



EXHIBITS

A) Maps

- 1) Project Location**
- 2) Surrounding Lands**

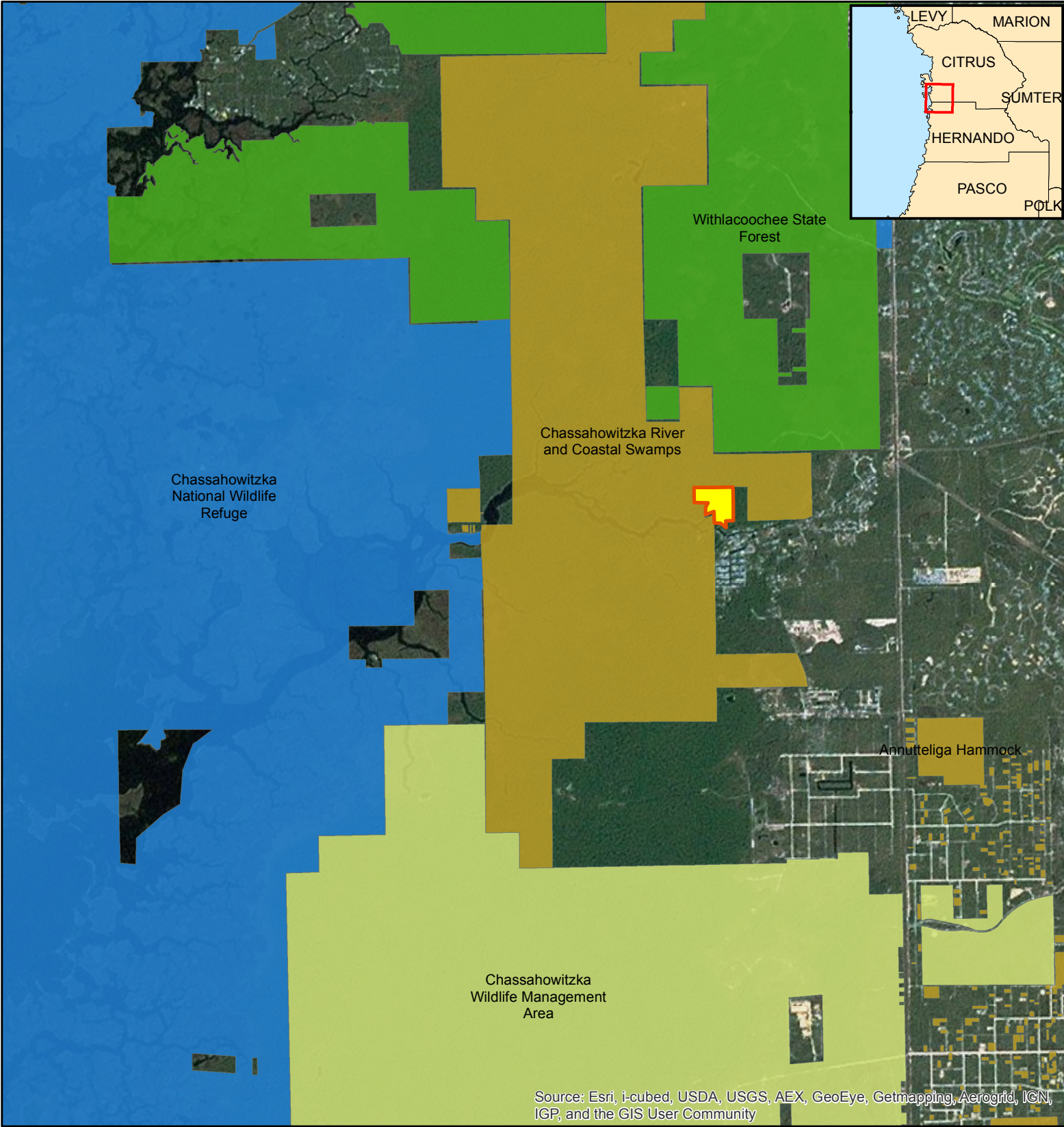
B) Letters of Recommendation/Collaboration

C) Property Description

D) Pictures

EXHIBIT A
MAPS

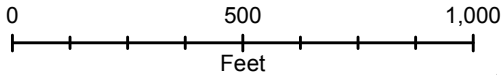
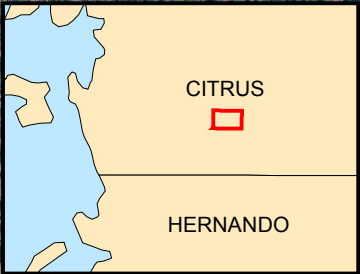
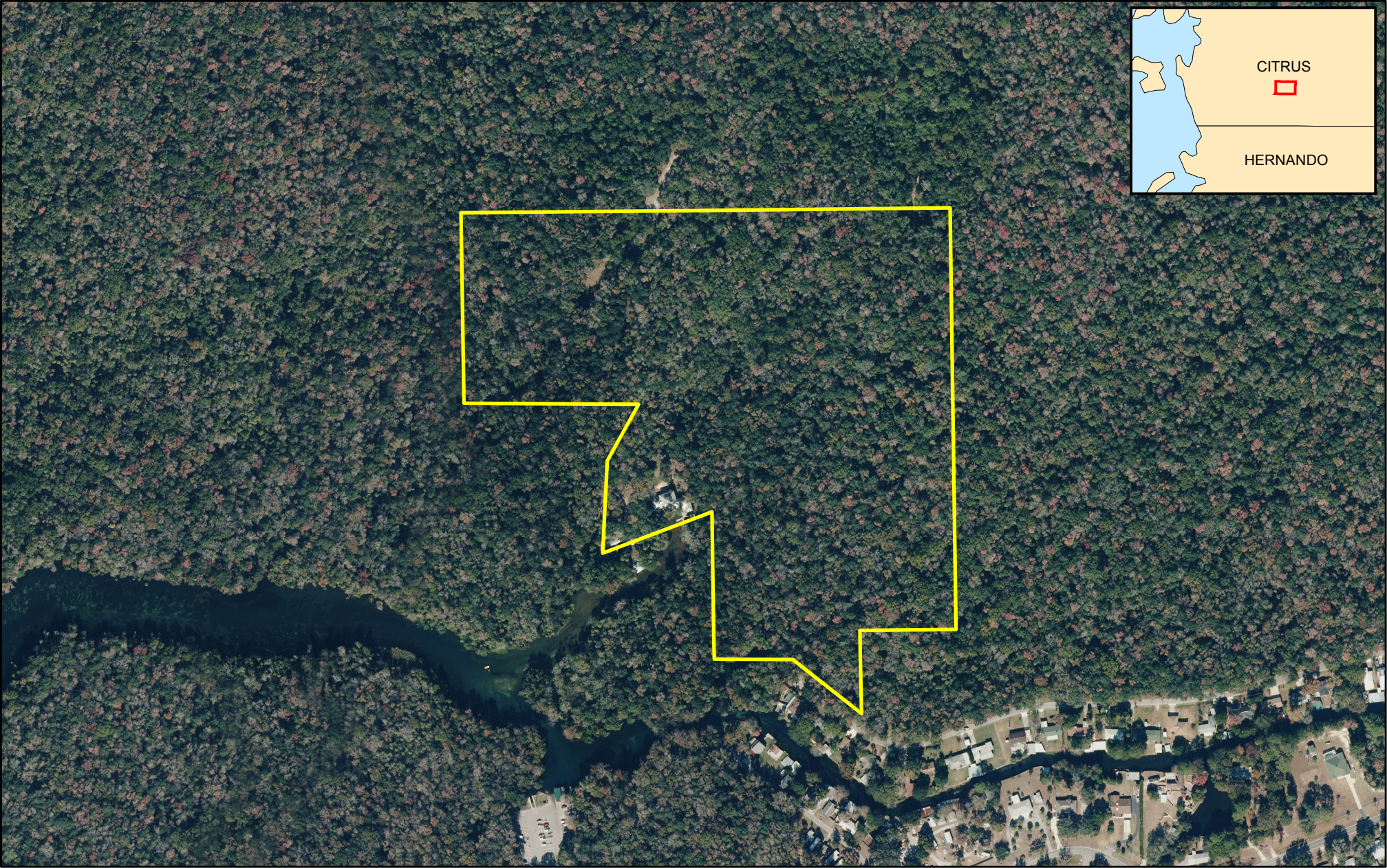
Figure 1.Chassahowitzka River Research and Environmental Center
RESTORE Site Location and surrounding conservation areas



- Proposed Research Station
- Southwest Florida WMD Land
- Florida Forest Service (FDACS) Land
- U.S. FWS Land
- FWC Land

Data Source: Florida Natural Areas Inventory. Florida Conservation Lands, December 2012

Chazzahowitzka River Research and Environmental Center
Aerial photograph.



 Proposed Research Station





EXHIBIT B.

**Letters of Support For the
Chassahowitzka River Research and Environmental Center (CRREC)**

Since the development of this proposed research facility, we have received support (both verbally and in writing) from various entities that would directly benefit from it's development. Below are several of those letters. The University of South Florida, would be our partner in the development and operation of the facility (see first two letters below). The list of supporters includes state senators, representatives, and agency representatives (e.g., Southwest Florida Water Management District).



August 12, 2013

Wildlands Conservation, Inc.
245 North Tamiami Trail, Suite D
Venice, FL 34285

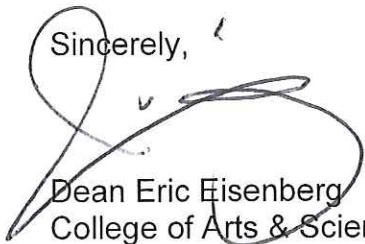
Attn: David Sumpter, Executive Director
RE: 2010 Deepwater Horizon oil spill NFWF Project Application

Dear Mr. Sumpter:

This letter is written on Behalf of the College of Arts & Sciences in support of the purchase of the "Chassahowitzka River Research and Environmental Center" (CRREC) on the Nature Coast of Florida. As the Dean of the College of Arts & Sciences at the University of South Florida in Tampa, I am enthusiastic about the opportunity to partner with Wildlands Conservation, Inc. in an effort to develop this Research Center into a fully functional and highly regarded resource on the west coast of Florida. My support is intended to initiate the start-up and outreach to other research institutions and natural resource management agencies on behalf of the environment and the public as a whole by restoring, rehabilitating, researching and teaching about the natural resources lost or affected as a result of the Deepwater Horizon oil spill.

The CRREC provide access to unique freshwater and marine ecosystems and is in close proximity to our Tampa campus. It could provide exciting collaborative research opportunities for many of our faculty and students in the fields of biology, geology and environmental sciences. The goal of establishing the CRREC is to remedy harm and eliminate or reduce the risk of future harm to Gulf Coast natural resources and that effort is well aligned with many of our faculty researchers. The College has the means through various in-kind provisions such as faculty effort, scientific equipment and furnishings, as well as any broader university support, to contribute to making the Chassahowitzka River Research and Environmental Center an immediate success and cost-effective resource for environmental and economic restoration.

Sincerely,



Dean Eric Eisenberg
College of Arts & Sciences



August 12, 2013

Wildlands Conservation, Inc.
245 North Tamiami Trail, Suite D
Venice, FL 34285

Attn: David Sumpter, Executive Director
RE: 2010 Deepwater Horizon oil spill NFWF Project Application

Dear Mr. Sumpter:

This letter is written on behalf of the faculty in the Department of Integrative Biology in support of the purchase of the "Chassahowitzka River Research and Environmental Center" (CRREC) on the Nature Coast of Florida. Dr. Peter Stiling is the Chair of the Department of Integrative Biology at the University of South Florida in Tampa and Dr. Henry R. Mushinsky is the Graduate Director in the Department. The University of South Florida wishes to become a partner with Wildlands Conservation, Inc in an effort to develop this Research Center into a fully functional and highly regarded resource on the west coast of Florida. Our support is intended to initiate cooperation and outreach to other research institutions and natural resource management agencies involved in restoring, rehabilitating, researching and teaching about the natural resources lost or affected as a result of the Deepwater Horizon oil spill.

Because the CRREC is located at the head waters of the Chassahowitzka River, just a few minute boat ride from the Gulf of Mexico, it provides a unique and convenient research site for investigators interested in both freshwater and marine ecosystems. The coastal area into which the Chassahowitzka River flows supports some of the largest expanses of seagrass beds along the Florida peninsula. The potential research site also offers unparalleled access to 8 freshwater springs as well as enormous stretches of marshes.

The goal of establishing the CRREC is to remedy harm and eliminate or reduce the risk of future harm to Gulf Coast natural resources from natural and anthropogenic impacts. The Chassahowitzka River Research and Environmental Center is intended to provide services that will benefit miles of impacted salt marshes and sea grass beds, and potentially impacted springs, coastal islands and scattered stands of mangroves. These marine and near shore habitats support shellfish, and numerous marine species (including shore birds and manatees). Human use of those resources includes fishing, wildlife viewing and boating making them of paramount importance to the environmental and economic well-being of the Nature Coast. Of special concern is that the porous

Integrative Biology • Arts AND Sciences

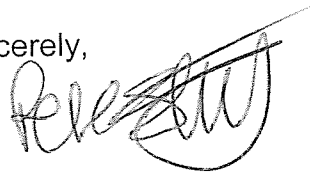
University of South Florida • 4202 East Fowler Avenue, SCA110 • Tampa, FL 33620-5200
(813) 974-3250 • Fax (813) 974-3263

karst systems underlying most of Florida's numerous springs and estuaries at this site may have or could experience contamination from the oil spill or cleaning agents. As a result seepage of contaminated water into potable water supplies may have followed.

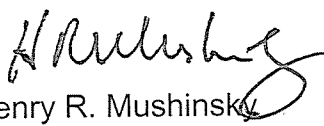
As representatives of the Department of Integrative Biology, we wish to inform you about the existing expertise within the Department to illustrate why we are interested in forming a partnership with your organization. Among the distinguished faculty who comprise the department are several that do research in marine and freshwater including; Dr. Susan S. Bell, marine benthic ecologist; Dr. Sidney Pierce, marine invertebrate physiologist; Dr. Peter Stiling, salt marsh ecologist, Dr. Thomas Crisman, freshwater ecologist, Dr. Jody Harwood, fresh water microbial ecologist; Dr. Kathleen Scott, microbial physiologist and biogeochemist; Dr. Cristina Richards, plant ecological geneticist; and Dr. Phil Motta, ichthyologist. Collectively this group of researchers has the expertise to rebuild coastal marshes and sea grass beds, replenish damaged beaches, monitor and improve water quality, and restore barrier islands and wetlands while promoting the conservation of various habitats for impacted wildlife and facilitating sound human use of the resources.

The Department of Integrative Biology and several others are well equipped to study potential harm to critical habitats and educate current and future scientists about them. Likewise, the faculty have much expertise in restoring the natural resources, habitats and ecosystem services to compensate for losses resulting from the 2010 Deepwater Horizon oil spill. Finally, the Department of Integrative Biology has the means through various in-kind provisions such as scientific equipment and furnishings, as well as any broader university support, to contribute to making the Chassahowitzka River Research and Environmental Center an immediate success and cost-effective resource for environmental and economic restoration.

Sincerely,



Peter D. Stiling
Professor and Chair



Henry R. Mushinsky
Professor and Graduate Director



July 22, 2013

**Florida Fish
and Wildlife
Conservation
Commission**

Commissioners

Richard A. Corbett
Chairman
Tampa

Brian S. Yablonski
Vice Chairman
Tallahassee

Ronald M. Bergeron
Fort Lauderdale

Aliese P. "Liesa" Priddy
Immokalee

Bo Rivard
Panama City

Charles W. Roberts III
Tallahassee

Kenneth W. Wright
Winter Park

Executive Staff

Nick Wiley
Executive Director

Greg Holder
Assistant Executive Director

Karen Ventimiglia
Chief of Staff

**Fish and Wildlife
Research Institute
Gil McRae**
Director

(727) 896-8626
(727) 823-0166 FAX

*Managing fish and wildlife
resources for their long-term
well-being and the benefit
of people.*

**Fish and Wildlife
Research Institute**

100 Eighth Avenue SE
St. Petersburg, Florida
33701-5020
Voice: (727) 896-8626
Fax: (727) 823-0166
Hearing/speech-impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)
MyFWC.com/Research

Dave Sumpter
Wildlands Conservation, Inc.
245 North Tamiami Trail, Suite D
Venice, FL 34285

Mr. Sumpter,

Thank you for sharing the details associated with your potential RESTORE Act project submittal "Chassahowitzka River Research and Environmental Center" (CRREC)". We commend you on your planning efforts to date, particularly the strong partnership you have forged with the University of South Florida.

We agree that funding for this project could provide a valuable coastal research base for many agencies and organizations, including the Florida Fish and Wildlife Conservation Commission, in an area of the state where research facilities are lacking.

We wish you the best of luck with your project. Do not hesitate to contact me directly if I can be of any further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "GIL MCR", is written over a light gray grid background.

Gil McRae
FWRI Director



Arthenia L. Joyner
District 19

THE FLORIDA SENATE

Senate District 19

Location
202 Senate Office Building
404 South Monroe Street
Tallahassee, Florida 32399-1100
(850) 487-5833

District Office

Location
508 W. Martin Luther King, Jr Blvd.
Suite C
Tampa, Florida 33603-3415
(813) 233-4277

June 12, 2013

Herschel T. Vinyard, Jr., Secretary
Florida Department of Environmental Protection
3900 Commonwealth Boulevard
M.S. 49
Tallahassee, Florida 32399

Dear Secretary Vinyard,

On behalf of the University of South Florida and Wildlands Conservation, I would like to register my full support for the application to the RESTORE Act for funds to establish the Chassahowitzka River Research and Environmental Center in Homosassa, Florida. I have a number of constituents and the natural resources on which they depend that have been adversely affected by the BP Horizon oil spill in the Gulf of Mexico. It is my belief that a research and education facility as proposed by USF and Wildlands Conservation on the Chassahowitzka River is exactly what is needed to know and confront the kinds of adversity that results from catastrophes like the oil spill.

As you know, the University of South Florida has a research program that focuses on marine ecology, especially landscape ecology of marine systems, restoration ecology and marine conservation. Many of its ongoing studies target questions related to ecosystem response to changing marine habitats, and collaboration with groups of researchers, mainly based at USF, that are working on issues linking urban ecology, watersheds and human dimensions. The non-profit Wildlands Conservation, Inc. is group of conservation professionals with community-based goals and partnerships to conserve our natural environment, and works as a partner with USF and other research and education entities.

Accordingly, I believe the proposed Chassahowitzka River Research and Environmental Center will be a state-of-the-art facility that attracts the best scientific knowledge and instruction pertaining to salt and freshwater systems on the Gulf Coast, and can be an anchor to a number of economic activities in the surrounding Citrus County community, much less our state.

It is with great enthusiasm that I ask also for your support of this proposal to the National Fish and Wildlife Foundation to grant federal RESTORE Act funds to these Florida entities.

Sincerely,

Arthenia L. Joyner



THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:

Appropriations Subcommittee on Health
and Human Services, *Chair*
Agriculture
Appropriations
Appropriations Subcommittee on Criminal and
Civil Justice
Children, Families, and Elder Affairs
Environmental Preservation and Conservation
Health Policy

SELECT COMMITTEE:

Select Committee on Patient Protection
and Affordable Care Act

SENATOR DENISE GRIMSLEY

21st District

September 11, 2013

Wildlands Conservation, Inc.
245 North Tamiami Trail, Suite D
Venice, FL 34285

Attn: David Sumpter, Executive Director
RE: 2010 Deepwater Horizon Oil Spill NFWF Project Application

Dear Mr. Sumpter,

I would like to express my support for the application to allocate funds to establish the Chassahowitzka River Research and Environmental Center (CRREC) on the nature coast of Florida. I believe a partnership with the University of South Florida and Wildlands Conservation, Inc to create a research center that is fully functioning and highly regarded, would prove to be very beneficial to the citizens of Florida.

This partnership, between both entities, could provide collaborative research opportunities for faculty, students and others which would in turn aide in remedying the harm and reduce the risk of future harm to Gulf Coast natural resources. The University of South Florida already has a research program that focuses on marine ecology, landscape ecology and conservation. Their programs, combined with the community-based goals and partnerships to conserve our natural environment that Wildlands Conservation, Inc and its professional members have, would prove to establish a strong scientific based partnership capable of producing outstanding research within the area.

I strongly support the establishment of the Chassahowitzka River Research and Environmental Center (CRREC) and believe that it would prove to be a highly regarded resource to the west coast of Florida and to all citizens in this great state.

Sincerely,

A handwritten signature in black ink that reads "Denise Grimsley". The signature is fluid and cursive.

Denise Grimsley
State Senator, District 21

REPLY TO:

- ☐ 205 South Commerce Avenue, Suite A, Sebring, Florida 33870
- ☐ 212 East Stuart Avenue, Lake Wales, Florida 33853
- ☐ 306 Senate Office Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5021

Senate's Website: www.flsenate.gov

DON GAETZ
President of the Senate

GARRETT RICHTER
President Pro Tempore

July 19, 2013

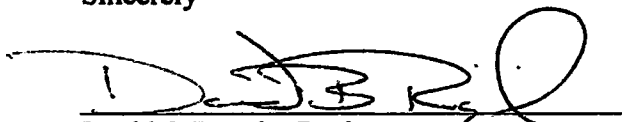
Mr. David Sumpter
Wildlands Conservation
245 N Tamiami Trail
Suite D
Venice FL 34285

RE: Potential sale of Property described by Joe L. Davis Realtors as the "Chassahowitzka River Resort" (8690 and 8694 Lykes Trail, Homosassa, FL)

Dear Mr. Sumpter,

On behalf of the owners of the above-referenced property, we are willing to sell the property and would love to see it become a research and education center. It has so much potential for many research projects, which will benefit Florida Coastal Areas, Inlands and its Resources. This property is a turnkey package and could be used immediately.

Sincerely


David B Royal - Realtor


Donald Stephens - Owner

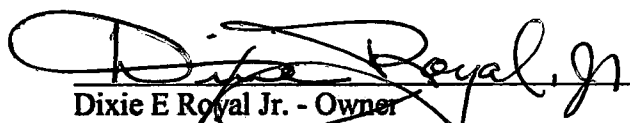

Dixie E Royal Jr. - Owner



EXHIBIT C.
Description of Property and Facilities
(Realtor's Description)



**33± ACRES OF LAND
HOME, CONFERENCE CENTER & CABINS
IN CITRUS COUNTY**

REAL ESTATE INVESTMENTS



**CHASSAHOWITZKA RIVER RESORT AND PROPERTY
CITRUS COUNTY**

TOTAL ACREAGE: 33 PLUS OR MINUS ACRES

PRICE: \$6,200,000.00

TERMS: CASH

LOCATION: 8690 & 8694 WEST LYKES TRAIL
HOMOSASSA, FLORIDA

BUILDINGS: CRACKER LODGE with 4400+ sq. ft.
FOUR (4) CABIN SUITES THAT SLEEP
EIGHT PEOPLE EACH WITH BATH HOUSE
CONFERENCE CENTER W 1600+ sq. ft.
BARN, GREENHOUSE, BOATHOUSE

REMARKS: This is beautiful wooded piece of property that sits on the end of Crab Creek which flows into the Chassawohitzka River. This is a real Florida with an abundant amount of wildlife. The property consists of eight (8) springs that feed the river, plus many small ones. The property is surrounded by 10,000 acres owned by the State of Florida. Complete privacy on this unique one of a kind piece of property.

Shown by appointment only and only to qualified buyers.

"The Citrus and Acreage Specialists"

P.O. Box 1149 • 234 S. 6th Ave. (U.S. 17 South) • Wauchula, Florida 33873
Office (863) 773-2128 • Fax (863) 773-0011



Elegant 4,400 SF residence/lodge, four cypress suite/cabins, 1600 SF studio, boathouse, orchid greenhouse, hydroponic vegetable greenhouse on 33 acres with many freshwater springs all surrounded by National Wildlife Refuge land. This property provides an ideal setting for health and wellness center, yoga training center, recreation retreat, or corporate camp. Site has unparalleled privacy and is a magical spot that could never be replicated. Property is offered as turnkey

West coast of central Florida just one hour from Tampa just west of of US Hwy 19 and SR Hwy 98 intersection. Property is located in 31,000 acre Chassahowitzka National Wildlife Refuge and the springs are the primary source of the Chassahowitzka River that flows into the Gulf of Mexico.

Even though it is private, there is a Publix within five miles and several small stores. Homosassa Springs is within ten miles of the property to the north.



© 2010 Google

© 2010 Google

Imagery Date: 12/31/2007

28°43'02.19" N 82°34'34.26" W elev 3 ft

Eye alt 418 ft

Florida Travel and Tourist Information

Florida's Wild River

[American Roads Travel Magazine](#)



Perhaps the best kept secret in Citrus County is Chassahowitzka River Campground. We [camped](#) there and loved it. It is rustic and blends perfectly with its natural surroundings. This little jewel is located just a block down from the boat ramp leading into the Chassahowitzka National Wildlife Refuge.

The name of the river came from the Native American tribes living in the area when the Europeans arrived. It means "Place of Hanging Pumpkins." At that time there were gourd vines that hung high in the trees and produced a type of pumpkin. They have now become extinct as has so much that was wild and beautiful in Florida.



A heron perches near the Nature Coast Outpost intimately.

The Chassahowitzka has been designated as one of Florida's Outstanding Waters. It borders the 35,000 acre Chassahowitzka National Refuge filled with hidden treasure for eco-tourists: coastal estuaries, rivers, and salt marshes. It

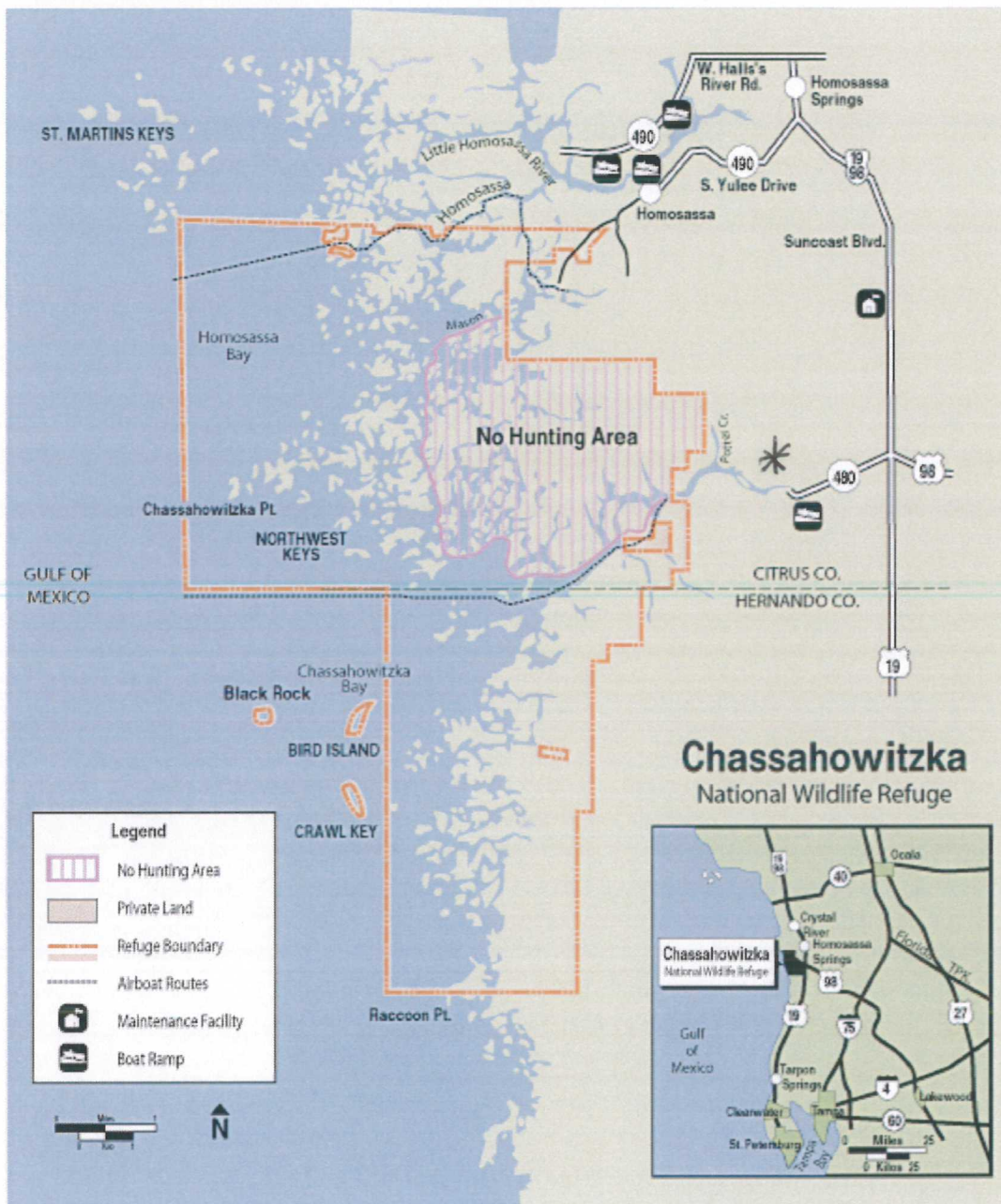
is home to the Florida black bear, manatees, herons, osprey, bald eagles, and many migratory species of water fowl. Off the first fork after leaving the Outpost is a salt water spring at a spot called "The Crack" that is wonderful for swimming. The main body of the river winds about seven miles. Norman told us this was his own version of Paradise. We did not find him wrong.

Captain Al's boat is specially designed to navigate the shallow river. He built it himself of real wood. It's 23' long, 8' wide and completely flat on bottom. Because it has such a broad base he told us we could stand up and move around. "This thing is like a dance floor. It won't tip over." If you are a RVer looking for a great boat for rivers like this, [CLICK HERE](#)

Norman Busche, who owns the Nature Coast Outpost located right next to the campground store and office, is an experienced Florida wildlife tour guide, arranged a boat trip for us with Captain Al Hammaker into the hidden waters of the Chassahowitzka. Both Norman and Al travel this river daily. Norman is a featured [wild life guide](#) for the German television documentaries. "Wir Sprechen Deutsch". Since the river is accessible only by small boats few people get to experience its wonders. He is one who knows it



Twilight on the Chassahowitzka River





One of the houses on the river permanent living.

One particularly stately estate once owned by the Lykes brothers of hot dog fame, is regularly rented to groups of Buddhist Monks as a retreat. Just off its dock, you can see Spirit Springs bubbling up. All in all, 22 springs feed the river. What better place to meditate. They then took us into the hardwood swamp. We saw anhinga, great blue heron, little blue, tricolor heron, green back heron, night heron, wood stork, American egrets and countless others. Manatee and alligator do frequent the river but we didn't get to see any. However in just a few hours on this trip we saw more wildlife than in days in most other places.

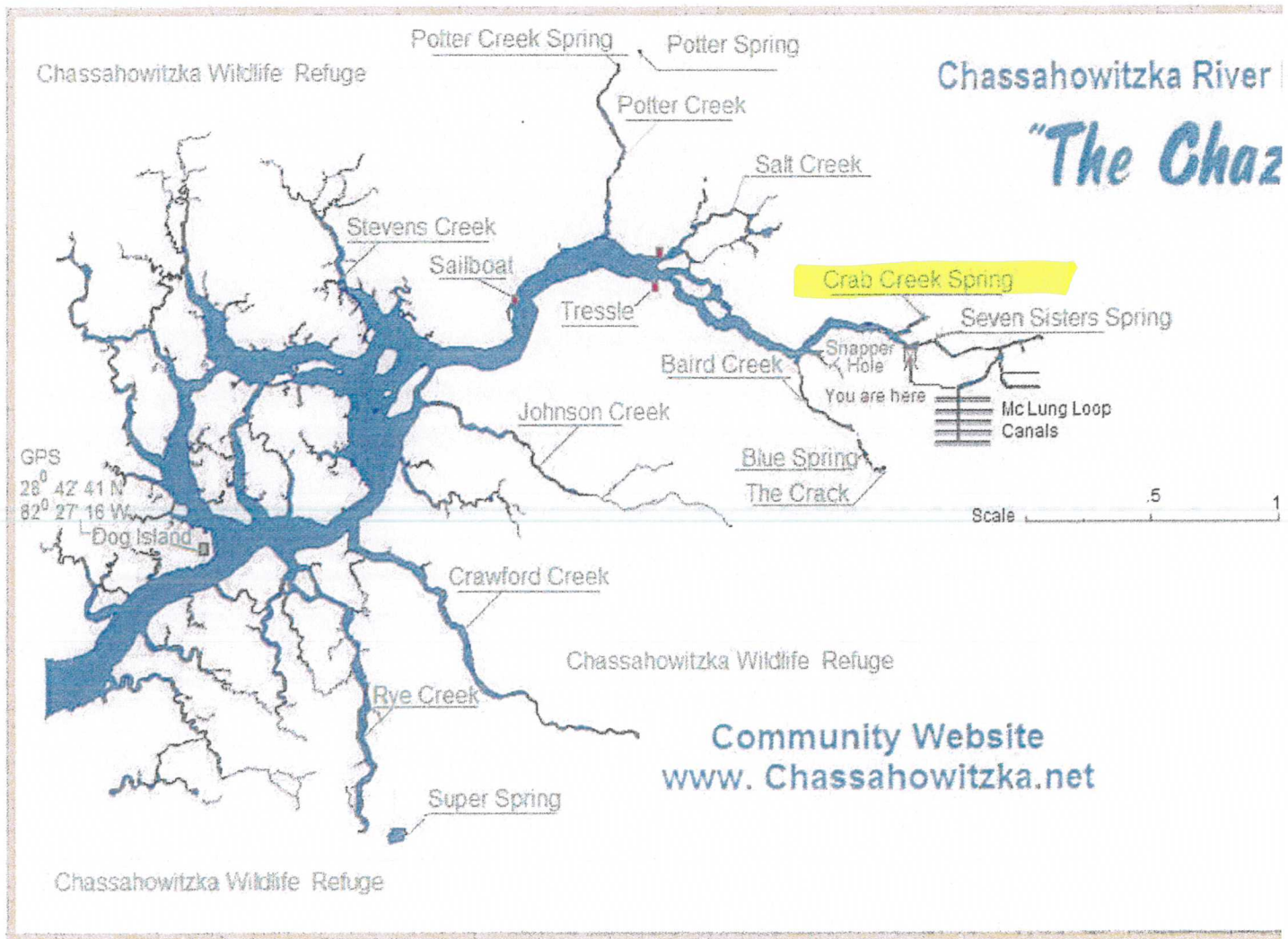
If you enjoy this article, you will also enjoy our soon to be released book, ***Wild About Florida: Central Florida***. this is just a small sample of what you will find in it and the entire series of the Wild About Florida books

Provided by American Roads Travel Magazine - Visit [American Roads Travel Magazine](http://AmericanRoadsTravelMagazine.com) website.

We passed some homes built right next to the river. There is no road leading to these places but the homes are unique and have been outfitted with generators, solar panels and composting toilets. Some were luxurious mansions: some modest cabins. All were highly individualized refuges for weekend or in some cases,



If you look closely in the area of the palm tree trunk reflection you can see the springs bubbling up.



Staff
Property

Easement Location & Description

Begins at the center of section 26 township 20 south, range 17 East, citrus County, Florida; thence North a distance of 394.06 ft. along the east side of the SE 1/4 of the NW 1/4 of Section 26 to a point; thence East a distance of 20 ft. to a point; thence South a distance of 393.07 ft. to a point; thence S 64° 42' 42" E a distance of 89.24 ft. to a point; thence N 05° 18' E a distance of 67.36 ft. to a point; thence S 22° 05' 27" E a distance of 140.70 ft. to a point; thence S 67° 54' 33" W a distance of 20 ft. to a point; thence N 22° 05' a distance of 126.82 ft. to a point; thence S 88° 05' 18" W a distance of 58.24 ft. to a point; thence N 64° 42' W a distance of 106.75 ft. to a point; thence North a distance of 11.06 ft. to the point of beginning.

This is intended to describe an easement of 10 ft. on either side of the lines shown on the adjacent sketch, and 20 ft. along the east line of the SE 1/4 of the NW 1/4 of Section 26. It is also intended to describe these lines as they actually appear on the ground.

Ctr. Sec. 26
P.O.B.

Legend

- ° - Iron Pin, Set
- - Conc. Mon. Flag

Chasshowitz River

For the exclusive
use of R.I.S.

State of FLORIDA
County of CHIEFS.

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, personally appeared

John H. Stooddy and Evelyn W. Stooddy, his wife,
to me known to be the persons described in and who executed the foregoing instrument and
they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 31st
day of December, A.D. 1958.



Paul Stanley
Notary Public,
My commission expires June 20, 1962.

Abstract of Description

To

Date

Abstract of Description

State of Florida,
County of }

On this _____ day of _____
A.D. 19____ at _____ o'clock _____
this instrument was filed for record, and being
duly acknowledged and proven, I have re-
corded the same on pages _____
of Book _____ in the public records
of said County.

In Witness Whereof, I have here-
unto set my hand and affixed the seal of the
Circuit Court of the
Judicial Circuit of said State, in and for
said County.

Clerk.

D.C.

The H. & W. H. How Company, Jacksonville, Florida

This instrument, Made this 31st day of December, A. D. 1958.

Between John N. Steady and Evelyn W. Steady, his wife,

of the County of Citrus and State of Florida
parties of the first part, and Citrus County, a political subdivision of
~~the State of Florida,~~ the State of Florida,

of the County of Citrus and State of Florida

party of the second part, ~~Witnesseth~~, that the said parties of the first part, for and
in consideration of the sum of Ten (\$10.00) Dollars, and other good
and valuable considerations to them in hand paid, the receipt whereof is hereby acknow-
ledged, have granted, bargained, sold and conveyed, and by these presents do grant, bar-
gain, sell, convey and confirm unto the said party of the second part and its successors
and assigns forever, all that certain parcel of land lying and being in the County of Citrus
and State of Florida more particularly described as follows:

The East 50 feet of W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 25,

TOWNSHIP 19 SOUTH, RANGE 17 EAST,

to be used for public road right-of-way purposes only.

In the event the above described land ceases to be used for
public road right of way purposes, the title thereto is to revert to
the Grantors, their heirs and assigns.



FILE NO.
1958 DEC 31 PM 3:13
FILED & RECORDED
CITRUS COUNTY, FLORIDA
FRANCIS W. WILLIAMS, CLERK

028710

Together with all the tenements, hereditaments and appurtenances, with every privilege, right,
title, interest and estate, dower and right of dower, reversion, remainder and easement thereto
belonging or in anywise appertaining: To Have and to Hold the same in fee simple forever.

And the said parties of the first part do covenant with the said party of the
second part that they are lawfully seized of the said premises, that they are free from
all encumbrances and that they have good right and law-
ful authority to sell the same; and the said parties of the first part do hereby fully warrant
the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their
hand and seal the day and year above written.

Signed, sealed and delivered in our presence:

Francis W. Williams
Francis W. Williams

John N. Steady
Evelyn W. Steady



60 494

EXHIBIT D.
Pictures of
Chassahowitzka River Research and Environmental Center
The Main House



Figure 1 . Main House.



Figure 2. Main House – back porch.



Figure 3. Main House – Kitchen



Figure 4. Main House – Porch looking towards River



Figure 5. Main House – Living Area

OTHER FACILITIES



Figure 6. Meeting Room/Laboratory in Foreground; Boathouse in background.



Figure 7. Meeting Room/Laboratory.



Figure 8. Boathouse.



Figure 9. Walkway to cabins for research interns



Figure 10 . Typical Cabin (one of 4).



Figure 11. Bunk and Bathhouse.



Figure 12. Greenhouse.

**REGIONAL NATURAL RESOURCES
(and access)**



Figure 13. View of Chaz from Research facility (note spring at end of dock)

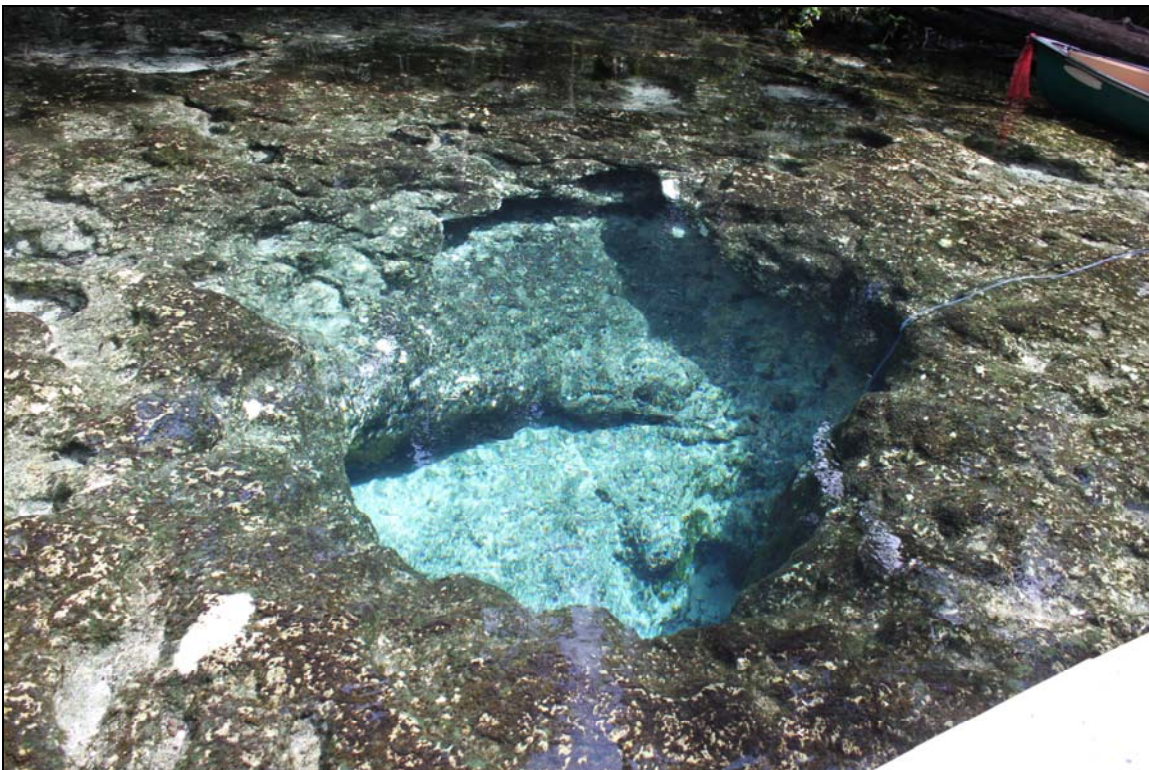


Figure 14. One of Eight Springs on the Subject Property



Figure 15. Springs from Dock.



Figure 16 . River view from Subject Property.



Figure 17 . River downstream from Subject Property.



Figure 18. Chaz River (approaching Gulf). Approx. 15 min. boat ride from Subject Property.