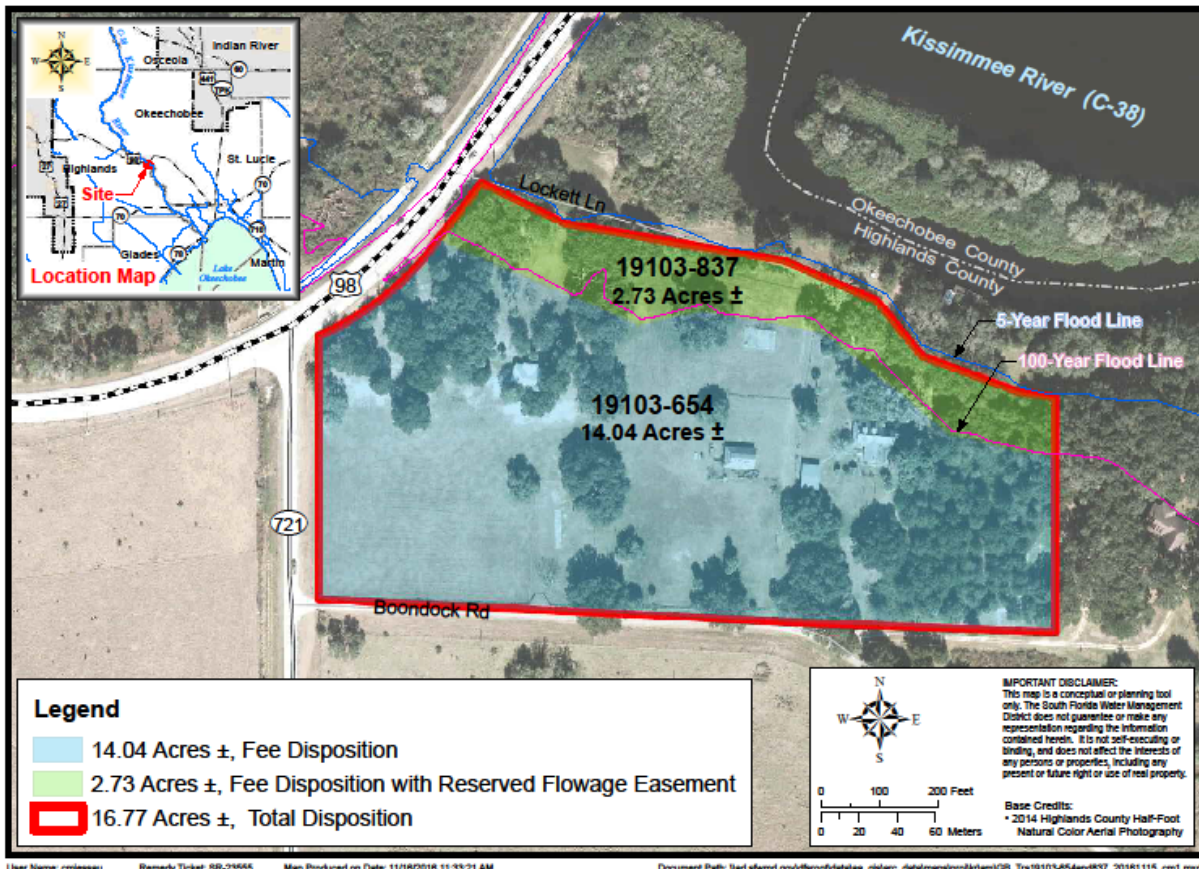


TRACT NOS. 19103-654 & 19103-837 SURPLUS MATERIALS

BIDS ARE BEING ACCEPTED FOR THE SALE OF THE REFERENCED PROPERTY

THROUGH 2:00 PM, MARCH 22, 2017

19103-654 and 19103-837 Highlands County



Please read the following documents carefully. They contain important details for anyone who may plan to submit a bid to purchase the property. The following pages contain information specific to the parcel offered for sale through a sealed bid process.

The following materials are included herein:

- Bid specifications
- Bid form
- Quit Claim Deed
- Legal Description
- Other Information
 - Title Information
 - Current Appraisal
 - Environmental
 - Ecological Assessment

Additional information not included herein is available at the following link: [Frequently Asked Questions](#)

BID SPECIFICATIONS

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD)

BID SPECIFICATIONS AND AGREEMENT

FOR

SALE OF SURPLUS LAND

**Tract Nos. 19103-654, 19103-837
SE Corner of US Highway 98 and County Road 721
Lorida, Florida**

GENERAL INFORMATION ABOUT PROPERTY OFFERED FOR SALE

1. Location/Address: SE Corner of US Highway 98 and County Road 721/ 116 Lockett Lane, Lorida, Florida 33857
2. SFWMD Tract Numbers: 19103-654, 19103-837
3. Land Area: 16.77 acres, more or less
(Note: 19103-654 – 14.04 acres; 19103-837 – 2.73 acres)
4. Property Appraiser Parcel Number: (portion of) C-08-36-33-A00-00400-0000
5. Legal Description: The property is described in Exhibits “A-1” and “A-2” attached hereto and made a part hereof.
6. Minimum Bid: **\$160,000**
(Note: \$20,000 Bid Deposit must be submitted with bid)
7. Flowage and Access Easements: The property will be conveyed subject to a reserved perpetual flowage and inundation and access, ingress and egress easement with respect to the entire 2.73 acre Tract No. 19103-837.
8. Access to Kissimmee River: As offered, the property does not have access to the Kissimmee River. In order to gain access the successful Bidder/Buyer would have to obtain: (i) an agreement to cross SFWMD lands subject to terms and conditions established by SFWMD and (ii) a Right of Way Permit subject to SFWMD’s Right of Way Criteria Manual for Use of Works or Lands of the District. The latter is available online at [ROW Permit Information Manual \(PDF\)](#).
9. Cemetery: The property contains a burial ground/cemetery site and is subject to the provisions of Florida Statutes Section 704.08.
10. Site Improvements: As noted in the appraisal report available to bidders, the property is improved with structures including (i) 4,051 square foot (sf) wood frame two-story residence built in 1897, (ii) 1,700 sf wood frame one-story school house built in 1900, (iii) 708 sf wood frame one-story house built in 1940, (iv)

1,008 sf CBS one-story detached garage built in 1976. [all measurements are approximate]. As noted in the pre-disposition inspection report available to bidders, it is likely that any demolition/dismantling activities will require review by the Florida Department of State, Division of Historical Resources due to the age of the structures and potential historical, architectural, or archaeological value.

REPORTS AND TITLE POLICY

The SFWMD will make a copy of the SFWMD's pre-disposition inspection report, title policy, ecological assessment report, and appraisal report available to Bidders. Any items available online will be at www.sfwmd.gov/surplusland. The SFWMD makes no warranty or representation as to the accuracy or completeness of said reports or of said title policy.

SITE VISIT

AN OPTIONAL SITE VISIT WILL BE HELD on March 1, 2017, from 10:00 a.m. to 11:00 a.m. AT THE PROPERTY SITE.

BID FORM

All bids must be submitted on the Bid Form and Agreement for Land Sale and Purchase (the "Bid Form") provided as part of this Bid Specifications and Agreement for Sale of Surplus Land Tract Nos. 19103-654 and 19103-837. The Bid Form shall be completed and submitted in accordance with the procedures set forth herein. Otherwise the bid will be rejected. No other type of Bid Form will be accepted as a valid response.

BID DELIVERY INSTRUCTIONS

All bids must be submitted in a sealed envelope clearly marked with the **"SEALED BID – South Florida Water Management District."** Each bidder must enter its name and return address in the upper left hand corner of the envelope for identification purposes. Bids may be delivered as follows:

- U.S. Postal Service to, South Florida Water Management District, Real Estate Division, 3301 Gun Club Road, West Palm Beach, Florida 33406, Attention: Ray Palmer, MSC# 3730, or
- Hand Delivery to South Florida Water Management District, Real Estate Bureau, 3301 Gun Club Road, Building B-1 First Floor Reception Desk, West Palm Beach, Florida, Attention: Ray Palmer, MSC# 3730, or

- Via commercial carrier to South Florida Water Management District, Real Estate Bureau, 3301 Gun Club Road, West Palm Beach, Florida 33406, Attention: Ray Palmer, MSC# 3730.

MINIMUM BID

The minimum bid for purchase is \$160,000. All bids are cash bids. No financing is provided by the SFWMD. Any bid less than the minimum shall be deemed non-responsive.

BID DEPOSIT

Each bid must be accompanied by a deposit in the amount of **US\$20,000**. The bid deposit must be in the form of a local cashier's check payable to the "South Florida Water Management District". Any bid that does not include the required bid deposit shall be deemed non-responsive. The successful bidder's bid deposit shall immediately become non-refundable. Any unsuccessful bidder(s) shall have his or her bid deposit returned. All bidders agree that any interest earned on any bid deposit while in possession of the SFWMD, or its agents, shall be retained by the SFWMD. The bid deposit amount shall be applied toward the monies due the SFWMD at closing. In the event the successful bidder fails to close for any reason, the non-refundable bid deposit shall be retained by the SFWMD. Additionally, if the SFWMD's damages for the successful bidder's failure to close exceed the amount of the deposit, the SFWMD may pursue all available remedies, at law and/or in equity. If the successful bidder fails to close and obtains a court order that the damages to the SFWMD for the failure to close are less than the amount of the bid deposit, SFWMD agrees to return the amount equal to the difference between the bid deposit and the amount of actual damages that the court order determines has been incurred by SFWMD.

BID SUBMISSION DEADLINE

Bids will be accepted until 2:00 p.m., March 22, 2017. Any bids received after that time will be deemed non-responsive, will not be accepted and will be returned to the Bidder unopened. The SFWMD is not responsible for bids received after 2:00 p.m., on March 22, 2017.

BID OPENING

All bids received by the bid submission deadline will be publicly opened by the SFWMD at 2:00 p.m., on March 22, 2017, in the 2-B Conference Room, Building B-1, 3301 Gun Club Road, West Palm Beach 33406, or as soon thereafter as may be practical, at the discretion of the SFWMD. The date the bids are opened shall be deemed "the effective date" for purposes of Florida Statutes Section 373.089(1). Any interested party may attend the public bid opening.

BID AWARD

Any award made will be made to the highest responsive Bidder, provided it is in the SFWMD's interest to accept the bid. The SFWMD reserves the right to reject any or all bids. In the event two or more high bids are received that are equal in all respects, the selection will be made by a coin toss limited to the tied bidders. The SFWMD further reserves the right to waive any minor irregularities in any bid received. Bid award may not be assigned without the consent of the SFWMD.

TERMS AND CONDITIONS OF SALE

The property shall be conveyed by quitclaim deed. The SFWMD makes no express or implied warranty or representation with respect to the title to the property or the condition or suitability of the property for the buyer's intended use or otherwise (including without limitation, NO WARRANTY OF MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OR RELATING TO THE ABSENCE OF LATENT OR OTHER DEFECTS) all of which are expressly disclaimed by the SFWMD. The buyer shall accept the property in its "As Is", "Where Is" and "With All Faults" condition, subject to all matters including but not limited to title, land use, zoning, restrictions, prohibitions and other regulations and/or requirements imposed by governmental authority, taxes, access, ingress or egress, value, operating history, physical conditions, cultural resources, suitability for use, environmental conditions, and conditions with respect to hazardous waste, hazardous substances, or pollutants (as defined or regulated under applicable law) that may be located on, under or adjacent to the property. The property shall be subject to all applicable Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements, and the conveyance of the property by the SFWMD to the successful bidder shall not constitute a waiver by the SFWMD of the obligation of the successful bidder to comply with all Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements and the successful bidder acknowledges that there is no obligation on the part of the SFWMD to approve the issuance of any required permits. The SFWMD's review process for any required permits will be done separately, independent and unfettered of the fact that the SFWMD has conveyed the property to the successful bidder and shall be in accordance with the SFWMD's applicable statutes and rules.

The quitclaim deed and any other applicable instruments of conveyance or transfer shall reflect said terms and conditions. The quitclaim deed shall be substantially in the form and substance online at www.sfwmd.gov/surplusland and shall contain provisions that the property is subject to a reserved perpetual access, ingress and egress easement.

NON- PAYMENT OF BROKERAGE FEES

SFWMD has not procured any realtor or broker in connection with this sale. Under no circumstances will the SFWMD pay a brokerage, real estate agent or finder's fee.

CLOSING

The closing will occur at the South Florida Water Management District, 3301 Gun Club Road, Building B-1 on May 4, 2017; provided, however, that the SFWMD shall have the unilateral right in its sole and absolute discretion to extend the Closing Date up to a total of forty-five (45) days. The purchase price required to be paid by the successful Bidder shall be in the form of a local certified or cashier's check payable to the South Florida Water Management District. At closing, the successful Bidder will also pay \$3,841.00 total for the SFWMD's costs of advertisement and appraisal. Additionally, at closing, the successful Bidder will pay all recording fees, all real estate broker or finder's fees, all documentary stamp taxes, all abstract and title insurance fees for title work and title insurance requested by the successful Bidder, along with any other closing costs associated with the sale of the property, by local certified or cashier's check. In the event the successful Bidder does not close in compliance with these Bid Specifications and Agreement for Sale of Surplus Land Tract Nos. 19103-654 and 19103-837, the SFWMD, in its sole and absolute discretion, may elect to offer to complete the closing and transfer of the property to any of the next highest responsive bidder(s) who had bid at least the stated minimum bid.

SECTION 1031

In the event the successful Bidder desires to effect a simultaneous and/or non-simultaneous Section 1031 tax free exchange with respect to the property in accordance with the Internal Revenue Code, the SFWMD shall have the unilateral right in its sole and absolute discretion to agree to take reasonable measures to cooperate, provided such cooperation as determined by the SFWMD in its sole and absolute discretion: (1) does not result in additional cost, expense or delay to the SFWMD, (2) does not result in liability to the SFWMD or increased potential for liability to the SFWMD, (3) does not require the SFWMD to take title to any other property, (4) does not require the SFWMD to enter into any contracts to purchase any other property, (5) does not require the SFWMD to indemnify or hold harmless any person or entity and (6) does not result in the release of the successful Bidder from any duty, responsibility, covenant, warranty, representation, undertaking or obligation that successful Bidder has under these Bid Specifications and Agreement For Sale of Surplus Land Tract Nos. 19103-654 and 19103-837. The SFWMD has no knowledge that, and gives no assurance that, the transaction will be recognized as a tax-free exchange under the Internal Revenue Code or other tax laws of the United States or the State of Florida. The successful Bidder agrees that successful Bidder shall indemnify and hold harmless the SFWMD from and against any and all costs, expenses, loss, damage, claims or liability incurred by the SFWMD (including but not limited to attorney's fees and costs) arising directly, indirectly or proximately as a result of the SFWMD cooperating with the successful Bidder in the event the successful Bidder elects to effect a Section 1031 tax free exchange with respect to the Property. Any assignment by the successful Bidder assigning its rights, in whole or in part, to a qualified intermediary shall not relieve, release or absolve the successful Bidder of its obligations under these Bid Specifications and Agreement for Sale of Surplus Land Tract Nos. 19103-654 and 19103-837.

BID FORM

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
SURPLUS LAND SALE
BID FORM AND AGREEMENT FOR LAND SALE AND PURCHASE**

**Tract Nos. 19103-654, 19103-837
SE Corner of US Highway 98 and County Road 721
Lorida, Florida**

THIS BID FORM AND AGREEMENT FOR LAND SALE AND PURCHASE is submitted to the SOUTH FLORIDA WATER MANAGEMENT DISTRICT, a government entity created by Chapter 373, Florida Statutes ("SFWMD") in accordance with the Bid Specifications and Agreement for Sale of Surplus Land Tract Nos. 19103-654 and 19103-837 and constitutes my offer to purchase the real property described therein.

In the event that I am the successful bidder, I hereby agree to accept the property in accordance with and subject to all of the terms, conditions and provisions contained in this Bid Form and Agreement for Land Sale and Purchase and the Bid Specifications and Agreement For Sale of Surplus Land Tract Nos. 19103-654 and 19103-837, which I hereby agree to abide by. I hereby certify that I am authorized to sign this Bid Form and Agreement for Land Sale and Purchase for the Bidder and offer to purchase the property identified therein for the following amount which is not less than the minimum bid stated in the said Bid Specifications and Agreement for Sale of Surplus Land Tract Nos. 19103-654 and 19103-837:

BID AMOUNT: US\$ _____ [local cashier's check], plus all recording fees, appraisal costs, advertisement costs, documentary stamps taxes, along with any other closing costs associated with sale of the property.
(Note: A minimum bid in the amount of \$160,000 is required in order to be deemed responsive to this solicitation.)

BID DEPOSIT: As further compliance with and acceptance and agreement with the Bid Specifications and Agreement for Sale of Surplus Land Tract Nos. 19103-654 and 19103-837, I hereby submit and include a bid deposit in the amount of **US\$20,000** [Note: The deposit must be by local cashier's check]. The undersigned Bidder acknowledges that if this bid is successful, the \$20,000 bid deposit shall become non-refundable in accordance with the Bid Specifications and Agreement for Sale of Surplus Land Tract Nos. 19103-654 and 19103-837.

BIDDER NAME

AUTHORIZED SIGNATURE

BIDDER MAILING ADDRESS

AUTHORIZED SIGNATURE (Print)

CITY STATE ZIP CODE

TITLE

AREA CODE/TELEPHONE NUMBER

QUIT CLAIM DEED FORM

DRAFT

This instrument prepared by and return to:
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
ATTN: REAL ESTATE, MS#3710

Tax Folio #: _____
Project: Kissimmee River
Tract Nos. : 19103-654; 19103-837;
19103-838

QUITCLAIM DEED WITH RESERVED PERPETUAL FLOWAGE AND INUNDATION EASEMENT AND RESERVED PERPETUAL ACCESS, INGRESS AND EGRESS EASEMENT

THIS INDENTURE made this _____ day of _____, 2017, **between SOUTH FLORIDA WATER MANAGEMENT DISTRICT**, a government entity created by Chapter 373, Florida Statutes, hereinafter referred to as the "Grantor", with its principal office at 3301 Gun Club Road, West Palm Beach, Florida 33406-3089 and _____, a _____, its successors and assigns, hereinafter referred to as the "Grantee" whose address is _____, Florida.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, by these presents does remise, release and quitclaim unto the said Grantee, its successors and assigns forever, the following land, situate, lying and being in Highlands County, State of Florida, described in Exhibits "A-1" and "A-2" attached hereto and made a part hereof and hereinafter collectively, referred to as the "Premises".

Pursuant to Section 270.11, Florida Statutes, the Grantor has elected not to reserve any phosphate, minerals, and metals or petroleum interests in the Premises.

The Grantor makes no express or implied warranty or representation with respect to the title to the Premises or the condition, including but not limited to ground elevations, or suitability of the Premises and/or any improvements located thereon for the Grantee's intended use or otherwise (including without limitation, NO WARRANTY OF MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OR RELATING TO THE ABSENCE OF LATENT OR OTHER DEFECTS) all of which are expressly disclaimed by the Grantor. The

Grantee shall accept the Premises, including improvements, in "AS IS", "WHERE IS" and "WITH ALL FAULTS" condition, subject to all matters including but not limited to title, zoning, restrictions, prohibitions and other regulations and/or requirements imposed by governmental authority, taxes, access, ingress or egress, value, operating history, physical conditions, cultural resources, suitability for use, environmental conditions, and conditions with respect to hazardous waste, hazardous substances, or pollutants (as defined or regulated under applicable law) that may be located on, under or adjacent to the Premises. The Premises shall be subject to all applicable Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements, and the conveyance of the Premises by the Grantor to the Grantee shall not constitute a waiver by the Grantor of the obligation of the Grantee to comply with all Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements and the Grantee acknowledges that there is no obligation on the part of the Grantor to approve the issuance of any required permits. The Grantor's review process for any required permits will be done separate, independent and unfettered of the fact that the Grantor has conveyed to Grantee the Premises and shall be in accordance with the Grantor's applicable statutes and rules.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever, all subject to the following Perpetual Flowage and Inundation Easement with respect to the real property described in Exhibit "B" attached hereto and made a part hereof and the Perpetual Easement for Access, Ingress and Egress with respect to the real property described in the attached Exhibit "B", both of which are hereby reserved in favor of Grantor, and all further subject to the covenants and restrictions and unity of title stated below:

Reserved Easements:

Grantor hereby reserves in favor of Grantor, its successors and assigns, the perpetual right, power, privilege, and easement to regularly or at any time and for any length of time to overflow, flood, inundate, flow water on, across, and through, and submerge (hereinafter referred to as the "Flowage Easement") the land described in Exhibit "B" attached hereto and made a part hereof (hereinafter the "Easement Parcel"), in connection with the operation, maintenance and implementation of the Kissimmee River Restoration and Headwaters Revitalization Project as authorized by existing Acts of Congress, including Public Law 103-126 and the Water Resources Development Acts of 1988 and 1992, and future Acts of Congress (hereinafter the "Project"), and/or in connection with flood control, water management, conservation, environmental restoration, water storage, water quality, or reclamation, and allied purposes, that may be conducted now or in the future by the Grantor, and/or to carry out the purposes and intent of the statutory authority of the Grantor, presently existing or that may be enacted in the future, together with the continuing right, in Grantor's discretion, to clear and remove any trees, structures, brush, debris, silt, spoil, vegetation, obstacles and natural obstructions.

Grantee shall neither construct nor maintain any structure or improvements, including but not limited to septic systems, on the Easement Parcel nor regrade, excavate or place fill on the Easement Parcel. In addition, there shall be neither fertilization nor application of chemicals (including but not limited to pesticides, herbicides, and agrichemicals) with respect to the Flowage Easement Parcel without the prior written consent of Grantor, which consent may be withheld by Grantor in its sole and absolute discretion. Any and all personal property, equipment, improvements, structures and fixtures located on the Easement Parcel shall be at the sole risk of Grantee and neither Grantor nor Grantor's agents, employees, officers, staff or Governing Board members shall be liable under any circumstances for any damage thereto or theft thereof, including without limitation any loss resulting directly, indirectly or proximately from the Project or from the rights, powers, privileges and easements reserved by Grantor pursuant to this reserved Flowage Easement or from the activities conducted pursuant to this reserved Flowage Easement.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantee for itself and its successors, employees, officers, shareholders, agents, contractors, subcontractors, guests, tenants, licensees and invitees hereby agrees to indemnify, defend and hold harmless Grantor and its employees, contractors, licensees, agents, officers, staff, Governing Board members and property from and against any and all claims, loss, cost, damage, liability and/or expense, including but not limited to reasonable attorney's fees and costs, resulting directly, indirectly or proximately in connection with the use of the Easement Parcel by the Grantee and/or its successors, employees, officers, shareholders, agents, contractors, subcontractors, guests, tenants, licensees and invitees.

AND, Grantor hereby further reserves in favor of Grantor, its successors and assigns, a perpetual easement for access, ingress, egress, maintenance and construction (hereinafter the "Access Easement") in, on, over, across, through, and with respect to the Easement Parcel, benefiting all lands now or hereafter owned by Grantor, the State of Florida, and/or the United States of America and those lands as to which Grantor, the State of Florida, and/or the United States of America has or hereafter has an interest. The Access Easement is reserved for any and all purposes deemed by Grantor to be necessary, convenient, or incident to, or in connection with, unrestricted vehicular and pedestrian access, ingress and egress, maintenance and construction purposes, in, on, over, across, through, and with respect to the Easement Parcel, for construction, operation, alteration, replacement, implementation, design, effectuation or maintenance, (including, but not limited to, the right to move, transport, store, operate, and stage equipment, materials and supplies): (i) in connection with the operation, maintenance and implementation of the Project , (ii) in connection with any project in connection with flood control, water management, conservation, environmental restoration, water storage, water quality, or reclamation, and allied purposes, that may be

conducted now or in the future by the Grantor and/or (iii) to carry out the purposes and intent of the statutory authority of the Grantor, presently existing or that may be enacted in the future.

The Flowage Easement and the Access Easement are collectively hereinafter referred to as the "Reserved Easements".

The Easement Parcel shall at no time be obstructed by any object which would prohibit access, ingress or egress, to and from any lands owned, controlled or used by Grantor, the State of Florida, and/or the United States of America, or in any manner, interfere with the purposes of the Reserved Easements. Grantor shall have the right, but not the obligation, to improve and/or maintain the Premises as determined by Grantor in order to insure the full enjoyment of the rights reserved under the Reserved Easements.

It is contemplated that Grantor will utilize contractors, subcontractors, Grantor's employees, and other governmental entities, including but not limited to the U.S. Army Corps of Engineers as well as its contractors, subcontractors and employees, in connection with Grantor's exercise of the interests, rights, privileges, and powers reserved by Grantor under the Reserved Easements.

The Premises is subject to existing easements for public road and highways, public utilities, railroads and pipelines. Grantee shall use the Premises in accordance with Federal and State laws with respect to pollution.

The Reserved Easements may be assigned in whole or in part by the Grantor for use in connection with any of the purposes above mentioned.

All the covenants, restrictions, terms, conditions, easements, provisions and agreements, including but not limited to the Reserved Easements, herein contained shall run with the land, shall burden and encumber the Premises, including but not limited to the Easement Parcel, and shall inure to the benefit of and be binding upon the parties hereto and their respective executors, administrators, personal representatives, heirs, successors, assigns, and successors in title of their respective interests in the Premises.

By its execution of this Indenture below, Grantee agrees, for itself and its heirs, successors, assigns, and all subsequent owners of the Premises, to accept the Premises subject to the Reserved Easements, and agrees to be subject to, abide by and comply with all of the terms, conditions, covenants, restrictions, easements, agreements and provisions, including but not limited to the Reserved Easements, contained herein.

IN WITNESS WHEREOF, the South Florida Water Management District has caused these presents to be executed in its name and its official seal affixed hereto by its Governing Board, acting by the Chair of said Board and attested by its Secretary.

**GRANTOR:
SOUTH FLORIDA WATER MANAGEMENT
DISTRICT, BY ITS GOVERNING BOARD**

By: _____
Dan O'Keefe, Chairman

(Seal)
ATTEST:

Brenda Low, Secretary

Legal Form Approved:

By: _____
Office of Counsel

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Dan O'Keefe, as Chairman of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who is personally known to me.

Notary Public
Print: _____
My Commission Expires:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Brenda Low, as Secretary, of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who is personally known to me.

Notary Public
Print: _____
My Commission Expires:

Witnesses

Print Name: _____

Print Name: _____

(Corporate Seal)

GRANTEE:

By: _____

Print Name: _____

Its: _____

ATTEST:

_____, _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017,
by _____, as _____,
of _____, a _____, on
behalf of the _____, who is personally known to
me.

Print Name: _____

Notary Public, State of Florida

My Commission Expires: _____

LEGAL DESCRIPTION

Exhibit "A-1"
Tract No. 19103-654

A parcel of land located in Section 8, Township 36 South, Range 33 East, Highlands County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 8;
Thence, North 00°02'07" West along the West line of said Section 8 a distance of 1349.09 feet to the Westerly projection of the North line of a prescriptive easement as described and recorded in Official Records Book 936, Page 92, Highlands County Florida Public Records;
Thence, South 87°13'21" East along said Westerly projection a distance of 50.06 feet to the East line of County Road 721, the Northeast corner of said prescriptive easement and the **Point of Beginning**;
Thence, Continue South 87°13'21" East along the North line of said prescriptive easement and the Easterly projection thereof a distance of 1263.10 feet;
Thence, North 00°02'07" West along a line that is parallel with said West line of Section 8 a distance of 304.66 feet;
Thence, North 84°42'53" West a distance of 31.27 feet;
Thence, North 75°44'27" West a distance of 154.20 feet;
Thence, North 51°13'47" West a distance of 280.45 feet;
Thence, North 81°04'54" West a distance of 211.60 feet;
Thence, South 78°07'32" West a distance of 108.58 feet;
Thence, North 66°44'04" West a distance of 373.97 feet to point of curvature of a non-tangent curve concave to the Northwest, having a central angle of 15°19'46", a radius of 1004.93 feet and a long chord bearing and distance of South 49°25'29" West, 286.06 feet to the Southeasterly line of State Road 700 (U.S. Highway 98);
Thence, Southwesterly along the arc of said curve and the Southeasterly line of State Road 700 (U.S. Highway 98) a distance of 268.87 feet to said East line of County Road 721;
Thence, South 00°02'07" East along said East line of County Road 721 a distance of 443.75 feet to the **Point of Beginning**.

Containing 14.04 acres more or less.

This description is not valid unless accompanied by a description sketch.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
INFRASTRUCTURE MANAGEMENT BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A-1"
TRACT NO. 19103-654

DRAWN	CHECKED	DATE	REVISIONS	DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
CMH	REB	03-03-14		AS SHOWN		19103-654LDSK		1 OF 2	

LEGEND

 = SECTION CORNER

LONG CHORD BEARING
AND DISTANCE
S49° 25' 29"W
268.06

STATE ROAD 700
(U.S. HIGHWAY 98)

WEST LINE OF
SECTION 8

S87° 13' 21"E
50.06

ALONG WESTERLY
PROJECTION OF
PRESCRIPTIVE EASEMENT

WESTERLY PROJECTION
OF THE NORTH LINE OF A
PRESCRIPTIVE EASEMENT
AS DESCRIBED AND RECORDED
IN OFFICIAL RECORDS BOOK 936,
PAGE 92, HIGHLANDS COUNTY
FLORIDA PUBLIC RECORDS

SURVEYOR'S NOTES

1. UNLESS IT BEARS THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED
SURVEYOR AND MAPPER, THIS DRAWING, SKETCH,
PLAT OR MAP IS FOR INFORMATIONAL PURPOSES
ONLY, AND IS NOT VALID.

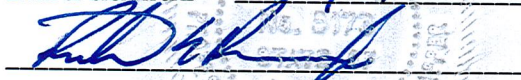
2. THIS DESCRIPTION SKETCH IS NOT VALID UNLESS
ACCOMPANIED BY A LEGAL DESCRIPTION.

CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY
SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND
THAT SAID DESCRIPTION IS TRUE AND CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH WAS MADE
UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE
MINIMUM TECHNICAL STANDARDS FOR A DESCRIPTION/SKETCH AS
SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS IN CHAPTER 5J, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.
NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS
OFFICE.

DATE OF SIGNATURE



RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5173

DRAWN	CHECKED	DATE	REVISIONS

N66° 44' 04"W
373.97

S78° 07' 32"W
108.58

N81° 04' 54"W
211.60

N51° 13' 47"W
280.45

N75° 44' 27"W
154.20

N84° 42' 53"W
31.27

N00° 02' 07"W
304.66
ALONG A LINE
PARALLEL WITH
WEST LINE OF
SECTION 8

TRACT NO. 19103-654
14.04 ACRES ±

RADIUS=1004.93
CENTRAL ANGLE=15°19'46"
ARC=268.87
ALONG SOUTHEASTERLY
LINE OF STATE ROAD 700
(U.S. HIGHWAY 98)

S00° 02' 07"E
443.75
ALONG EAST LINE OF
COUNTY ROAD 721

S87° 13' 21"E
1263.10

POINT OF BEGINNING

EAST LINE OF
COUNTY ROAD 721;
NORTHWEST CORNER
OF PRESCRIPTIVE
EASEMENT

NORTH LINE OF
PRESCRIPTIVE
EASEMENT

N00° 02' 07"W
1349.09

SECTION 8
TOWNSHIP 36 SOUTH
RANGE 33 EAST

COUNTY ROAD 721
(NINE MILE GRADE)

POINT OF COMMENCEMENT

SOUTHWEST CORNER
OF SECTION 8

APPROXIMATE
S. LINE OF SECTION 8



0 300
SCALE IN FEET
INTENDED
DISPLAY SCALE

THIS IS NOT A SURVEY

SECTION 8
TOWNSHIP, 36 SOUTH, RANGE 33 EAST
HIGHLANDS COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
INFRASTRUCTURE MANAGEMENT BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A-1"
TRACT NO. 19103-654

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
CMH	REB	03-03-14	1"=300'	19103-645_LDSK	2 OF 2

Exhibit "A-2"
Tract No. 19103-837

A parcel of land in Section 8, Township 36 South, Range 33 East, Highlands County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 8;
Thence, North 00° 02'07" West along the West line of said Section 8 a distance of 1349.09 feet to the Westerly projection of the North line of a prescriptive easement as described and recorded in Official Records Book 936, Page 92, Highlands County Florida Public Records;
Thence, South 87°13'21" East along said Westerly projection a distance of 50.06 feet to the East line of County Road 721 and the Northwest corner of said prescriptive easement;
Thence South 87°13'21" East along said North line and its Easterly projection a distance of 1263.10 feet;
Thence North 00°02'07" West along a line that is parallel with said West line of Section 8 a distance of 304.66 feet to the **Point of Beginning**;
Thence, North 84°42'53" West a distance of 31.27 feet;
Thence, North 75°44'27" West a distance of 154.20 feet;
Thence, North 51°13'47" West a distance of 280.45 feet;
Thence, North 81°04'54" West a distance of 211.60 feet;
Thence, South 78°07'32" West a distance of 108.58 feet;
Thence, North 66°44'04" West a distance of 373.97 feet to point of curvature of a non-tangent curve concave to the Northwest, having a central angle of 1°09'01", a radius of 1004.93 feet and a long chord bearing and distance of North 41°11'04" East, 20.18 feet to the Southeasterly line of State Road 700 (U.S. Highway 98);
Thence, Northeasterly along the arc of said curve and said Southeasterly line of State Road 700 (U.S. Highway 98) a distance of 20.18 feet to the Point of Tangency;
Thence, North 36°59'43" East, along said Southeasterly line of State Road 700 (U.S. Highway 98) a distance of 102.49 feet;
Thence, South 63°21'33" East a distance of 161.93 feet;
Thence, South 80°36'27" East a distance of 377.65 feet;
Thence, South 66°23'22" East a distance of 175.38 feet;
Thence, South 39°36'00" East a distance of 122.39 feet;
Thence, South 69°24'40" East a distance of 175.14 feet;
Thence, South 80°47'13" East a distance of 63.90 feet;
Thence, South 00°02'07" East a distance of 101.09 feet to the **Point of Beginning**.

Containing 2.73 acres, more or less.

This description is not valid unless accompanied by a description sketch.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
INFRASTRUCTURE MANAGEMENT BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A-2"
TRACT NO. 19103-837

DRAWN	CHECKED	DATE	REVISIONS	DRAWN	CHECKED	DATE	REVISIONS
CMH	REB	03-04-14		AS SHOWN		19103-837LDSK	1 OF 2

LEGEND

7/8
18/17 = SECTION CORNER

N36° 59' 43"E
102.49
ALONG SOUTHEASTERLY
LINE OF STATE ROAD 700
(U.S. HIGHWAY 98)

RADIUS=1004.93
CENTRAL ANGLE=1°09'01"
ARC=20.18
LONG CHORD BEARING
AND DISTANCE
N41° 11' 04"E 20.18

WEST LINE OF
SECTION 8

S87° 13' 21"E
50.06
ALONG WESTERLY
PROJECTION OF
PRESCRIPTIVE EASEMENT

WESTERLY PROJECTION
OF THE NORTH LINE OF A
PRESCRIPTIVE EASEMENT
AS DESCRIBED AND RECORDED
IN OFFICIAL RECORDS BOOK 936,
PAGE 92, HIGHLANDS COUNTY
FLORIDA PUBLIC RECORDS

CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY
SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND
THAT SAID DESCRIPTION IS TRUE AND CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH WAS MADE
UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE
MINIMUM TECHNICAL STANDARDS FOR A DESCRIPTION/SKETCH AS
SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS IN CHAPTER 52, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.
NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS
OFFICE.

DATE OF SIGNATURE

Richard E. Barnes, Jr.
3/12/14

RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5173

SURVEYOR'S NOTES

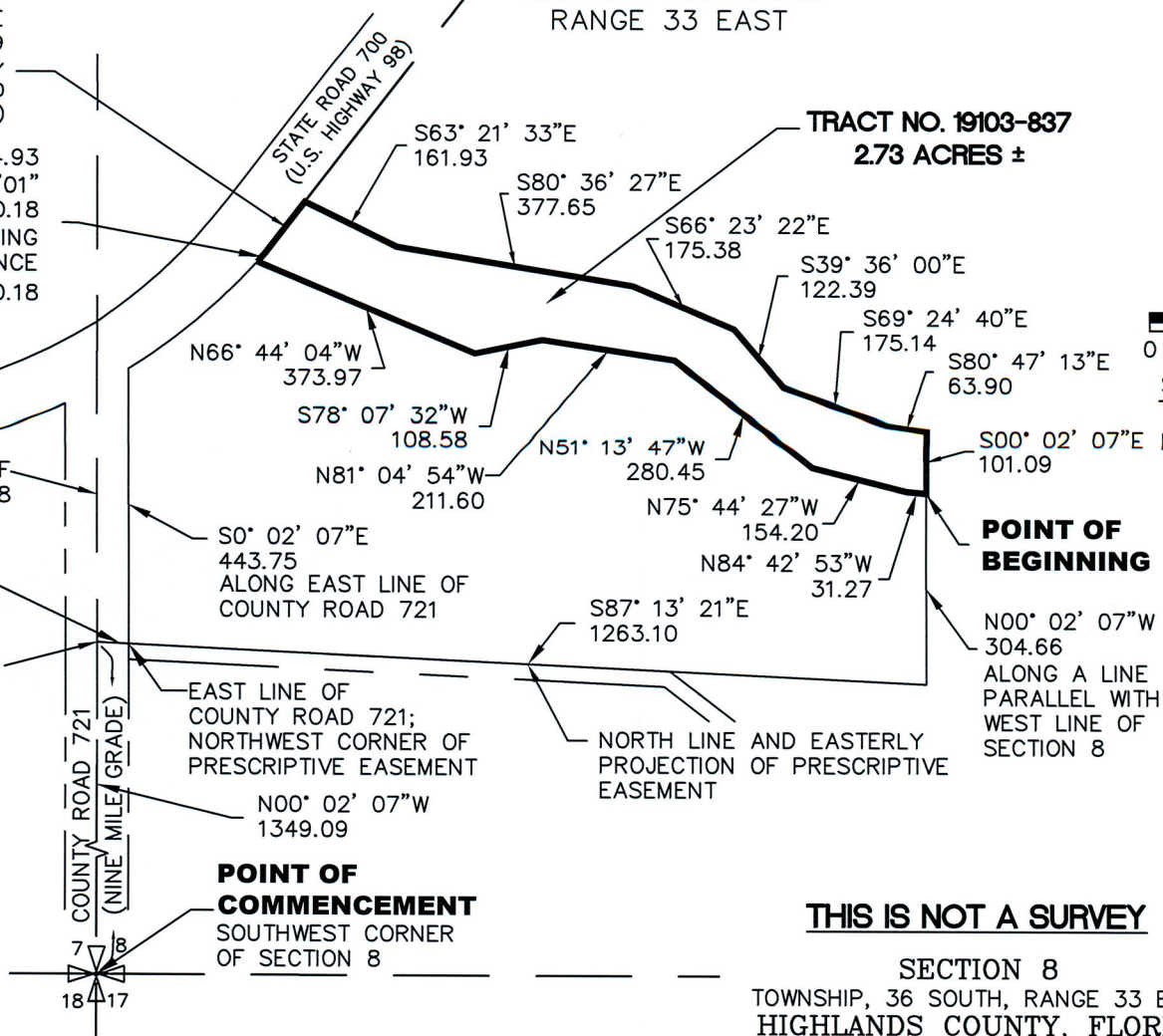
1. UNLESS IT BEARS THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED
SURVEYOR AND MAPPER, THIS DRAWING, SKETCH,
PLAT OR MAP IS FOR INFORMATIONAL PURPOSES
ONLY, AND IS NOT VALID.

2. THIS DESCRIPTION SKETCH IS NOT VALID UNLESS
ACCOMPANIED BY A LEGAL DESCRIPTION.

DRAWN	CHECKED	DATE	REVISIONS

SECTION 8
TOWNSHIP 36 SOUTH
RANGE 33 EAST

TRACT NO. 19103-837
2.73 ACRES ±



SOUTH FLORIDA WATER MANAGEMENT DISTRICT
INFRASTRUCTURE MANAGEMENT BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A-2"
TRACT NO. 19103-837

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
CMH	REB	03-04-14	1"=300'	19103-837_LDSK	2 OF 2

Exhibit "B"
Tract No. 19103-838

A parcel of land in Section 8, Township 36 South, Range 33 East, Highlands County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 8;
Thence, North 00° 02'07" West along the West line of said Section 8 a distance of 1349.09 feet to the Westerly projection of the North line of a prescriptive easement as described and recorded in Official Records Book 936, Page 92, Highlands County Florida Public Records;
Thence, South 87°13'21" East along said Westerly projection a distance of 50.06 feet to the East line of County Road 721 and the Northwest corner of said prescriptive easement;
Thence South 87°13'21" East along said North line and its Easterly projection a distance of 1263.10 feet;
Thence North 00°02'07" West along a line that is parallel with said West line of Section 8 a distance of 304.66 feet to the **Point of Beginning**;
Thence, North 84°42'53" West a distance of 31.27 feet;
Thence, North 75°44'27" West a distance of 154.20 feet;
Thence, North 51°13'47" West a distance of 280.45 feet;
Thence, North 81°04'54" West a distance of 211.60 feet;
Thence, South 78°07'32" West a distance of 108.58 feet;
Thence, North 66°44'04" West a distance of 373.97 feet to point of curvature of a non-tangent curve concave to the Northwest, having a central angle of 1°09'01", a radius of 1004.93 feet and a long chord bearing and distance of North 41°11'04" East, 20.18 feet to the Southeasterly line of State Road 700 (U.S. Highway 98);
Thence, Northeasterly along the arc of said curve and said Southeasterly line of State Road 700 (U.S. Highway 98) a distance of 20.18 feet to the Point of Tangency;
Thence, North 36°59'43" East, along said Southeasterly line of State Road 700 (U.S. Highway 98) a distance of 102.49 feet;
Thence, South 63°21'33" East a distance of 161.93 feet;
Thence, South 80°36'27" East a distance of 377.65 feet;
Thence, South 66°23'22" East a distance of 175.38 feet;
Thence, South 39°36'00" East a distance of 122.39 feet;
Thence, South 69°24'40" East a distance of 175.14 feet;
Thence, South 80°47'13" East a distance of 63.90 feet;
Thence, South 00°02'07" East a distance of 101.09 feet to the **Point of Beginning**.

Containing 2.73 acres, more or less.

This description is not valid unless accompanied by a description sketch.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
INFRASTRUCTURE MANAGEMENT BUREAU
SURVEY & MAPPING SECTION
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "B"
TRACT NO. 19103-838

CMH	ARA	1-13-17	UPDATE TRACT NUMBER						
DRAWN	CHECKED	DATE	REVISIONS	DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
				CMH	REB	03-04-14	AS SHOWN	19103-838_LDSK	1 OF 2

LEGEND

7 8
18 17
= SECTION CORNER

N36° 59' 43"E
102.49

ALONG SOUTHEASTERLY
LINE OF STATE ROAD 700
(U.S. HIGHWAY 98)

RADIUS=1004.93

CENTRAL ANGLE=1°09'01"

LONG CHORD BEARING
AND DISTANCE

N41° 11' 04"E 20.18

WEST LINE OF
SECTION 8

S87° 13' 21"E
50.06

ALONG WESTERLY
PROJECTION OF
PRESCRIPTIVE EASEMENT

WESTERLY PROJECTION
OF THE NORTH LINE OF A
PRESCRIPTIVE EASEMENT
AS DESCRIBED AND RECORDED
IN OFFICIAL RECORDS BOOK 936,
PAGE 92, HIGHLANDS COUNTY
FLORIDA PUBLIC RECORDS

POINT OF
COMMENCEMENT
SOUTHWEST CORNER
OF SECTION 8

POINT OF
BEGINNING

CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND THAT SAID DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS DESCRIPTION SKETCH WAS MADE UNDER MY RESPONSIBILITY AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS ADOPTED BY RESOLUTION 51-17 052, FLORIDA ADMINISTRATIVE CODE, AND IN ACCORDANCE WITH 472.027, FLORIDA STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

DATE OF SIGNATURE

APR 17 2018

AMELIA RODRIGUEZ-ALERS

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 6918

CMH	ARA	1-13-17	UPDATE	TRACT NUMBER
DRAWN	CHECKED	DATE	REVISIONS	

SURVEYOR'S NOTES

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

2. THIS DESCRIPTION SKETCH IS NOT VALID UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION.

SECTION 8
TOWNSHIP 36 SOUTH
RANGE 33 EAST

TRACT NO. 19103-838
2.73 ACRES ±

SCALE IN FEET
0 300
INTENDED
DISPLAY SCALE

POINT OF
BEGINNING

POINT OF
COMMENCEMENT

THIS IS NOT A SURVEY

SECTION 8

TOWNSHIP, 36 SOUTH, RANGE 33 EAST
HIGHLANDS COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
INFRASTRUCTURE MANAGEMENT BUREAU
SURVEY & MAPPING SECTION

3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "B"

TRACT NO. 19103-838

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
CMH	REB	03-04-14	1"=300'	19103-838_LDSK	2 OF 2

TITLE INFORMATION

OWNERS

SCHEDULE A

OFFICE FILE NUMBER	POLICY NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE
4505	10579110600000441	08/27/93 3:58 p.m.	\$ 1,068,842.00

1. Name of Insured:
SOUTH FLORIDA WATER MANAGEMENT DISTRICT, A PUBLIC CORPORATION
OF THE STATE OF FLORIDA
2. The estate or interest in the land which is covered by this policy is: Fee Simple
3. Title to the estate or interest in the land is vested in the Insured.
4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:
NONE

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this policy is described as follows:

SEE LEGAL DESCRIPTION ATTACHED

Tract No. 103-130:

A parcel of land situate in Sections 7, 8, 17 and 18, Township 36 South, Range 33 East, Highlands County, Florida, more particularly described as follows:

All that portion of the Southeast quarter (SE $\frac{1}{4}$) of said Section 7 lying South of State Road 700 (U.S. Hwy. 98).

TOGETHER WITH:

All of the unnumbered lot in the Southwestern corner of said Section 8 less and except that portion lying Northeasterly of a line lying 16 feet Southwesterly of and parallel with the existing centerline of a paved ingress and egress prescriptive roadway to Kissimmee River Shores, an unrecorded subdivision.

TOGETHER WITH:

All of the Northwest quarter (NW $\frac{1}{4}$), AND, the Northwest quarter (NW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$), AND, the West one half (W $\frac{1}{2}$) of the East one half (E $\frac{1}{2}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section 17 less Kissimmee River Shores, an unrecorded subdivision and less that portion lying Northeasterly of a line lying 16 feet Southwesterly of and parallel with the existing centerline of said prescriptive roadway.

AND LESS, that certain parcel of land described in Official Records Book 585 at page 977 of the Public Records of Highlands County, Florida, being described as follows:

The Southeast quarter (SE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of said Section 17.

TOGETHER WITH:

All of the East one half (E $\frac{1}{2}$) of said Section 18 lying North of the Seaboard Systems Railroad, LESS and EXCEPT those lots in the Town Plat of Fort Basinger, according to the maps of plats thereof, recorded in Plat Book 1 at pages 67 through 69, in the Public Records of Highlands County, Florida.

The above described parcels of land contain 610.85 acres, more or less, excluding road right of way, and Kissimmee River Shores Subdivision.

Subject to a Deed for County Road 721 (Nine Mile Grade), and an access easement to Hidden Acres Subdivision.

Tract No. 103-131:

A parcel of land situate in Sections 5, 6 and 7, Township 36 South, Range 33 East, Highlands County, Florida, being more particularly described as follows:

All that part of surveyed and/or unsurveyed portion of said Section 5, lying west of State Road 700 and Southerly of the Southwesterly right-of-way line of Canal 38 of the Central and Southern Florida Flood Control District.

A portion of the above legal description is taken from Official Record Book 359, page 174 of the Public Records of Highlands County, Florida.

TOGETHER WITH:

Commence at the Southwest corner of Section 6; thence run North 89°59'47" East and along the South line of Section 6 for a distance of 1280.85 feet for the Point of Beginning; Thence continue North 89°59'47" East and still along said line for a distance of 1209.83 feet to a point on the Government Meander Line of Kissimmee River (C-38); thence North 70°41'13" West and along the Government Meander Line of Kissimmee River for a distance of 54.06 feet to angle point #8; thence North 36°47'22" West and continuing along said Meander Line for a distance of 202.48 feet to angle point #7; thence, North 59°47'28" West for a distance of 135.19 feet to angle point #6; thence North 55°07'03" West for a distance of 169.51 feet to angle point #5; thence North 57°14'13" West for a distance of 202.47 feet to angle point #4; thence North 52°16'02" West for a distance of 676.05 feet to angle point #3; thence South 74°15'04" West and still along Government Meander Line for a distance of 79.78 feet to a point; thence South 00°00'13" East and departing said Government Meander Line for a distance of 846.73 feet to the Point of Beginning.

The above legal description is taken from Official Record Book 835, page 448 of the Public Records of Highlands County, Florida.

TOGETHER WITH:

Southeast-quarter (SE $\frac{1}{4}$) of the Northwest-quarter (NW $\frac{1}{4}$) of said Section 7 - lying North of Road No. 66 (State Road 700, also known as U.S. Hwy 98) right of way;

South one-half (S $\frac{1}{2}$) of the Southeast-quarter (SE $\frac{1}{4}$), of said Section 7, lying North of State Road 700 (U.S. Hwy 98);

Lots 1, 2, and 5, of said Section 7, as shown on the survey of Township 36 South, Range 33 East, of the Tallahassee Meridian, Florida;

Tract No. 103-131 continued:

Northwest-quarter (NW $\frac{1}{4}$) of Southeast-quarter (SE $\frac{1}{4}$), of said Section 7, lying North of Road No. 66 (State Road 700, also known as U.S. Hwy 98) R/W;

Lot 6, of said Section 7, and said survey, lying North of State Road 700 (U.S. Hwy. 98);

Southwest-quarter (SW $\frac{1}{4}$) of Northeast (NE $\frac{1}{4}$) of said Section 7:

Less the following described parcel:

Begin on East boundary of said Section 7, 1897.2 feet North 01°00'00" West from the Southeast corner thereof thence South 89°00'00" West for a distance of 209 feet, thence North 01°00'00" West for a distance of 209 feet, thence North 89°00'00" East for a distance of 209 feet, thence South 01°00'00" East for a distance of 209 feet to the point of beginning said described parcel of land containing one acre, more or less, lying and being in the Northeast-quarter (NE $\frac{1}{4}$) of Southeast-quarter (SE $\frac{1}{4}$) of said Section 7.

Portions of the above legal descriptions are taken from Official Record Book page 798 of the Public Records of Highlands County, Florida.

Tract No. 103-132:

A parcel of land situate in Sections 5, 8, and 17, Township 36 South, Range East, Highlands County, Florida, more particularly described as follows:

All that part of surveyed and/or unsurveyed portion of said Section 5, lying East of State Road 700 and South of the Southerly right of way line of South Florida Water Management District's C-38 Canal. Less that portion lying Northerly of the center line of the old run of the Kissimmee River.

A portion of the above legal description is taken from Official Record Book Page 174, of the Public Records of said Highlands County.

TOGETHER WITH:

All that portion of said Section 8, lying South of said Southerly right of way line of C-38 Canal. Less that portion lying Northerly of the center line of the old run of the Kissimmee River. And less that portion of the unnumbered lot in the Southwesterly corner of said Section 8, lying Southwesterly of a line lying 16 feet Southwesterly of and parallel with the existing center line of a

Exhibit "A"

Tract No. 103-132 continued:

paved ingress and egress prescriptive roadway to Kissimmee River Shores, an unrecorded subdivision.

And less Kissimmee River Shores, an unrecorded subdivision.

TOGETHER WITH:

All that portion of said Section 17, lying Westerly of the West line of said Kissimmee River Shores unrecorded subdivision and Northerly of a line lying 16 feet Southwesterly of and parallel with the existing center line of said prescriptive roadway.

Subject to a ninety-nine (99) year lease to Lorida Volunteer Fire Department.

Tract No. 103-134:

A parcel of land situate in Section 17, Township 36 South, Range 33 East, Highlands County, Florida, being more particularly described as follows: DTM

Lots 12 and 13, less beginning at the Northwest Corner of said Lot 12 thence South 198 feet, thence East 1335 feet, thence North 198 feet, thence West 1335 feet to the point of beginning, together with Lots 14, 15, 16, and 17 of the Subdivision of Lots 1 & 2 in Martha A Pearce Subdivision recorded in Transcript Book page 30.

A portion of the above legal description is taken from Official Record Book 406, page 798 of the Public Records of Highlands County, Florida.

Tract No. 103-135:

A parcel of land situate in Sections 17 and 20, Township 36 South, Range 33 East, Highlands County, Florida, being more particularly described as follows:

The Southwest-quarter (SW $\frac{1}{4}$) of the Southeast-quarter (SE $\frac{1}{4}$) of said Section 17, lying West of the Impoundment Area, as described in Official Record Book 183, page 176 of the Public Records of said Highlands County, and all of said Section 20, lying North of the Seaboard Air Line Railroad right of way and lying West of the Impoundment Area, as described in Official Record Book 183, page 176, and Official Record Book 183, page 178 of the Public Records of said Highlands County, except the South seventy-five feet (75') thereof.

A portion of the above legal description is taken from Official Record Book 257, page 4 of the Public Records of Highlands County, Florida.

All of the above described land being subject to easements of record.

POLICY FORM

SCHEDULE B

Policy Number 10579110600000441

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

General Exceptions:

- ~~1. Rights or claims of parties in possession not shown by the public records.~~
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements or claims of easements not shown by the public records.
- ~~4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.~~
- ~~5. Taxes or special assessments which are not shown as existing liens by the public records.~~

Special Exceptions: The mortgage, if any, referred to in Item 4 of Schedule A, if this schedule is attached to an Owner's Policy.

6. Any claim that any portion of said lands are sovereignty lands of the State of _____, including submerged, filled or artificially exposed lands and lands accreted to such lands.
7. Taxes and assessments for the year 1993 and subsequent years, which are not yet due and payable.
8. THIS POLICY DOES NOT INSURE RIPARIAN AND LITTORAL RIGHTS, FILLED-IN LANDS, TIDELANDS, LANDS COMPRISING THE SHORES AND BOTTOMS OF NAVIGABLE WATERS AND LANDS BEYOND THE HARBOR OR BUCKHEAD LINES AS ESTABLISHED BY GOVERNMENTAL AUTHORITY. NOR DOES IT INSURE LANDS THAT LIE BETWEEN THE HIGH AND LOW WATER MARKS OF ANY RIVER, STREAM OR WATERWAY ADJOINING OR ON THE LANDS NOR DOES IT INSURE TITLE TO THE PRESENT OR FORMER BED OF ANY LAKE, RIVER OR OTHER BODY OF WATER LOCATED ON THE LANDS.
9. SUBJECT TO THE RULES AND REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
10. SUBJECT TO CONTRACT BETWEEN EDNA PEARCE LOCKETT AND TROPICANA DATED JANUARY 6, 1984 AND RECORDED IN O. R. BOOK 787, PAGE 834, HIGHLANDS COUNTY RECORDS.

Countersigned

See Continuation Sheet

Authorized Signatory

Note: If this schedule is attached to a Loan Policy, junior and subordinate matters, if any, are not reflected herein.

SCHEDULE B

Loan or Owners
Form No. 1218 (Rev. 1/89)
(25-7) Displayed NY-1-PL-0-B-1)

Note: This Policy consists of insert pages labeled Schedules A and B. This Policy is of no force and effect unless both pages are included along with any added pages incorporated by reference.

CONTINUATION SHEET
(SCHEDULE B CONTINUED)

Commitment or Policy No.: 10579110600000441

11. SUBJECT TO EASEMENT FROM EDNA PEARCE LOCKETT TO SEMINOLE ELECTRIC COOPERATIVE INC. DATED MARCH 10, 1989 AND RECORDED IN O. R. BOOK 1046, PAGE 307, HIGHLAND COUNTY RECORDS.
12. SUBJECT TO EASEMENT FROM EDNA PEARCE LOCKETT, LELAND C. PEARCE AND DAVID F. LANIER, CO-TRUSTEES OF THE EDNA PEARCE LOCKETT REVOCABLE TRUST, TO SEMINOLE ELECTRIC COOPERATIVE, INC., FILED JUNE 8, 1990 AND RECORDED IN O. R. BOOK 1112, PAGE 900, HIGHLANDS COUNTY RECORDS.
13. SUBJECT TO EASEMENT FROM EDNA PEARCE LOCKETT TO UNITED TELEPHONE COMPANY, RECORDED IN O. R. BOOK 406, PAGE 55, HIGHLANDS COUNTY RECORDS.
14. SUBJECT TO EASEMENT FROM EDNA PEARCE LOCKETT AND LORIDA VOLUNTEER FIRE DEPARTMENT FILED SEPTEMBER 22, 1986 AND RECORDED IN O. R. BOOK 906, PAGE 44, HIGHLANDS COUNTY RECORDS.
15. SUBJECT TO EASEMENT FROM EDNA PEARCE LOCKETT TO UNITED TELEPHONE COMPANY FILED JUNE 7, 1972 AND RECORDED IN O. R. BOOK 406, PAGE 57, HIGHLANDS COUNTY RECORDS.
16. SUBJECT TO EASEMENT FROM EDNA PEARCE LOCKETT TO UNITED TELEPHONE COMPANY, FILED MARCH 2, 1989 AND RECORDED IN O. R. BOOK 1041, PAGE 256, HIGHLANDS COUNTY RECORDS.
17. SUBJECT TO EASEMENT FROM EDNA PEARCE LOCKETT TO DONALD A. FITCH FILED MARCH 18, 1987 AND RECORDED IN O. R. BOOK 936, PAGE 92, HIGHLANDS COUNTY RECORDS.

APPRAISAL

AN APPRAISAL OF
**THE 16.77-ACRE LOCKETT PROPERTY
SFWMD TRACT NUMBERS 19103-644 & 19103-837
OF THE KISSIMMEE RIVER PROJECT
LOCATED ON THE SOUTHEAST CORNER OF
US HIGHWAY 98 AND COUNTY ROAD 721
IN UNINCORPORATED
HIGHLANDS COUNTY, FLORIDA**

FILE #16-75528 - Revised

PREPARED FOR
THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT

AS OF
NOVEMBER 2, 2016

BY
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December 2, 2016

Mr. James Duncan
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406

Dear Mr. Duncan:

We have made an investigation and analysis of the 16.77-acre Lockett property known as SFWMD Tracts 19103-654 and 19103-837 of the Kissimmee River Project located on the southeast corner of US Highway 98 and County Road 721 in unincorporated Highlands County, Florida. The Subject Property will be further described both narratively and legally within the following Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Subject Property with the southern 14.04 acres having Fee Simple Estate ownership and the northern 2.73 acres of the site being encumbered by a flowage and access easement, as of November 2, 2016.

This report has been prepared for our client, South Florida Water Management District. The intended use was to assist the District in the possible sale of the subject tracts. The intended user is the South Florida Water Management District Real Estate Section. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property. A detailed scope of work description can be found in the body of this report.

Mr. James Duncan
South Florida Water Management District
December 2, 2016
Page 2

Based on a court order which we believe was tied to the transfer of the property from the original owners (Pearce/Lockett Estate) to the South Florida Water Management District in August 1993, the site has a unity of title provision as well as several covenants and restrictions. As a condition of any transfer of the property, the Grantee shall in perpetuity preserve, restore, develop and maintain the historical improvements and cemetery located on the property as a historic and educational site open to the public. In addition, the property may not be subdivided (unity of title). **At the client's request, we have made the Extraordinary Assumption that these covenants, restrictions and unity of title requirements do not exist.**

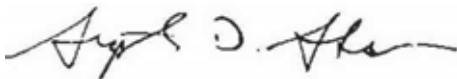
Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that the Market Value of the Subject Property with the southern 14.04 acres having Fee Simple Estate ownership and the northern 2.73 acres of the site encumbered by a flowage and access easement, as of November 2, 2016 was:

\$160,000

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusion is contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.



Stephen D. Shaw, MAI
Cert Gen RZ1192



Joe M. Merritt, Associate Appraiser
Cert Gen RZ672



Executive Summary

PROPERTY TYPE	: Agricultural Residential Property
LOCATION	: The Subject Property is located on the southeast corner of US Highway 98 and County Road 721 in an area of unincorporated Highlands County, Florida. The property address is 116 Lockett Lane, Lorida, Florida 33857.
DATE OF VALUATION	: November 2, 2016
DATE OF REPORT	: December 2, 2016-Revised
PROPERTY DESCRIPTION:	
LAND	: 14.04 Fee Simple Acres <u>2.73</u> Flowage Easement Acres 16.77 Total Acres
IMPROVEMENTS	: The Subject Property is currently improved with a wood frame two-story single family residence built in 1897 containing 4,051 square feet of living area, a wood frame one-story school house built in 1900 containing 1,700 square feet that was moved to the site in 2004, a wood frame one-story guest house built in 1940 containing 708 square feet of living area and a CBS one-story detached garage containing 1,008 square feet built in 1976.
HISTORICAL STATUS	: It should be noted that this property, which is known as the Pearce Homestead and Fort Basinger School, does not have Federal or Highlands County historical designations and the site could be redeveloped by a private owner. Any owner of the property is required to allow family access to the cemetery located in the northwest portion of the site. The historical status of the Subject Property is discussed in detail in the following report.



Executive Summary

ZONING	:	CM, Conservation/Management Lands District, by Highlands County. If under private ownership, the zoning designation would be changed to AU, Agricultural.
LAND USE PLAN	:	CM, Conservation/Management Lands District, by Highlands County. If under private ownership, the land use plan designation would be changed to AU, Agricultural.
HIGHEST AND BEST USE	:	Agricultural Residential Development
MARKET VALUE OF THE SUBJECT PROPERTY WITH 14.04 ACRES HAVING FEE SIMPLE ESTATE OWNERSHIP AND THE NORTHERN 2.73 ACRES BEING ENCUMBERED BY A FLOWAGE AND ACCESS EASEMENT AS OF NOVEMBER 2, 2016	:	\$160,000



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ADDENDA

Ordinance 06-07-38

Qualifications:

 Stephen D. Shaw, MAI

 Joe M. Merritt, Associate Appraiser



CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
4. We have performed services as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Our previous appraisal was transmitted on May 24, 2016 with a valuation date of May 3, 2016 (Callaway & Price Job Number 16-74624).
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
9. Stephen D. Shaw and Joe M. Merritt have made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.



Certification

12. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
13. The reported analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. As of the date of this report, Stephen D. Shaw, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

A handwritten signature in black ink, reading "Stephen D. Shaw".

Stephen D. Shaw, MAI
Cert Gen RZ1192

A handwritten signature in black ink, reading "Joe M. Merritt".

Joe M. Merritt, Associate Appraiser
Cert Gen RZ672



LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.
3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.
4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.
5. This appraisal expresses our opinion, and employment to make this appraisal was in no way contingent upon the reporting of predetermined value or conclusion.
6. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements.
7. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.



Limiting Conditions

9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, "Chinese drywall" or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.
10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.
11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.

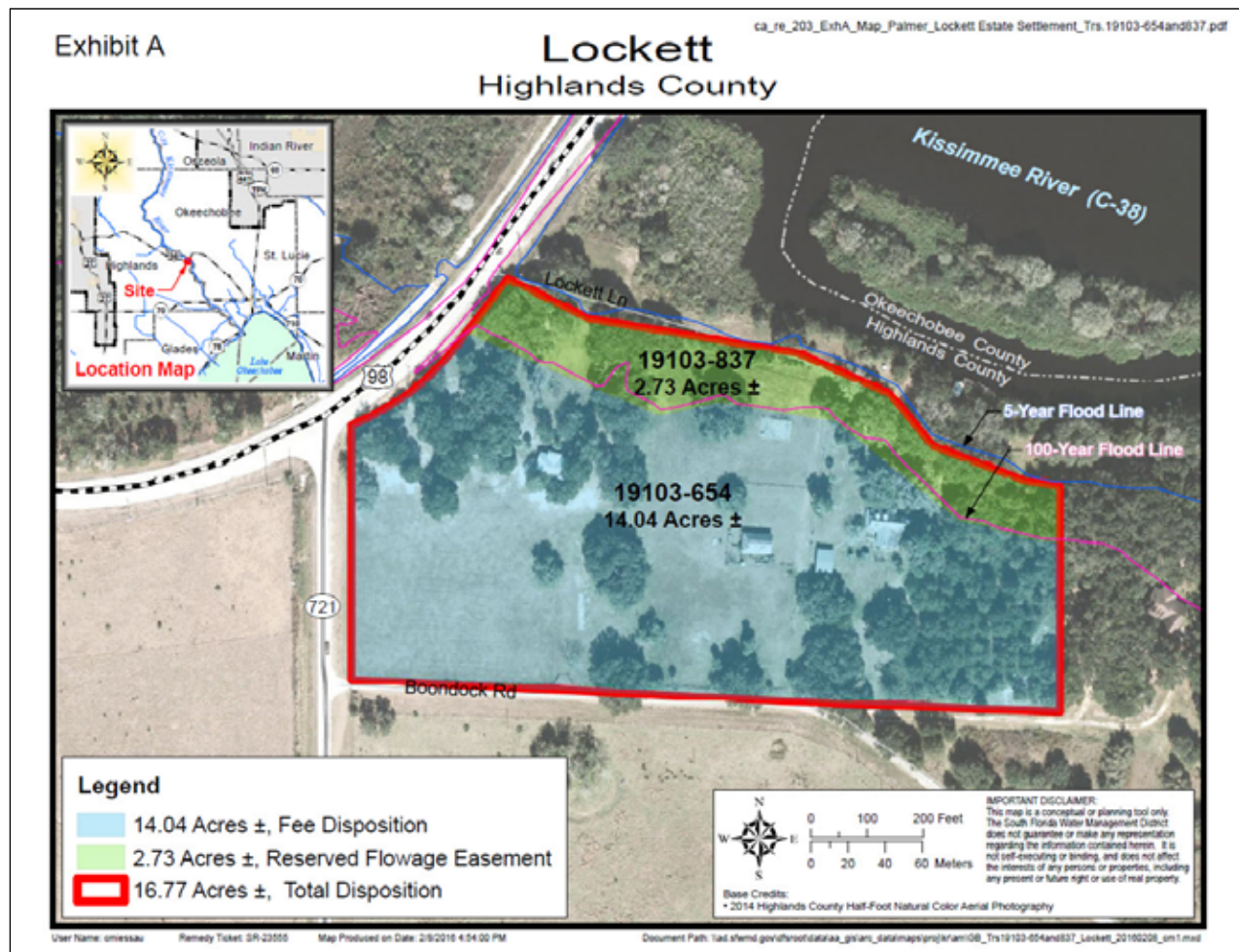


Limiting Conditions

12. The Subject Property consists of 16.77 acres of land improved with a family homestead. The site has a wood frame single family home constructed in 1897, detached garage, an old schoolhouse constructed in 1900, a cemetery, guest house built in the 1940's and other miscellaneous dilapidated structures (including the large barn). Based on a court order which we believe was tied to the transfer of the property from the original owners (Pearce/Lockett Estate) to the South Florida Water Management District in August 1993, the site previously had a unity of title provision as well as several covenants and restrictions. As a condition of any transfer of the property, the Grantee shall in perpetuity preserve, restore, develop and maintain the historical improvements and cemetery located on the property as a historic and educational site open to the public. In addition, the property may not be subdivided (unity of title). These restrictions effectively stripped any economic value from the property. As a condition of this appraisal, we are valuing the property as if the covenants and restrictions previously mentioned have been removed and the property and improvements can be put to its highest and best use.



Subject Photos



AERIAL VIEW OF THE SUBJECT PROPERTY



Subject Photos



**VIEW LOOKING SOUTHEAST AT THE SUBJECT PROPERTY
AND NORTH ENTRANCE FROM US HIGHWAY 98**



**VIEW LOOKING SOUTHWEST ALONG THE EAST BOUNDARY
AND FLOWAGE EASEMENT PORTION OF THE SUBJECT PROPERTY**



Subject Photos



**VIEW NORTHEAST AT THE SUBJECT PROPERTY
FROM COUNTY ROAD 721**



**VIEW LOOKING EAST ALONG THE SOUTH BOUNDARY
OF THE SUBJECT PROPERTY ALONG BOONDOCK ROAD**



Subject Photos



**VIEW LOOKING WEST ALONG BOONDOCK ROAD AND
THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY**



**VIEW LOOKING NORTH AT THE SUBJECT PROPERTY
FROM THE SOUTH ENTRANCE FROM BOONDOCK ROAD**



Subject Photos



VIEW LOOKING EAST AT THE SINGLE FAMILY RESIDENCE



VIEW LOOKING NORTH AT THE SINGLE FAMILY RESIDENCE



Subject Photos



VIEW LOOKING NORTHWEST AT THE SINGLE FAMILY RESIDENCE



VIEW LOOKING WEST AT THE SINGLE FAMILY RESIDENCE



INTERIOR VIEW OF THE SINGLE FAMILY RESIDENCE



INTERIOR VIEW OF THE SINGLE FAMILY RESIDENCE



INTERIOR VIEW OF THE SINGLE FAMILY RESIDENCE



INTERIOR VIEW OF THE SINGLE FAMILY RESIDENCE



Subject Photos



VIEW LOOKING NORTHWEST AT THE SCHOOL HOUSE



VIEW LOOKING SOUTHWEST AT THE SCHOOL HOUSE



Subject Photos



VIEW LOOKING EAST AT THE GUEST HOUSE



VIEW LOOKING SOUTHWEST AT THE GUEST HOUSE



Subject Photos



VIEW LOOKING SOUTHEAST AT THE DETACHED GARAGE



VIEW LOOKING SOUTHWEST AT THE DETACHED GARAGE



Subject Photos



VIEW LOOKING NORTHWEST AT THE BARN



VIEW LOOKING NORTHWEST AT THE BARN



INTERIOR VIEW OF THE BARN



VIEW OF PUMPHOUSE AND SHED



NORTHWEST VIEW OF PEARCE FAMILY CEMETERY



EAST VIEW OF PEARCE FAMILY CEMETERY



DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Subject Property, with the southern 14.04 acres having Fee Simple Estate ownership and the northern 2.73 acres of the site encumbered by a flowage and access easement, as of November 2, 2016.

Intended Use and User of Appraisal

This report has been prepared for our client, South Florida Water Management District. The intended use was to assist the District in the possible sale of the subject tract. The intended user is the South Florida Water Management District Real Estate Section. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Market Value

The appraiser shall estimate Market Value based on Florida case law (State Road Dept. v. Stack, 231 So.2d 859 FL 1st DCA 1969) market value is defined as:

The amount of money that a purchaser willing but not obligated to buy the property would pay an owner willing but not obligated to sell, taking into consideration all uses to which the property is adapted and might be applied in reason. Inherent in the willing buyer-willing seller test of the fair market value is the following:

- 1) A fair sale resulting from fair negotiations.
- 2) Neither party is acting under compulsion of necessity (this eliminates forced liquidation or sale at auction). Economic pressure may be enough to preclude a sale's use.
- 3) Both parties having knowledge of all relevant facts.
- 4) A sale without peculiar or special circumstances.
- 5) A reasonable time to find a buyer.



Definition of the Appraisal Problem

Fee Simple Estate

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Fee Simple Estate on page 90 as follows:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Extraordinary Assumptions

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Extraordinary Assumptions on page 83 as follows:

"An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the Subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis."

Based on a court order which we believe was tied to the transfer of the property from the original owners (Pearce/Lockett Estate) to the South Florida Water Management District in August 1993, the site has a unity of title provision as well as several covenants and restrictions. As a condition of any transfer of the property, the Grantee shall in perpetuity preserve, restore, develop and maintain the historical improvements and cemetery located on the property as a historic and educational site open to the public. In addition, the property may not be subdivided (unity of title). At the client's request, we have made the Extraordinary Assumption that these covenants, restrictions and unity of title requirements do not exist.

Hypothetical Conditions

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Hypothetical Conditions on page 113 as follows:

1. "A condition that is presumed to be true when it is known to be false."
2. "A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis."

"Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

There were no Hypothetical Conditions in the valuation of the Subject Property.



Definition of the Appraisal Problem

Exposure Time

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Exposure Time on page 83 as follows:

1. "The time a property remains on the market."
2. "The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market."

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales contained in the Sales Comparison Approach in this appraisal. Based on that data, the unique nature of the Subject Property and the current market, it is our opinion that the Subject Property would have had an exposure time of up to 18 months.

Marketing Time

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Marketing Time on page 140 as follows:

"An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."

"Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time."

As in most markets, properties that are priced competitively and marketed professionally will sell before others which are not. Based on this, the Subject should have a marketing time of up to 18 months.

Definition of the Appraisal Problem

Legal Description

Exhibit "A"
Tract No. 19103-654

A parcel of land located in Section 8, Township 36 South, Range 33 East, Highlands County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 8;
Thence, North 00°02'07" West along the West line of said Section 8 a distance of
1349.09 feet to the Westerly projection of the North line of a prescriptive easement as
described and recorded in Official Records Book 936, Page 92, Highlands County
Florida Public Records;

Thence, South 87°13'21" East along said Westerly projection a distance of 50.06 feet to the East line of County Road 721, the Northeast corner of said prescriptive easement and the **Point of Beginning**;

Thence, Continue South 87°13'21" East along the North line of said prescriptive easement and the Easterly projection thereof a distance of 1263.10 feet;

Thence, North 00°02'07" West along a line that is parallel with said West line of Section 8 a distance of 304.66 feet;

Thence, North 84°42'53" West a distance of 31.27 feet;

Thence, North 75°44'27" West a distance of 154.20 feet;

Thence, North $51^{\circ}13'47''$ West a distance of 280.45 feet;

Thence, North $81^{\circ}04'54''$ West a distance of 211.60 feet;

Thence, South 78°07'32" West a distance of 108.58 feet;

Thence, North 66°44'04" West a distance of 373.97 feet to point of curvature of a non-tangent curve concave to the Northwest, having a central angle of 15°19'46", a radius of 1004.93 feet and a long chord bearing and distance of South 49°25'29" West, 286.06 feet to the Southeasterly line of State Road 700 (U.S. Highway 98);

Thence, Southwesterly along the arc of said curve and the Southeasterly line of State Road 700 (U.S. Highway 98) a distance of 268.87 feet to said East line of County Road 721;

Thence, South 00°02'07" East along said East line of County Road 721 a distance of 443.75 feet to the **Point of Beginning**.

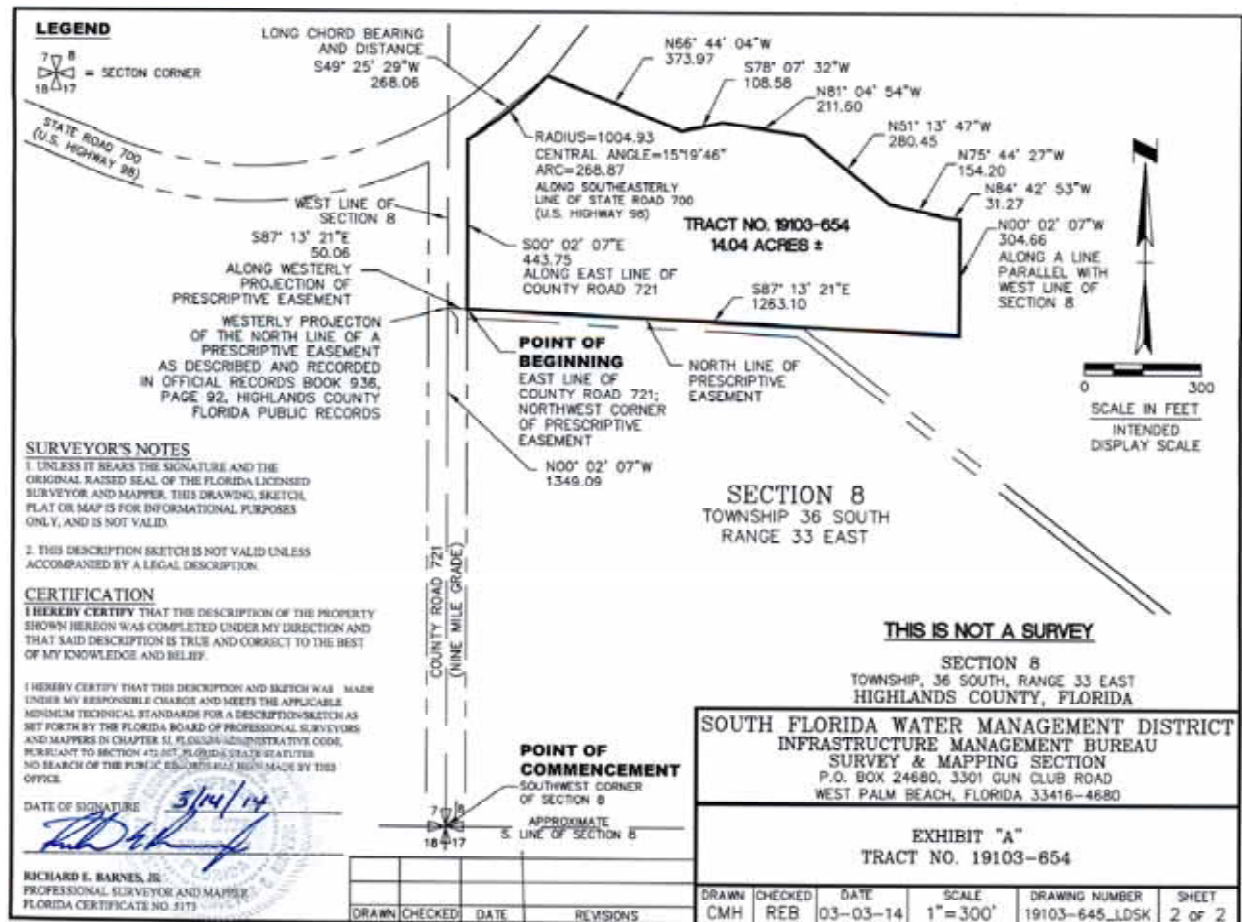
Containing 14.04 acres more or less.

This description is not valid unless accompanied by a description sketch.

				SOUTH FLORIDA WATER MANAGEMENT DISTRICT INFRASTRUCTURE MANAGEMENT BUREAU SURVEY & MAPPING SECTION P.O. BOX 24680, 3301 GUN CLUB ROAD WEST PALM BEACH, FLORIDA 33416-4680					
				EXHIBIT A TRACT NO. 19103-654					
				DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
				CMH	REB	03-03-14	AS SHOWN	19103-654.DSK	1 OF 2
DRAWN	CHECKED	DATE	REVISIONS						



Definition of the Appraisal Problem





Definition of the Appraisal Problem

Exhibit "A" Tract No. 19103-837

A parcel of land in Section 8, Township 36 South, Range 33 East, Highlands County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 8;
Thence, North 00° 02' 07" West along the West line of said Section 8 a distance of 1349.09 feet to the Westerly projection of the North line of a prescriptive easement as described and recorded in Official Records Book 936, Page 92, Highlands County Florida Public Records;
Thence, South 87° 13' 21" East along said Westerly projection a distance of 50.06 feet to the East line of County Road 721 and the Northwest corner of said prescriptive easement;
Thence South 87° 13' 21" East along said North line and its Easterly projection a distance of 1263.10 feet;
Thence North 00° 02' 07" West along a line that is parallel with said West line of Section 8 a distance of 304.66 feet to the **Point of Beginning**;
Thence, North 84° 42' 53" West a distance of 31.27 feet;
Thence, North 75° 44' 27" West a distance of 154.20 feet;
Thence, North 51° 13' 47" West a distance of 280.45 feet;
Thence, North 81° 04' 54" West a distance of 211.60 feet;
Thence, South 78° 07' 32" West a distance of 108.58 feet;
Thence, North 66° 44' 04" West a distance of 373.97 feet to point of curvature of a non-tangent curve concave to the Northwest, having a central angle of 1° 09' 01", a radius of 1004.93 feet and a long chord bearing and distance of North 41° 11' 04" East, 20.18 feet to the Southeasterly line of State Road 700 (U.S. Highway 98);
Thence, Northeasterly along the arc of said curve and said Southeasterly line of State Road 700 (U.S. Highway 98) a distance of 20.18 feet to the Point of Tangency;
Thence, North 36° 59' 43" East, along said Southeasterly line of State Road 700 (U.S. Highway 98) a distance of 102.49 feet;
Thence, South 63° 21' 33" East a distance of 161.93 feet;
Thence, South 80° 36' 27" East a distance of 377.65 feet;
Thence, South 66° 23' 22" East a distance of 175.38 feet;
Thence, South 39° 36' 00" East a distance of 122.39 feet;
Thence, South 69° 24' 40" East a distance of 175.14 feet;
Thence, South 80° 47' 13" East a distance of 63.90 feet;
Thence, South 00° 02' 07" East a distance of 101.09 feet to the **Point of Beginning**.

Containing 2.73 acres, more or less.

This description is not valid unless accompanied by a description sketch.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
INFRASTRUCTURE MANAGEMENT BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

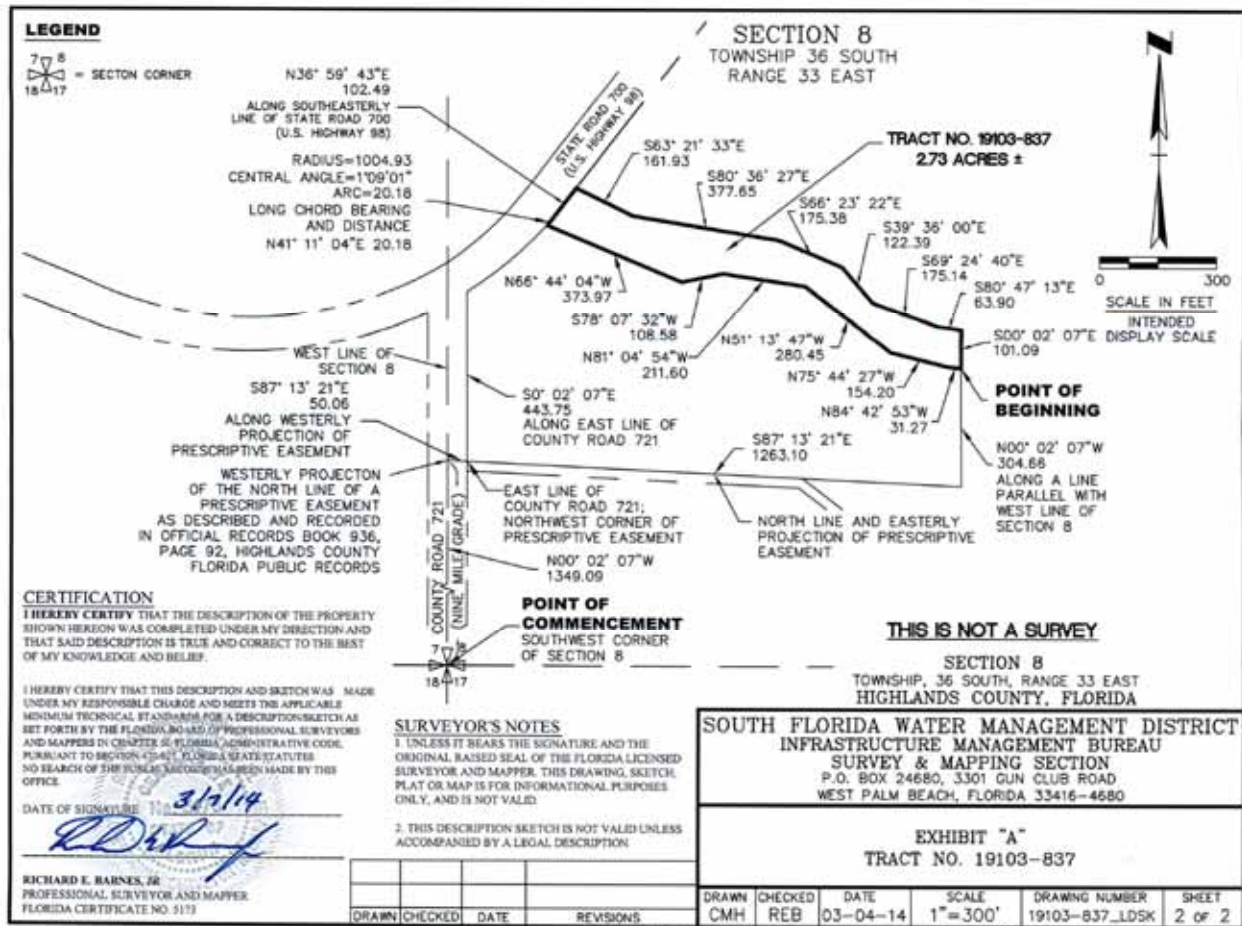
EXHIBIT "A" TRACT NO. 19103-837

DRAWN	CHECKED	DATE	REVISIONS	DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
CMH	REB	03-04-14		AS SHOWN				19103-837LDSK	1 OF 2

S:\N-10032 PROJECTS\issuance river\locket des rev\01 - AutoCad\19103-837_LDSK.dwg



Definition of the Appraisal Problem



The Subject Property is part of Highlands County Tax Parcel ID Number C08-36-33-A00-0040-0000, which contains a total of 103.79 acres.

Source: SFWMD Infrastructure Management Bureau-Survey & Mapping Section
Drawing Numbers 19103-654LDSK and 19103-837LDSK.



SCOPE OF WORK

According to the 14th Edition of The Appraisal of Real Estate, page 38, "Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area, and over what time period; the extent of the data verification process; and the extent of property inspection, if any."

The scope of work decision is appropriate when it allows the appraiser to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraiser's peers in a similar situation."

The first step in the appraisal process is the identification of the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determines if the appraisal were subject to any extraordinary assumptions or hypothetical conditions.

The next step involved inspections of the Subject Property in November 2016 by Stephen D. Shaw and Joe M. Merritt. The inspections allow us to understand the physical components of the Subject Property. In addition to the inspections of the Subject Property, we also begin the data-collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including property data analysis. We gather and review information from the Highlands County Property Appraiser's Office, the Highlands County Planning and Zoning Department, our Client and interviews with brokers and other market participants to understand and describe the Subject Property and its surroundings.

The third step in the process is a market area analysis and neighborhood analysis to determine the Highest and Best Use of the Subject Property. Through the Highest and Best Use analysis, we determine the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we rely on information obtained from the data-collection process.

The fourth step was the application of the appropriate approach for the valuation of the Subject Property. *No approaches were specifically omitted from this appraisal either by the client or the appraiser.*

The Subject Property consists of 16.77 acres of land improved with a family homestead. The site has a wood frame single family home constructed in 1897, detached garage, an old schoolhouse constructed in 1900, a cemetery, guest house built in the 1940's and other miscellaneous dilapidated structures (including the large barn). Based on a court order which we believe was tied to the transfer of the property from the original owners (Pearce/Lockett Estate) to the South Florida Water Management District in August 1993, the site previously had a unity of title provision as well as several covenants and restrictions. As a condition of any



transfer of the property, the Grantee shall in perpetuity preserve, restore, develop and maintain the historical improvements and cemetery located on the property as a historic and educational site open to the public. In addition, the property may not be subdivided (unity of title). These restrictions effectively stripped any economic value from the property. As a Extraordinary Assumption of this appraisal, we are valuing the property as if the covenants and restrictions previously mentioned have been removed and the property and improvements can be put to its highest and best use.

At this time, significant renovations would need to be made to the structures on the property in order to make them inhabitable. The schoolhouse which was moved to the site in 2004 is in overall poor condition. Its interior is effectively gutted and large portions of its flooring are structurally unsound. It had been moved to the site given its age and potential historical significance. It had originally been planned to be used for public viewing but is currently not structurally safe. Significant costs would be required to restore this building to a safe condition and even then, its economic viability is highly unlikely. In our opinion, this building does not contribute value to the site.

The 708 square foot guest house was built in 1940 and is also in generally poor condition. Its foundation appears to have sunk into the ground and our interior inspection in May 2016 revealed the flooring to be structurally unsound. A preliminary estimate made by a local contractor indicated renovation costs near \$60 per square foot. The actual costs could likely be higher. In our opinion, these improvements do not contribute to the overall property value.

The Subject's main house was constructed in 1897 and contains 4,051 square feet of living area with 4 bedrooms and 3 bathrooms. There is also a detached garage (built in 1976) located adjacent to the home. The home also suffers from significant physical deterioration and deferred maintenance. While the house seems to be structurally sound in most areas (the wrap around porch was not), a complete structural inspection would be needed. A preliminary renovation cost estimate provided by the building contractor indicated a minimum cost of \$145,000 to renovate the structure. This estimate was based on the property being used for public viewing and not a permanent living residence. In our opinion, the costs of renovation would be significantly higher if someone wanted to renovate and upgrade/modernized the home so it could be comfortably lived in. While this could be a possibility for a specific type of buyer which would want to take on the challenge of restoring an old home, the home could also be considered a tear down. In our opinion, it will take a special buyer with deep pockets to take on this project. Nonetheless, while we will not specifically account for any value contribution of the improvements in the form of depreciated cost estimate, we will consider the property improvements as a whole in our land value analysis. This may include any salvage value of the improvements components.



Scope of Work

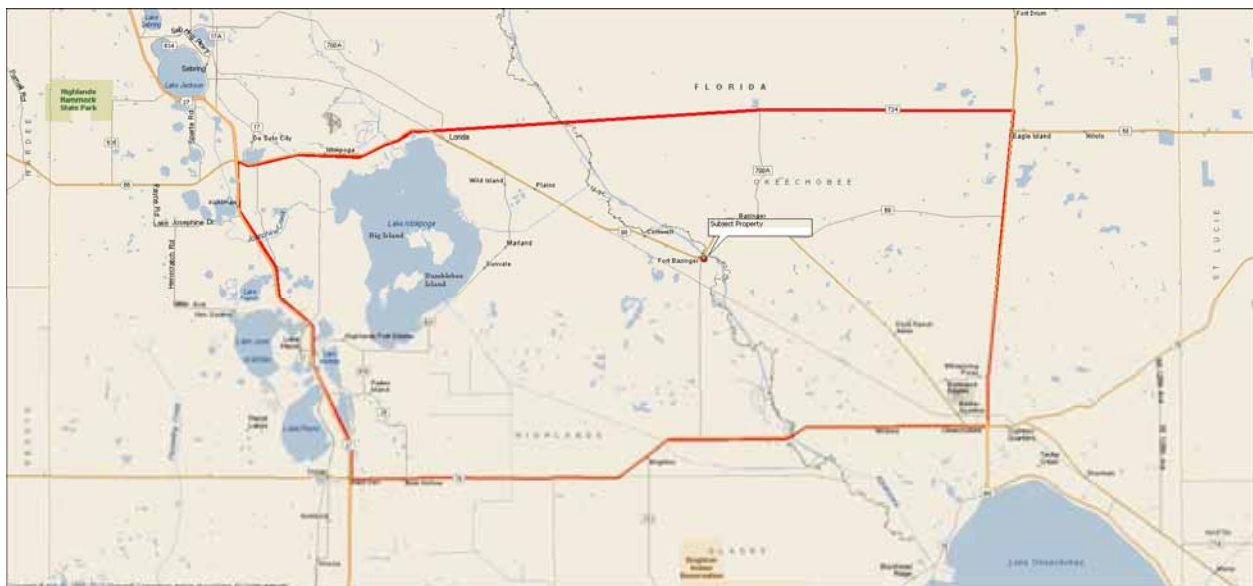
Since the Subject's value effectively presides in its underlying land value, we have valued the Subject Property as land using the Sales Comparison Approach. The southern 14.04 acres will be sold in Fee Simple Estate and the northern 2.83 acres will be subject to a flowage easement. According to Florida Statute 704.08, the owner will also provide an easement for the relatives and descendants of any person buried in the small cemetery located on the Subject Property for the purpose of visiting the cemetery at reasonable times in a reasonable manner. The owner of the land may designate the easement. This will be considered in our analysis.



NEIGHBORHOOD DATA

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 14th Edition on page 165 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood Map



The Subject neighborhood is considered to include the southeast portion of Highlands County and the western portion of Okeechobee County bounded on the north by U.S. Highway 98 and Okeechobee County Road 724 (Eagle Island Road), the south by State Road 70, the east by US Highway 441 and the west by U.S. Highway 27.

Access to the Subject neighborhood is adequate. The primary east/west roadways include U.S. Highway 98 and State Road 70, both of which provide the neighborhood with access Florida's east and west coasts. In addition, both U.S. Highway 98 and State Road 70 provide access to the primary north/south traffic arteries in central Florida that include U.S. Highway 27, the western boundary of the neighborhood, and U.S. Highway 441, the eastern boundary of the neighborhood. North/south roadways within the neighborhood are limited to secondary asphalt-paved roadways (County Roads 721, 29, 621 and 700A) and unpaved farm roads.



Neighborhood Data

The Subject neighborhood is an established agricultural area dominated by large ownership parcels used for dairy farms, cattle grazing, citrus groves, row crop farms, sod farms, plant nurseries and hunting preserves. Most of the area also allows low-density residential development ranging from 1 unit per 20 acres to 1 unit per 5 acres and numerous small homes are scattered throughout the neighborhood. Higher density residential development is concentrated in and around the Cities of Okeechobee and Lake Placid. These cities are located at the eastern and western boundaries of the neighborhood. There are no incorporated municipalities located within the central portion of the Subject neighborhood. All of the commercial development, schools and medical services are also located in the Cities of Okeechobee and Lake Placid.

The Subject neighborhood is remote and commercial development is almost non-existent. Fire and police protection is provided by Highlands County. Healthcare facilities, schools and shopping are available in the City of Okeechobee, which is located in the extreme eastern portion of the neighborhood, and the City of Lake Placid, which is located in the extreme western portion of the neighborhood.

Conclusion

The neighborhood is dominated by agricultural uses. Cattle ranches, citrus groves, sod farm operations and row crop farms should continue to have a viable interest in the area as there is currently minimal demand for ranchette development. It appears that most of the properties within the Subject Neighborhood will continue to be utilized for conventional agricultural uses during the foreseeable future.



PROPERTY DATA

Location

The Subject Property is located on the southeast corner of US Highway 98 and County Road 721 in an area of unincorporated Highlands County, Florida. The property address is 116 Lockett Lane, Lorida, Florida 33857.

Subject Property Location Map



Zoning

The Subject Property is zoned CM, Conservation/Management Lands District, by Highlands County. "The conservation/managements lands district is intended to apply to all lands in public ownership for the purpose of preserving sensitive vegetative communities and wildlife habitats, watershed and riverine resources, receiving areas for off-site environmental mitigation banking and areas being reclaimed from river realignment and floodplain restoration. This district also accommodates those quasi-public and private uses that are committed to environmental and agricultural research and managed without public participation, but enjoying the benefit of tax exemptions. This district implements the conservation/management lands future land use map designation with three categories in order to differentiate lands dedicated to conservation and lands managed in non-urban uses that could be construed as lands that are not conservation. These three categories are: conservation, research, and managed."



According to the Highlands County Planning and Zoning Department, it is reasonable to assume that, if the Subject Property was sold to a private entity, that the zoning would be changed to AU, Agricultural District, which would allow a variety of agricultural uses and single family residential development.

Historical Designation

In order to determine if the Subject Property was subject to a historical designation, we contacted Joedene Thayer, AICP, Planner II of the Development Services Department of Highlands County. Ms. Thayer indicated that the property is not listed on the National Register of Historic Places by the National Park Service. We should note that the Highlands County Ordinance No. 06-07-38 dated August 28, 2007 indicates that Subject Property (Pearce Homestead and Fort Basinger School) was **recommended** by the County Historic Preservation Commission to be designated historic properties pursuant to Section 12.15.101 of the Highlands County Zoning Code. However, as stated in the ordinance and zoning code, approvals by the respective property owners are necessary in order to designate a property as historical. To our knowledge, property owner approvals were never granted and the Subject Property has no historical designation at this time. In addition, we are aware of the fact that the Subject Property has been offered as a donation to Florida Atlantic University, the state park system and Highlands County. It should be noted that the offer to Highlands County included an additional \$500,000 for renovations and it was still declined. Therefore, it is reasonable to assume that the Subject Property could be sold to a private entity and be redeveloped.

Land-Use Plan

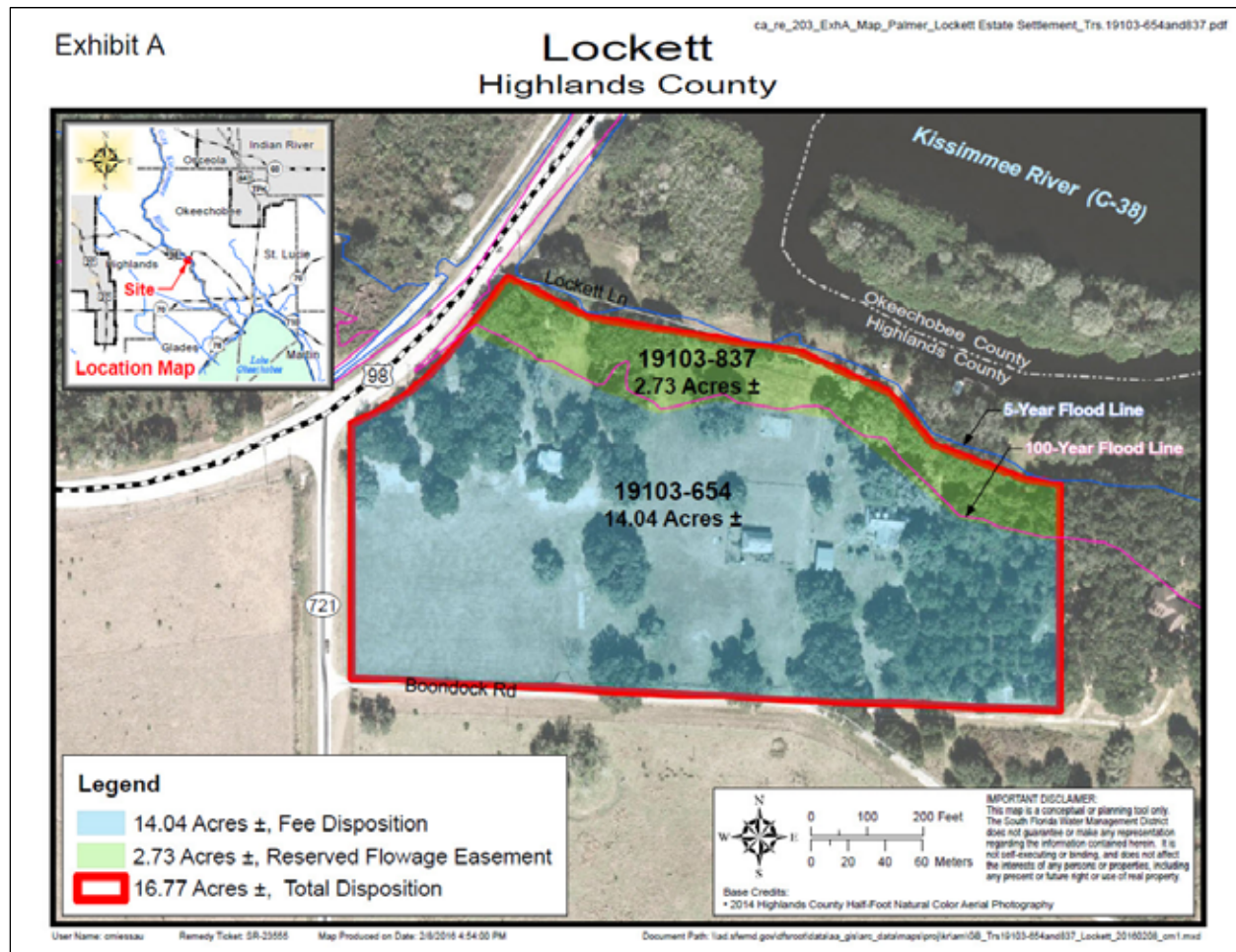
The Subject Property is designated CM, Conservation/Management Lands District, by the Highlands County Future Land Use Plan, which is consistent with the current zoning. According to the Highlands County Planning and Zoning Department, it is reasonable to assume that, if the Subject Property was sold to a private entity, that the Future Land Use Plan designation would be changed to AU, Agricultural District, which would be consistent with the zoning change.

Site Size, Shape and Access

The Subject site has an irregular shape and contains 16.77 acres. It has frontage on and access to US Highway 98, which is a two-lane asphalt-paved highway that extends along the northern boundary of the site. It also has frontage on and access to County Road 721, which is a two-lane asphalt-paved road that extends along the western boundary of the site. Additional access is provided by Boondock Road, which is a single-lane asphalt-paved road that extends along the southern boundary of the site. It should be noted that the Subject Property does not have frontage on or direct access to the Kissimmee River and has no riparian rights.



Property Data





Easements and Deed Restrictions

As shown on the preceding page, the east 2.73 acre of the Subject Property will be encumbered by a flowage easement. According to the title search provided by our client, the Subject Property is encumbered by typical utility (telephone and electric) easements. There are no deed restrictions.

There is a small family cemetery located in the northwest portion of the Subject Property in close proximity to US Highway 98. The following is the Florida Statute relating to cemeteries.

704.08 Cemeteries; right of ingress and egress for visiting or maintenance.—The relatives and descendants of any person buried in a cemetery shall have an easement for ingress and egress for the purpose of visiting the cemetery at reasonable times and in a reasonable manner. The owner of the land may designate the easement. If the cemetery is abandoned or otherwise not being maintained, such relatives and descendants may request the owner to provide for reasonable maintenance of the cemetery, and, if the owner refuses or fails to maintain the cemetery, the relatives and descendants shall have the right to maintain the cemetery.

Case law relative to this statute indicates that it does not create an interest in real property. It creates nothing more than a personal privilege, exercisable in the future if (1) a relative or descendant of a person buried in the cemetery comes forward, and (2) he or she seeks to visit the cemetery.

Therefore, it is our opinion that the cemetery has no measureable negative effect on the ownership rights of the Subject Property. However, we will consider its presence in our final value conclusion.

Utilities

Public utilities available to the Subject Property include electricity by FPL, and telephone by AT&T. Water and sewer service is provided by a well and septic tank, which is typical for this area.

Topography

The Subject site is mostly level and at the approximate grade of the adjacent roads. According to the ecological assessment provided by our Client, the property does not contain any significant ecological features, wetlands or surface waters. A small Valencia orange grove is located to the east of the main house and 100 plus year old live oak trees are concentrated in two hammock areas. There was no understory vegetation in the hammock adjacent to US 98 but beautyberry, gallberry, saw palmetto and blackberry were observed in the hammock by the grove. The balance of the upland area was mowed grass and weeds". According to the USDA Web Soil Survey, the soil type on the Subject Property is sandy with



Property Data

approximately 94% Pomello sand and 6% Myakka fine sand, which are suitable for a wide variety of uses.

Assessed Value and Taxes

The Subject Property was assessed as part of a 103.79-acre tract for 2016 as follows:

Folio Number	Acres	2016 Market Value			Taxable Value	2016 Taxes
		Land	Improvements	Total		
C-08-36-33-A00-0040-0000	103.79	\$103,790	\$133,356	\$237,146	\$0	\$0.00

Since the Subject Property is under public ownership, there are no real estate taxes.

Property History

According to the title search provided by our Client and the Highlands County Public Records, the Subject Property has been under the ownership of South Florida Water Management District since August 27, 1993 by virtue of the Warranty Deed recorded in Highlands County Official Records Book 1233, page 1613. The Seller was David F. Lanier, as Personal Representative of the Estate of Edna Pearce Lockett, deceased, and David F. Lanier and Leland C. Pearce, as Trustees of the Amended Edna Pearce Lockett Revocable Trust dated June 2, 1972. To our knowledge, the Subject Property was not listed for sale or under contract as of the appraisal date.



DESCRIPTION OF IMPROVEMENTS

The Subject Property includes several building improvements. The primary building improvements include a wood frame two-story single family residence, a wood frame one-story school house, a wood frame one-story guest house and a CBS one-story detached garage. These buildings are described on the following pages. The wood frame barn and various other small wooden structures are in very poor condition and are beyond the point of renovation. Therefore, they are not further described.

Land Improvements

Land improvements are minimal and include wood perimeter fencing. The access driveway is not paved.

Single Family Residence



Date of Construction : 1897.
Height : Two-story.
Type of Construction : Wood frame.



Description of Improvements

Roof	:	Gable with asphalt shingles.
Exterior Walls	:	Painted wood siding.
Windows	:	Wood framed single hung.
Doors	:	Wood.
Floor	:	Wood with a combination of carpet, hardwood and parquet wood and vinyl covering.
Interior Walls	:	Combination of plaster and drywall.
Ceilings	:	Combination of plaster and drywall.
Air Conditioning & Heat	:	Central.
Contains	:	4,051 square feet of living area with 4 bedrooms and 3 bathrooms.
Condition & Comments	:	This building is in average condition for its age but has significant deferred maintenance. Furthermore, significant upgrades would be needed to modernize the home for full time residents.



Description of Improvements

School House



Date of Construction	: 1900 (moved to site in 2004).
Height	: One-story.
Type of Construction	: Wood frame.
Roof	: Hip with steel covering.
Exterior Walls	: Painted wood siding.
Windows	: Wood framed.
Doors	: Wood.
Floor	: Plywood over cypress beams.
Interior Walls	: Plaster over wooden lath.
Ceilings	: Plaster over wooden lath.



Description of Improvements

Air Conditioning & Heat : None.

Contains : 1,700 square feet divided into two classrooms and two restrooms.

Condition & Comments : This building is in overall poor condition with significant deferred maintenance.

Guest House



Date of Construction : 1940.

Height : One-story.

Type of Construction : Wood frame.

Roof : Gable with asphalt shingle covering.

Exterior Walls : Painted wood siding.



Description of Improvements

Windows	:	Wood framed single hung and jalousie.
Doors	:	Wood.
Floor	:	Plywood over wood beams with wood and vinyl covering.
Interior Walls	:	Wood panel.
Ceilings	:	Plaster over wooden lath and wood.
Air Conditioning & Heat	:	Wall unit.
Contains	:	1,008 square feet including one bedroom and one bathroom.
Condition & Comments	:	This building is in overall poor condition with significant deferred maintenance. Renovation costs have been estimated to be \$60,000 by a licensed general contractor.



HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute defines Highest and Best Use on page 109 as follows:

1. "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."
2. "The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)"
3. "The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, economically feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

Conclusion- As Vacant

It is our opinion that the Highest and Best Use of the Subject Property is for agricultural residential development. The reasons for this conclusion are as follows:

Legally Permissible

The Subject Property is zoned CM, Conservation/Management by Highlands County. This zoning category is specifically for lands in public ownership. The underlying Future Land Use Plan designation is also CM, Conservation/Management by Highlands County, which is consistent with the current zoning. The conservation/managements lands district is intended to apply to all lands in public ownership for the purpose of preserving sensitive vegetative communities and wildlife habitats, watershed and riverine resources, receiving areas for off-site environmental mitigation banking and areas being reclaimed from river realignment and floodplain restoration. This district also accommodates those quasi-public and private uses that are committed to environmental and agricultural research and managed without public participation, but enjoying the benefit of tax exemptions.



The Highlands County Planning and Zoning Department indicated that the Subject Property is not a designated historical site and that it could be sold to a private entity and redeveloped. They also stated that it is reasonable to assume the zoning and future land use plan designations would be changed to AU, Agricultural, which would allow a variety of agricultural uses and residential development.

Physically Possible

The Subject Property is physically suitable for a wide variety of uses including agricultural and rural residential. The entire site is upland with a sandy soil type. It should be noted that the Subject Property does not have frontage on or direct access to the Kissimmee River and no riparian rights.

Financially Feasible

The real estate market for vacant properties in the Subject's market area has been recently active and values appear to be stable. Development of the site with a single family home or homes would be the most financially feasible use.

Maximally Productive

In case of the Subject Property, it is our opinion that agricultural residential development is the most maximally productive and Highest and Best Use of the Subject Property as vacant. The most likely purchaser of the Subject Property would be a private entity.

Highest and Best Use As Improved

As discussed, the Subject Property consists of 16.77 acres of land improved with a family homestead. The site has a wood frame single family home constructed in 1897, detached garage, an old schoolhouse constructed in 1900, a cemetery, guest house built in the 1940's and other miscellaneous dilapidated structures (including the large barn). At this time, significant renovations would need to be made to the structures on the property in order to make them inhabitable. The schoolhouse which was moved to the site in 2004 is in overall poor condition. Its interior is effectively gutted and large portions of its flooring are structurally unsound. It had been moved to the site given its age and potential historical significance. It had originally been planned to be used for public viewing but is currently not structurally safe. Significant costs would be required to restore this building to a safe condition and even then, its economic viability is highly unlikely. In our opinion, this building does not contribute value to the site.



Highest and Best Use

The 708 square foot guest house was built in 1940 and is also in generally poor condition. Its foundation appears to have sunk into the ground and our interior inspection in May 2016 revealed the flooring to be structurally unsound. A preliminary estimate made by a local contractor indicated renovation costs near \$60 per square foot. The actual costs could likely be higher. In our opinion, these improvements do not contribute to the overall property value.

The Subject's main house was constructed in 1897 and contains 4,051 square feet of living area with 4 bedrooms and 3 bathrooms. There is also a detached garage (built in 1976) located adjacent to the home. The home also suffers from significant physical deterioration and deferred maintenance. While the house seems to be structurally sound in most areas (the wrap around porch was not), a complete structural inspection would be needed. A preliminary renovation cost estimate provided by the building contractor indicated a minimum cost of \$145,000 to renovate the structure. This estimate was based on the property being used for public viewing and not a permanent living residence. In our opinion, the costs of renovation would be significantly higher if someone wanted to renovate and upgrade/modernized the home so it could be comfortably lived in. While this could be a possibility for a specific type of buyer which would want to take on the challenge of restoring an old home, the home could also be considered a tear down. In our opinion, it will take a special buyer with deep pockets to take on this project.

While it is not unimaginable that a potential buyer would choose renovate the single family home on the site, it is just as likely that the building would be razed, in our opinion. Therefore, it is our opinion that the improvements do not add significant value to the site and that the highest and best use "as improved" is for redevelopment of site either with or without utilization of the existing single family home.



LAND VALUE ANALYSIS

According to the 14th Edition of The Appraisal of Real Estate on page 44, the valuation of land begins by identifying the real estate and property rights valued, any encumbrances, use restrictions, and the land's physical characteristics. An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Usually the most reliable way to estimate land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property the only approach used was the sales comparison approach.

Sales Comparison Approach

The Subject Property is under public ownership and zoned CM, Conservation/Management District, by Highlands County. This zoning category is specifically applied to public ownership lands. The Highlands County Planning and Zoning Department indicated that if the Subject Property was sold to a private entity that the zoning and future land use plan designations would be change to AU, Agricultural. Therefore, we have used recent land sales with this or equivalent zoning. In this case, we have assumed agricultural zoning similar to the private ownership properties in the immediate vicinity of the Subject. We will then adjust the sales for the existing zoning, covenants and restrictions.

In order to estimate the Market Value of the Subject Property by the Sales Comparison Approach, a search was made for recent sales of vacant land located within the Subject's market area. Our search was concentrated on agricultural properties similar in size to the Subject located in southeastern Highlands County and northwestern Okeechobee County. The comparables were analyzed and compared to the Subject Property on a price per acre basis, which is the unit of comparison most widely recognized by participants in this market sector. All of the comparables were considered with regard to property rights transferred, financing, conditions of sale, time or market conditions, location, size, site quality and access.



Land Value Analysis

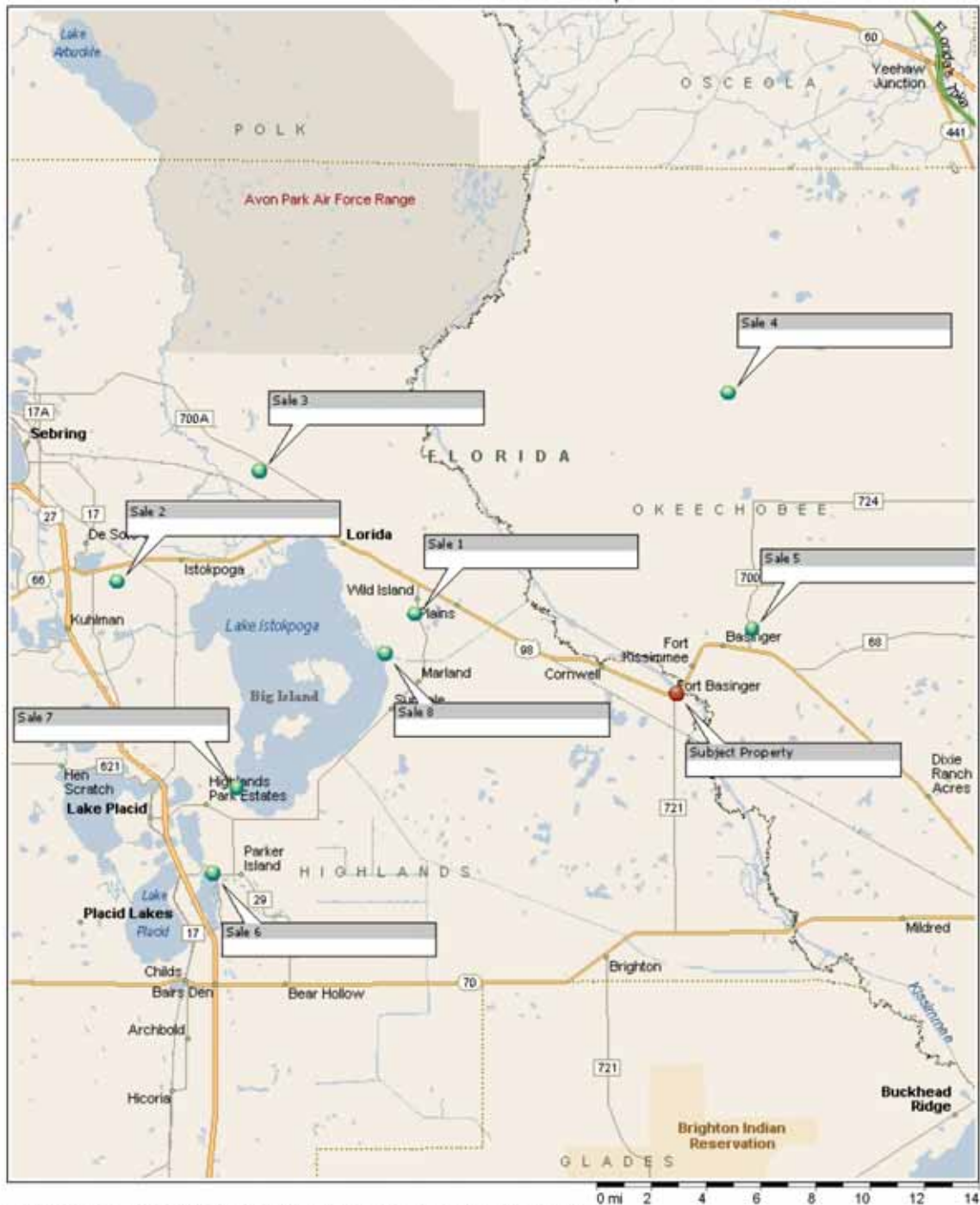
Discussion of Vacant Land Sales

Our search revealed eight recent sales of agricultural land that were considered to be suitable for direct comparison to the Subject Property. As shown below, the Sales indicated non-adjusted values ranging from \$6,698 to \$11,858 per acre.

Vacant Land Sales Callaway & Price, Inc. #16-75528 SFWMD Kissimmee River - Tract Numbers 19103-654 & 19103-837									
Sale Number	Subject	1	2	3	4	5	6	7	8
Record ID Number		9349	9347	9350	9205	9206	9207	9208	9209
ORBK/PG		2537/1990	2532/139	2512/1930	767/1309	763/941	2487/1678	2450/1926	2413/0274
Effective Sale Price		\$45,000	\$75,000	\$83,500	\$200,000	\$125,000	\$300,000	\$150,000	\$338,925
Size - Acres	16.77	5.00	10.00	10.88	20.00	12.85	36.24	12.65	50.60
Price Per Acre		\$9,000	\$7,500	\$7,675	\$10,000	\$9,728	\$8,278	\$11,858	\$6,698
Location	Southeast corner of US Highway 98 and County Road 721	Northwest corner of County Road 621 and Varner Road	West side of Tubbs Ranch Road, 1/2 mile south of US Highway 98	West side of Arbuckle Branch Road, 1/3 mile south of Arbuckle Creek Road	Southeast corner of NW 192nd Avenue and NW 300th Street	East side of NW 176th Avenue, .75 miles north of US Highway 98	Northwest corner of County Road 29 and South Sun N Lakes Boulevard	East side of Highlands Lake Drive, 200 feet north of Knox Lane	Southwest corner of White Oak Road and Doe Run
County	Highlands	Highlands	Highlands	Highlands	Okeechobee	Okeechobee	Highlands	Highlands	Highlands
Date of Sale		Jul-16	May-16	Jan-16	Nov-15	Aug-15	Jul-15	Oct-14	Jan-14
Date of Value	May-16								
Zoning	CM	AU	AU	AU	AG	AG	AU	AU	AU
Future Land Use Plan	CM	A	A	A	RAC	A	A	A	A
Property Rights Transferred		-10%	-10%	-10%	-10%	-10%	-10%	-10%	-10%
Conditions of Sale		0%	0%	0%	0%	0%	0%	0%	0%
Market Condition Adj.		0%	0%	0%	0%	0%	0%	0%	0%
Adjusted Price Per Acre		\$8,100	\$6,750	\$6,907	\$9,000	\$8,755	\$7,450	\$10,672	\$6,028
Physical Adjustments									
Location		0%	0%	0%	0%	0%	0%	0%	0%
Size		-5%	0%	0%	0%	0%	10%	0%	10%
Site Quality		10%	10%	10%	0%	0%	0%	0%	20%
Access		0%	10%	10%	0%	0%	0%	0%	0%
Miscellaneous		10%	10%	10%	10%	10%	10%	10%	10%
Total Physical Adjustment		15%	30%	30%	10%	10%	20%	10%	40%
Adjusted Price Per Acre		\$9,315	\$8,775	\$8,979	\$9,900	\$9,630	\$8,940	\$11,739	\$8,440
								Low	\$8,440
								High	\$11,739
								Average	\$9,465



Vacant Land Sales Map



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Land Sale No. 1



Property Identification

Record ID	9349
Property Type	Agricultural/Residential, Vacant Land
Address	101 Varner Road, Lorida, Highlands County, Florida 33857
Location	Northwest corner of County Road 621 and Varner Road
Tax ID	C-27-35-31-A00-0090-0000
Legal Description	Lengthy

Sale Data

Grantor	Victor H. Espinal and Norma Iris Alicea
Grantee	Harold W. Gentner
Sale Date	July 22, 2016
Deed Book / Page	2537/1990
Property Rights	Fee Simple
Conditions of Sale	Arm's length
Financing	Cash to seller

**Land Sale No. 1 (Cont.)****Verification**

Greg Karlson - Broker; 863-381-4932, November 07, 2016; Other sources: Public Records/HCPA/MLS, Confirmed by Joe Merritt

Sale Price

\$45,000

Land Data**Zoning**

AU, Agricultural

Topography

Mostly cleared upland with small pond and elevated building pad

Utilities

Well & Septic

Shape

Irregular

User 8

Agriculture

Land Size Information**Gross Land Size**

5.000 Acres or 217,800 SF

Front Footage

County Road 621; Varner Road;

Indicators**Sale Price / Gross Acre**

\$9,000

Sale Price / Gross SF

\$0.21

Remarks

This property consists of 5 acres of fenced improved pasture land with a small lake and an elevated building pad. It was purchased for future development of a single family home. Primary access is via County Road 621, which is asphalt paved. The property sold for the listing price after 22 months on the market.



OFFICIAL RECORDS FILE#: 1821356 OR BK 2537 PG 1990 PAGES: 3 7/22/2016 8:32:14 AM
REC FEES: \$27.00 DEED DOC:\$315.00 D.C. MCCORRADO1 ROBERT W. GERMAINE CLERK OF
COURTS, HIGHLANDS CO.

45,000.

27.00 REC

315.00 DOC

Prepared by and return to:
MELISSA E. BARLAUG
Legal Assistant
KARLSON LAW GROUP, P.A.
301 Dal Hall Boulevard
Lake Placid, FL 33852
863-465-5033
File Number: 141-16

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22 day of July, 2016 between VICTOR H. ESPINAL and NORMA IRIS ALICEA whose post office address is PO Box 601714, North Miami Beach, FL 33160, grantor, and HAROLD W. GENTNER, a single man whose post office address is 10813 E Creek Rd, Clinton, WI 53525, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Highlands County, Florida to-wit:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING SOUTH AND WEST OF ROAD LEADING FROM LORIDA TO WILD ISLAND AS LAID OUT AND AS ESTABLISHED AS OF DECEMBER 13, 1950, IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 31 EAST, LESS AND EXCEPT PROPERTY DESCRIBED IN DEEDS RECORDED IN O.R. BOOK 53, PAGE 112, O.R. BOOK 83, PAGE 72, O.R. BOOK 331, PAGE 232, O.R. BOOK 462, PAGE 468, O.R. BOOK 465, PAGE 915, O.R. BOOK 494, PAGE 388 AND O.R. BOOK 495, PAGE 307, AND LESS AND EXCEPT THE SOUTH 300 FEET OF THE EAST 105 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 35 SOUTH, RANGE 31 EAST, HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$, OF THE NORTHEAST $\frac{1}{4}$, OF SAID SECTION 27, THENCE RUN NORTH ALONG THE EAST LINE OF SAID SECTION 27 FOR 300.00 FEET; THENCE NORTH $89^{\circ}58'00''$ WEST FOR A DISTANCE OF 19.55 FEET FOR POINT OF BEGINNING, SAID POINT ALSO LYING ON THE ARC OF A CURVE CONCAVE IN A EASTERLY DIRECTION, SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 621; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID WESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 621 (CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 868.51 FEET, A CHORD BEARING OF NORTH $04^{\circ}06'03''$ WEST, AND A CHORD OF 33.66 FEET) FOR A DISTANCE OF 33.66 FEET TO A POINT ON THE CENTERLINE OF VARNER ROAD (AS RECORDED IN O.R. BOOK 480, AT PAGE 122, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA); THENCE NORTH $22^{\circ}07'30''$ WEST AND ALONG SAID CENTERLINE OF VARNER ROAD FOR A DISTANCE OF 216.71 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY (AS RECORDED IN O.R. BOOK 462, AT PAGE 468, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA); THENCE NORTH $89^{\circ}58'00''$ WEST AND ALONG THE SOUTH LINE OF SAID PROPERTY (AS RECORDED IN O.R. BOOK 462, AT PAGE 468, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA) AND THEN ALONG THE SOUTH LINE OF SAID PROPERTY (AS RECORDED IN O.R. BOOK 495, AT PAGE 307 OF THE PUBLIC RECORDS OF HIGHLANDS

DoubleTimes



COUNTY, FLORIDA); FOR A INCLUSIVE DISTANCE OF 516.91 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY (AS RECORDED IN O.R. BOOK 495, AT PAGE 307 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA); THENCE NORTH 00°00'00" EAST AND ALONG THE WEST LINE OF SAID PROPERTY (AS RECORDED IN O.R. BOOK 495, AT PAGE 307 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA) FOR A DISTANCE OF 352.47 FEET; THENCE SOUTH 57°49'25" WEST FOR A DISTANCE OF 109.94 FEET; THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 618.14 FEET TO A POINT ON THE NORTH LINE OF SAID PROPERTY (AS RECORDED IN O.R. BOOK 465, AT PAGE 915, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA); THENCE SOUTH 89°58'00" EAST AND ALONG THE NORTH LINE OF SAID PROPERTY (AS RECORDED IN O.R. BOOK 465, AT PAGE 915, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA); FOR A DISTANCE OF 318.15 FEET TO A POINT ON THE WEST LINE OF SAID PROPERTY (AS RECORDED IN O.R. BOOK 494, AT PAGE 388, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA); THENCE NORTH 00°00'00" EAST AND ALONG THE WEST LINE SAID PROPERTY (AS RECORDED IN O.R. BOOK 494, AT PAGE 388, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA) FOR A DISTANCE OF 54.00 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY (AS RECORDED IN O.R. BOOK 494, AT PAGE 388, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA); THENCE NORTH 82°57'57" EAST AND ALONG THE NORTH LINE OF SAID PROPERTY (AS RECORDED IN O.R. BOOK 494, AT PAGE 388, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA) FOR A DISTANCE OF 292.60 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY (AS RECORDED IN O.R. BOOK 494, AT PAGE 388, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA); THENCE SOUTH 89°58'00" EAST FOR A DISTANCE OF 85.45 FEET TO THE POINT OF BEGINNING.0

Parcel Identification Number: C-27-35-31-A00-0090-0000

SUBJECT TO:

1. Ad valorem taxes and solid waste charges subsequent to 2015;
2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions and matters appearing on the plat or otherwise common to the subdivision;
4. Public utility easements of record.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the grantor as defined by Florida law. The property is in fact VACANT and unimproved land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.



Signed, sealed and delivered in our presence:

Witness Name: Kristen Hame

Witness Name: MAEWIN ADAMS

Witness Name: Candice Doe

Witness Name: Elaine Haughton

VICTOR H. ESPINAL

(Seal)

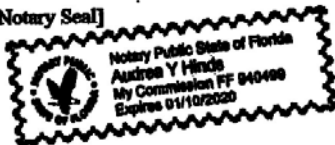
NORMA IRIS ALICIA

(Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 20th day of July, 2016 by VICTOR H. ESPINAL, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Notary Public

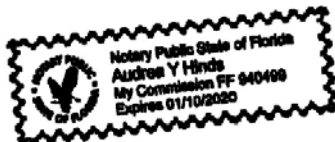
Printed Name: Andrea Y. Hinds

My Commission Expires: 01/10/2020

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 20th day of July, 2016 by NORMA IRIS ALICIA, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



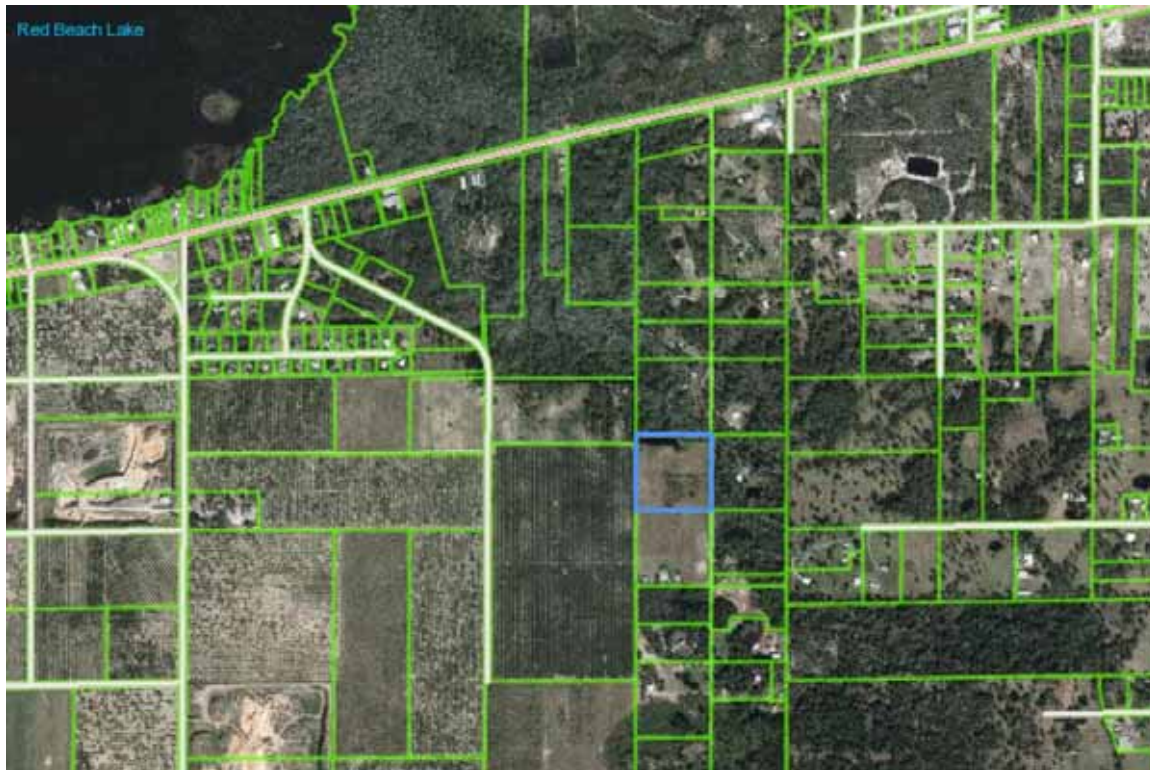
Notary Public

Printed Name: Andrea Y. Hinds

My Commission Expires: 01/10/2020



Land Sale No. 2



Property Identification

Record ID	9347
Property Type	Agricultural/Residential, Vacant Land
Address	8405 Tubbs Ranch Road, Sebring, Highlands County, Florida 33876
Location	West side of Tubbs Ranch Road, 1/2 mile south of US Highway 98
Tax ID	C-23-35-29-020-0130-0000
Legal Description	Lot 13, Suburbia Acres Unrecorded

Sale Data

Grantor	Dennis R. Gingrich
Grantee	Jonathan D. Sodrel and Ashley M. Sodrel
Sale Date	May 25, 2016
Deed Book / Page	2532/139
Property Rights	Fee Simple
Conditions of Sale	Arm's length
Financing	Cash to seller

**Land Sale No. 2 (Cont.)**

Verification Sue Clark - Broker; 863-441-0969, July 15, 2016;
Other sources: Public Records/HCPA/MLS, Confirmed by
Joe Merritt

Sale Price \$75,000

Land Data

Zoning AU, Agricultural
Topography All upland mostly cleared improved pasture
Utilities Well & Septic
Shape Rectangle
User 8 Agriculture

Land Size Information

Gross Land Size 10.000 Acres or 435,600 SF
Front Footage Tubbs Ranch Road;

Indicators

Sale Price / Gross Acre \$7,500
Sale Price / Gross SF \$0.17

Remarks

This property consists of 10 acres of fenced improved pasture land. It was purchased for future development of a single family home. Tubbs Ranch Road is a narrow dirt/gravel dead end road. The property sold after approximately 2 months on the market at a listing price of \$89,900. Approximately 25% of the site is low-lying with a muck soil type.



Land Value Analysis

OFFICIAL RECORDS FILE#: 1816976 OR BK 2532 PG 139 PAGES: 2 6/8/2016 3:52:10 PM
REC FEES: \$18.50 DEED DOC:\$525.00 D.C. MBRENES ROBERT W. GERMAINE CLERK OF
COURTS, HIGHLANDS CO.

Prepared by and return to:
Allison C. Behrman

Nielander Law Firm, P.A.
172 E. Interlake Blvd.
Lake Placid, FL 33852
863-465-8181
File Number: 16-170LR
\$75,000.00

MB
18.50
525.00
OL
NIELANDER

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Warranty Deed

This Warranty Deed made this 25 day of May, 2016 between Dennis R. Gingrich whose post office address is 624 Fluvia Ave., Coral Gables, FL 33134, grantor, and Jonathan D. Sodrel and Ashley M. Sodrel, husband and wife whose post office address is 8585 Tubbs Ranch Road, Sebring, FL 33876, grantees:

(Whoever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Highlands County, Florida to-wit:

The South 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 AND the North 3/4 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4, all in Section 23, Township 35 South, Range 29 East, Highlands County, Florida. Also known as Lot 13, SUBURBIA ACRES UNRECORDED.

Parcel Identification Number: C-23-35-29-020-0130-0000

Subject To:

1. Comprehensive land use plans, zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.
2. Restrictions and matters appearing on the plat or otherwise common to the subdivision.
3. Public utility easements of record.
4. Taxes for the year 2016 and subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes



FILE # 1816976 OR BOOK 2532/PAGE 140 PAGE 2 of 2

Signed, sealed and delivered in our presence:

Witness Name: Maria C. Castro
Witness Name: Gabriella Jimenez

Dennis R. Gingrich (Seal)
Dennis R. Gingrich

State of Florida
County of Dade

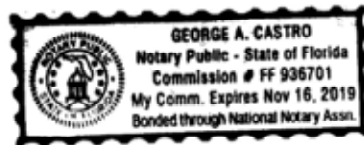
The foregoing instrument was acknowledged before me this 25 day of May, 2016 by Dennis R. Gingrich, who ☐ is personally known or ☒ has produced a driver's license as identification. DL # G 524-176-58-455-0 FL

[Notary Seal]

George A. Castro
Notary Public

Printed Name: George A. Castro

My Commission Expires: Nov 16, 2019





Land Sale No. 3



Property Identification

Record ID	9350
Property Type	Agricultural/Residential, Vacant Land
Address	462 Arbuckle Branch Road, Sebring, Highlands County, Florida 33870
Location	West side of Arbuckle Branch Road, 1.3 mile south of Arbuckle Creek Road
Tax ID	C-35-34-30-010-0010-0070
Legal Description	Lot 7, Block 1, of Arbuckle Branch Ranchettes Unrecorded

Sale Data

Grantor	Guy DeJohn and Debbie DeJohn
Grantee	462 Arbuckle Branch, LLC
Sale Date	January 22, 2016
Deed Book/Page	2512/1930
Property Rights	Fee Simple
Conditions of Sale	Arm's length
Financing	Cash to seller

**Land Sale No. 3 (Cont.)****Verification**

William Boyd - Broker; 863-385-6192, November 07, 2016; Other sources: Public Records/HCPA/MLS, Confirmed by Joe Merritt

Sale Price

\$83,500

Land Data**Zoning**

AU, Agricultural

Topography

Mostly wooded upland

Utilities

Well & Septic

Shape

Irregular

User 8

Agriculture

Land Size Information**Gross Land Size**

10.880 Acres or 473,933 SF

Front Footage

Arbuckle Branch Road;

Indicators**Sale Price/Gross Acre**

\$7,675

Sale Price/Gross SF

\$0.18

Remarks

This property consists of 10.88 acres of fenced mostly wooded land. It has frontage on Arbuckle Branch, which is an un-navigable creek. It was purchased for recreational purposes and future development of a single family home. Primary access is via Arbuckle Branch Road, which is unpaved. It was on the market for approximately 4 months at a listing price of \$109,900 prior to sale.



Land Value Analysis

OFFICIAL RECORDS FILE# 1802255 BK 2512 PG 1930 RCD: 01/28/2016 01:37:21 PM
D.C. MBERNES REC. FEE \$18.50 DEED DOC STAMPS \$584.50 ROBERT W. GERMAINE
CLERK OF COURTS HIGHLANDS CO.

Prepared by and return to:
Lourdes Nunez
Attorney at Law
Lourdes Nunez & Associates, P.A.
1839 Southwest 27 Avenue
Miami, FL 33145-2419
305-854-0888
File Number: 16-1000
Will Call No.:



MB
18.50
584.50

Parcel Identification No. C353430-01000100070

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 22nd day of January, 2016 between Guy DeJohn and Debbie DeJohn, husband and wife whose post office address is 2921 Northeast 22 Court, Pompano Beach, FL 33062 of the County of Broward, State of Florida, grantor*, and 462 Arbuckle Branch, LLC, a Florida limited liability company whose post office address is 14956 Southwest 159 Court, Miami, FL 33196 of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Highlands County, Florida, to-wit:

Lot 7, Block 1, of ARBUCKLE BRANCH RANCHETTES UNRECORDED, more particularly described as follows:

A portion of Sections 34 and 35, Township 34 South, Range 30 East, Highlands County, Florida, being more particularly described as follows: Commence at the Southwest corner of said Section 35; thence North 89 degrees 50 minutes 45 seconds East along the South line of said Section 35 a distance of 1368.15 feet; thence North 28 degrees 08 minutes 30 seconds East a distance of 100.53 feet; thence North 61 degrees 46 minutes 28 seconds West for a distance of 95.83 feet; thence North 00 degrees 10 minutes 51 seconds West a distance of 2823.33 feet to the Point of Beginning; thence South 89 degrees 49 minutes 09 seconds West a distance of 1321 feet, more or less to a point in the centerline of Arbuckle Branch Creek; thence meander Northerly along the centerline of said Arbuckle Branch Creek, a distance of 398 feet, more or less, to a point; thence North 89 degrees 49 minutes 09 seconds East a distance of 1424 feet, more or less, to a point; thence South 0 degrees 10 minutes 51 seconds East a distance of 351.56 feet to the Point of Beginning.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Shawn Desjardins

Witness Name: Jorge Miguels

Witness Name: Erik STAATS

Witness Name: Junior Ramirez

Guy DeJohn (Seal)

Debbie DeJohn (Seal)



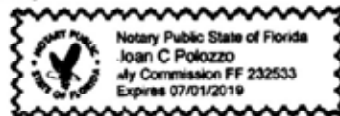
Land Value Analysis

OFFICIAL RECORDS BOOK 2512 PAGE 1931

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 22nd day of January, 2016 by Gay DeJohn and Debbie DeJohn, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Joan C Polozzo
Notary Public
Printed Name: Joan C Polozzo
My Commission Expires: _____



Land Sale No. 4



Property Identification

Record ID	9205
Property Type	Agricultural, Vacant Land
Address	29800 NW 192nd Avenue, Okeechobee, Okeechobee County, Florida 34972
Location	Southeast corner of NW 192nd Avenue and NW 300th Street
Tax ID	1-15-34-33-0A00-00033-D000
Legal Description	Lengthy

Sale Data

Grantor	Be A Man Buy Land, LLC
Grantee	Jessica Preciado
Sale Date	November 17, 2015
Deed Book / Page	767/1309
Property Rights	Fee Simple
Conditions of Sale	Arm's length
Financing	Cash to seller

**Land Sale No. 4 (Cont.)**

Verification Joseph Gazza; 855-455-5263, April 14, 2016; Other sources: Public Records, Confirmed by Joe Merritt

Sale Price \$200,000

Land Data

Zoning AG, Agriculture
Topography Mostly upland pasture
Utilities Well & Septic
Shape Rectangular
Land Use RAC, Rural Activity Center

Land Size Information

Gross Land Size 20.000 Acres or 871,200 SF
Front Footage NW 192nd Avenue; NW 300th Street;

Indicators

Sale Price / Gross Acre \$10,000
Sale Price / Gross SF \$0.23

Remarks

This property was purchased for continued agricultural use (cattle grazing). It has asphalt paved access via NW 192nd Avenue. It also has access via NW 300th Street, which is not paved.



Land Value Analysis

Deed prepared by: Joseph Zachary Gazza
P.O. Box 4281
Tequesta, FL 33469

Parcel No: 1-15-34-33-0A00-00033-D000

FILE NUM 2015010721
OR BK 767 PG 1309
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 11/23/2015 11:09:24 AM
AMT \$200,000.00
RECORDING FEES \$10.00
DEED DOC \$1,400.00
RECORDED BY G Newbourn
Pg 13091 (1 pg)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 17th day of November, 2015, BETWEEN Be A Man Buy Land, LLC, a Florida Limited Liability Company, 12963 SE Suzanne Drive, Hobe Sound, Florida 33455, Grantor, and Jessica Preciado, P.O. Box 881285, Port Saint Lucie, Florida 34988, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of Two Hundred Thousand Dollars (\$200,000.00), to said Grantor, paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described real property, together with the improvements thereon, situate, lying and being in the County of Okeechobee, State of Florida:

1-15-34-33-0A00-00033-D000

A Parcel Of Land Lying In A Portion Of The South One-Half (S 1/2) Of The Northwest One-Quarter (NW1/4) Of Section 15, Township 34 South, Range 33 East, Okeechobee County, Florida, Also Being A Portion Of Townsite Of Deesa According To The Plat Thereof Recorded In Plat Book 6, Page 25, Public Records Of Okeechobee County, Florida. Said Parcel Being More Particularly Described As Follows: Commence At The Northwest Corner Of Said Section 15; Thence South 00°29'26" West Along The West Line Of Said Section 15, A Distance Of 1375.51 Feet To The Intersection With A Line 30.00 Feet South Of And Parallel With The North Line Of The South 1/2 Of The Northwest 1/4 Of Said Section 15; Thence South 89°04'50" East Along Said Line 30.00 Feet South Of And Parallel With The North Line Of The South 1/2 Of The Northwest 1/4 Of Said Section 15, A Distance Of 40.00 Feet To The Point Of Beginning; Thence Continue South 89°04'50" East Along Said Line 30.00 Feet South Of And Parallel With The North Line Of The South 1/2 Of The Northwest 1/4 Of Said Section 15, A Distance Of 662.43 Feet; Thence South 00°29'26" West Parallel With The West Line Of Said Section 15, A Distance Of 1314.72 Feet To The Intersection With The South Line Of The Northwest 1/4 Of Said Section 15; Thence North 89°08'42" West Along The South Line Of The Northwest 1/4 Of Said Section 15, A Distance Of 662.41 Feet; Thence North 00°29'26" East, A Distance Of 1315.46 Feet To The Point Of Beginning.

Property Address: 29800 NW 192nd Avenue, Okeechobee, Florida 34972

Said land is vacant and is not the homestead property of the Grantor.

This conveyance is made in the regular course of business of the Grantor with unanimous consent in writing of all shareholders thereof.

There is a purchase money first mortgage executed by the party of the second part intended to secure a portion of the purchase price of the above premises, which said mortgage is intended to be recorded simultaneously herewith.

GRANTOR covenants with Grantees that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor does hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor; and that said land is free and clear of all encumbrances, except conditions, restrictions, easements and reservations of record, and except taxes accruing subsequent to December 31st, 2015.

"Grantor" and "Grantee" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence

Signature of Witness

Print Name of Witness Below:

Signature of Witness

Print Name of Witness Below:

Signature of Witness

STATE OF FLORIDA

SS:

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 17th day of November, 2015, by Joseph Zachary Gazza, who ☒ is personally known or ☐ has produced a driver's license as identification.



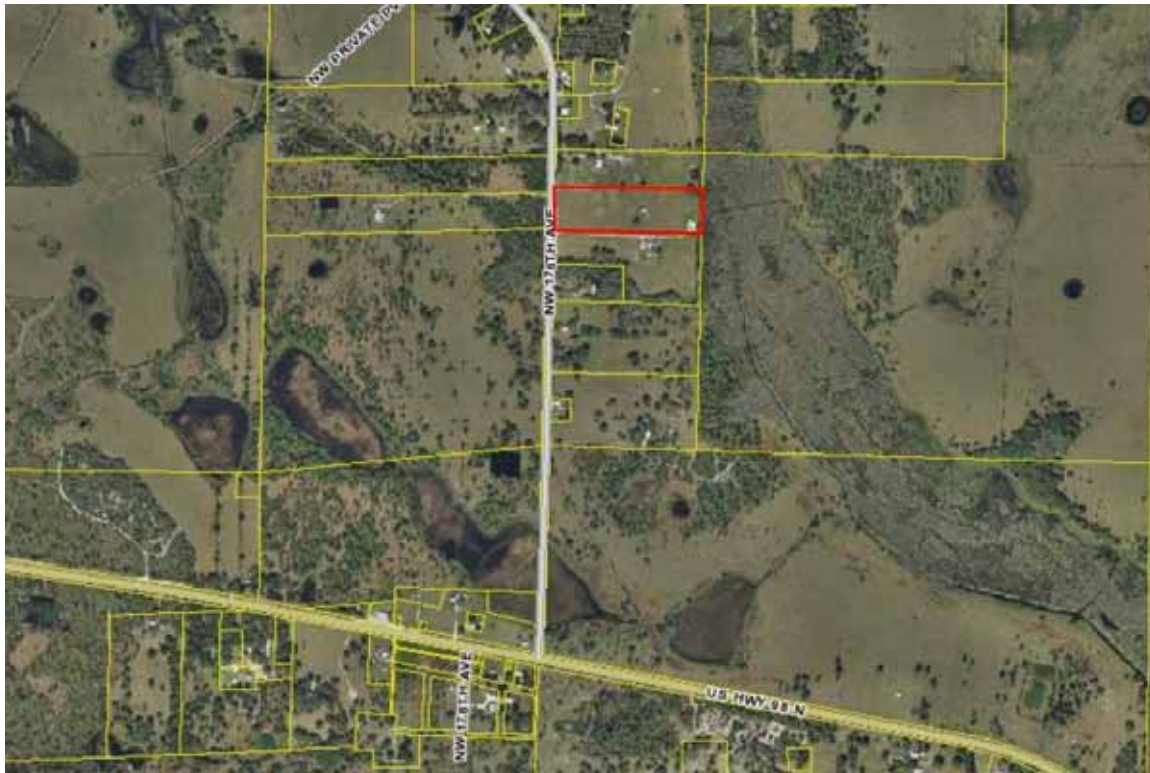
Notary

Be A Man Buy Land, LLC

By: Joseph Zachary Gazza,
Managing Member



Land Sale No. 5



Property Identification

Record ID	9206
Property Type	Agricultural, Vacant Land
Address	16688 NW 176th Avenue, Okeechobee, Okeechobee County, Florida 34972
Location	East side of NW 176th Avenue, .75 miles north of US Highway 98
Tax ID	1-26-35-33-0A00-00007-B000
Legal Description	Lengthy

Sale Data

Grantor	Jodi Gruber Fannin
Grantee	Heidi L. Williams and George Deash Williams, Jr.
Sale Date	August 07, 2015
Deed Book / Page	763/941
Property Rights	Fee Simple
Conditions of Sale	Arm's length
Financing	Cash to seller

**Land Sale No. 5 (Cont.)**

Verification John Cassels; 863-763-3131, May 11, 2016; Other sources: Loopnet & Public Records, Confirmed by Joe Merritt

Sale Price \$125,000

Land Data

Zoning AG, Agriculture
Topography All upland pasture
Utilities Well & Septic
Shape Rectangular
Land Use Agriculture

Land Size Information

Gross Land Size 12.850 Acres or 559,746 SF
Front Footage NW 176th Avenue;

Indicators

Sale Price / Gross Acre \$9,728
Sale Price / Gross SF \$0.22

Remarks

This property was purchased for continued agricultural use (horse pasture). It has asphalt paved access via NW 176th Avenue. The sale included a 19-year old mobile home containing 1,431 square feet and a small wood frame out building that contributed minimal value.



FILE NUM 2015007308
OR BK 763 PG 941
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 08/07/2015 04:09:10 PM
AMT \$125,000.00
RECORDING FEES \$10.00
DEED DOC \$875.00
RECORDED BY H Finon
Ps 941: (1 pg)

Prepared by and return to:
JOHN D. CASSELS, JR.
Partner
CASSELS & MCCALL
400 NW 2nd Street
Okeechobee, FL 34972
863-763-3131
File Number: 8519
Parcel ID Number: 1-26-35-33-0A00-00007-B000

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Trustee's Deed

This Trustee's Deed made this 7th day of August, 2015 between JODI GRUBER FANNIN, a married woman, individually and as Trustee of the Fannin Revocable Trust dated the 31st day of August, 2000 whose post office address is 4040 Wood Duck Court, Melbourne, FL 32934, grantor, and

HEIDI L. WILLIAMS and GEORGE DEASH WILLIAMS, JR as Co-Trustees of the The Revocable Living Trust of the Basinger Property whose post office address is 15720 SW 56th Street, Southwest Raaches, FL, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Okeechobee County, Florida, to-wit:

S 1/4 OF N 1/4 OF NW 1/4 OF SW 1/4 AND THE N 83.70 FEET OF THE S 1/4 OF NW 1/4 OF SW 1/4, ALL IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 33 EAST, LESS AND EXCEPT ROAD RIGHT OF WAY, ALL SITUATE LYING AND BEING IN OKEECHOBEE COUNTY, FLORIDA. Together with a 1997 MERI Doublewide Mobile Home bearing ID #:FLHMLCB132316884A and Title No. 73228727 and ID #: FLHMLCB132316884B and Title No. 73228728.

Property Does Not Constitute the Homestead of the Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

Trustee warrants that the above-referenced Trust has been in full force and effect during its ownership of the above-referenced Property and that the Trustee has full power and authority to deal in or with this Property or any interest therein or any part thereof, protect, and to conserve, sell lease, encumber or otherwise to manage and dispose of the Property or any part of it.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Stephany K. Durbin
Witness Name: Stephany K. Durbin

Jodi Gruber Fannin
JODI GRUBER FANNIN, Individually and as Trustee of the FANNIN REVOCABLE TRUST dated the 31st day of August, 2000

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this 7th day of August, 2015 by JODI GRUBER FANNIN as Trustee of the Fannin Revocable Trust dated the 31st day of August, 2000, who [] is personally known or [x] has produced FLDL as identification.

[Notary Seal]



Stephany K. Durbin
Notary Public

Printed Name: _____
My Commission Expires: _____

DoubleTime



Land Sale No. 6



Property Identification

Record ID	9207
Property Type	Agricultural, Vacant Land
Address	421 County Road 29, Lake Placid, Highlands County, Florida 33852
Location	Northwest corner of County Road 29 and South Sun N Lakes Boulevard
Tax ID	C-08-37-30-A00-0380-0000 & 0020-000
Legal Description	Lengthy

Sale Data

Grantor	John C. Edmondson & Ann C. Edmondson and Thomas G. Waldon & Lynn E. Waldon
Grantee	Robert D. Hartman and Linda D. Hartman
Sale Date	July 17, 2015
Deed Book / Page	2487/1678
Property Rights	Fee Simple
Conditions of Sale	Arm's length
Financing	Cash to seller

**Land Sale No. 6 (Cont.)**

Verification Marcus Lambert; 863-386-0303, April 29, 2016; Other sources: MLS & Public Records, Confirmed by Joe Merritt

Sale Price \$300,000

Land Data

Zoning AU, Agriculture
Topography Mostly upland pasture
Utilities Well & Septic
Shape Irregular
Land Use Agriculture

Land Size Information

Gross Land Size 36.240 Acres or 1,578,614 SF
Front Footage County Road 29; South Sun N Lakes Boulevard;

Indicators

Sale Price / Gross Acre \$8,278
Sale Price / Gross SF \$0.19

Remarks

This property was purchased for continued agricultural use (horse pasture). It has asphalt paved access via County Road 29 and South Sun N Lakes Boulevard. It has a view of Lake Grassy but no physical access to the lake due to heavy vegetation along the shoreline. The property included 40 year old wood frame horse barn containing 4,712 square feet that contributed minimal or no value.



Land Value Analysis

OFFICIAL RECORDS FILE# 1782111 BK 2487 PG 1678 RCD: 07/29/2015 11:49:24 AM
D.C. STURNBULL REC. FEE \$44.00 DEED DOC STAMPS \$2100.00 ROBERT W. GERMAINE
CLERK OF COURTS HIGHLANDS CO.

Recording 5-18
Doc # 21107

Sof 44.00
2100.00
4.00CP

Prepared by and return to:
MELISSA E. BARLAUG
Legal Assistant
KARLSON LAW GROUP, P.A.
301 Dal Hall Boulevard
Lake Placid, FL 33852
863-465-5033
File Number: 12-15



[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17 day of July, 2015 between JOHN C. EDMONDSON and ANN C. EDMONDSON, husband and wife, and THOMAS G. WALDON and LYNN E. WALDON f/k/a JEAN L. EDMONDSON, husband and wife whose post office address is 349 CR 29, Lake Placid, FL 33852, grantor, and ROBERT D. HARTMAN and LINDA D. HARTMAN as Trustees of the HARTMAN FAMILY REVOCABLE LIVING TRUST DATED JUNE 1, 2012 whose post office address is 158 Blue Moon Ave, Lake Placid, FL 33852, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Highlands County, Florida to-wit:

TRACT 1:

A PORTION OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 30 EAST, HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MEANDER CORNER ON THE EAST LINE OF SECTION 8 LYING ON THE NORTH SIDE OF LAKE GRASSY; THENCE NORTH 01°28'00" WEST, 973.61 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 29; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 522.96 FEET; CENTRAL ANGLE OF 50°29'02", CHORD BEARING SOUTH 69°14'58" WEST, 446.02 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 29 AND ALONG SAID CURVE TO THE LEFT, 460.79 FEET TO A POINT OF TANGENT; THENCE SOUTH 44°00'27" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 29, 76.11 FEET; THENCE SOUTH 00°37'16" EAST, 553.59 FEET; THENCE SOUTH 89°59'24" EAST, 246.12 FEET; THENCE SOUTH 01°28'00" EAST, 276 FEET MORE OR LESS TO THE WATERS OF LAKE GRASSY; THENCE NORTHEASTERLY ALONG SAID WATERS OF LAKE GRASSY, 239 FEET MORE OR LESS; THENCE NORTH 01°28'00" WEST 39.7 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF TRACT 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 30 EAST, HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MEANDER CORNER ON THE EAST LINE OF SAID SECTION 8 LYING ON THE NORTH SIDE OF LAKE GRASSY; THENCE NORTH 01°28'00" WEST, 320.13 FEET; THENCE SOUTH 63°54'18" WEST, 259.89 FEET; THENCE SOUTH 01°28'00" EAST; 276 FEET MORE OR LESS TO THE WATERS OF LAKE GRASSY; THENCE NORTHEASTERLY ALONG

DoubleTimes



SAID WATERS OF LAKE GRASSY, 239 FEET MORE OR LESS; THENCE NORTH 01°28'00" WEST, 39.7 FEET TO THE POINT OF BEGINNING.

AND

TRACT 2:

THE EASTERN 41 FEET OF TRACT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF SECTION 9, TOWNSHIP 37 SOUTH, RANGE 30 EAST, HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MEANDER CORNER ON THE WEST LINE OF SAID SECTION 9 LYING ON THE NORTH SIDE OF LAKE GRASSY; THENCE NORTH 01°28'00" WEST, 367.09 FEET; THENCE NORTH 88°32'00" EAST, 227.45 FEET; THENCE SOUTH 01°28'00" EAST, 347.09 FEET; THENCE SOUTH 88°32'00" WEST, 37.45 FEET; THENCE SOUTH 01°28'00" EAST, 53.8 FEET MORE OR LESS TO THE WATERS OF LAKE GRASSY; THENCE SOUTHWESTERLY ALONG SAID WATERS OF LAKE GRASSY, 191 FEET MORE OR LESS; THENCE NORTH 01°28'00" WEST, 39.7 FEET TO THE POINT OF BEGINNING.

AND

TRACT 3:

A PORTION OF SECTION 9, TOWNSHIP 37 SOUTH, RANGE 30 EAST, HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MEANDER CORNER ON THE WEST LINE OF SAID SECTION 9 LYING ON THE NORTH SIDE OF LAKE GRASSY; THENCE NORTH 01°28'00" WEST, 367.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°28'00" WEST, 606.52 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 29; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTH; HAVING A RADIUS OF 522.96 FEET, CENTRAL ANGLE OF 39°15'58", CHORD BEARING SOUTH 65°51'00" EAST, 351.42 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT 358.40 FEET TO A POINT OF TANGENT; THENCE SOUTH 46°13'01" EAST, 1333.09 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1959.86 FEET, CENTRAL ANGLE 20°28'58" EAST, CHORD BEARING SOUTH 56°27'30" EAST, 696.91 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE LEFT 700.63 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF SUN 'N LAKES ESTATES BOULEVARD; THENCE SOUTH 20°13'26" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 125.30 FEET TO A POINT LYING ON THE NORTH BOUNDARY OF BLOCK 246, SUN 'N LAKES ESTATES SECTION 20, AS RECORDED IN PLAT BOOK 8, PAGE 89, OF THE PUBLIC RECORDS HIGHLANDS COUNTY, FLORIDA; THENCE NORTH 89°55'34" WEST, ALONG THE NORTH LINE OF SAID BLOCK 246, SUN 'N LAKES ESTATES, SECTION 20, 1223.81 FEET; THENCE NORTH 44°55'34" WEST, 49.50 FEET MORE OR LESS TO THE WATERS OF LAKE GRASSY; THENCE NORTHWESTERLY ALONG SAID WATERS OF LAKE GRASSY, 1157 FEET MORE OR LESS; THENCE NORTH 01°28'00" WEST, 53.8 FEET MORE OR LESS; THENCE NORTH 88°32'00" EAST, 37.45 FEET; THENCE NORTH 01°28'00" WEST, 347.09 FEET; THENCE SOUTH 88°32'00" WEST, 227.45 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH:

A 25 FOOT INGRESS & EGRESS EASEMENT

A PORTION OF SECTIONS 8 & 9, TOWNSHIP 37 SOUTH, RANGE 30 EAST, HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MEANDER CORNER ON THE EAST LINE OF SAID SECTION 8 LYING ON THE NORTH SIDE OF LAKE GRASSY; THENCE NORTH 01°28'00" WEST, 279.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°32'00" WEST, 12.50 FEET; THENCE NORTH 01°28'00" WEST 695.17 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 29; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTH; HAVING A RADIUS OF 522.96 FEET CENTRAL ANGLE OF 2°45'15", CHORD BEARING SOUTH 85°30'25" EAST, 25.14 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT, 25.14 FEET



TO A POINT; THENCE SOUTH 01°28'00" EAST, 692.56 FEET; THENCE SOUTH 88°32'00" WEST, 12.50 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: C-08-37-30-A00-0350-0000

and

Parcel Identification Number: C-09-37-30-A00-0020-0000

and

Parcel Identification Number: C-09-37-30-A00-0080-0000

SUBJECT TO:

1. Ad valorem taxes and solid waste charges subsequent to 2014;
2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;

Full Power and authority is granted to the Trustees to : (a) improve, manage, protect, and subdivide the premises or any part of the premises or any part of the premises; (b) dedicate parks, streets, highways, or alleys and vacate any subdivisions, and to resubdivide the property as often as desired; (c) contract to sell; (d) grant options to purchase; (e) sell on any terms; (f) convey either with or without consideration; (g) convey the premises or any part to a successors or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers, and authorities vested in the Trustees; (h) donate, dedicate, mortgage, pledge, or otherwise encumber the property, or any part lease the property, or any part, from time to time in possession of reversion, by leases to commence in the present or in the future, and on any terms and for any period or periods of time, and to renew or extend leases on any terms and for any period or periods of time, and to amend, change, or modify leases and the terms and provisions at any time; (j) contract to make leases and grant options to lease and renew leases, and options to purchase the whole or any part of the reversions and to contract respecting the manner of fixing the amount of present or future rentals; (k) partition or exchange the property, or any part, for other real or personal property; (l) grant easements or charges of any kind; (m) release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part; (n) the Trustee is allowed to occupy, reside on and make homestead application for the premises; and (o) deal with the property and every part in all other ways and for other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.



OFFICIAL RECORDS BOOK 2487 PAGE 1681

Melissa Barlaug
Witness Name: MELISSA BARLAUG
David Mains
Witness Name: DAVID L. MAINS

Thomas G. Waldon (Seal)
THOMAS G. WALDON
Lynn E. Waldon (Seal)
LYNN E. WALDON
f/k/a JEAN L. EDMONDSON

State of Florida
County of Highlands

The foregoing instrument was acknowledged before me this 3 day of July, 2015 by THOMAS G. WALDON and LYNN E. WALDON f/k/a JEAN L. EDMONDSON, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Melissa Barlaug
Notary Public
Printed Name: MELISSA BARLAUG
My Commission Expires: _____



OFFICIAL RECORDS BOOK 2487 PAGE 1682

...

Mark Lambert
Witness Name: Mark Lambert
Pamela T. Karlson
Witness Name: Pamela T. Karlson

John C. Edmondson
JOHN C. EDMONDSON

Ann C. Edmondson (Seal)
ANN C. EDMONDSON

State of Florida
County of Highlands

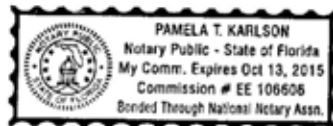
The foregoing instrument was acknowledged before me this 17 day of July, 2015 by JOHN C. EDMONDSON and ANN C. EDMONDSON, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]

Pamela T. Karlson
Notary Public

Printed Name: _____

My Commission Expires: _____





Land Sale No. 7



Property Identification

Record ID	9208
Property Type	Agricultural, Vacant Land
Address	235 Highlands Lake Drive, Lake Placid, Highlands County, Florida 33852
Location	East side of Highlands Lake Drive, 200 feet north of Knox Lane
Tax ID	C-27-36-30-A00-0053-0000
Legal Description	Lengthy

Sale Data

Grantor	Joseph Earl Hendry and Claudia A. Hendry
Grantee	Kenneth Wayne Godwin
Sale Date	October 24, 2014
Deed Book / Page	2450/1926
Property Rights	Fee Simple
Conditions of Sale	Arm's length
Financing	Cash to seller

**Land Sale No. 7 (Cont.)**

Verification Allison Behrman; 863-465-8181, April 21, 2016; Other sources: Loopnet & Public Records, Confirmed by Joe Merritt

Sale Price \$150,000

Land Data

Zoning AU, Agriculture
Topography Mostly heavily wooded
Utilities Well & Septic
Shape Rectangular
Land Use Agriculture

Land Size Information

Gross Land Size 12.650 Acres or 551,034 SF
Front Footage Highlands Lake Drive;

Indicators

Sale Price / Gross Acre \$11,858
Sale Price / Gross SF \$0.27

Remarks

This property was purchased for continued agricultural use (horse pasture) and future construction of a single family home. It has asphalt paved access via Highlands Lake Drive. It has exposure to but no direct frontage on or physical access to Lake Istokpoga due to heavy vegetation on the site and along the shoreline.



Land Value Analysis

OFFICIAL RECORDS FILE# 1752330 BK 2450 PG 1926 RCD: 10/31/2014 10:09:51 AM
 D.C. STURNBULL REC. FEE \$18.50 DEED DOC STAMPS \$1050.00 ROBERT W. GERMAINE
 CLERK OF COURTS HIGHLANDS CO.

\$150,000
 Sat 18.50
 1050.00
 1.00cf

Prepared by and return to:
 Allison C. Behrman

Nielander Law Firm, P.A.
 172 E. Interlake Blvd.
 Lake Placid, FL 33852
 863-465-8181
 File Number: 14-244LR



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Trustee's Deed

This Trustee's Deed made this 24th day of October, 2014 between Joseph Earl Hendry and Claudia A. Hendry, Individually and as Trustees of the Joseph Earl Hendry and Claudia A. Hendry Revocable Trust dated 5/30/07 whose post office address is 1109 Lofton Lane, Vidalia, GA 30474, grantor, and Kenneth Wayne Godwin, a married man whose post office address is 1170 Lake Groves Road NW, Lake Placid, FL 33852, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Highlands County, Florida, to-wit:

A portion of the South Half of the Southwest Quarter of Section 27, Township 36 South, Range 30 East, Highlands County, Florida, being more particularly described as follows: Commence at the Southwest corner of said Section 27; thence North 00°37'42" West, along the West line of said Section 27, a distance of 120.01 feet; thence South 89°50'25" East, parallel with and 120 feet North of the South line of the Southwest Quarter of said Section 27, a distance of 33.00 feet to the POINT OF BEGINNING, said point being on the Easterly right of way line of Highlands Lake Drive; thence North 00°37'42" West, along said Easterly right of way line, said line being 33.00 feet East of and parallel with the West line of said Section 27, a distance of 330.27 feet; thence North 89°50'25" East, a distance of 1562.5 feet, more or less, to the shoreline of Lake Istokpoga; thence Southeasterly along the shoreline of Lake Istokpoga, a distance of 395.3 feet, more or less, to a point lying 120 feet North of the South line of the Southwest Quarter of said Section 27; thence South 89°50'25" West, along a line 120 feet North of and parallel with the South line of the Southwest Quarter of said Section 27 a distance of 1777.1 feet more or less to the POINT OF BEGINNING.

Subject To:

1. Comprehensive land use plans, zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.
2. Restrictions and matters appearing on the plat or otherwise common to the subdivision.
3. Public utility easements of record.
4. Taxes for the year 2014 and subsequent years.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor and is in fact VACANT land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

DoubleTime



OFFICIAL RECORDS BOOK 2450 PAGE 1927

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Katie Williamson
Witness Name: Katie Williamson

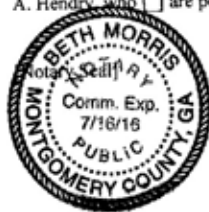
Andrea James
Witness Name: Andrea James

Joseph Earl Hendry
Joseph Earl Hendry, Individually and as Trustee

Claudia A. Hendry
Claudia A. Hendry, Individually and as Trustee

State of Georgia
County of Toombs

The foregoing instrument was acknowledged before me this 24th day of October, 2014 by Joseph Earl Hendry and Claudia A. Hendry, who ☐ are personally known or ☒ have produced a driver's license as identification.



Beth Morris
Notary Public

Printed Name: Beth Morris

My Commission Expires: 7/16/16



Land Sale No. 8



Property Identification

Record ID	9209
Property Type	Agricultural, Vacant Land
Address	3350 White Oak Road, Lorida, Highlands County, Florida 33857
Location	Southwest corner of White Oak Road and Doe Run
Tax ID	C-33-35-31-A00-0060-0000
Legal Description	Lengthy

Sale Data

Grantor	BFG Land Holdings, Inc.
Grantee	Larry Vinson and Wendy Vinson
Sale Date	January 21, 2014
Deed Book / Page	2413/274
Property Rights	Fee Simple
Conditions of Sale	Arm's length
Financing	Cash to seller

**Land Sale No. 8 (Cont.)**

Verification Gary Thoubboron; 561-630-2907, April 22, 2016; Other sources: MLS & Public Records, Confirmed by Joe Merritt

Sale Price \$338,925

Land Data

Zoning AU, Agriculture
Topography Partially cleared pasture
Utilities Well & Septic
Shape Irregular
Land Use Agriculture

Land Size Information

Gross Land Size 50.600 Acres or 2,204,136 SF
Front Footage White Oak Road;

Indicators

Sale Price / Gross Acre \$6,698
Sale Price / Gross SF \$0.15

Remarks

This property was purchased for continued agricultural use (cow pasture) and future construction of a single family home. It has asphalt paved access via White Oak Road. It has a limited view of Lake Istokpoga but no physical access to the lake due to heavy vegetation and wetlands along the shoreline.



Land Value Analysis

OFFICIAL RECORDS FILE# 1721506 BK 2413 PG 274 RCD: 01/23/2014 01:26:05 PM
D.C. JBASSETT REC. FEE \$27.00 DEED DOC STAMPS \$2373.00 ROBERT W. GERMAINE
CLERK OF COURTS HIGHLANDS CO.

JB 27.00

2373.00

Prepared by and return to:
Robert M. Chisholm, Esq.
Attorney at Law
Robert M. Chisholm, P.A.
4921 SW 74th Court
Miami, FL 33155
305-667-4261
File Number: 13-18400
Will Call No.:



[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 21st day of January, 2014 between BFG Land Holdings, Inc., a Florida corporation whose post office address is 15050 NW 79th Court, Suite 200, Miami Lakes, FL 33016, grantor, and Larry Vinson and Wendy Vinson, husband and wife whose post office address is 3350 White Oak Road, Lorida, FL 33857, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida**, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Parcel Identification Number: C-33-35-31-A00-0060-0000

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

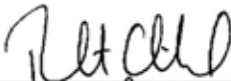
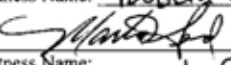
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimee

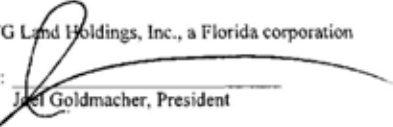


OFFICIAL RECORDS BOOK 2413 PAGE 275

Signed, sealed and delivered in our presence:


Witness Name: ROBERT M. CHISHOLM

Witness Name: Marta Sed

BFG Land Holdings, Inc., a Florida corporation

By: 
Joel Goldmacher, President

(Corporate Seal)



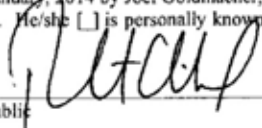
State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 21st day of January, 2014 by Joel Goldmacher, President of BFG Land Holdings, Inc., a Florida corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



ROBERT M. CHISHOLM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE062035
Expires 4/26/2015


Notary Public

Printed Name: _____

My Commission Expires: _____



Exhibit A

U.S. GOVERNMENT SURVEY LOTS 12 AND 13 IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 31 EAST, HIGHLANDS COUNTY, FLORIDA, LESS AND EXCEPT:

A PORTION OF GOVERNMENT LOTS 12 AND 13 IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 31 EAST, HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT ANGLE POINT 5 ON THE 1914 MEANDER LINE OF LAKE ISTOKPOGA; THENCE RUN SOUTH 51°36'00" EAST ALONG SAID GOVERNMENT MEANDER LINE FOR A DISTANCE OF 979.64 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE SOUTH 51°36'00" EAST ALONG THE LAST DESCRIBED MEANDER LINE FOR A DISTANCE OF 206.38 FEET TO ANGLE POINT 6; THENCE RUN SOUTH 28°31'00" EAST FOR A DISTANCE OF 355.08 FEET TO ANGLE POINT 7; THENCE RUN SOUTH 69°12'00" EAST FOR A DISTANCE OF 264.00 FEET TO ANGLE POINT 8; THENCE RUN SOUTH 36°21'00" EAST STILL ALONG THE 1914 MEANDER LINE OF LAKE ISTOKPOGA FOR A DISTANCE OF 394.02 FEET TO ANGLE POINT 9; THENCE RUN SOUTH 45°30'00" EAST FOR A DISTANCE OF 264.00 FEET TO ANGLE POINT 10; THENCE RUN NORTH 71°26'00" EAST FOR A DISTANCE OF 265.32 FEET TO ANGLE POINT 11; THENCE RUN SOUTH 80°31'00" EAST STILL ALONG THE 1914 MEANDER LINE OF LAKE ISTOKPOGA FOR A DISTANCE OF 264.00 FEET TO ANGLE POINT 12; THENCE RUN SOUTH 31°49'35" WEST FOR A DISTANCE OF 1088.04 FEET TO A POINT ON THE 1928 GOVERNMENT MEANDER LINE OF LAKE ISTOKPOGA; THENCE RUN NORTH 53°00'00" WEST ALONG SAID 1928 GOVERNMENT MEANDER LINE OF LAKE ISTOKPOGA FOR A DISTANCE OF 400.00 FEET TO AN ANGLE POINT; THENCE RUN NORTH 42°45'00" WEST FOR A DISTANCE OF 660.00 FEET TO AN ANGLE POINT; THENCE RUN NORTH 83°15'00" WEST STILL ALONG THE 1928 GOVERNMENT MEANDER LINE OF LAKE ISTOKPOGA FOR A DISTANCE OF 190.99 FEET TO A POINT, THENCE RUN NORTH FOR A DISTANCE OF 1108.53 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: C-33-35-31-A00-0060-0000



Property Rights Transferred

All of the comparable sales in this analysis involved ownership transfer on a Fee Simple Estate basis, with the buyers receiving full property rights. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. The northern 2.73 acres of the Subject Property will be encumbered by a flowage easement. Therefore, it was necessary to adjust all of the sales for their superior property rights transferred compared to the Subject.

In support of this adjustment, we have made the following paired sales analysis comparing properties that differed mostly in the property rights transferred.

Date	OR Bk & Pg	Acres	Sale Price	Price/Acre	Remarks
September 16, 2014	27043/1554	101.85	\$11,935,885	\$117,191	With Residential Development Rights
August 1, 2014	26954/0809	143.37	\$5,800,000	\$40,455	Preserve Area (No Residential Development Rights)
				-65.48%	Indicated Adjustment
July 27, 2015	27702/0450	9.92	\$1,250,000	\$126,008	With Residential Development Rights
September 16, 2014	27054/0281	14.32	\$880,000	\$61,453	Preserve Area (No Residential Development Rights)
				-51.23%	Indicated Adjustment
September 3, 2015	765/0243	21.66	\$207,500	\$9,580	Fee Simple
May 26, 2015	760/1610	29.71	\$210,000	\$7,068	50% Encumbered by Utility Easements
				-26.22%	Indicated Adjustment

The first two comparisons shown above involved properties within the Agricultural Reserve Area of Palm Beach County. Both compared unencumbered properties to properties that have been designated preserve areas and are encumbered by agricultural conservation easements. These indicated downward adjustments of approximately 65% and 51% for this factor. The third comparison involved two agricultural properties in Okeechobee County one being sold in Fee Simple and the other subject to utility easements on approximately 50% of the site. The 150-foot wide utility easement is similar to the Subject's flowage easement in that no improvements may be constructed but can be used for agricultural purposes such as cattle grazing. These paired sales indicated a downward adjustment of approximately 26%.

Based on this analysis, it is our opinion that a downward adjustment of 50% is applicable for the 2.73-acre flowage easement portion of the Subject. The flowage easement represents 16% of the Subject Property. Therefore, an overall downward adjustment of 10% ($50\% \times .16 = 8.14\%$ rounded to 10%) was applied to all of the sales for property rights conveyed.



Terms of Financing

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. However, all of the comparable sales analyzed herein involved either market financing terms or cash to Grantor. Therefore, no adjustments were made, nor any cash equivalency performed.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. None of the sales required adjustments for conditions of sale.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparable sales occurred from January 2014 to July 2016. All of the comparables used in our analysis were considered to be representative of the current market and no adjustments were made for time or changes in market conditions.

Location

The Subject Property is considered to have an average location. It is situated in close proximity to the Kissimmee River but has no view or direct frontage on the river and no riparian rights. All of the comparable sales utilized in our analysis are considered to have locational characteristics that are generally similar to that of the Subject and no location adjustments were necessary.

Size

The Subject Property contains a total of 16.77 acres. The comparable sales ranged in size from 5.00 acres to 50.60 acres. Typically, smaller properties will sell for more on a price per acre basis than larger properties, all other things equal, and vice versa. Sale 1, which is smaller than the Subject, received a downward size adjustment based in this reasoning. Sales 6 and 8, which are larger than the Subject, received upward size adjustments.



Site Quality

The Subject Property is considered to have a good site quality being all upland with a sandy soil type suitable for a variety of uses. There is a small family cemetery located in the northwest portion of the Subject Property in close proximity to US Highway 98. Considering that the cemetery can only be accessed by family descendants and is located on the north edge of the property, it does not have a measurable effect on Market Value or the future development potential of the site. The majority of the comparable sales were considered to be generally similar to the Subject Property as to overall site quality and no adjustments were necessary. Sale 1 received an upward site quality adjustment due to its highly irregular shape compared to the Subject. Sale 2 received an upward site quality adjustment because approximately 25% of the site is low-lying with a muck soil type. Sale 3 received an upward site quality adjustment because the majority of the site is not cleared and heavily wooded. Sale 8, which has a large area of unusable wetlands, received an upward site quality adjustment.

Access

The Subject Property and the majority of the comparable sale properties have asphalt paved access. Sales 2 and 3, both of which have dirt road access, received upward adjustments for their inferior access compared to the Subject's.

Miscellaneous

As discussed throughout this report, the Subject has several building structures located on the site. They range in condition from dilapidated to average. The single family home and detached garage are likely the only structures worthy of consideration for renovations, in our opinion. While it is debatable whether or not these improvements contribute to the overall property value, the right buyer may want to renovate the 100+ year old home due to its character and overall construction features. We will also consider the impact of the small family cemetery on the property. In the event of a redevelopment of the site, its overall location and the surrounding mature oak trees would likely leave this portion of the site undisturbed even if the cemetery was not present. While some may consider its presence a nuisance, others may consider that it adds character and history to the site.

Overall, we have adjusted all the sales upward considering the existing improvements on the Subject site.

**Conclusion – Land Value Analysis**

As can be seen on the chart displayed earlier, the comparable sales indicated an adjusted range from \$8,440 to \$11,739 per acre with an average of \$9,465 per acre. All of the comparable sales were considered to provide reasonable indications of value for the Subject Property and were given approximate equal weight in reaching our final value conclusion. Therefore, it is our opinion that the Subject Property, with the southern 14.04 acre having Fee Simple Estate ownership and the northern 2.73 acres of the site encumbered by a flowage and access easement, had a Market Value of approximately \$9,000 to \$10,000 per acre as of November 2, 2016 or \$160,000 calculated as follows:

$$16.77 \text{ Acres} \times \$9,000 = \$150,930$$

$$16.77 \text{ Acres} \times \$10,000 = \$167,700$$

$$\text{Say } \underline{\$160,000}$$

ADDENDA

ORDINANCE 06-07-38

DATE EFFECTIVE: _____

ORDINANCE NO. 06-07-38

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, ESTABLISHING A LIST OF SELECTED PROPERTIES WORTHY OF RECOGNITION AS BEING HISTORIC LAND MARKS WITHIN THE UNINCORPORATED AREAS OF HIGHLANDS COUNTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 12.03.502, of the Code of Ordinances, Highlands County, Florida (hereinafter referred to as the "code") authorizes the County Historic Preservation Commission to recommend specific places, districts, sites, buildings, structures or monuments to be designated by ordinance as historic properties or historic districts; and

WHEREAS, Section 12.15.101 of the Code provides for the designation of historic districts and properties; and

WHEREAS, Section 12.15.101 of the Code provides that all designations of historic properties and districts shall be adopted by ordinance; and

WHEREAS, Section 12.15.101.B. of the Code provides that any designation of a historic property or historic district is not to be adopted without the property owner(s) approval, and,

WHEREAS, The following selected structures have been approved by their respective owners to be designated by ordinance to be historic properties;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Highlands County, Florida, that:

SECTION 1. Designation. The following properties recommended by the County Historic Preservation Commission, with the approvals of the respective property owners, are designated to be historic properties pursuant to Section 12.15.101 of the Code:

1. Pearce Homestead (SFWMD), 116 Lockett Lane, Lorida, Florida 33857, C-08-36-33-A00-0040-0000; legally described as follows: An irregular 16 acre M/L parcel in the northerly portion of Section 8, adjacent to C-38 canal right-of-way
2. Fort Basinger School (SFWMD), 116 Lockett Lane, Lorida, Florida 33857, C-08-36-33-A00-0040-0000; legally described as follows: An irregular 16 acre M/L parcel in the northerly portion of Section 8, adjacent to C-38 canal right-of-way



3. Hollyhurst (Lindemer Home), 745 Lake Lotela Drive, Avon Park, Florida, 33825, C-35-33-28-040-00A0-0120; legally described as follows: Holly Shore Subdivision per Plat Book 2, Page 145, Lot 12, less east 100 feet + less an "L" shaped tract in northeast portion, Lot 12, Block A
4. Venus Teacherage (Highlands County), 41 Venus Clubhouse Road, Venus, Florida 33960, C-23-39-29-A00-0110-0000; legally described as follows: Begin at northwest corner of east ½ of northeast ¼ of northwest ¼ + run east 420 feet, south 420 feet, west 420 feet, north 420 feet to beginning, 4.05 acres.
5. Old Lorida School (SFCC), 1957 Loblolly Ave., Lorida, Florida 33857, C-17-35-31-A00-0100-0000; legally described as follows: A 463 feet tract in northeast corner of northwest ¼ of Section 17, less road right-of-way. 17-35-31/10 2.9 acres.
6. Lake Placid Conference Center (Dewey House & Guest Residences), 2659 Placid View Drive, Lake Placid, Florida 33852, C-13-37-29-A00-0010-0000; legally described as follows: 64 acres out of fraction of northeast ¼ fully described in Record Book 29, Page 24, 13-37-29/1 64 acres.
7. Smith House (Coachman-Pollard House & Caretaker's Cottage), 25 Piney Point Drive, Lake Placid, Florida 33852, C-25-36-29-A00-0030-0000; legally described as follows: A tract of land lying in 25-36-29 or resurvey of Government Lot 21 fully described in Document Book 106, Page 544, less an irregular tract out of north ½ of Government Lot 21 per Official Record 561, Page 481 + less a 10 foot strip lying contiguous to south line of Lot 22 of Breezy Cove Subdivision per Official Record 658, Page 984, 25-36-29/3 1.42 acres.
8. Chapman (Hill) House, 1731 Hollyhurst Drive, Avon Park, Florida, 33825, C-25-33-28-050-0080-0010; legally described as follows: Replat Pinecrest Lakes etc., per Plat Book 3, Page 118-118A-118B, Lot 1, Block 8.
9. Bond (Etheredge-Barrow) House, 7201 C.R. 17 South, Sebring, Florida 33870, C-22-35-29-040-0420-0000; legally described as follows: DeSoto City per Plat Book 3, Page 74 Replat of Blocks 41 through 44. A tract of approximately 100 X 210 feet on easterly boundary of Block 42.
10. Percefull (Barrow) House, 6926 C.R. 17, South, Sebring, Florida 33870, C-22-35-29-030-0400-0040; legally described as follows: DeSoto City 2nd Subdivision Plat Book 1, Page 39, Lots 4 to 7, inc Block 40

SECTION 2: Severability: The sections, subsections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection or section of this Ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not effect any of the remaining phrases, clauses, sentences, paragraphs, subsections and sections of this Ordinance.



SECTION 3. Conflict. Any ordinance or part thereof in conflict with this Ordinance or any part hereof is hereby repealed to the extent of the conflict.

SECTION 4. Effective Date. This ordinance shall take effect immediately upon filing with the Department of State.

DONE AND ADOPTED this 28th day of August, 2007

**BOARD OF COUNTY COMMISSIONERS
HIGHLANDS COUNTY, FLORIDA**

By: C. Guy Maxcy
C. Guy Maxcy, Chairman

ATTEST:

By: L.E. "Luke" Brooker
L.E. "Luke" Brooker, Clerk



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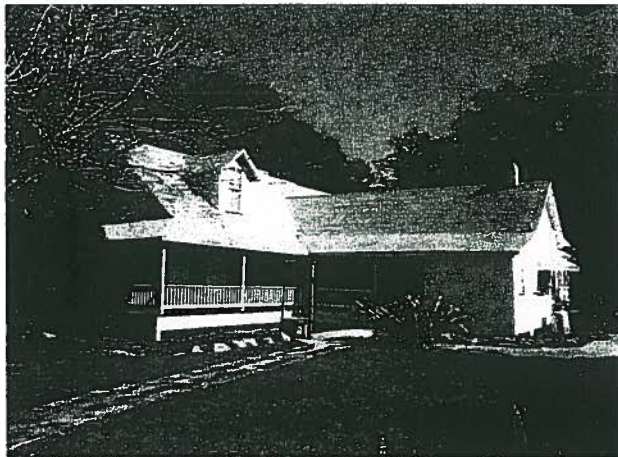
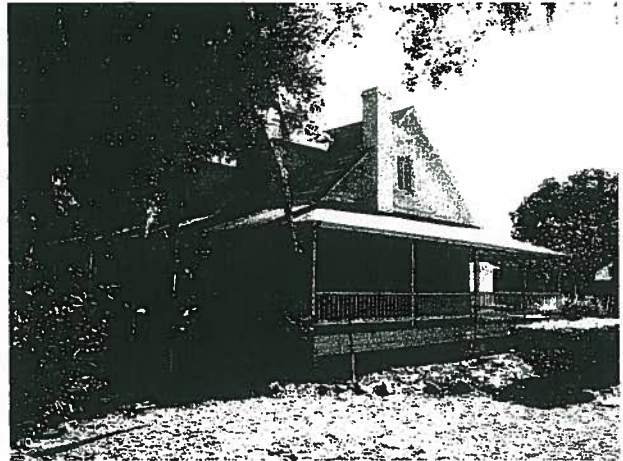


Structure No. 1

STRUCTURES OF HISTORIC SIGNIFICANCE IN HIGHLANDS COUNTY



North Elevation



Southwest Elevation



East Elevation

PEARCE - PEARCE HOMESTEAD

Parcel No. C-08-36-33-A00-0040-0000

Legal Description: An irregular 16 acre M/L parcel in the northerly portion of Section 8, adjacent to C-38 canal right-of-way.

Owner's Name: South Florida Water management District



Owner's Address: P.O. Box 24680, West Palm Beach, Florida 33416

Site Address: 116 Lockett Lane, Lorida, Florida 33857

Date Built: c. 1927

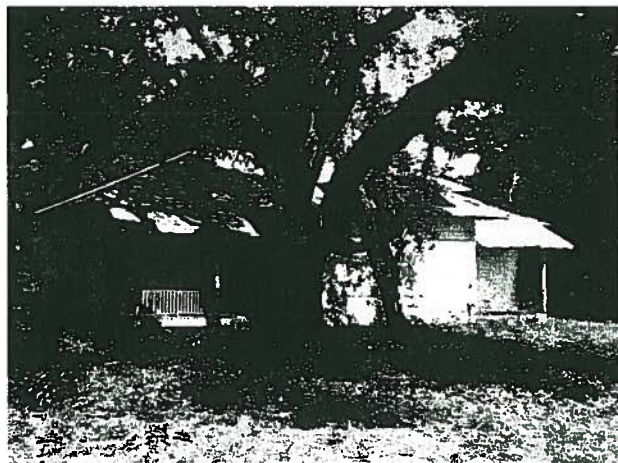
Architectural Style: Frame vernacular: This common wood frame construction technique was employed by lay or self-taught builders. Frame vernacular houses are typically one or two stories in height, with wood balloon frame structural systems and brick pier foundations. Plans are usually rectangular, although L-shaped plans were often used to maximize cross-ventilation. Its gable or hip roofs usually have steep pitches which accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall surface materials. Wood shingles are often used to cover the roofs, but almost all have been replaced by composite shingles. Simple entrance or end porches are also common features of this style. Fenestration is regular, but not always symmetrical. Windows are double-hung sash with multi-plane glazing, and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

This one-and-a-half story wood frame residential building features a steeply pitched side gable roof with two prominent gable dormers on the front slope. A hip roof veranda wraps around three sides of the house. The porch roof is supported by square posts and contains a square baluster balustrade. A large exterior brick chimney stack is located on the building's south side. An oriel bay extension protrudes from the northeast corner of the residence. Alterations to the house consist of a rear gable room addition and roof surfacing material.

History of the Structure: This house lays on property originally settled by pioneer John Mizell Pearce, who first visited the region while in military service during the Third Seminole War. After serving in the Confederate Army during the Civil War, Pearce returned to establish a ranch on the banks of the Kissimmee River near the site of what was at one time Fort Basinger, built during the Second Seminole War by the forces of Zachary Taylor. There Pearce developed one of the area's largest cattle ranches, and his son, William Sidney, took over the ranch after his death in 1897. William's daughter, Edna Pearce Lockett, inherited the property after his death in 1944. Edna Pearce Lockett obtained a B. A. degree from Florida Southern College in Lakeland and became a teacher and principal at the Fort Basinger School. Four years later she returned home to take over the duties of her ranch after her brother was killed in an automobile accident. At the time Edna Pearce was intensely involved in civic affairs, holding numerous high offices in the state Democratic party, including attending the national convention in 1938 as a Florida delegate. In that same year she was elected to the Florida House of Representatives and was the only woman serving in the legislature at the time. Edna Pearce sponsored many legislative measures to improve the rights of women, such as entitling them to serve on juries, collect equal pay for equal work, and protect their property rights. In 1953 she married London businessman William James Lockett and remained at her home until her death in 1990. The residence on this property was constructed in 1927.



STRUCTURES OF HISTORIC SIGNIFICANCE IN HIGHLANDS COUNTY



South Elevation



FORT BASINGER SCHOOL

Parcel No. C-08-36-33-A00-0040-0000

Legal Description: An irregular 16 acre M/L parcel in the northerly portion of Section 8, adjacent to C-38 canal right-of-way.

Owner's Name: South Florida Water Management District

Owner's Address: P.O. Box 24680, West Palm Beach, Florida 33416

Site Address: 116 Lockett Lane, Lorida, Florida 33857

Date Built: c. 1910

Architectural Style: Frame Vernacular (1 room school). This common wood construction technique was employed by lay or self-taught builders. Frame vernacular houses are typically one or two stories in height, with wood balloon frame structural systems and brick pier foundations. Plans are usually rectangular, although L-shaped plans were often used to maximize cross-ventilation. Its gable or hip roofs usually have steep pitches which accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall surface materials. Wood shingles are often used to cover the roofs, but almost all have been replaced by composite shingles. Simple entrance or end porches are also common features of this style. Fenestration is regular, but not always symmetrical. Windows are double-hung sash with multi-plane glazing, and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

Notable features of this building include a low-pitched hip roof with exposed rafters and a cross hip room extension with a hip dormer. Two shed roof porches, on turned baluster posts, flank the cross hip extension in the front elevation.



History of the Structure: This one-room school building was once the Fort Basinger School founded by William Sydney Pearce, son of the early settler and rancher John Mizell Pearce. It was constructed in 1910. William Pearce's daughter, Edna Pearce Lockett, taught at the school and served as its principal before 1948, when she was elected to the Florida House of Representatives. At the time she was the only woman in the state legislature and was an early advocate of women's rights. The structure is no longer in-situ and is currently moth-balled and shares the site with the Pearce Homestead.

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STRUCTURES OF HISTORIC SIGNIFICANCE IN HIGHLANDS COUNTY



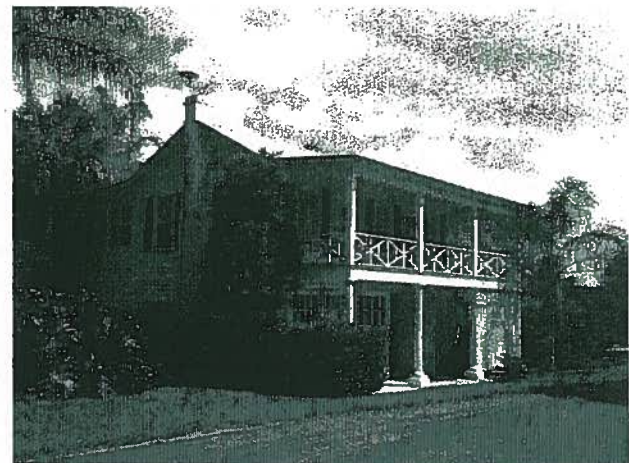
East Elevation



West Elevation



South Elevation



Carriage House

HOLLYHURST

Parcel No. C-35-33-28-040-00A0-0120

Legal Description: Holly Shore Subdivision; Lot 12, less east 100 feet, plus less an "L" shaped Tract in Northeast portion Lot 12; Block A

Owner's Name: Jean B. Lindemer

Owner's Address: 745 Lake Lotela Drive, Avon Park, Florida 33825

Site Address: 745 Lake Lotela Drive, Avon Park, Florida 33825 **Tax map No. 45C**



Date Built:

c. 1926

Area:

Architectural Style: Neo-classical Revival: This structure is a classic example of the Neo-classical Revival style. The dominant feature of the structure features two-tiered end porches, front and rear, whose roofs are supported by six large fluted columns. A sunburst fanlight and sidelights surround the central entry door. A wooden balustrade, with interior cross members forming an "X" pattern, encloses the second story balcony. Twelve-light casement windows surround both stories of the house. A denticulate pattern decorates the cornice of the porch roof, which extends in cantilevered fashion from the main gable roof of the house. The carriage house was constructed in the same classical style, complementing the residence.

Some of the characteristics of the style include a symmetrical facade dominated by full height classical porticos or porches supported by Ionic, Tuscan or Corinthian colonnades. In two-story examples, balconies are sometimes located over the center entrance or run the full length of the building facade. The gable or hip roofs are finished with boxed eaves frequently accented with dentils or modillions and a wide frieze. Doorways usually feature decorative pediments, sidelights or transoms. Fenestration consists of double-hung sash windows, usually with six or nine lights in each window frame. One-story examples conventionally have hip roofs with prominent central dormers and an end porch with classical columns, either integrated under the main roof or with a separate flat or shed roof.

History of the Structure: The original part of this house was constructed in 1895 for a young doctor and his wife, Augustine and Edna Agnes Gandier of Quebec, Canada. They called their home "Hollyhurst", after the many varieties of holly they planted on the property. When Dr. Gandier and his wife left Hollyhurst to take a position with a hospital in London, the property was conveyed to Mrs. J. L. Colwell, a neighbor of the Gandiers, who in turn sold the property to Col. and Mrs. R. P. Davidson of Wisconsin, who had resided in the vicinity since 1892. The Davidsons completely rebuilt the house, adding the classical facades in 1926, making it a colonial mansion. In 1945, Hollyhurst was again sold to Mr. & Mrs. L. D. McGiboney. Carrie McGiboney was a member of the Skipper family, who were pioneer residents of DeSoto County. The property was later partitioned into Highlands County on April 20, 1921. As an aside, in 1895 Dr. Gandier had performed an operation on Mrs. Dollie Skipper, mother of Carrie McGiboney, to remove her appendix, using the kitchen table for the operation. Hollyhurst was later conveyed to Jean E. Backus, the current owner, who later remarried to Mr. Lawrence Lindemer.

The structure has been very well maintained by the current owners, and its position in the cultural history of Highlands County certainly makes it eligible for nomination to the National Register of Historic Places.

Comments, in large part, are abridged from findings by Dr. William Adams in a survey conducted in 1995 of historic structures in Highlands County.

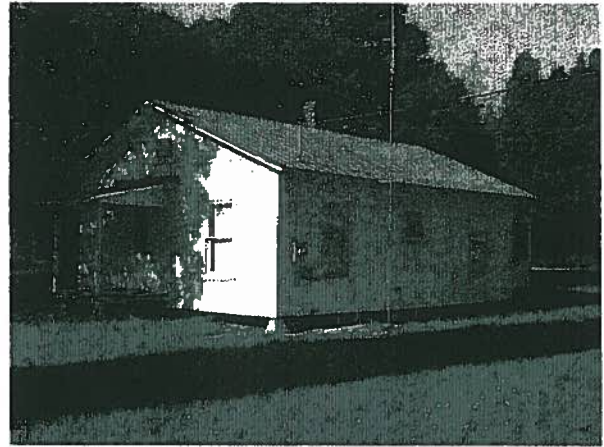
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STRUCTURES OF HISTORIC SIGNIFICANCE IN HIGHLANDS COUNTY



Northwest Elevation



Northeast Elevation

VENUS TEACHERAGE

Parcel No. C-23-39-29-A00-0110-0000

Legal Description: Begin at NW corner of East $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ plus run east 420 feet, south 420 feet, west 420 feet, north 420 feet to beginning

Owner's Name: Board of County Commissioners of Highlands County

Owner's Address: P.O. Box 1926, Sebring, Florida 33871

Site Address: 41 Venus Clubhouse Road, Venus, Florida 33960 **Tax Map No.** 125C

Dat Built: c. 1937

Area: 4.05 acres

Architectural Style: *Bungalow Style:* A one- or one and one-half-story building with a low-pitched gable (occasionally hipped) roof. The eaves are wide and open, exhibiting structural components such as rafter ends, beams, and brackets. The porch is often the most dominant architectural feature of the bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that either extend to ground level or sit on massive brick piers. Windows are usually double-hung sash with vertical lights in the upper sash.

The gabled roof of this building contains a shed roofed entrance porch within the front gabled end. The porch has now been enclosed. The rear entrance is protected by a smaller shed roof which is not enclosed. The building rests on concrete block piers and is clad in drop siding.

History of the Structure: The structure is located in the rural community of Venus, where early settlers established residence shortly after the Civil War years. County school board records indicate that this building was constructed in 1937. The building served as a "teacherage", which is a residence for school teachers in the rural community. It still remains on its original site and is a



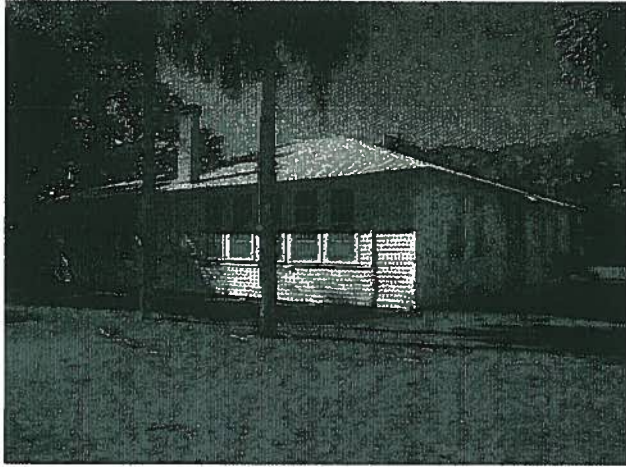
significant example of the early practice in constructing teacherages in rural areas. The building has been vacant for several years.

Note: Comments abstracted from research report by Dr. W.R.Adams, "Inventory of Historic Sites in Highlands County", 1995

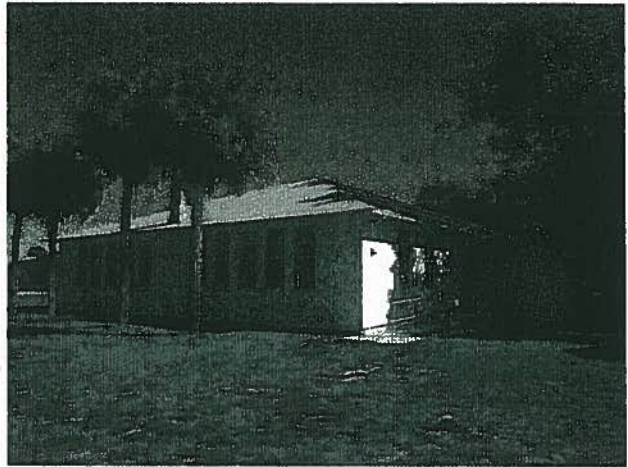
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STRUCTURES OF HISTORIC SIGNIFICANCE IN HIGHLANDS COUNTY



Northeast Elevation (Front)



Southwest Elevation (Back)

OLD LORIDA SCHOOL

Parcel No. C-17-35-31-A00-0100-0000

Legal Description: A 463 feet tract in the northeast corner of northwest 1/4 of Section 17, less road right-of-way; 2.90 acres

Owner's Name: South Florida Community College Foundation, Inc.

Owner's Address: 13 East Main Street, Avon Park, Florida, 33825

Site Address: 1957 U.S. Loblolly Avenue, Lorida, Florida 33857

Date Built: c. 1925

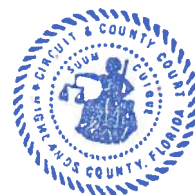
Architectural Style: Frame vernacular: This common wood frame construction technique was employed by lay or self-taught builders. Frame vernacular houses are typically one or two stories in height, with wood balloon frame structural systems and brick pier foundations. Plans are usually rectangular, although L-shaped plans were often used to maximize cross-ventilation. Its gable or hip roofs usually have steep pitches which accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall surface materials. Wood shingles are often used to cover the roofs, but almost all have been replaced by composite shingles. Simple entrance or end porches are also common features of this style. Fenestration is regular, but not always symmetrical. Windows are double-hung sash with multi-plane glazing, and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

Notable features of this school building include a low-pitched hip roof with exposed rafter ends and a recessed front entrance. Fenestration consists of double-hung 6/6 sash windows.



History of the Structure: The Lorida School was built in 1933, replacing a 1925 building which had burned down. The building continued to function as a school until the 1960's, when it was then converted into a rural library and meeting hall.

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STRUCTURES OF HISTORIC SIGNIFICANCE IN HIGHLANDS COUNTY



North Elevation



Northeast Elevation



South Elevation



East Elevation (Detail)

DEWEY HOUSE

Parcel No. C-13-37-29-A00-0010-0000

Legal Description: 64 acres out of a fraction of northeast 1/4, fully described in Record Book 29, Page 24..Lake Placid Conference Center

Owner's Name: District Advisory Board of Florida District / Church of the Nazarene

Owner's Address: 2665 Placid View Drive, Lake Placid, Florida 33852

Site Address: 2659 Placid View Drive, Lake Placid, Florida 33852



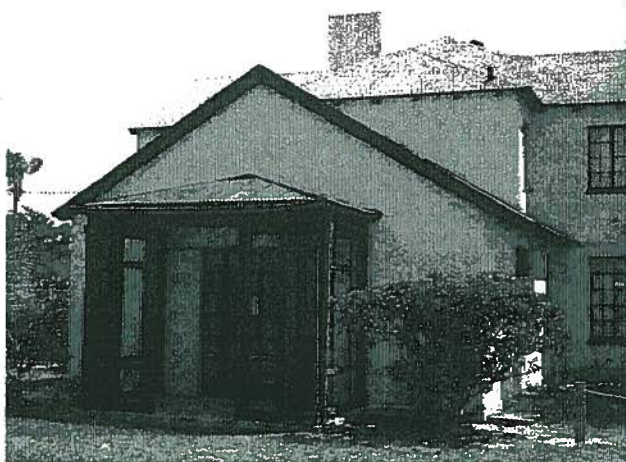
STRUCTURE OF HISTORIC SIGNIFICANCE IN HIGHLANDS COUNTY



Northeast Elevation



Southwest Elevation



West Elevation (Detail)



Northeast Elevation (Detail)

DEWEY HOUSE (GUEST SUITES)

Parcel No. C-13-37-29-A00-0010-0000

Legal Description: Legal Description: 64 acres out of a fraction of northeast 1/4, fully described in Record Book 29, Page 24..Lake Placid Conference Center

Owner's Name: District Advisory Board of Florida District / Church of the Nazarene

Owner's Address: 2665 Placid View Drive, Lake Placid, Florida 33852



Date Built:

c. 1929

Architectural Style: Frame vernacular: This large, irregularly massed wood frame building is located on the north shore of Lake Placid in Highlands County. It features a large two and one-half story central pavilion, from which gabled extensions protrude on the north and south elevations. Massive stucco chimneys pierce the roof in various locations. A stucco finish covers the exterior. The entrance on the northwest gabled wing consists of paired arched doorways. Overall, the building suggests a hint of Tudor influence.

Frame vernacular style refers to the common wood frame constructions technique employed by lay and self-taught builder. Builders adapted to the materials at hand and developed individual methods and designs. The standardization of building materials exerted a significant change in vernacular house design. Popular magazines helped to make architectural trends universal throughout the county, and the railroads provided cheap and efficient transportation for manufactured building materials. Individual builders had access to a myriad of finished architectural products from which to create their own designs.

History of the Structure: This building, part of a complex of buildings, was constructed between 1926 and 1929 by Dr. Melvil Dewey (1851-1931), creator and developer of the Dewey Decimal System. This locator system is widely used by libraries nationwide and by the Library of Congress in cataloguing their holdings. Walter F. Coachman, president of Consolidated Naval Stores, a development and timber company, encouraged Dr. Dewey to come to south Florida. Dr. Dewey had created Lake Placid, a summer resort town in upper-state New York, where his friends could enjoy their summers. Once in Florida, Dr. Dewey wanted to create the same kind of resort, but as a winter resort for his friends. Coachman petitioned the state legislature in 1927 to change the name of the local town of Lake Stearns to Lake Placid as a means of encouragement for Dr. Dewey.

Melvil Dewey had only completed the 4th grade as a boy, but read and studied enough to pass the teacher's examination when he was 15 years old, although he did not teach until he was 17. He taught for only a short time before going to Amherst College. By the time he was 21, he had created the decimal system for which he is known. From that point on he traveled from university to university, setting up the decimal system in their libraries, including the congressional library in Washington, D.C. His first wife, Annie, died in 1922. In 1924 Dr. Dewey married Emily. Emily worked for Melvil as his secretary and assistant. Her husband died shortly after Annie's death.

Melvil and Emily moved to Lake Placid, Florida in 1925 where they built the "Little Lodge" (Dewey spelled it "Log", consistent with his interest in the artificial language known as *Esperanto*) as their main house. Several other buildings were built soon after which included guest cottages, a building of guest suites, tennis courts, a boat house, a rifle range and a golf course. Dewey found members and investors to finance his project, as he had done in New York, which was very successful. He did not countenance smoking, drinking or swearing. Dr. Dewey, who was born on December 10, 1851, died on December 26, 1931. After his death, Emily could not hold on to the property and sold the resort in 1931 to Mary Baker and her husband. They ran the "Little Lodge" in the same manner as Dr. Dewey, however, they renamed the lodge to "Southwinds". In 1945 they sold the property to a



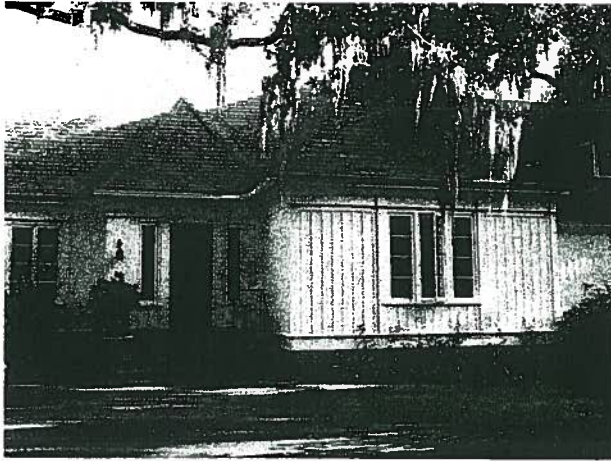
Presbyterian Synod, who renamed it the Marantha Conference Center and used it for camping and religious retreats. The most recent purchase was in November, 1997, by the District Advisory Board of the Church of the Nazarene. The present owners are engaged in an aggressive renovation and restoration program on the property, which is now being used as a lodge.

Comments are abridged, in part, from findings by Dr. William Adams in a survey conducted in 1995 of historic structures in Highlands County.

G:\Board\planning\HISTORIC BUILDINGS 7\HPC Structure No. 88



STRUCTURES OF HISTORIC SIGNIFICANCE IN HIGHLANDS COUNTY



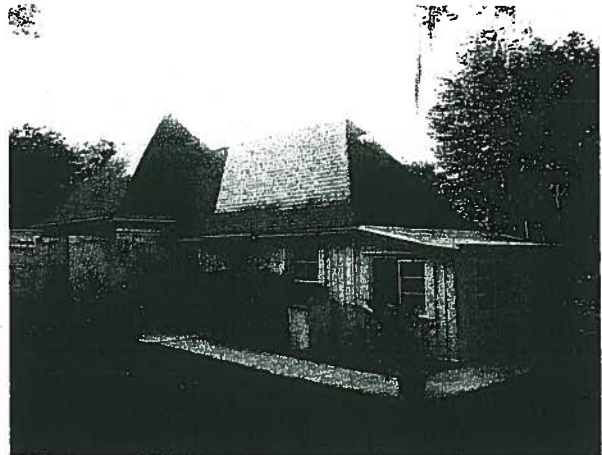
Northwest Elevation (Front Entrance)



Southwest Elevation (Toward Entrance)



Southeast Elevation (Back)



SMITH HOUSE (COACHMAN HOUSE & CARETAKER'S COTTAGE)

Parcel No. C-25-36-29-A00-0030-0000

Legal Description: A tract of land lying in 25-36-29 or resurvey of Government Lot 21 fully described in DB 106, Page 544, less an irregular tract out of the north ½ of Government Lot 21 per Official Record 561, Page 481 and less a 10 feet strip lying contiguous to south line of lot 22 of Breezy Cove Subdivision per Official Record 658, page 984.

Owner's name: Randall R. & Karol M. Smith



Owner's Address: 25 Piney Point Drive, Lake Placid, Florida 33852-5675

Site Address: 25 Piney Point Drive, Lake Placid, Florida 33852-5675

Date Built: c. 1930

Architectural Style: *French Eclectic:* This style of buildings are based on centuries of French domestic architectural precedent, showing great variety in form and detailing but united by a characteristic roof. Use of half timbering with a variety of wall materials is common. Doors feature surrounding elements. Windows consist of double hung or casement sashes, sometimes employing full length casement. Dormers vary in size and form. The asymmetrical version featuring off-center doorways provides the most picturesque subtype.

This structure offers a rare Florida example of French Eclectic design. Its style is revealed by the irregular massing, a tall steeply pitched roof, pierced by numerous small hip roof dormers. Tall, narrow pairs of casement windows form a symmetrical line along the exterior. The doorway features sidelights and transom lights. The exterior consists of board and batten. The roof contains a shallow, slightly flared eave line. The interior features a vaulted ceiling with massive tie beams and king posts.

History of the Structure: This building was constructed in 1930 for Walter Coachman, president of the development and timber company known as Consolidated Naval Stores, following the Great Florida Land Boom. It is located on the north shore of Lake June-in-Winter, near the Town of Lake Placid, which experienced a burst of growth in the 1920s. Walter Coachman was responsible for attracting Dr. Melvin Dewey to the area, who along with Coachman established the Town. Coachman's daughter occupied the house until 1947, when it was acquired by state legislator and local realtor Jack Simms. In 1956 businessman Marshall Pollard purchased the property from the Simms estate. Mr. Pollard's daughter currently occupies the residence, directing a considerable portion of her time and resources to maintaining the structure and the property. In so doing, she is actively preserving the unique attributes of this historic structure that sheltered those who significantly impacted the history of the local community.

Note: Comments abstracted from research report by Dr. W.R.Adams, "Inventory of Historic Sites in Highlands County", 1995

G:\Board\planning\HISTORIC BLDG PHOTOS\HPC Structure No. 86



STRUCTURES OF HISTORIC SIGNIFICANCE IN HIGHLANDS COUNTY



North Elevation



West Elevation

CHAPMAN (HILL) HOUSE

Parcel No. C-25-33-28-050-0080-0010

Legal Description: Replat of Pinecrest Lakes Subdivision; Block 8, Lot 1; per Plat Book 3, Pages 118, 118A & 118B.

Owner's Name: William W. & Sharon Chapman

Owner's Address: P.O. Box 98, Lorida, Florida 33857

Site Address: 1731 Hollyhurst Drive, Avon Park, Florida 33825 **Tax Map No.** 45A

Date Built: c. 1926

Architectural Style: Mediterranean Revival: This structure is a classic example of the kind of architecture made popular during the 1920s Florida land boom. This building reveals its stylistic influence in a square tower with arched openings, slight hipped roof, arched windows and arched door openings, and a stucco exterior. The building is contemporary with Pinecrest.

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Mid-eastern precedents. Generally, this style is found in those states that have a Spanish colonial heritage. Mediterranean Revival broadly defines the Mission, Moorish, Turkish, Byzantine and Spanish eclectic styles, which became popular in the Southwest and in Florida during the early twentieth century. The influence of these Mediterranean styles found expression through the work of Bertram Grovesnor Goodhue of Latin American architecture in the 1915 Panama-California Exposition in San Diego. The Goodhue exhibit prominently featured the rich Spanish architectural variety of South America. Encouraged by the publicity afforded to the Exposition, other architects began to look directly to Spain and elsewhere in the Mediterranean region where they found still more interesting



building traditions.

History of the Structure: The residence was built on Lot 1 of the Pinecrest Lake subdivision, contemporary with the Hotel and golf course. Extant records are not currently available for this residence prior to 1941, when Wilbur and Barbara Sachsenmaier conveyed the property to Frederick and Muriel Fiske. In turn, the property was conveyed to John and Lena Wright in 1957, who later conveyed the property to Lowell and Ruth Hill in 1970. Subsequent to the historical structure survey in 1995, William and Sharon Chapman acquired the property. The architect and contractor are unknown for this building constructed in 1926.

Comments, in part, are abridged from findings by Dr. William Adams in a survey conducted in 1995 of historic structures in Highlands County.

G:\Board\planning\HISTORIC BUILDINGS 6 \ Structure No. 52



STRUCTURES OF HISTORIC SIGNIFICANCE IN HIGHLANDS COUNTY



South Elevation



East Elevation

BOND (ETHEREDGE-BARROW) HOUSE

Parcel No. C-22-35-29-040-0420-0000

Legal Description: DeSoto City, Replat of Blocks 41 through 44; A tract approximately 100 x 210 feet on the easterly boundary of Block 42; Plat Book 3, Page 74

Owner's Name: Oliver Scott & Lisa K. Bond

Owner's Address: 7201 C.R. 17 South, Sebring, Florida 33870

Site Address: 7201 C.R. 17 South, Sebring, Florida 33870

Date Built: c. 1926

Tax Map: 92A

Area:

Architectural Style: Airplane Bungalow: This well executed Bungalow style residence is typical of the "airplane" variant of the Bungalow, which is expressed by the multi-level planes of intersecting rooflines. The wide eaves, supported by extended cross beams, provide a typical design feature. Sidelights flank the entrance doorway, set within an open veranda porch, whose gable roof intersects with the lateral side of two lateral elevations.

The bungalow is typically a one to one and one-half-story building with a low-pitched gable (occasionally hipped) roof. The eaves are wide and open, exhibiting structural components such as rafter ends, beams and brackets. The porch is often the most predominant architectural feature of the bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that either extend to ground level or sit on massive brick piers. Windows are usually



STRUCTURES OF HISTORIC SIGNIFICANCE IN HIGHLANDS COUNTY



South Elevation



West Elevation

PERCEFULL (BARROW) HOUSE

Parcel No. C-22-35-29-030-0400-0040

Legal Description: DeSoto City 2nd Subdivision; Lots 4 through 7 inclusive, Block 40; Plat Book 1, Page 39

Owner's Name: Rip von Percefull, c/o Kay C. Percefull

Owner's Address: 6926 C.R. 17 South, Sebring, Florida 33870

Site Address: 6926 C.R. 17 South, Sebring, Florida 33870

Date Built: c. 1920

Tax Map: 92A

Area:

Architectural Style: Mediterranean Revival: Mediterranean Revival buildings in Florida display a considerable Spanish influence. Identifying features of the style include flat (sometimes hip) roofs usually with some form of parapet, ceramic tile roof surfacing, stuccoed facades, flat roof entrance porches that were commonly featured with arched openings supported by square columns, casement and double-hung sash windows, and ceramic tile decorations. This structure comprises a number of buildings connected together with loggias and courtyards enhancing their functional relationships.

This buildings exterior walls are constructed of tile and covered by stucco. This residence has a highly irregular shape, with an interior courtyard linking several extended wings. Its height varies, with a curved parapet extending above the flat roof in portions, suggesting its stylistic derivation.



History of the Structure: David C. Barrow, one of the developers of DeSoto City, built this house in 1925. Barrow also served as mayor of the town in the 1950s. A native of Pelham, Georgia, Barrow joined with Dr. E. J. Etheredge, Highlands County's first legislator, and Luther Farmer of Punta Gorda in forming the DeSoto City Groves Company. His wife Emily survived him into the 1960s. On August 30, 1963, the property was conveyed to Michael and Vera Henson, who in turn conveyed the property to Ernest and Charlotte Breed on November 8, 1965. William and Lela Parker received the property on March 9, 1982, who in turn conveyed the property to John and Norma Springer on March 16, 1987. Kay Percefull received the property on June 9, 1991, and is directing her resources to maintaining the integrity of the structures.

Note: Comments are abstracted from the research report by Dr. W. R. Adams, "Inventory of Historic Sites in Highlands County", 1995.

G:\Board\planning\HISTORIC BLDG PHOTOS 3\HPC Structure No. 3



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TO BE A TRUE COPY
L.E. "LUKE" BROOKER, CLERK

BY Automer R. R. D.C.

9/10/07

FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
CODRS CODING FORM

Instructions: Florida's Department of State, Bureau of Administrative Code has developed the County Ordinance Data Retrieval System (CODRS) to facilitate the tracking of County ordinances in Florida's 67 Counties. CODRS' data base is composed of over 25,000 county ordinances enacted since 1974.

We request your cooperation in completing this coding form. It is to be completed whenever your county enacts a new ordinance. Simply complete this form and include it with other pertinent ordinance information that is submitted to the Bureau of Administrative Code.

To code this form properly, please refer to the "keyfields" description sheet that has been given to your County Attorney's Office. If you do not have this sheet please contact the Bureau. We will be happy to fax one to you for referencing purposes. Please fill out this form as completely as possible.

Thank you for your assistance. Should you need further assistance please contact the Bureau of Administrative Code, Department of State at (904) 245-6270 or Suncom 205-6270.

COUNTY: Highlands		COUNTY ORDINANCE # (06-07-38)	
OTHER KEYFIELD DESCRIPTOR: (LAND USE PLANNING)			
SECONDARY KEYFIELD DESCRIPTOR: ()			
OTHER KEYFIELD DESCRIPTOR: ()			
ORDINANCE DESCRIPTION: (Historic Landmarks) (25 characters maximum including spaces)			
ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)			
AMENDMENT # 1: ()		AMENDMENT # 2: ()	
ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)			
REPEAL # 1: ()		REPEAL # 3: ()	
REPEAL # 2: ()		REPEAL # 4: ()	
(Others repealed: list all that apply):			
(FOR OFFICE USE ONLY):		COUNTY CODE NUMBER ()	
KEYFIELD 1 CODE: ()		KEYFIELD 2 CODE: ()	
KEYFIELD 3 CODE ()			
		CERTIFIED TO BE A TRUE COPY	
		L.E. "LUKE" BROOKER, CLERK	
		BY <i>Antone Rusa</i> D.C. 9/10/07	

QUALIFICATIONS



Qualifications – Stephen D. Shaw, MAI

Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #10461
Florida State-Certified General Appraiser RZ1192
Florida State Licensed Real Estate Salesman 0495422

Professional Experience

Principal, Callaway & Price, Inc., since January 1999
Senior Appraisal Consultant, Callaway & Price, Inc., since July 1997 – December 1998
Appraisal Consultant, Callaway & Price, Inc., since April 1994
Associate Appraiser, Pinel & Carpenter, Inc., Orlando, April 1992 - March 1994
Appraiser/Researcher, Callaway & Price, Inc., September 1987 - March 1992
Special Magistrate Palm Beach County since 1996
Special Magistrate, Martin County, 2009

Qualified as an Expert Witness

Palm Beach County, Florida
Martin County, Florida
Broward County, Florida
Sarasota County, Florida

Education

Bachelor of Science Degree, Business Administration, Major in Real Estate
and Finance, University of Florida

Appraisal Institute:

Course 101 - An Introduction to Appraising Real Property, 1992
Course 201 - Principles of Income Producing Properties, 1991
Course 2-1 - Case Studies in Real Estate Valuation, 1992
Course 540 - Report Writing and Valuation Analysis, 1993
Course 2-3 - Standards of Professional Practice Parts A & B, 1991

Numerous seminars sponsored by the Appraisal Institute

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Restaurants
Special Purpose Properties
Shopping Centers
Vacant Commercial Land
Vacant Industrial Land
Vacant Multifamily Pods
Vacant Residential Land
Vacant Single-Family Subdivisions
Warehouses



Qualifications – Stephen D. Shaw, MAI

Organizations and Affiliations

Appraisal Institute:

Experience Review Committee

Ethics & Counseling Committee

South Florida Chapter Board of Directors

Business Development Board Palm Beach County, Member



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783**

850-487-1395

**SHAW, STEPHEN DAY
733 SE MICHAELS COURT
STUART FL 34996**

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**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION**

RZ1192

ISSUED: 10/31/2016

**CERTIFIED GENERAL APPRAISER
SHAW, STEPHEN DAY**

**IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date : NOV 30, 2018 L1610310004211**

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD**

LICENSE NUMBER	
RZ1192	

**The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018**

**SHAW, STEPHEN DAY
1639 FORUM PLACE
SUITE 5
WEST PALM BEACH FL 33401**



ISSUED: 10/31/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1610310004211



Qualifications - Joe M. Merritt

Professional Designations\Licenses\Certifications

Florida State-Certified General Real Estate Appraiser, RZ672

Professional Experience

Staff Appraiser, First Federal Savings & Loan Association of Delray Beach, 1977-1982
Associate Appraiser, Callaway & Price, Inc., since September 1982

Qualified As An Expert Witness

Circuit Court of Palm Beach County, Florida

Education

Florida Real Estate Commission, Course 1, 1977

Appraisal Institute:

Course 101 - An Introduction to Appraising Real Property, 1978

Course 201 - Principles of Income Property Appraising, 1978

Narrative Report Writing Seminar & R-2 Examination, 1978

Course 1A-1 - Real Estate Appraisal Principles, 1987

Course 1A-2 - Basic Valuation Procedures, 1987

USPAP Core Law for Appraisers, 1994

Appraisal Review, 1994

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Eminent Domain

Environmentally Sensitive Lands

Gas Stations/Convenience Stores

Golf Courses

Market/Feasibility Studies

Warehouses

Marinas

Office Buildings

Regional Malls

Retail Buildings

Self Storage Facilities

Shopping Centers

Sovereignty Submerged Land

Special Purpose Properties

Commercial Land

Industrial Land

Residential Land



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2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783**

850-487-1395

**MERRITT, JOE M
509 CHAPEL HILL BOULEVARD
BOYNTON BEACH FL 33435**

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RZ672

ISSUED: 09/19/2016

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Expiration date : NOV 30, 2018 L1609190002377**

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
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LICENSE NUMBER

RZ672

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Expiration date: NOV 30, 2018**

**MERRITT, JOE M
509 CHAPEL HILL BLVD
BOYNTON BEACH FL 33435**



ISSUED: 09/19/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1609190002377

ENVIRONMENTAL INFORMATION

MEMORANDUM

TO: Ray Palmer, Section Administrator,
Leasing and Real Estate Support Section

FROM: Robert Kukleski, Lead Environmental Scientist,
Environmental Science Unit,
Leasing and Real Estate Support Section

DATE: December 29, 2016

**SUBJECT: Pre-Disposition Inspection (Update)
Former Edna Pearce Lockett Estate Property
(Tract Nos. 19 103-654 and 19 103-837)
Kissimmee Restoration Project
Highlands County**

Pursuant to the request of Robert Schaeffer, this memorandum is intended to detail the results of the Pre-Disposition Inspection of the former Edna Pearce Lockett Estate Property (Tract Nos. 19 103-654 and 19 103-837). The subject parcels were previously acquired in August 1993, as part of six (6) parcels collectively comprising approximately 1,097-acres. The subject parcels comprised a subset of Tract No. 19 103-132. The Edna Pearce Lockett Estate was originally acquired by the District as part of the Kissimmee Restoration Project. It has been determined that the District mission objective would be adequately served with an access, flowage, and inundation easement on the approximate 2.73-acres which comprises Tract No. KR 103-837 that is located within the 100-year floodplain. The continued ownership of Tract Nos. 19 103-654 and 19 103-837 (fee title) does not support any District mission objective. The subject property has been determined to be surplus, and is proposed for disposition.

Prior to acquisition, the entirety of the Edna Pearce Lockett Estate Property was evaluated via a Phase I Environmental Assessment (completed by REP Associated in June 1992). A previous Pre-Disposition Inspection of Tract Nos. 19 103-654 and 19 103-837 was completed in March 2014. Due to the time elapsed, the purpose of the current inspection was to update site conditions (prior to disposition) from the prior Phase I Environmental Assessment and Pre-Disposition Inspection, and to determine if any subsequent environmental degradation has occurred. The internal investigation was augmented by review of current/historical aerial photography, the Florida Department of Environmental Protection (FDEP), and the US Army Corps of Engineers (USACOE) databases. The results of the Pre-Disposition Inspection are intended to serve as an additional decision-making tool in the evaluation of the general environmental condition of the subject tracts (including any required corrective actions and accompanying costs).

Location/Background

Tract Nos. 19 103-654 and 19 103-837 collectively comprise approximately 16.77-acres, and are located within Sections 5 and 8, Township 36 South, Range 33 East, Highlands County. The two (2) contiguous subject parcels are situated to the south of (and adjacent to) the current configuration of the Kissimmee River (C-38 Canal), and south of U.S. Highway 98. The proposed disposition area is bounded by County Road 721 to the west, and Boon Dock Road to the south. The location of the subject parcels is depicted in the attached Figure.

Tract Nos. 19 103-654 and 19 103-837 are part of the historic John Mizell Pearce family homestead. The Pearce family settled the Kissimmee Valley in 1875 when John Mizell Pearce moved his family to Fort Basinger, and built a log cabin along the western shoreline of the Kissimmee River. After his death in 1897, his widow Martha Ann Lanier Pearce had the current two-story home built at this location, and lived in the home until her death in 1911. Granddaughter Edna Pearce Lockett later occupied the home until her death in 1991.

The former homestead of the John Mizell Pearce family includes the main house, which is a two-story structure built in 1897. Other historical structures located on the subject parcels include a barn, storage shed, and a pump house, that appear to have been constructed around the same date as the main house. A smaller guest house/caretaker's residence, and a boat house (with an accompanying dock) may have been originally built in 1940. A detached garage was constructed in 1976. A family cemetery, where John Mizell Pearce and Martha Ann Lanier Pearce are buried (along with an undetermined number of infant/juvenile members of the family), is located in the northeast section of the site under a live oak canopy. The Fort Basinger schoolhouse (which was the original school in Highlands County, and constructed in 1900) was moved to its current location in 2004 from Tract No. 19 103-131. The District's former property manager (Junior Miller) resided in a trailer located on the proposed disposition area. The trailer was removed, but the asphalt pad and the accompanying potable well/septic system remain.

Previous Assessments

As previously indicated, Tract Nos. 19 103-654 and 19 103-837 were partially the subject of a prior Phase I Environmental Assessment completed in April 1993. The applicable conclusion of the prior Phase I Environmental Assessment (specific to the proposed disposition area) was that potential environmental liability was limited to a 1000-gallon capacity aboveground fuel storage tank that was located in proximity to the barn. The tank was equipped with a secondary containment structure (concrete pad and berm). While operational, the tank system appeared to be well maintained, with no evidence of discharge. The tank system was removed by the former property owner's representative in May 1995 (pursuant to the terms of the acquisition agreement). The accompanying closure assessment concluded that no significant release from the tank system had occurred. The Highlands/Okeechobee County Storage Tank Program (agency tasked with regulatory purview for this activity at that timeframe) concurred with the results of the closure assessment, and concluded that no further remediation was necessary (via May 26, 1995 correspondence).

Based upon a review of the cumulative prior data, there are no previously identified Recognized Environmental Conditions resulting from prior discharge of petroleum products, agrochemicals, or hazardous waste that warrant corrective action. Potential corrective actions necessitated by the continued agricultural/residential use of the subject property (as contemplated by the proposed surplus/disposition) appear to be focused upon the likely demolition/dismantling of multiple existing structures due to the deteriorated condition. There are also relatively limited quantities of debris, construction material, containers, etc. (primarily in proximity to the barn and the storage sheds).

A current review of the site regulatory status concerning waste management, soil and/or water contaminant impacts was conducted using the FDEP Map Direct website. The review of the FDEP Map Direct data did not identify any prior releases or discharges in proximity to the subject tracts.

A review of the available current/historical aerial photographs from 1944, 1953, 1954, 1958, 1962, and 1970 via the University of Florida Map and Imagery Library illustrates the prior land use. The aerial photographs did not indicate any evidence of prior hazardous waste or solid waste disposal at the site. No obvious environmental concerns were noted on the adjacent properties that would pose a risk to the subject tract.

A review of the USACOE Formerly Used Defense Site (FUDS) Geographical Information System did not identify any FUDS sites in proximity to the subject tract. The USAF Avon Park Range (including the Kissimmee Prairie Preserve State Park) is located to the north of the subject parcels of sufficient distance to negate any potential concern.

An Ecological Assessment of Tract Nos. 19 103-654 and 19 103-837 was conducted by District staff in June 2011. The report indicated that the property does not contain any significant ecological features, wetlands, or surface waters. A small Valencia orange grove is located to the east of the main house and 100 plus year old live oak trees are concentrated in two (2) hammock areas. There was no understory vegetation in the hammock adjacent to US 98 but beautyberry, gallberry, saw palmetto, and blackberry were observed in the hammock by the grove. The balance of the upland area was mowed grass and weeds. The Ecological Assessment concludes that the proposed disposition area does not provide significant wildlife support.

Pre-Disposition Inspection

Tract Nos. 19 103-654 and 19 103-837 were reinspected by Robert Kukleski on December 16, 2016. The subject tracts (as well as the exterior periphery) were accessible without obstruction, and were traversed via vehicle and on foot. There is viable vehicular access to the subject tracts from US Highway 98, as well as from Boon Dock Road. Access to the subject tracts remains secure with intact fences and locked gates. There is also waterborne access to the subject tracts via a historic oxbow of the Kissimmee River (C-38 Canal).

The general impression of the subject tracts is consistent with the prior March 2014 Pre-Disposition Inspection. Several of the structures are in an advanced state of deterioration, and appear to present a potential safety hazard. In particular, the barn roof has collapsed and the entire structure is unsound. An open 55-gallon drum of undetermined contents is located within the barn, along with multiple 5-gallon unidentified containers. Miscellaneous solid waste was also observed in the storage shed. Several of the ancillary structures situated adjacent to the main house (storage sheds, dog pens, pump house, etc.) have essentially collapsed, and represent a solid waste disposal concern. The school house is in very poor condition. Its interior has been gutted, and large portions of the flooring appear to be structurally unsound. The condition of the guest house/caretaker's residence has also deteriorated significantly. Based upon the current evaluation, it appears that only the main house and the detached garage are relatively structurally sound. However, these structures also appear to require significant renovation/repair in order to be re-utilized for residential use.

There was no evidence of any additional significant accumulation of solid waste (discarded agricultural equipment, chemical containers, construction debris, etc.) associated with the remainder of the subject tracts. There is no surficial evidence (stained soil, stressed vegetation, etc.) of any discharge of agrochemicals or petroleum products. There is no indication of any additional aboveground or underground petroleum storage tanks. There is no evidence of any

post-Phase I Environmental Assessment agricultural equipment “boneyards”. There is no apparent evidence of Recognized Environmental Conditions associated with the adjoining properties, with potential to adversely impact Tract Nos. 19 103-654 and 19 103-837.

Conclusions/Recommendations

Based upon a review of the cumulative available information and the current inspection, there is no indication that District operations/activities (post-acquisition) have resulted in subsequent environmental degradation that would preclude the proposed disposition of Tract Nos. 19 103-654 and 19 103-837. There is no evidence of any Recognized Environmental Conditions resulting from prior discharge of petroleum products, agrochemicals, or hazardous waste that would result in significant environmental liability to the purchaser of the subject tracts. The Recognized Environmental Condition identified via the previous Phase I Environmental Assessment (aboveground storage tank) has been satisfactorily addressed. However, the findings associated with the prior Pre-Disposition Inspection remain valid. While the access restrictions (fencing and locked gates) have prevented any promiscuous dumping, the inevitable continued deterioration of the historic ancillary structures has resulted in apparent solid waste issues. In addition to the condition of these structures, there are also relatively limited quantities of debris, construction material, containers, etc. (primarily in proximity to the barn and the storage sheds). While acknowledging the historical significance of the homestead, it appears that multiple structures will likely require eventual demolition/dismantling (by a prospective purchaser) to address the potential safety hazard. While elective restoration of these structures cannot be completely ruled out, the current condition suggests that salvage may not be feasible.

It also appears likely that any demolition/dismantling activities (to be conducted by the prospective purchaser) will require review/concurrence by the Division of Historical Resources, Florida Department of State due to the age of the structures and potential historical, architectural, or archaeological value (similar to Dead River Fish Camp structure located on Tract No. 18 201-007).

As previously discussed with Robert Schaeffer, please note that this Pre-Disposition Inspection was intended to provide District management and the prospective purchaser of the subject tracts determined to be surplus with a decision-making tool as to the presence of any Recognized Environmental Conditions that may require corrective actions. In accordance with the requirements of All Appropriate Inquiries and ASTM E 1527, the prospective purchaser would be responsible for any additional environmental due diligence activities.

If you have any questions or require additional information, please contact me at extension 3337.

RK/

Attachments (Figure and Photographs):

C: Stephen Collins
 Marcy Zehnder
 Robert Schaeffer
 Dave Colangelo
 Dolores Arias
 Dawn West

Ray Palmer
December 29, 2016
Page 5

Maretza LeDonne
Yami Bertelsen
Linda Schindeler
Andrea Schluter
Tom Sawyer
Rory Feeney
Steve Coughlin
Jim Schuette
Jeff McLemore
Justin Nolte
Linda Greer

Pre-Disposition Inspection (Update) Photographs (December 16, 2016)
Former Edna Pearce Lockett Estate Property
Kissimmee Restoration Project
(Tract Nos. 19 103-654 and 19 103-837)
Highlands County



View to the South of the Barn located within Tract No. 19 103-654. Note the deteriorated condition of the structure.



View to the East of the Barn. Note the collapse of the roof.



Partial view to the South of the interior of the Barn.



View to the South of the Guest House/Caretaker's Residence located within Tract No. 19 103-654.



View to the East of the Guest House/Caretaker's Residence. Note the settling of the structure.



View to the West of the ancillary structures situated adjacent to the Main House (storage sheds, dog pens, etc.) within Tract No. 19 103-654 which have essentially collapsed.



View of Boat House and Boat Dock located adjacent to Northern periphery of Tract No. 19 103-837.



View to the East of Boat Dock located adjacent to Northern Periphery of Tract No. 19 103-837 and historic oxbow of the Kissimmee River (C-38 Canal).



View to the East of Hog Pen located within Eastern component of Tract No. 19 103-837.



View to the North of Pump House located adjacent to the Northern periphery of Tract No. 19 103-837.



View to the North of Boat House and Boat Dock located adjacent to Northern Periphery of Tract No. 19 103-837 and historic oxbow of the Kissimmee River (C-38 Canal).



View to the North of Boat Dock.



View to the East of Main House located within Tract No. 19 103-654. Note deterioration of the structure.



View to the East of Main House located within Tract No. 19 103-654. Note deterioration of the structure.



View to the South of Main House and former location of Gazebo.



View to the East of Pump House located within Tract No. 19 103-654. Note deterioration of structure.



**View to the East of Storage Shed located in proximity to the Main House within Tract No. 19 103-654.
Note deterioration of structure and miscellaneous solid waste.**



Additional view of interior of Storage Shed.



View to the North of Main House located within Tract No. 19 103-654.



View to the East of Garage located in proximity to the Main House within Tract No. 19 103-654.



Additional view of Pump House and Storage Shed.



Additional view to the North of Barn.



View to the South of School House located within Tract No. 19 103-654.



View to the West of School House. Note deterioration of structure.



Additional view of exterior of School House. Note deterioration of structure.



Additional view of exterior of School House.



View to the South of Pearce Family Cemetery located within Tract No. 19 103-654.

ECOLOGICAL ASSESSMENT INFORMATION

South Florida Water Management District
June 10, 2011
Ecological Assessment of Tract 19103-654 and Tract 19103-837

INTRODUCTION

This report is the result of a brief ecological assessment of Tract 19103-654 and Tract 19103-837, the Edna Pearce Lockett Estate. The subject property is being considered for surplus and disposition by the Governing Board of the South Florida Water Management District. Prior to a disposition of property, the Governing Board will use this assessment as a factual foundation and aid in making a determination with respect to whether this tract of property is no longer needed.

BACKGROUND

Tract 19103-654 and Tract 19103-837 are part of the John Mizell Pearce family homestead. The Pearce family settled the Kissimmee Valley in 1875 when John M. moved his family to Fort Basinger and built a log cabin on the western shore of the Kissimmee River. After his death in 1897, his widow Martha Ann Lanier Pearce had the current two-story home built on this tract of land and lived in the home until her death in 1911. Granddaughter Edna Pearce Lockett later occupied the home until her death in 1991. One of her accomplishments was being voted Florida's third female state representative.

The property is located along the Kissimmee River near U.S. 98 approximately 15 miles east of Lorida in Highlands County. The two tracts share a common border and together form a rectangular shape. To the north is the Kissimmee River, to the east and northwest are other District owned lands, and to the south and southwest are private agricultural lands. An aerial photograph is included on page 2.

METHODOLOGY

District biologists first conducted a desktop analysis of aerial photography, SFWMD geographic information (RegGSS), and soil surveys to obtain initial information about Tract 19103-654 and Tract 19103-837 and potential habitats. Then a meandering-transect survey of the parcel was performed on June 10, 2011 to assess current ecological conditions and the relative ecological importance of the property. The property was analyzed for potential jurisdictional wetlands and other surface waters, dominant vegetation communities, wildlife (including state or federally-listed species), and overall land conservation significance. All observations of dominant plant species and vegetation community types (FNAI 2010), reptiles, amphibians, birds, and mammals or their

Figure 1: Aerial Photograph Location Map



Ecological Assessment of Tract 19103-654 & 19103-837

June 10, 2011

SFWMD

0 250 500 1,000 Feet



Disclaimer: This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests or any persons or properties, including any present or future right or use of real property. Not a Survey

sign (e.g., tracks, nests, burrows, etc.) were recorded. Estimates of sizes of each community type were obtained through aerial interpretation using GIS.

RESULTS

The 16.73 acre property constitutes the former homestead of the John Mizell Pearce family. The main house is a two-story structure built in 1897. Other historical structures on the parcel include a barn, privy, well and pump house, and cistern that appear to have been constructed around the same date as the main house, and a garage, smaller house and boat house that may have been constructed in the 1920s. A family cemetery, where John M. and Martha Ann L. Pearce are buried, is located in the northeast section of the site under a live oak canopy. The Fort Basinger schoolhouse was moved onto the property in 2004.

Other than the historical significance of the homestead and other structures, the property does not contain any significant ecological features, wetlands or surface waters. A small Valencia orange grove is located to the east of the main house and 100 plus year old live oak trees are concentrated in two hammock areas. There was no understory vegetation in the hammock adjacent to US 98 but beautyberry, gallberry, saw palmetto and blackberry were observed in the hammock by the grove. The balance of the upland area was mowed grass and weeds. An aerial photograph of the major ecological communities is on page 4.

Wildlife species included common species such as song birds (blue jay, mockingbird, and cardinal) and a pair of sandhill cranes. A burrow was observed near the schoolhouse building and appeared to belong to a burrowing owl, although no owls were observed. Based on the information reviewed and the site inspection, the property does not provide significant wildlife support.

Photographs of the main house, barn, family cemetery and schoolhouse are included on pages 5 and 6.

Figure 2: Map depicting major ecological features



Photograph 1: Main house circa 1897



Photograph 2: Barn circa 1897



Photograph 3: Family cemetery



Photograph 4: Fort Basinger schoolhouse

