

**A Florida Forever
Boundary Amendment Application**

**Williamson Cattle Company /
Grace Land Ranch**

Submitted to
Florida Department of Environmental Protection

Submitted by Keith Fountain
Keith Fountain Law, PLLC

On behalf of Grace Land Ranch, LLC

October 12, 2025



Florida Forever Boundary Amendment Application

Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) and willing seller(s) of the real property described below, in Okeechobee County, Florida.

Property/project name: Williamson Cattle Company / Grace Land Ranch

Name/Affiliation of Authorized Representative: Keith Fountain Law, PLLC
Keith Fountain

Mailing Address: PO Box 845, DeLand, FL 32721

Street

City

State

ZIP

Primary Phone: (407) 402-7091

Email: keith@keithfountainlaw.com

Property information

Section T 36 S R 35 E Sections 7, 8 and 17
Lat/Long 27.350, -80.853
Acres 553

Parcel Identification Numbers:

1-07-36-35-0A00-0001-A000

Landowner Information

Signed by:

10/8/2025

Landowner Signature

Date

Lachlan Cheatham, Manager, Grace Land Ranch, LLC

Landowner Name (print)

Mailing Address: 11420 US Highway 1, Suite 109, North Palm Beach, FL 33408

Street

City

State

ZIP

Primary Phone: (561) 718-0177

Email: lach@palmdaleoil.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner.

This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above is received by the DSL.

Attachment A – General Description

1. A descriptive location of the proposed project with total acreage.

This application proposes approximately 553 acres in Okeechobee County owned by Grace Land Ranch, LLC (“Property”) to the Florida Department of Environmental Protection to be evaluated for addition to the Williamson Cattle Company Florida Forever project.

The Property is generally located in portions of Sections 7, 8, and 17, Township 36 South, Range 35 East, Okeechobee County, approximately 5 miles north of the Okeechobee airport. The Property is bounded by Taylor Creek on its west and lies less than one mile from the Williamson Cattle Company Florida Forever and Williamson Cattle Company West Rural and Family Lands Protection Program (“RFLPP”) projects, and the South Florida Water Management District’s Taylor Creek/ Nubbins Slough stormwater treatment area. The Property is accessed from the east on NW 110th Street.

The Property has a total assessed just (market) value of \$4,661,792 based on information available through the Okeechobee County Property Appraiser’s office (see attached tax parcel information).

2. The general physical, natural resource, biological, hydrological, archaeological, and historical characteristics of the project.

The Property is proposed to the Florida Department of Environmental Protection as a 553-acre addition to the Williamson Cattle Company Florida Forever project. There is program precedent to adding other ownerships to Florida Forever projects originally designed for a single owner (St. Joe Timberlands, Fisheating Creek Ecosystem). The Property is part of the Taylor Creek Ranch RFLPP project that was split into three ownerships in July 2025 by land sales to Williamson Cattle Company, Russtic Acres LLC and the applicant. Presumably, Williamson Cattle Company may seek to add its portion of this RFLPP project, which is contiguous to the Property, to the Florida Forever project. The Property is hydrologically linked to the Williamson Cattle Company project by Taylor Creek and complements projects in both the Florida Forever and RFLPP programs along that waterbody.

The Property is primarily tree-covered Unimproved/Woodland Pasture and Improved Pasture (Cooperative Land Cover designations). Within that landscape lies a mosaic of Isolated/Freshwater Marsh, Isolated Freshwater Swamp, Mesic Flatwoods, Mixed Wetland Hardwoods, and Mixed Scrub-Shrub Wetlands (see attachment C.5). The Property habitats are consistent with the stated purpose of the Williamson Cattle Company Florida Forever project to “protect the quality and quantity of water flowing to Lake Okeechobee . . . within a region of the state that is a high ecological priority for conservation, home to a variety of imperiled species such as the gopher tortoise (*Gopherus polyphemus*) and southern fox squirrel (*Sciurus niger niger*). Threatened by habitat fragmentation and encroaching development, acquisition of the Williamson Cattle Company project would help facilitate landscape connectivity in the northern Lake Okeechobee watershed and benefit numerous fish and wildlife species.”

<u>Land Cover</u>	<u>Acres</u>
Unimproved/Woodland Pasture	352
Improved Pasture	133
Isolated/Freshwater Marsh	15
Isolated Freshwater Swamp	12
Mesic Flatwoods	4
Mixed Wetland Hardwoods	8
Mixed Scrub-Shrub Wetland	4

Historically, the primary agricultural activity has been cattle ranching. Agricultural improvements are limited to structures associated with ranching and surface water drainage/management. A small portion of the Property will be excluded from the conservation easement for a future residence.

The Florida Natural Areas Inventory Biodiversity Matrix query for the units encompassing the Property is attached to this application.

3. Potential public recreation opportunities or other public uses.

The Property is proposed for Less-than-Fee acquisition, so public recreational opportunities are anticipated to be limited to ecotourism, agritourism, or hunting leases managed by the landowners.

4. Potential threats or development plans that could impact the value of the proposed project.

The Property is bounded on its southeast corner by residential development, with the remainder of the project bounded by ranching operations. Without protection by a conservation easement, the Property is likely to transition to residential development in the future, contributing to the fragmentation of this drainage basin critical to Lake Okeechobee.

5. Local resolutions related to the potential public acquisition of the project (if applicable).

None.

6. Details on how the project meets Florida Forever criteria and furthers the Florida Forever goals and performance measures.

The Project satisfies the following Florida Forever program criteria outlined in Section 259.105(9), Florida Statutes, for weighted consideration by the Acquisition and Restoration Council:

- The project meets multiple goals described below.
- The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources within the Taylo Creek basin.

- The project has a significant portion of its land area in imminent danger of development or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.
- The project may be acquired, in whole or in part, using alternatives to fee simple like a conservation easement.

Acquisition of the Project will further the following goals and performance measures of the Florida Forever program established in Section 259.105(4), Florida Statutes:

- Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:
 - The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources and Taylor Creek.
 - The number of acres protected using alternatives to fee simple acquisition like a conservation easement.
- Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:
 - The number of acres acquired of significant strategic habitat conservation areas.
 - The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages.
- Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:
 - The number of acres of functional wetland systems protected.

7. Whether the project is proposed for fee simple acquisition or less-than-fee acquisition.

The Property is proposed to Florida Forever as a Less-than-Fee acquisition project. The current and past uses of the Property include cattle ranching and its ancillary activities, and outdoor recreation. It is proposed that Florida Forever acquires, through the purchase of a perpetual conservation easement, all residential, industrial, and commercial rights associated with the ranch that are not specifically retained by the landowners in the conservation easement. The landowner will most likely seek to retain rights related to cattle ranching, with some limited flexibility for other agricultural uses compatible with the conservation values of the Property, together with the right to develop ecosystem services projects compatible with the conservation easement. Current improvements include fencing for cow/calf operations and infrastructure for water management.

8. Whether the project is on another state acquisition list and, if so, which one.

The Property is part of the Taylor Creek RFLPP project, however, the split of that project's ownership will require a new application if the applicant chooses to do so.

Florida Natural Areas Inventory

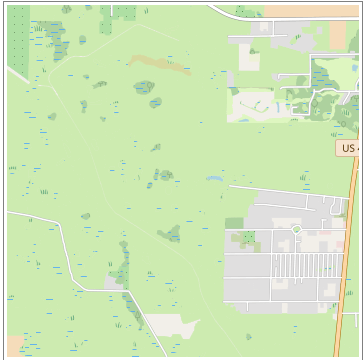
Biodiversity Matrix Query Results

UNOFFICIAL REPORT
Created 10/8/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 58097 , 58400



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in;
or

2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 58097

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Caracara cheriway Crested Caracara	G5	S2	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 58400

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Caracara cheriway Crested Caracara	G5	S2	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit IDs: 58097 , 58400

21 Potential Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Coleataenia abscissa cutthroatgrass	G3	S3	N	E
Conradina brevifolia short-leaved rosemary	G2Q	S2	E	E
Conradina grandiflora large-flowered rosemary	G3	S3	N	T
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Gymnogeomys chapmanianus Chapman's skeletongrass	G3	S3	N	N
Heterodon simus Southern Hognose Snake	G2	S2S3	N	N
Lechea cernua nodding pinweed	G3	S3	N	T
Linum carteri var. <i>smallii</i> Small's flax	G2T2	S2	N	E
Lithobates capito Gopher Frog	G2G3	S3	N	N
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Nolina atropurpurea Florida beargrass	G3	S3	N	T
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Platanthera integra yellow fringeless orchid	G3G4	S3	N	E
Pteroglossaspis ecrinata giant orchid	G2G3	S2	N	T
Puma concolor coryi Florida Panther	G5T1	S1	E	FE
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the

accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Attachment B

The landowner included in this application has been contacted and has confirmed its willingness to sell a conservation easement. An authorized representative form is attached to this application.

A tax parcel card and vesting deed are included with this application

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GRACE LAND RANCH LLC
11420 US HIGHWAY STE 109
NORTH PALM BEACH, FL 33408

1-07-36-35-0A00-00001-A000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										OKEECHOBEE COUNTY PROPERTY										PAGE 1 of 1	30
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
																				VALUATION BY											
																					STANDARD										
																					Tax Group: 30										
																					Tax Dist:										
																					BUILDING MARKET VALUE										
																					TOTAL MARKET OB/XF VALUE										
																					TOTAL LAND VALUE - MARKET										
																					TOTAL MARKET VALUE										
																					SOH/AGL Deduction										
																					ASSESSED VALUE										
																					TOTAL EXEMPTION VALUE										
																					BASE TAXABLE VALUE										
																					TOTAL JUST VALUE										
																					NCON VALUE										
																					INCOME VALUE										
																					PREVIOUS YEAR MKT VALUE										
																					553.353 ACRES PER SURVEY										



Prepared By:
Hunter I. Sundberg, Esq.
Mombach, Boyle, Hardin & Simmons, P.A.
100 NE Third Avenue, Suite 1000
Fort Lauderdale, FL 33301

Parcel ID: 1-17-36-35-0A00-00001-0000 (Tax parcel contains additional lands); 1-07-36-35-0A00-00001-0000 (Tax parcel contains additional lands); 1-06-36-35-0A00-00001-0000 (Tax parcel contains additional lands); 1-08-36-35-0A00-00001-0000 (Tax parcel contains additional lands)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 18th day of July, 2025, by **SUSAN L. BOWMAN**, a single woman, individually, as to an undivided one-third (1/3) interest; **MICHAEL B. GORDON**, a married man, individually, as to an undivided one-third (1/3) interest; and **OREAMNOS MTN, LLC**, a Florida limited liability company, as to an undivided one-third (1/3) interest; all as tenants in common (collectively, the "**Grantor**"), whose address is 14339 Smith Sandy Road, Delray Beach, Florida 33446, to **GRACE LAND RANCH, LLC**, a Florida limited liability company (the "**Grantee**") whose address is 11420 US Highway, Suite 109, North Palm Beach, Florida 33408.

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

Witnesseth, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land situate, lying, and being in Okeechobee County, Florida, as more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

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

SUBJECT TO: comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision, however reference thereto shall not cause same to be reimposed; and taxes for the year 2025 and subsequent years.

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 Grantor.

The land described herein is not the homestead of Michael B. Gordon, and neither Michael B. Gordon nor his spouse, nor anyone for whose support Michael B. Gordon is responsible, resides on or adjacent to said land.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

COPY

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

Signed, sealed and delivered
in the presence of:

Oreamnos Mtn LLC, a Florida limited liability
company

Witness 1:

By: [Signature]

Richard E. Bowman, Authorized Member

Signature: [Signature]

Print Name: Hunter I. Sundberg

Address: 100 NE 3rd Ave, Ste 1000
Ft. Lauderdale, FL 33301

Witness 2:

Signature: [Signature]

Print Name: Jennifer L. Kolm

Address: 100 NE Third Avenue, Ste. 1000
Fort Lauderdale, FL 33301

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 17 day of July, 2025 by Richard E. Bowman, as Authorized Member of and on behalf of OREAMNOS-MTN LLC, a Florida limited liability company, who ☐ is personally known or ☒ has produced a driver's license as identification.



[Signature]

Print Name: Jennifer L. Kolm

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

Signed, sealed and delivered
in the presence of:

Witness 1:

Signature:

Print Name: Hunter Lindberg

Address: 100 NE 3rd Ave, Ste 1000

Fort Lauderdale, FL 33301

Susan L. Bowman

Witness 2:

Signature:

Print Name: Jennifer L. Kolm

Address: 100 NE Third Ave, Ste 1000

Ft. Lauderdale, FL 33301

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 17 day of July, 2025 by Susan L. Bowman, who ☐ is personally known or ☐ has produced a driver's license as identification.



Print Name: Jennifer L. Kolm

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

Signed, sealed and delivered
in the presence of:

Witness 1:

Signature: *Nick*

Print Name: Nicolas Yovno

Address: 6451 NW 93 Drive
Parkland, FL 33067

Michael B. Gordon
Michael B. Gordon

Witness 2:

Signature: *Victoria Fox*

Print Name: Victoria Fox

Address: 100 NE 3rd Ave, Ft Lauderdale
FL 33301

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 16 day of July, 2025 by Michael B. Gordon who ☐ is personally known or ☒ has produced a driver's license as identification.



Hunter Sundberg
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN SECTIONS 7, 8, 17, AND 18, TOWNSHIP 36 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17, THENCE SOUTH $01^{\circ}45'53''$ WEST ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 910.76 FEET;

THENCE SOUTH $89^{\circ}38'20''$ WEST, A DISTANCE OF 4,202.63 FEET TO THE CENTERLINE OF TAYLOR CREEK EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 73 AT PAGE 439 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THE FOLLOWING SEVEN (7) CALLS ARE ALONG SAID CENTERLINE OF SAID TAYLOR CREEK EASEMENT:

1) THENCE NORTH $57^{\circ}13'00''$ WEST, A DISTANCE OF 2,231.47 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 572.97 FEET AND A DEGREE OF CURVATURE OF $21^{\circ}31'45''$;

2) THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 215.30 FEET;

3) THENCE NORTH $35^{\circ}41'15''$ WEST, A DISTANCE OF 590.92 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 572.97 FEET AND DEGREE OF CURVATURE OF $17^{\circ}32'02''$;

4) THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 175.34 FEET;

5) THENCE NORTH $18^{\circ}09'15''$ WEST, A DISTANCE OF 2,896.10 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 572.97 FEET AND DEGREE OF CURVATURE OF $12^{\circ}56'31''$;

6) THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 129.42 FEET;

7) THENCE NORTH $31^{\circ}05'45''$ WEST, A DISTANCE OF 1,681.42 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 7;

THENCE SOUTH $87^{\circ}58'53''$ EAST ALONG SAID NORTH LINE OF SECTION 7, A DISTANCE OF 2,439.22 FEET;

THENCE SOUTH $50^{\circ}50'28''$ EAST, A DISTANCE OF 4,483.22 FEET;

THENCE SOUTH $0^{\circ}00'00''$ EAST, A DISTANCE OF 2,463.15 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 8;

THENCE NORTH $89^{\circ}38'20''$ EAST ALONG SAID SOUTH LINE OF SECTION 8, A DISTANCE OF 2,596.20 FEET TO THE POINT OF BEGINNING;

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA

L25000239212

FL
6-2-25

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



900448802859

2025 MAY 30 PM 3:05

2025 MAY 30 PM 3:21

RECEIVED

CLERK OF SUPERIOR COURT

15

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Grace Land Ranch, LLC

Please Debit FCA000000003 For: 125

Thank you Seth Neeley



Signature

Requested by: SETH

Name _____ Date _____ Time _____

Walk-In _____ Will Pick Up _____

174 - Parker's Printing • Tallahassee, FL 32301

_____ Art of Inc. File _____
_____ LTD Partnership File _____
_____ Foreign Corp. File _____
_____ L.C. File _____
_____ Fictitious Name File _____
_____ Trade/Service Mark _____
_____ Merger File _____
_____ Art. of Amend. File _____
_____ RA Resignation _____
_____ Dissolution / Withdrawal _____
_____ Annual Report / Reinstatement _____
_____ Cert. Copy _____
_____ Photo Copy _____
_____ Certificate of Good Standing _____
_____ Certificate of Status _____
_____ Certificate of Fictitious Name _____
_____ Corp Record Search _____
_____ Officer Search _____
_____ Fictitious Search _____
_____ Fictitious Owner Search _____
_____ Vehicle Search _____
_____ Driving Record _____
_____ UCC 1 or 3 File _____
_____ UCC 11 Search _____
_____ UCC 11 Retrieval _____
_____ Courier _____

1:05

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: GRACE LAND RANCH, LLC

Name of Limited Liability Company

The enclosed Articles of Organization and fees are submitted for filing.

Please return all correspondence concerning this matter to the following:

PAUL A. KRASKER, ESQ.

Name of Person

THE LAW OFFICE OF PAUL A. KRASKER, P.A.

Firm/Company

1615 FORUM PLACE 5TH FLOOR

Address

WEST PALM BEACH, FLORIDA 33401

City/State and Zip Code

AMURPHY@KRASKERLAW.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

ANDREA SNOWDEN

561

515-4722

at ()

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☒ \$125.00 Filing Fee

☐ \$130.00 Filing Fee &
Certificate of Status

☐ \$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☐ \$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

GRACE LAND RANCH, LLC

(Must contain the words "Limited Liability Company," "L.L.C.," or "L.C.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

11420 US Hwy One

Suite 109

North Palm Beach, Florida 33408

Mailing Address:

11420 US Hwy One

Suite 109

North Palm Beach, Florida 33408

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

THE LAW OFFICE OF PAUL A. KRASKER, P.A.

Name

1615 FORUM PLACE 5TH FLOOR

Florida street address (P.O. Box NOT acceptable)

WEST PALM BEACH FL 33408

City

State

Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.

R PAUL A. KRASKER

Registered Agent's Signature (REQUIRED)

(CONTINUED)

ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

Title:

Name and Address:

"AMBR" = Authorized Member

"MGR" = Manager

MGR

Lachlan Cheatham

11420 US Hwy One, Suite 109

North Palm Beach, Florida 33408

MGR

Tonya Love

11420 US Hwy One, Suite 109

North Palm Beach, Florida 33408

(Use attachment if necessary)

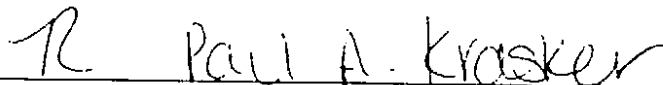
ARTICLE V: Effective date, if other than the date of filing: _____ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

REQUIRED SIGNATURE:



Signature of a member or an authorized representative of a member.

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes.
I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

PAUL A. KRASKER

Typed or printed name of signee

Filing Fees:

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

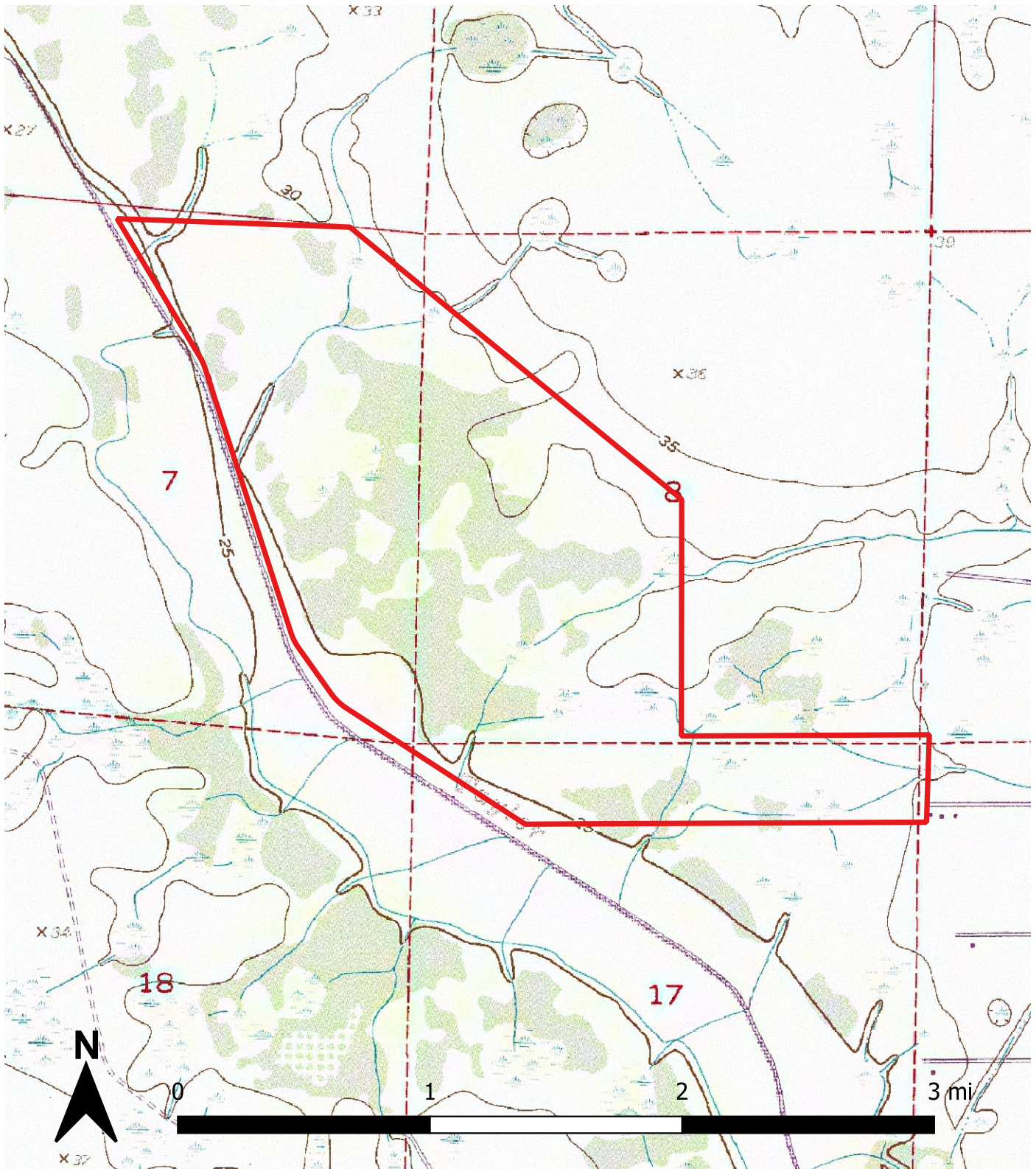
\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

Attachment C

- C.1 Grace Land Ranch on USGS Topographic Map
- C.2 Grace Land Ranch Tax Parcels on Aerial Photograph
- C.3 Grace Land Ranch Boundary on FDOT County General Highway Map
- C.4 Grace Land Ranch on Florida Conservation Lands Map
- C.5 Grace Land Ranch on Cooperative Land Cover Map

C.1. Project Boundary on USGS Topographic Map



**USGS Topographic Survey
Project Boundary
Okeechobee County, Florida**

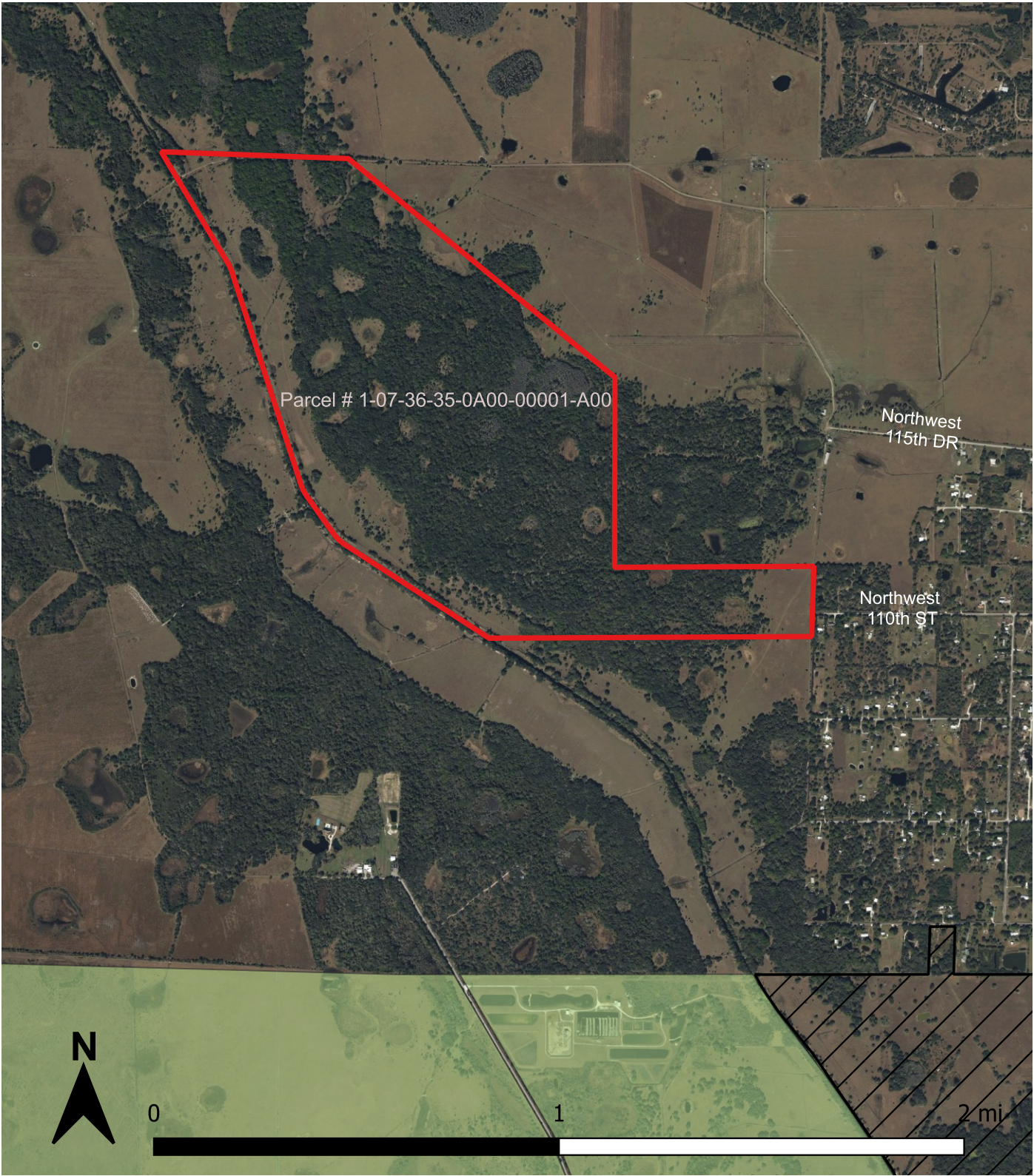
Legend

 Project Boundary



Keith Fountain Law, PLLC
Data: Tax Parcel Okeechobee
County Property Appraiser 2025
Basemap: USGS Topographic

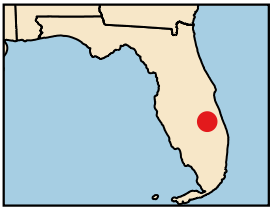
C.2. Tax Parcel on Aerial Photograph



**Aerial Photograph
Project Boundary
Okeechobee County, Florida**

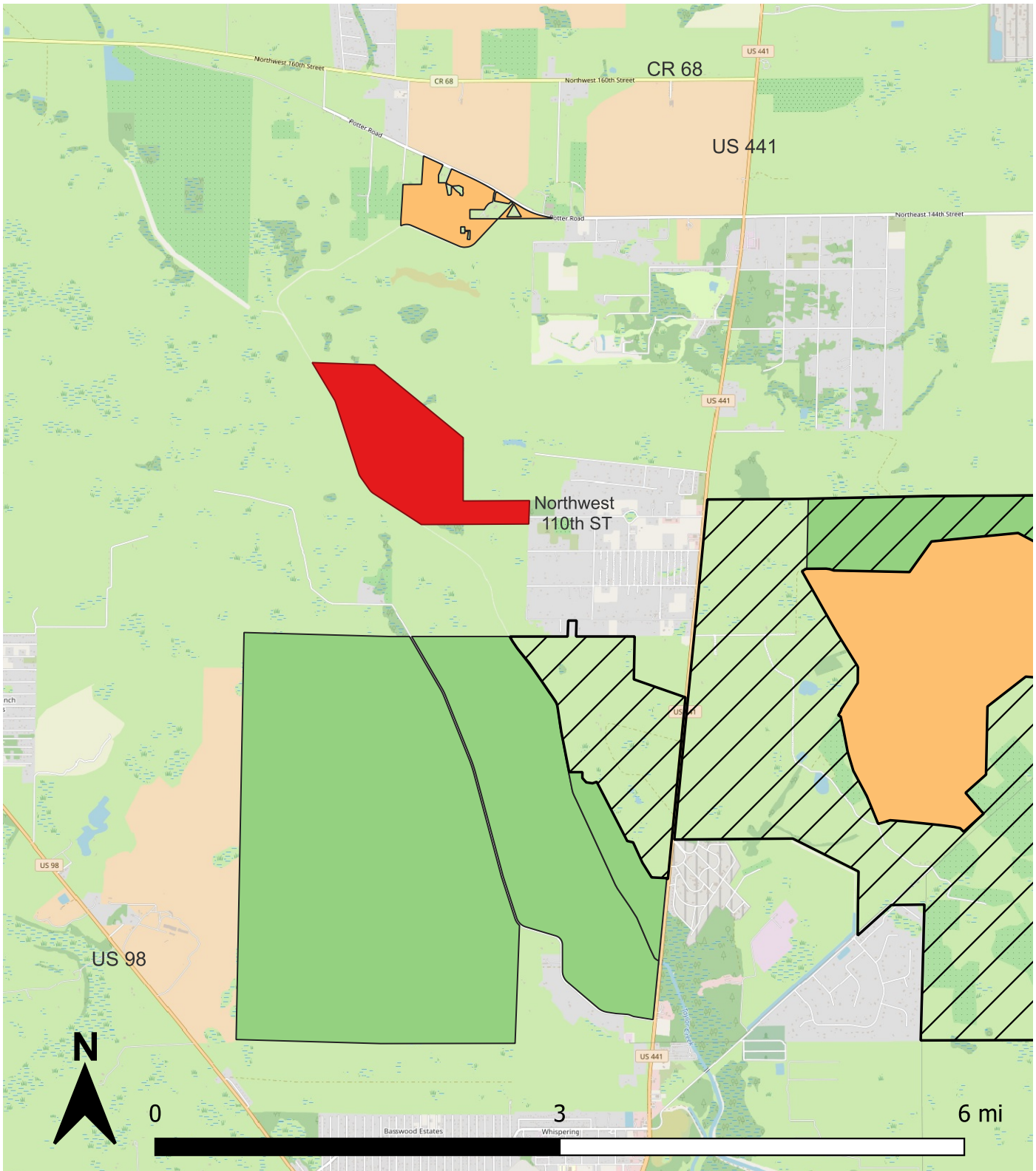
Legend

-  Project Boundary
-  Florida Conservation Lands August 2025
-  Florida Forever Project August 2025



Keith Fountain Law, PLLC
Data: Tax Parcel Okeechobee
County Property Appraiser 2025
Basemap: Bing Aerial
FL Conservation Lands &
FL Forever BOT: FL Natural Areas
Inventory August 2025

C.3. Project Boundary on FDOT County Highway Map



County Highway Map Project Boundary Okeechobee County, Florida

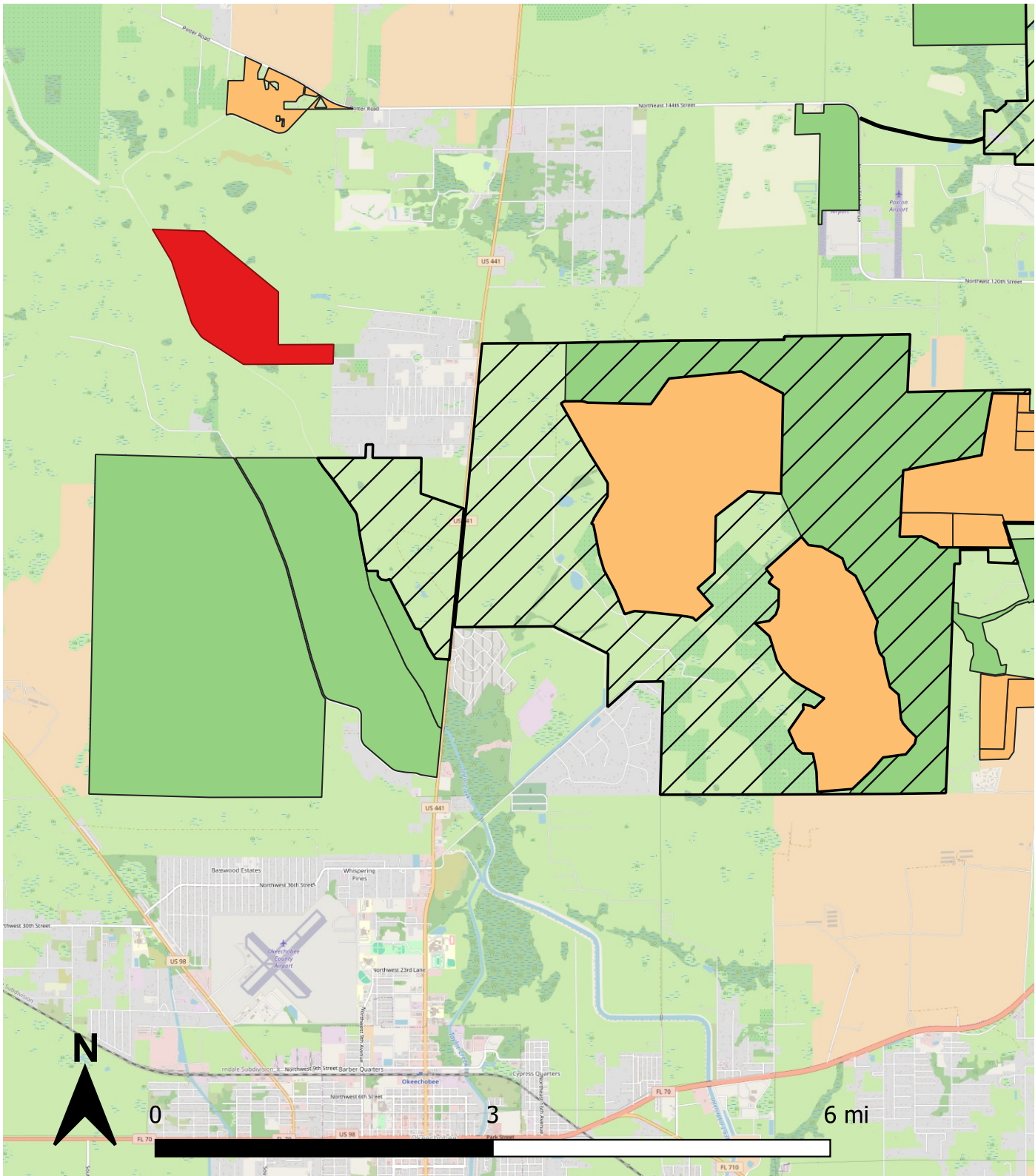
Legend

- Project Boundary
- Florida Conservation Lands August 2025
- Federal
- State
- Florida Forever Project August 2025



Keith Fountain Law, PLLC
Data: Tax Parcel Okeechobee
County Property Appraiser 2025
Basemap: Open Street Map
FL Conservation Lands &
FL Forever BOT: FL Natural Areas
Inventory August 2025

C.4. Project Boundary on Florida Conservation Lands Map



Florida Conservation Lands Map Project Boundary Okeechobee County, Florida

Legend

■ Project Boundary

Florida Conservation Lands August 2025

■ Federal

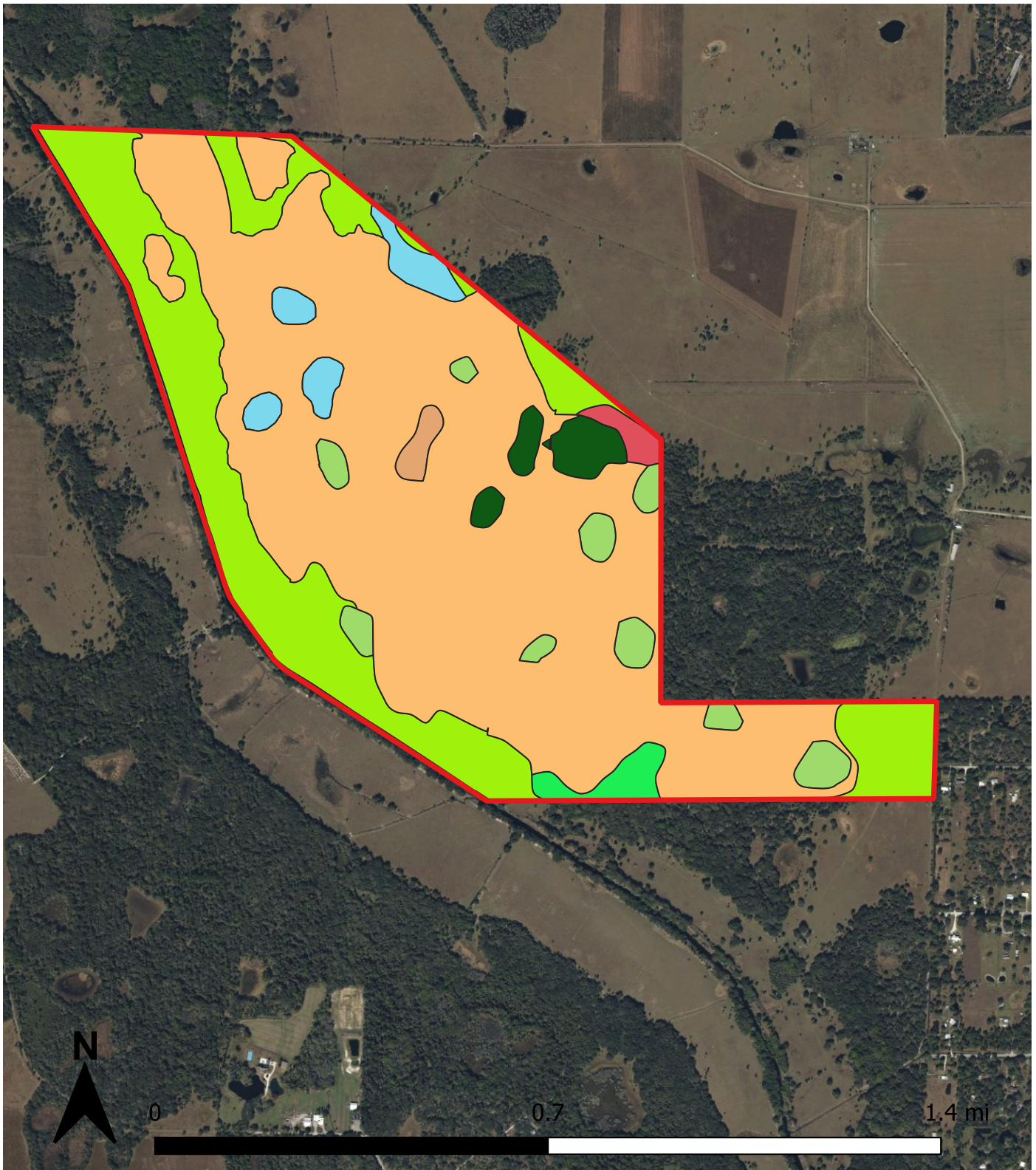
■ State

▨ Florida Forever Project August 2025



Keith Fountain Law, PLLC
Data: Tax Parcel Okeechobee
County Property Appraiser 2025
Basemap: Open Street Map
FL Conservation Lands &
FL Forever BOT: FL Natural Areas
Inventory August 2025

C.5. Project Boundary on Florida Natural Areas Inventory Land Cover Map



FNAI Cooperative Land Cover Map Project Boundary Okeechobee County, Florida

Legend

 Project Boundary	 Isolated Freshwater Marsh
 Cooperative Land Cover (State Name)	 Isolated Freshwater Swamp
 Baygall	 Marshes
 Cultural-Riverine	 Mesic Flatwoods
 Freshwater Forested Wetlands	 Prairies and Bogs
 Improved Pasture	 Rural-Open Forested



Keith Fountain Law, PLLC
Data: Tax Parcel Okeechobee
County Property Appraiser 2025
Basemap: Open Street Map
Cooperative Land Cover: FL
FWCC & Florida Natural Areas
Inventory, Ver 3.8