addresses such party may establish in writing to the other. If time is of the essence, initial notice by electronic mail is acceptable, but shall be followed by written notice as provided in this paragraph as soon as possible.

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

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

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

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

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

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

O. **No Forfeiture.** Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

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

Q. **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.

R. **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.

S. **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.

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

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

[signature pages follow]

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

GRANTOR:

DOYLE E. CARLTON, III, LLC
a Florida limited liability
company

Witnesses:

Signature of first witness

Doyle E, Carlton, III, as manager

Printed name of first witness

Signature of second witness

Printed name of second 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 Doyle E. Carlton, III, as manager and on behalf of Doyle E. Carlton, III, LLC, 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 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

My Commission Expires:

Signed

Printed

GRANTEE:

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

**By: FLORIDA DEPARTMENT OF
AGRICULTURE AND CONSUMER
SERVICES**

Witnesses:

Signature of first witness

Printed name of first witness

Signature of second witness

Printed name of second witness

By: _____

DIRECTOR, DIVISION OF
ADMINISTRATION

STATE OF FLORIDA
COUNTY OF LEON

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

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

NOTARY PUBLIC

My Commission Expires:

Signed

Printed

SCHEDULE OF EXHIBITS

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

EXHIBIT A

Parcel #1:

Government Lots 6, 7, 8, 9, 11, 12, and 13, in Section 3, Township 37 South, Range 33 East, Highlands County, Florida, lying West of C-38 Canal Right of Way, LESS property described in O.R. Book 1329, Page 1408, Public Records of Highlands County, Florida.

AND

A parcel of land lying within Government Lot 3 and Government Lot 4, Section 3, as per transcript field notes of the "DEPENDANT RESURVEY AND EXTENSION OF LINES SUBDIVIDING LAND BORDERING KISSIMMEE RIVER IN TOWNSHIP NO. 37 SOUTH, RANGE NO. 33 EAST", dated December 1, 1933, all being in Highlands County, Florida, and being more particularly described as follows: Commence at a 2" iron pipe with brass cap marked "Section 3 and Section 4-1/4 corner"; thence South 89°28'42" East, along the South boundary line of the Southwest 1/4 of the Northwest 1/4 of said Section 3, a distance of 1230.71 feet to the POINT OF BEGINNING; thence continue South 89°28'42" East, along the South boundary line of the North 1/2 of said Section 3, also being the South boundary line of aforesaid Government Lot 3 and passing into aforesaid Government Lot 4, a distance of 2316.90 feet to the intersection with the Easterly boundary line of said Government Lot 4; thence North 34°46'17" West, along said Easterly boundary line, a distance of 783.08 feet to a 2" iron pipe with brass cap marked "Angle Point 4"; thence South 75°19'26" West, along the Northerly boundary line of said Government Lot 4 and the Northerly boundary line of said Government Lot 3, a distance of 1517.00 feet to a 2" iron pipe with brass cap marked "Angle Point 3"; thence North 53°18'34" West, continuing along Northerly boundary line of Government Lot 3, a distance of 330.08 feet to the calculated position for Angle Point 2, said point being approximately in the center of a 110 feet, more or less, wide drainage canal; thence South 17°48'38" West, passing out said Government Lot 3, a distance of 453.19 feet to the POINT OF BEGINNING.

Parcel #2:

All of the South 1/2 of Section 8, Township 37 South, Range 33 East, Highlands County, Florida, LESS Right of Way for Larson Dairy Road and County Road 721.

AND

All the South 1/2 of Section 9, Township 37 South, Range 33 East, Highlands County, Florida, LESS Right of Way for Larson Dairy Road.

Parcel #3:

All of Government Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Section 10, Township 37 South, Range 33 East, Highlands County, Florida, LESS lands lying within the boundaries of C-38 canal.

AND

All of the South 1/2 of Section 10, Township 37 South, Range 33 East, Highlands County, Florida, lying West of River.

Parcel #4:

All of Government Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 of Section 15, Township 37 South, Range 33 East, Highlands County, Florida.

AND

All of Government Lots 1 and 2 and the West 1/4 of Section 15, Township 37 South, Range 33 East, Highlands County, Florida, LESS the South 820 feet thereof.

Parcel #5:

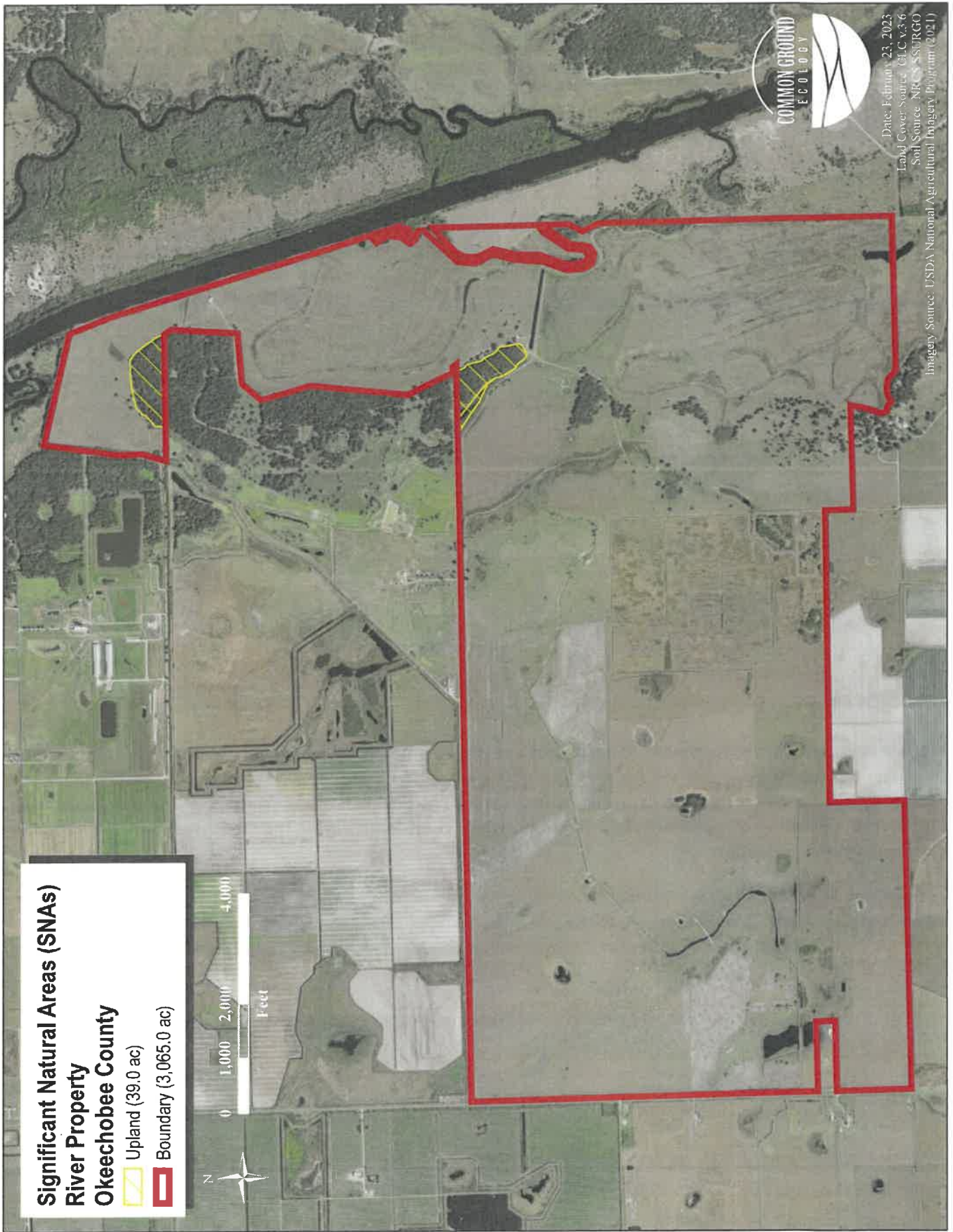
The North 3/4 of Section 16, Township 37 South, Range 33 East, Highlands County, Florida.

Parcel #6:


Lots 1 through 38, inclusive, and Lots 49 through 64, inclusive, of a Subdivision of Section 17, Township 37 South, Range 33 East, according to the plat thereof recorded in Plat Book 1, Page 100-A, Public Records of Highlands County, Florida.

Parcel #7:

Lots 39, 40, 41, 42, 43, 44, 46, 47, and 48, of a Subdivision of Section 17, Township 37 South, Range 33 East, according to the map or plat thereof as recorded in Plat Book 1, Page 100-A, of the Public Records of Highlands County, Florida; LESS existing right of way.



Significant Natural Areas (SNAs)
River Property
Okeechobee County

 Upland (39.0 ac)
 Boundary (3,065.0 ac)



Date: February 23, 2023
 Land Cover Source: CLC v.3.6
 Soil Source: NRCS SSURGO
 Imagery Source: USDA National Agricultural Imagery Program (2021)



WILTON SIMPSON
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Florida Forest Service



**RURAL & FAMILY LANDS PROTECTION PROGRAM
EASEMENT MONITORING FORM**

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

CONSERVATION EASEMENT PROJECT: _____ ACRES: _____

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

FDACS CONTRACT #: _____ COUNTY: _____

LANDOWNER(S)/REPRESENTATIVE(S): _____

MONITOR: _____ MONITORING DATE: _____

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

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

PURPOSE OF MONITORING SITE INSPECTION:

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

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

(N/A = not applicable to Conservation Easement)

1. RECITALS / SPECIAL NATURAL AREAS*:

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

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

2. PROHIBITED USES:

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

J.	•HAVE ANY ACTIONS OR ACTIVITIES OCCURRED THAT MAY REASONABLY BE EXPECTED TO ADVERSELY AFFECT THREATENED OR ENDANGERED SPECIES?
K.	•HAVE THERE BEEN SALES OR SUBDIVISIONS OF THE PROPERTY? •ANY LEASES OR LIENS?
L.	•ARE THERE ANY COMMERCIAL WATER WELLS ON THE PROPERTY?
M.	•ARE THERE ANY MITIGATION BANKS ON THE PROPERTY?
N.	•HAS THERE BEEN ANY HARVESTING OF CYPRESS ON THE PROPERTY?
O. <input type="checkbox"/> N/A	•ARE THERE ANY ACTS OR USES OF THE PROPERTY DETRIMENTAL TO HISTORICAL, ARCHITECTURAL, ARCHEOLOGICAL OR CULTURALLY SIGNIFICANT SITES?
P. <input type="checkbox"/> N/A	•HAS THERE BEEN ANY CONVERSION OF AREAS NOT IN IMPROVED PASTURE TO IMPROVED PASTURE?
Q. <input type="checkbox"/> N/A	•HAS THERE BEEN ANY CONVERSION OF FORESTED AREAS TO NON-FORESTED AREAS?
R. <input type="checkbox"/> N/A	•HAS THERE BEEN OPERATION OF MOTORIZED VEHICLES OFF OF TRAILS AND/OR ROADS ON THE PROPERTY?
S. <input type="checkbox"/> N/A	•HAS THERE BEEN ANY NEW INTERIOR OR BOUNDARY FENCING CONSTRUCTED? •ARE THE FENCES "WILDLIFE/GAME FRIENDLY"? N/A •IF REQUIRED BY THE CE, HAS THE GRANTEE APPROVED ALL NEW OR REPLACEMENT FENCING? N/A
T.	•IS THE GRANTOR AWARE OF, OR DID THE MONITOR OBSERVE, ANY THREATS TO THE CONSERVATION EASEMENT FROM <u>ADJACENT OR NEARBY PROPERTIES</u> , FROM CURRENT OR PROPOSED CHANGES IN LAND USE OR OWNERSHIP ACTIVITIES? IF YES, EXPLAIN.
U.	

3. GRANTOR'S RESERVED RIGHTS /LIMITATIONS:

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

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

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

5. LANDOWNER REMARKS:

A.	•COMMENTS:
B.	•REQUESTS/QUESTIONS:

6. MONITOR REMARKS:

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

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

7. REPORT PREPARATION:

	PRINT NAME	SIGNATURE	DATE
LANDOWNER:			
LANDOWNER:			
MONITOR:			

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

PURPOSE OF MONITORING REPORT REVIEW:

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

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

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

9. REPORT ACCEPTANCE:

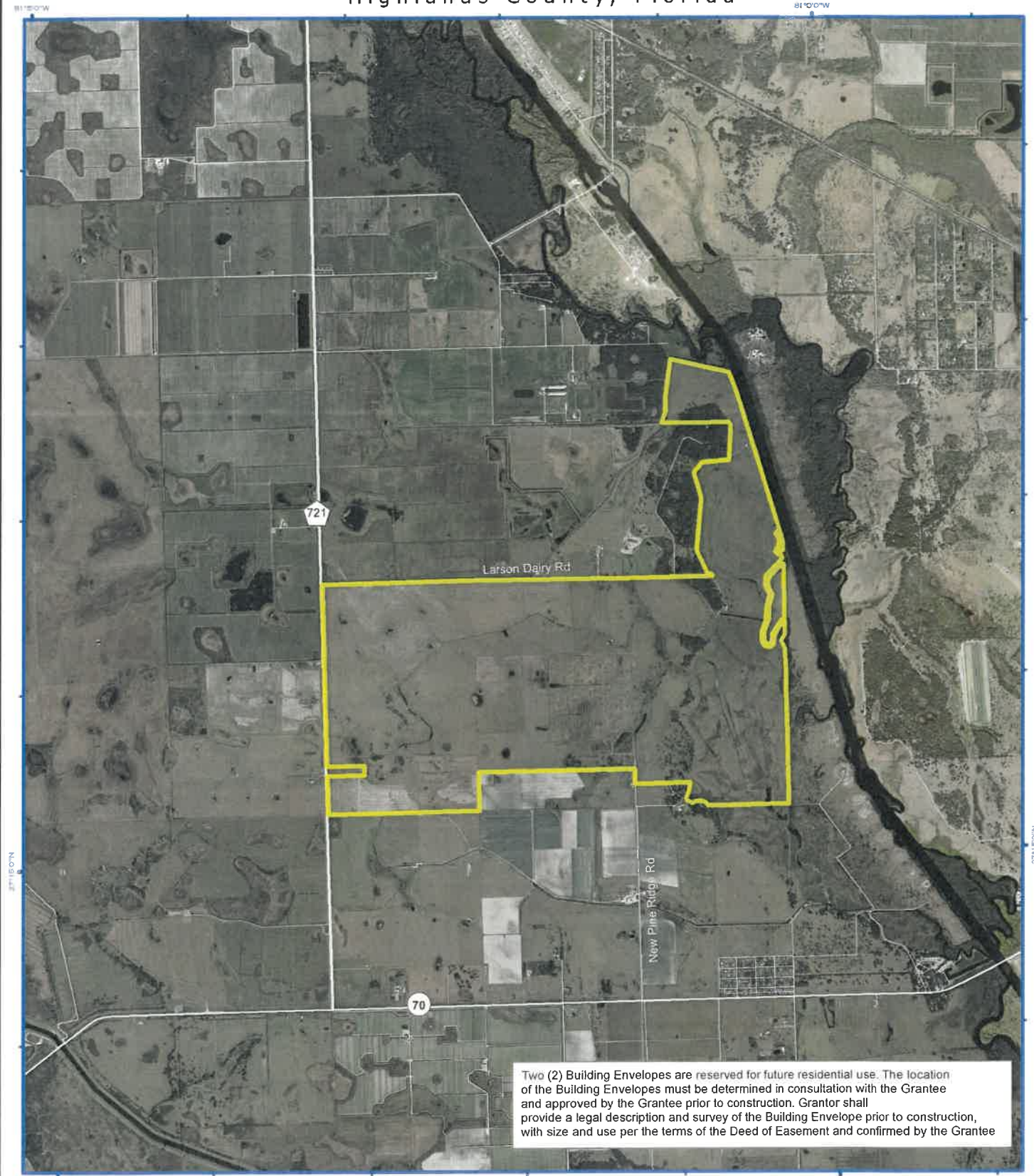
REVIEWER / DIRECTOR’S OFFICE ACKNOWLEDGES RECEIPT OF MONITORING REPORT AND ACCEPTS FINDINGS, INCLUDING ANY CORRECTIVE ACTIONS THAT HAVE BEEN DOCUMENTED IN THIS REPORT.

	PRINT NAME	SIGNATURE	DATE
REVIEWER:			
FFS DIRECTOR:			



FLORIDA FOREST SERVICE
Rural and Family Lands Program
EXHIBIT D
The River Property
Highlands County, Florida

DISCLAIMER:
 This map was created by the Florida Forest Service (FFS) Geographic Information System (GIS) using data from multiple sources. Maps created by FFS are intended for information use and for use by related public agencies; these products are not legal descriptions or documents.
 The Florida Forest Service reserves the right to correct errors, omissions, or updates. GIS products without modification or disclaimer are the property of the Florida Forest Service and are not to be used or modified in any way without the prior written consent of the Florida Forest Service.
 Managed Area boundaries courtesy of the Florida Natural Areas Inventory



Two (2) Building Envelopes are reserved for future residential use. The location of the Building Envelopes must be determined in consultation with the Grantee and approved by the Grantee prior to construction. Grantor shall provide a legal description and survey of the Building Envelope prior to construction, with size and use per the terms of the Deed of Easement and confirmed by the Grantee



0 1,250 2,500 5,000 7,500 10,000 Feet

April 2023

0 0.25 0.5 1 Miles

ADDENDUM
BENEFICIAL INTEREST AND DISCLOSURE AFFIDAVIT
(CORPORATION/PARTNERSHIP)

Before me, the undersigned authority, personally appeared Doyle E. Carlton, III ("affiant"), this 7th day of April, 2023, who, first being duly sworn, deposes and says:

1) That affiant is the Managing Member of Doyle E Carlton III LLC, a Florida limited liability company, as "Seller", whose address is P. O. Box 144, Wauchula, Florida 33873, 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>
Doyle E. Carlton, III	P.O. Box 144 Wauchula, FL 33873	35%
Debra H. Carlton	P.O. Box 144 Wauchula, FL 33873	35%
Mildred Carlton Bolin	525 Dansby Rd. Wauchula, FL 33873	5%
Patrick Dale Carlton	474 Dansby Rd. Wauchula, FL 33873	5%
Taylor Bolin Ming	2421 Ritchey Rd. Wauchula, FL 33873	5%
Jacob Todd Bolin	P.O. Box 809 Lake Placid, FL 33862	5%

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>
Non-Applicable			

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")

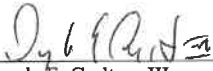
<u>Name and Address of Parties Involved</u>	<u>Date</u>	<u>Type of Transaction</u>	<u>Amount of Transaction</u>
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Non-Applicable

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


Doyle E. Carlton, III

STATE OF Florida)
COUNTY OF Hardee)

SWORN TO (or affirmed) and subscribed before me by means of physical presence or online notarization, this 7th day of April 2023, by Doyle E. Carlton, III. 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)




Notary Public

(Printed, Typed or Stamped Name of Notary Public)
Commission No.: _____
My Commission Expires: _____

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

CARLTON E DOYLE III LLC, a
Florida limited liability company

By: 
Carlton E. Doyle, III, Managing Member

4/7/23
Date Signed by Seller

BUYER

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

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

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

Date signed by Buyer

APPRAISAL REVIEW
CARLTON RIVER PROPERTY
CONSERVATION EASEMENT
HIGHLANDS COUNTY, FLORIDA
P.O. NO: S-4200-K2145

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

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

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

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

Intended Use of Review Compliance with USPAP & SASBOT

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

Date: March 17, 2023

Project Information:

Richards Appraisal File Number	<u>1351</u>
Parcel Name	<u>Carlton River Property-CE</u>
Location	<u>Highlands County, Florida</u>
Effective Date of Appraisals	<u>February 22, 2023</u>

Summary of Review

Pursuant to your request, I have reviewed two individual appraisal reports on the Carlton River Property 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. Tod Marr, MAI, CCIM of Tod Marr and Associates, LLC. 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 March 16, 2023. The Marr report is dated March 17, 2023. Both appraisals have a valuation date of February 22, 2023. The value indications for the proposed conservation easement reflected by each appraiser were:

(1) Joseph S. String, MAI	\$11,500,000
(2) Tod Marr, MAI, CCIM	\$12,600,000

In the reviewer's opinion the appraisal reports were completed substantially in conformance with USPAP, were reasonably well documented, and reflected reasonable value indications for the subject property. Both firms submitting appraisals consider their report to be appraisal reports according to USPAP. Both appraisals are considered sufficient to satisfy the requirements of Standard 2 of USPAP as it is applied to this type of report. The appraisals are also in substantial conformance with the Supplemental

Appraisal Standards for the Board of Trustees, Division of State Lands, Bureau of Appraisal, Florida Department of Environmental Protection, March 2, 2016.

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

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

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

In addition, Mr. String utilized an Extraordinary Assumption that the Title Policy provided to the appraisers is dated January 30, 2023. Mr. String assumes no additional encumbrances that would impact value.

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:

Doyle E. Carlton III, LLC
220 South Sixth Avenue
Wauchula, Florida 33873

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

Property Description

This appraisal assignment encompasses a parcel containing of 3,068.03 acres located on the east side of CR 721 (Nine Mile Grade), approximately 1.25 miles north of State Road 70 in a rural area of southeast Highlands County Florida. The property has a physical address of 5000 Blossom Lane Lorida, Florida 33857-9603. This parcel is known as the "River Property" and contains approximately 3,800 front feet along the Kissimmee River commonly known as Canal 38 in this region. This location is approximately 12 miles west of the City of Okeechobee, approximately twenty miles east of Lake Placid and approximately 30 miles southeast of Sebring.

The appraisal problem encompasses estimating the impact on value of a proposed conservation easement on the subject property. According to mapping provided by the client, the subject contains approximately 2,909.11 acres of uplands (95%) and approximately 158.92 acres of wetlands (5%). Otherwise, the ranch contains a mosaic of improved pasture areas (90%+), oak and cabbage hammocks along with intermittent wetland sloughs, and a bedded but pushed citrus grove area.

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

The ranch is accessed by virtue of the extensive frontage along the east side of CR 721 (Nine Mile Grade) and 3.70-miles of paved road frontage on the south side of Larson Dairy Road. This location is approximately 1.25 miles north of SR 70 which is a divided four-laned highway spanning from the Atlantic Ocean in Ft. Pierce to the Gulf of Mexico in Sarasota, Florida.

The subject parcel has a reasonably level topography as is common in this area of Highlands County Florida with elevations ranging from about 30 to 35 feet above sea level. The land drains generally eastward towards the Kissimmee River.

The title insurance policies included an instrument indicating that the oil, gas and mineral rights have been reserved by the Board of Commissioners of Everglades Drainage District. These rights were reserved a great many years ago with no apparent re-recording of rights. Therefore, the appraisers have opined that these reservations do not impact value due to lack of any known OGM deposits in the region and the application of the Marketable Records Title Act (MARTA) which eliminates the rights of ingress/egress after 30 years of no activity.

The subject property is found on Highlands County FEMA Flood Map 12055C0445C dated November 18, 2015. According to this map most of the subject property, is located within Flood Zone A which is considered to be an area within the 100-year flood plain.

The subject ranch is improved with typical ranching improvements such as fencing, cross-fencing, gates, ditches, culverts, ranch roads and water holes. Additional improvements include a ranch manager's house containing 2,937 square feet of living area built in 1965 together with porches, garage, pole barn and workshop. There is an additional caretaker's house containing 738 square feet of living area and constructed in 1955. There are also a few older barns and pole sheds on the property described as being in "poor" condition and showing evidence of hurricane damage.

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 and recreation, with very long-term future potential for rural residential subdivision development.

Mr. Marr concluded that the Highest and Best Use for the subject would be for continued recreational, agriculture, ranching with potential for future low density 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. Marr concluded that the Highest and Best Use for the subject would be limited to continued agricultural and recreational subject to the terms of the conservation easement.

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

Overall, the highest and best use conclusions of both appraisers are reasonably similar. Each has made a convincing argument and has provided adequate market evidence to support these conclusions. Each of the appraisers have adequately addressed the issue of highest and best use for the subject property and more importantly the reviewer is convinced that the sales data utilized is that of a basically similar highest and best use.

Reviewer Comments

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

In the valuation of the Subject property the appraisers have applied the sales comparison approach to value which is deemed to be the traditional and most appropriate method to value a 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. Marr analyzed four comparable sales to contrast to the subject. The appraisers had four commonly utilized sales in this effort.

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

four comparable sales in his effort and Mr. Marr analyzed four comparable sales to contrast to the subject. The appraisers had four 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. Marr 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	St. Lucie	Osceola	Okeechobee	Okeechobee
Sale Date	N/A	7/21	5/22	5/21	1/22
Price/Ac	N/A	\$8,500	\$6,900	\$6,495	\$7,677
Size/Ac	3,068.03	3,229.24	2,287.71	2,204.23	1,432.30
Upland%	95%	95%	78%	90%	96%
Overall Rating	N/A	Significantly Superior	Similar	Similar	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 St. Lucie, Osceola and Okeechobee Counties in Florida.

The sales analyzed for the subject parcel have sale dates ranging from May 2021 to May 2022. 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 \$6,495 to \$8,500 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, 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 \$6,500 to \$7,000 per gross acre. Mr. String concludes at \$6,750 per acre reflecting “no more reason to believe it near the low or high end of the range”. This equates to a final indication of \$6,750 per acre times 3,068.03 acres; or \$20,709,203 which is rounded to \$20,700,000.

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

Sale No.	Subject	Sale 1	Sale 2	Sale 3	Sale 4
County	Highlands	Highlands	DeSoto	Okeechobee	Manatee
Sale Date	N/A	1/23	9/19	3/18	12/21
Price/Ac	N/A	\$1,161	\$1,450	\$2,055	\$3,405
Size/Ac	3,068.03	3,369.60	3,716.25	2,604.00	1,248.33
Upland%	95%	83%	58%	85%	72%
Overall Rating	N/A	Significantly Inferior	Significantly Inferior	Inferior	Slightly 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, DeSoto, Okeechobee and Manatee Counties in Florida.

The sales analyzed for the subject parcel have sale dates ranging from March 2018 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 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, percent encumbered, 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 reconciles at a value indication of \$3,000 per gross acre recognizing “more reason to believe it near the higher end of the range than the lower end of the range.” Mr. String concludes at a value of \$3,000 per gross acre times 3,068.03 acres; or \$9,204,090 which is rounded to \$9,200,000.

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	\$20,700,000
Total Value After	<u>\$ 9,200,000</u>
Value of Easement	\$11,500,000

Marr Appraisal

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

Sale No.	Subject	Sale 1	Sale 2	Sale 3	Sale 4
County	Highlands	Osceola	Okeechobee	St. Lucie	Okeechobee
Sale Date	N/A	5/22	1/22	7/21	5/21
Price/Ac	N/A	\$6,900	\$7,677	\$8,500	\$6,495
Size/Ac	3,068.03	2,287.71	1,432.30	3,229.24	2,204.23
Upland %	95%	78%	96%	95%	90%
Overall Rating	N/A	Inferior	Superior	Much Superior	Inferior

Mr. Marr 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 Osceola, Okeechobee and St. Lucie Counties, Florida.

The sales analyzed for the subject parcel have sale dates ranging from May 2021 to May 2022. The comparables selected are all agricultural properties with similar highest and best use characteristics. The comparable sales selected and analyzed by Mr. Marr are considered to be good indicators of value for the subject. These sales reflect a range from \$6,495 to \$8,500 per gross acre.

Mr. Marr has elected to apply a qualitative adjustment process to the comparable sales for comparable factors such as financing, conditions of sale, market conditions, location, access/road frontage, percentage uplands, topography, size/shape, zoning/land use and other. 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. Marr brackets the subject between the indications from inferior rated Sale 1 at \$6,900 per gross acre and superior rated Sale 2 at \$7,677 per gross acre. As such, a conclusion is reached at \$7,000 per gross acre recognizing that sale 1 at \$6,900 per gross acre was adjusted less than sale 2. This equates to a final indication of 3,068.03 acres times \$7,000 per acre; or \$21,476,210 which is rounded to \$21,500,000.

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

Sale No.	Subject	Sale 1	Sale 2	Sale 3	Sale 4
County	Highlands	Highlands	Manatee	DeSoto	Okeechobee
Sale Date	N/A	1/23	12/21	9/19	3/18
Price/Ac	N/A	\$1,161	\$3,405	\$1,450	\$2,055
Size/Ac	3,068.03	3,369.90	1,248.33	3,716.25	2,604
Upland %	95%	83%	72%	58%	85%
Overall Rating	N/A	Much Inferior	Superior	Much Inferior	Inferior

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

The sales analyzed for the subject parcel have sale dates ranging from March 2018 to January 2023. The comparables selected are all agricultural properties with similar highest and best use characteristics and all sales are actually encumbered by perpetual conservation easements. The comparable sales selected and analyzed by Mr. Marr are considered to be good indicators of value for the subject. These sales reflect a range from \$1,161 to \$3,405 per gross acre.

Mr. Marr has elected to apply a qualitative adjustment process to the comparable sales for comparable factors such as financing, conditions of sale, market conditions, location, percentage uplands, topography, access/road frontage, size/shape, improvements and impact of easement restrictions. 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. Marr reflects on a more refined range of value of from \$3,405 as indicated by superior rated sale 2 to \$2,055 per gross acre as indicated by inferior rated sale 4. He concludes at a final value of \$2,900 per gross acre. This equates to a final indication of 3,068.03 acres times \$2,900 per acre; or \$8,897,287 which is rounded to \$8,900,000.

Mr. Marr 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	\$21,500,000
Total Value After	<u>\$ 8,900,000</u>
Value of Easement	\$12,600,000

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 9.57%. The appraisers both arrived at similar conclusions regarding the highest and best use of the subject. As such, both reports are considered acceptable and approvable as amended.

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

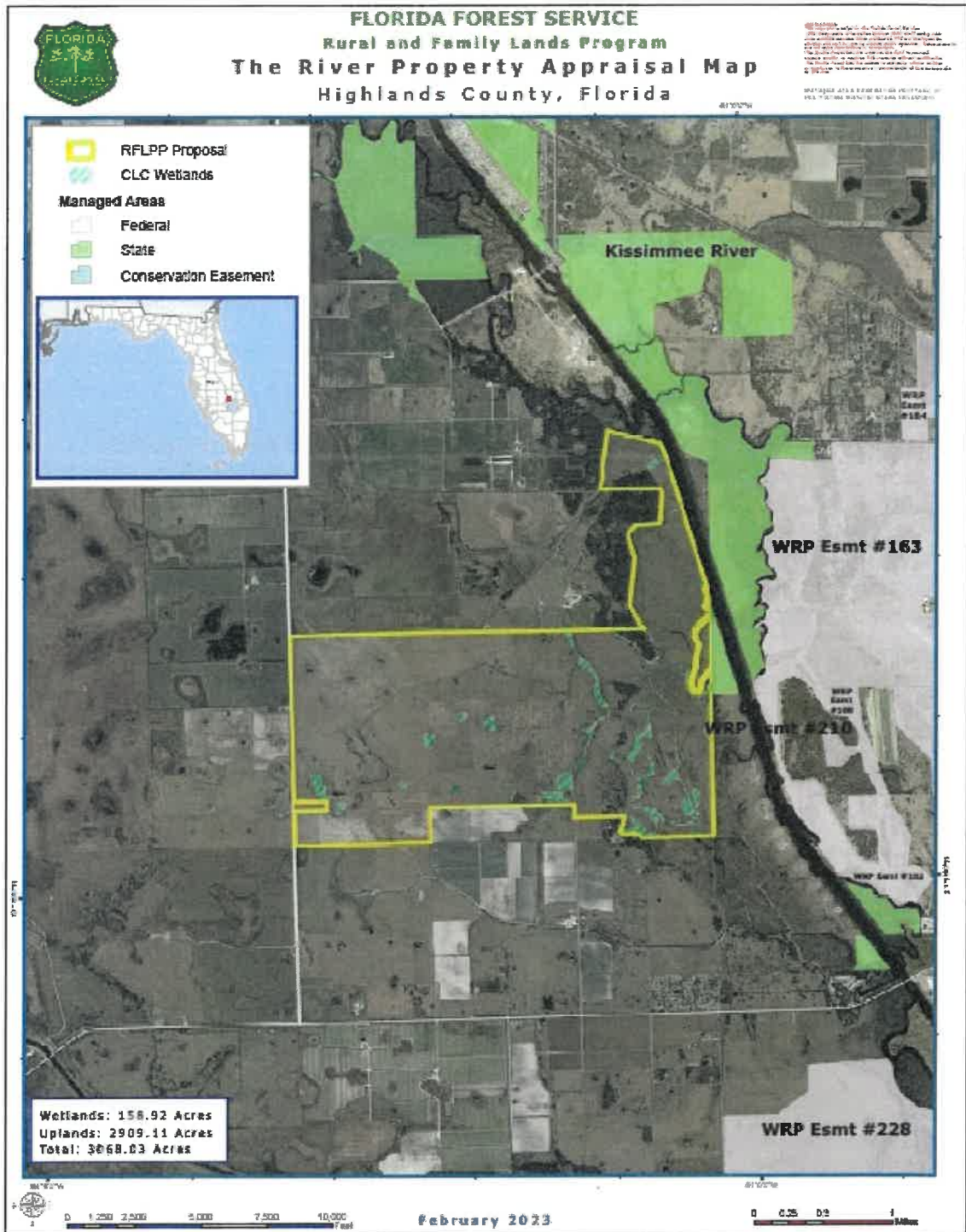
The reviewer has completed a **field review** of the above referenced appraisals. The Purpose of the Review is to form an opinion as to the completeness and appropriateness of the methodology and techniques utilized to form an opinion as to the value of the subject property.

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

Acceptance of Appraisals

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

Aerial Map



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 and SASBOT as well as Rule 18-1.006, Florida Administrative Code (FAC).
8. I did personally inspect the subject property.
9. No one provided significant professional assistance to the person signing this review report.
10. As of the date of this report, Thomas G. Richards, MAI has completed the requirements of the continuing education program for members of the Appraisal Institute.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
12. I have not appraised or performed any other services for any other party in regard to this property.



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

March 17, 2023
Date

