

Bombing Range Ridge / Lost Oak Addition

A Florida Forever Application to Add New Property
to an Existing Florida Forever Project

Submitted to the Florida Department of Environmental Protection,
Florida Forever Program

By Keith Fountain Law, PLLC

ATTACHMENT A

BOMBING RANGE RIDGE / LOST OAK ADDITION, POLK COUNTY, FLORIDA

1. LOCATION, SIZE AND VALUE OF THE PROJECT.

The Lost Oak Addition in Polk County, Florida (the “project”), is an approximately 995-acre addition to the 46,294-acre Bombing Range Ridge Florida Forever site. This project is located along the southwest shoreline of Lake Kissimmee about 1.6 miles north of State Road 60 by way of Grape Hammock Road and Shady Oaks Drive. The co-owners of the property are Pomcor Longview LLC, Indian Prairie Groves LLC, J.F. Ranch LLC, and Pomcor-458 Acres II LLC, each as to an undivided interest in the project. The project has a calculated 2019 market (just) value of \$531,207 as established by the Polk County Property Appraiser.

2. GENERAL DESCRIPTION OF THE PROJECT.

The project adds most of the lands owned by the property owners that are not already included in the Bombing Range Ridge Florida Forever site. The site currently contains 1,867 acres and, after approval of this addition, the owners will now own 2,862 acres within the Florida Forever site. The project adds over two miles of shoreline along Lake Kissimmee. Portions of the project along the shoreline are encumbered by flowage easements in favor of the South Florida Water Management District. The property is also a high priority for acquisition by the Avon Park Air Force Range Sentinel Landscape (a Sentinel Landscapes summary is attached to the application).

Live oak habitat is defined by a predominant canopy comprised of large, mature live oaks. This upland community commonly inhabits the banks of Florida’s lakes and rivers and is clearly evident on the southern shore of Lake Kissimmee. Saw palmetto occurs intermittently beneath the live oak canopy interspersed between open areas typically comprised of bahia grass, open sand and/or leaf litter. Beautyberry and bracken fern area also interspersed among the ground cover.

Improved pasture is the dominant upland land use present on the project. The pasture community is comprised of cattle-grazed herbaceous cover with a series of shallow ditches that traverse various portions of the pasture and appear to have been utilized for site drainage.

Several freshwater marsh communities are present on-site. The freshwater marshes consist of both isolated and hydrologically connected depressional and deepwater marshes. Depressional marshes are characterized by short-stature, herbaceous vegetation and are common throughout the property. Deepwater marshes, although less common, are also present on-site and are generally located in the southern portions of the property.

Seven species listed in the Florida Fish and Wildlife Conservation Commission's *Official Lists – Florida's Endangered Species, Threatened Species, and Species of Special Concern* (June 2006) were encountered during 2007 surveys of the entire property. These species are the American alligator, Sherman's fox squirrel, American bald eagle, Florida sandhill crane, Florida scrub-jay, little blue heron, and gopher tortoise. No additional listed species were documented on-site during the 2007 investigations. It should be noted that these findings reflect the site conditions at the time of the investigation and do not preclude listed species from inhabiting the project.

Avon Park Air Force Range

Avon Park Air Force Range is the Air Force's largest primary air-to-ground training range east of the Mississippi River. The installation's large restricted airspace and operating area, including a 106,000-acre bombing and gunnery range, provide training infrastructure that is not only used extensively by the Air Force, but also by the Army, Navy, Marine Corps, and state and local law enforcement. Situated in historically rural central Florida, air and ground forces are able to practice the latest combat training techniques and procedures safely, efficiently, and realistically.

Outside of the installation is the Everglades Headwaters National Wildlife Refuge and Conservation Area, a high priority area for the Department of the Interior that is known as a world-class destination for hunting, fishing, camping, hiking, birding, and outdoor educational opportunities for all ages. The landscape is characterized by its high biological diversity and supports many threatened, endangered, and at-risk species, which require innovative strategies to maintain Avon Park's training flexibility in the face of development pressures.

Private agricultural lands are interspersed among the Sentinel Landscape's protected military and Refuge lands. In an effort to conserve these properties and keep them compatible with the military's air-to-ground training exercises, the Air Force, U.S. Fish and Wildlife Service, and U.S. Department of Agriculture's Natural Resources Conservation Service are working with local, state, and private conservation partners to create a network of priority lands that will protect watersheds, wildlife habitat, agricultural lands, community recreation opportunities, and Avon Park's military mission.



*Lake Hatchineha in the Everglades Headwaters National Wildlife Refuge & Conservation Area.
(Photo courtesy of the Everglades Headwaters NWR)*

BENEFITING WORKING LANDS

Cattle ranches, citrus farms, croplands, and working forests have dominated the ecological and cultural history of the Avon Park Sentinel Landscape for over 150 years. Local producers have built a strong agricultural economy while leading stewardship efforts in the region to protect and maintain the agricultural-based "working watershed" of the Everglades Headwaters. Agriculture in central Florida is uniquely compatible with both Avon Park's military mission and the habitat needs of threatened, endangered, and at-risk species. However, population growth across Florida has led to unprecedented landscape conversion that threatens the region's agricultural sustainability, historic way of life, and training flexibility at Avon Park.

Through a suite of landowner assistance programs, Federal and state agencies such as USDA's Natural Resources Conservation Service and the Florida Department of Agriculture and Consumer Services are working with willing landowners in the Sentinel Landscape to restore and conserve working lands. In turn, these efforts will help buffer Avon Park from suburban development, protect and improve water quality within the Lake Okeechobee and Everglades National Park watershed, and maintain the viability of regional agricultural production.

CONSERVATION OPPORTUNITIES

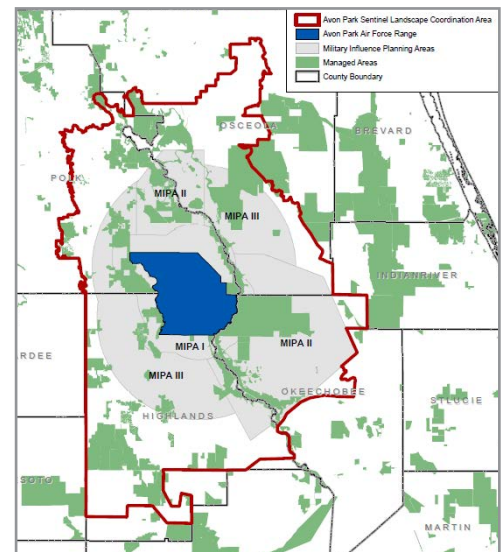
It is no coincidence that the Avon Park Sentinel Landscape encompasses the Everglades Headwaters National Wildlife Refuge and Conservation Area. The Everglades Headwaters is a highly treasured and significant landscape that provides freshwater downstream to millions of residents along the coasts of Florida and is home to diverse populations of native and endemic habitat types. Owing to the significant environmental benefits and ecological services provided by the landscape, the Everglades

are a national conservation priority and the Everglades Headwaters have been the focus of numerous Federal and state efforts over the years. Recently, the U.S. Fish and Wildlife Service began connecting a series of conservation easements into wildlife corridors, and the Florida Forever Program and South Florida Water Management District are working to protect and restore other important conservation areas. Additional partners working throughout the Sentinel Landscape aim to build on existing efforts to protect habitats supporting migratory birds, native wildlife diversity, and rare species, such as the red-cockaded woodpecker and gopher tortoise.

LOOKING FORWARD

Partners are coalescing around a shared vision at Avon Park — a vision that represents a “win-win-win” for national security, working lands, and conservation. Funding agencies, conservation groups, and landowners in the region recognize the vital national security role that installations like Avon Park AFR play in maintaining the readiness of our troops. Conserving and protecting the Avon Park Sentinel Landscape from encroachment and incompatible development will allow active agricultural production to continue while also maintaining a strong and mission-oriented military training and testing presence in rapidly growing central Florida.

Avon Park Air Force Range



PARTNERS

FEDERAL

- ★ U.S. Department of Agriculture
 - Natural Resources Conservation Service
 - U.S. Forest Service
- ★ U.S. Department of Defense
 - Readiness and Environmental Protection Integration (REPI) Program
 - Office of Economic Adjustment Joint Land Use Study
- ★ U.S. Department of the Interior
 - U.S. Fish and Wildlife Service

STATE

- ★ Florida Department of Agriculture & Consumer Services
 - Florida Forest Service — Forest Stewardship Program
 - Rural and Family Lands Protection Program
 - Forestry and Wildlife Cost Share Programs
 - Longleaf Legacy Landowner Incentive Program

- ★ Florida Department of Environmental Protection
 - Florida Forever Program
- ★ Florida Defense Support Task Force and Grants
- ★ Florida Defense Alliance
 - Defense Infrastructure Grants
- ★ Central Florida Regional Planning Council
- ★ South Florida Water Management District
 - Northern Everglades and Estuaries Protection Program
 - Northern Everglades — Payment for Environmental Services
- ★ Florida Department of Transportation
- ★ Florida Fish and Wildlife Commission
- ★ University of Florida — Institute of Food and Agricultural Sciences
- ★ University of Florida — Center for Landscape Conservation Planning

LOCAL

- ★ Polk County
 - Environmental Lands Program
- ★ Osceola County
 - Environmental Lands Conservation Program
- ★ Highlands County
 - Conservation Trust Fund
- ★ Okeechobee County

NGOS

- ★ The Nature Conservancy
- ★ The National Wildlife Refuge Association
- ★ Florida Wildlife Association
- ★ Florida Audubon
- ★ The Conservation Fund
- ★ The Trust for Public Land
- ★ American Farm Bureau Federation
- ★ National Cattlemen's Beef Association
- ★ The Forestry Association

3. POTENTIAL RECREATION AND PUBLIC USES.

The property presents an excellent opportunity for outdoor recreation along Lake Kissimmee. The project adds more than two miles of Lake Kissimmee shoreline to this Florida Forever site that can support a range of recreation from hiking and primitive camping to canoeing, fishing and hunting.

4. KNOWN THREATS TO THE PROJECT.

Because of its spectacular Lake Kissimmee shoreline and more intensive available residential development density along the lake, the property is poised for residential development at a large scale.

5. LOCAL RESOLUTIONS.

None.

6. GOALS AND PERFORMANCE MEASURES; FLORIDA FOREVER CRITERIA.

The project, as summarized in this application and in conjunction with the lands already contained within the Bombing Range Ridge Florida Forever site, appears to further the following goals and performance measures outlined in Section 259.105(4), Florida Statutes:

Goal A: Enhance the Coordination and Completion of Land Acquisition Projects

- Measure A1: The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis.
- Measure A3: The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government.

Goal B: Increase the Protection of Florida's Biodiversity at the Species, Natural Community, and Landscape Levels

- Measure B1: The number of acres acquired of significant strategic habitat conservation areas.
- Measure B2: The number of acres acquired of highest priority conservation areas for Florida's rarest species.

- Measure B3: The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages.
- Measure B5: The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects or augmentations to previous projects.
- Measure B6: The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

Goal C: Protect, Restore, and Maintain the Quality and Natural Functions of Land, Water and Wetland Systems of the State

- Measure 1: The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired.
- Measure 4: The number of acres acquired that protect natural floodplain functions.
- Measure 5: The number of acres acquired that protect surface waters of the state.
- Measure 8: The number of acres of functional wetland systems protected.
- Measure 10: The percentage of public lakes and rivers in which invasive, nonnative aquatic plants are under maintenance control.
- Measure 11: The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.

Goal D: Ensure that Sufficient Quantities of Water are Available to Meet the Current and Future Needs of Natural Systems and the Citizens of the State

- Measure 1: The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans.

- Measure 3: The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.

Goal E: Increase Natural Resource-Based Public Recreation or Educational Opportunities

- Measure 1: The number of acres acquired that are available for natural resource-based public recreation or education.
- Measure 3: The number of new resource-based recreation facilities, by type, made available on public land.

Furthermore, as summarized in this application, the project and site address the following Florida Forever criteria as outlined in Section 259.105(9) and (10), Florida Statutes:

(9)

(a) The project meets multiple goals described in subsection (4).

(b) The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources.

(g) The project has a significant portion of its land area in imminent danger of development, in imminent danger of losing its significant natural attributes or recreational open space, 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.

(h) The project implements an element from a plan developed by an ecosystem management team.

(i) The project is one of the components of the Everglades restoration effort.

(l) The project is a joint acquisition, either among public agencies, nonprofit organizations, or private entities, or by a public-private partnership.

10) The Acquisition and Restoration Council shall give increased priority to those projects for which matching funds are available and to project elements previously identified on an acquisition list pursuant to this section that can be acquired at 80 percent or less of appraised value. The council shall also give increased priority to those projects where the state's land conservation plans overlap with the military's need to protect lands, water, and habitat to ensure the sustainability of military missions including:

(b) Protecting areas underlying low-level military air corridors or operating areas; and

(c) Protecting areas identified as clear zones, accident potential zones, and air installation compatible use buffer zones delineated by our military partners, and for which federal or other funding is available to assist with the project.

7. STATEMENT OF INTEREST TO BE ACQUIRED.

The project is proposed for fee simple acquisition.

8. PROPOSED MANAGER.

Florida Forest Service.

ATTACHMENT B

Tax parcel cards from the Polk County Property Appraiser's office are attached. The following table summarizes the tax parcel information. For guidance, there is a significant difference between the acreage identified by the Property Appraiser's office and an Ordinary High Water (OHW) line survey obtained by the owners – GCY, Inc. was the surveyor. For the land sections containing the project, the table below identifies the Property Appraiser's acreage, the GIS acres obtained using shapefiles from the GCY OHW survey, the acres for each land section that are in the project, and the prorated just value.

Bombing Range Ridge / Lost Oak Addition					
<u>Parcel</u>	<u>Section</u>	<u>PA Acres</u>	<u>GIS Acres</u>	<u>Project Acres</u>	<u>Just Value</u>
31-30-28-000000-000000	28	173.11	154.136	88.063	\$49,451
31-30-29-000000-000000	29	510.86	442.11	125.663	\$72,602
31-30-32-000000-000000	32	643.24	643.226	268.386	\$134,196
31-30-33-000000-011010	33	599.29	553.318	491.034	\$265,916
31-30-34-000000-033010	34	18.08	21.683	21.683	\$9,041
		1944.58	1814.473	994.829	\$531,207

The landowner has consented to this application and the signed authorization from the controlling owner is attached.



Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
Print Date: 04/16/2020

Owner/Mailing Address:
POMCOR LONGVIEW LLC
7 PENN PLZ STE 1100
NEW YORK NY 10001-3967

Site Address:
SHADY OAKS DR LAKE WALES 33898

31-30-28-000000-000000

ALL FRACTL

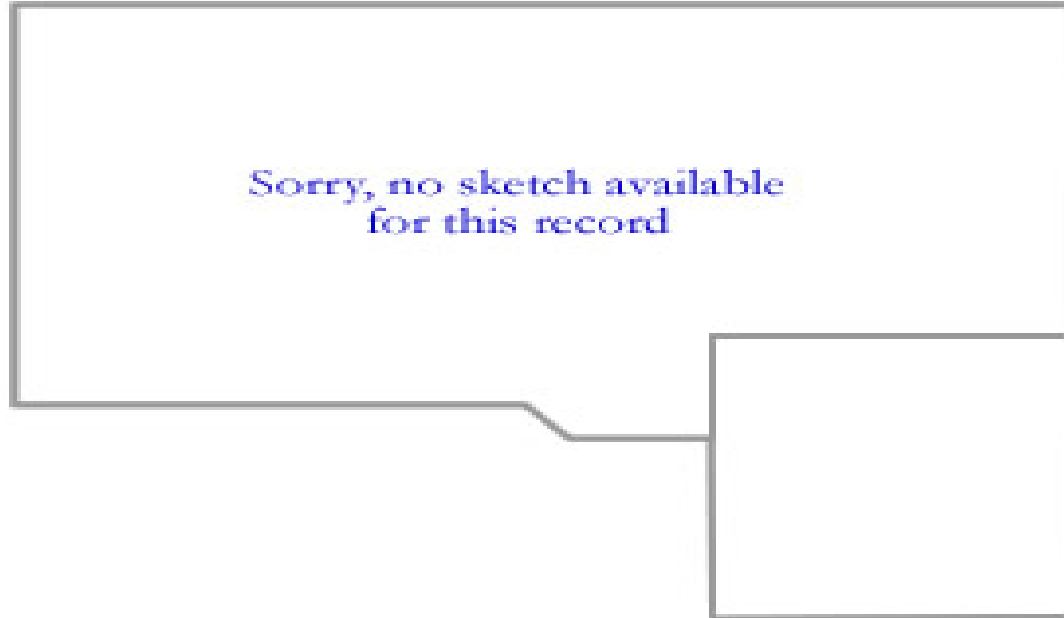
2019

Building Characteristics

Category			Type	
Category			Units	Adjustment
Base Rate Adj.			Adjustment	
Depreciation Adj			Adjustment	
Type	Class		Quality	Perimeter
Type	Style	Class	Quality	Perimeter
AYB	EYB	RCNLD	Norm Dpr	%Good

RCNLD - Replacement Cost New Less Depreciation

6000 Pasture



Card 1 of 1
Building No: -

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/11/2007	01	V	7320 / 0522	100	INDIAN PRAIRIE GROVES INC	INDIAN PRAIRIE GROVES INC
06/11/2007	01	V	7320 / 0495	100	INDIAN PRAIRIE GROVES INC	INDIAN PRAIRIE GROVES INC
06/11/2007	01	V	7320 / 0504	100	INDIAN PRAIRIE GROVES INC	INDIAN PRAIRIE GROVES INC
06/11/2007	01	V	7320 / 0513	100	INDIAN PRAIRIE GROVES INC	INDIAN PRAIRIE GROVES LLC

* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2019 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:

<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=313028000000000000>

Total Acreage: 173.11

Millage Code: 30000

Neighborhood Code: 9910.00

Neighborhood Adj:

Value Summary 2019

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value: 86,554
Classified Land Value: 14,342
* Assd Land Value: 14,342
* Tot Bldg Value: 0
* Tot XF Value: 0
Tot Jst Value: 86,554
Market Value: 86,554

Homestead Cap:

Overall % Cap: 0.00 %
Cap Base Year: 0
HX Usage % Cap: 0.00 %
Prior Market: 0
Prior Base: 0
Initial Base: 0
Current Base: 0
Maximum Cap: 0
Market Value: 0
Capped Value: 0

Non-Homestead Cap:

Cap Base Year: 0
Usage % Cap: 0.00 %
Prior Market: 0
Prior Base: 0
Initial Base: 0
Current Base: 0
Maximum Cap: 0
Market Value: 0

Assessment Values:

Ag Land: 14,342
Homestead: 0
Non-Homestead: 0
Cap Diff: 0
Portability: 0
Total Value: 14,342
Exemption Value: 0
Taxable Value: 14,342
School Taxable Val: 14,342



Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
Print Date: 04/16/2020

2019

Owner/Mailing Address:
POMCOR LONGVIEW LLC
7 PENN PLZ STE 1100
NEW YORK NY 10001-3967

Site Address:
SHADY OAKS DR LAKE WALES 33898

31-30-28-000000-000000
ALL FRACTL

No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	A	2130	IMPROVED PASTURE	0.00	0.00	57.00	A	0	1.00	200.00	200.00	100.00%	11,400
2	A	2400	MARSH	0.00	0.00	62.00	A	0	1.00	30.00	30.00	100.00%	1,860
3	A	2500	SWAMP	0.00	0.00	54.11	A	0	1.00	20.00	20.00	100.00%	1,082
1	M	0135	Low Acres	0.00	0.00	173.11	A	0	1.00	500.00	500.00	100.00%	86,554

Sub Areas for Building

Please see <https://www.polkpa.org/showLookupTable.aspx?table=sar> for a list of codes and descriptions.



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7 PENN PLZ STE 1100
NEW YORK NY 10001-3967

Site Address:
1800 SHADY OAKS RD LAKE WALES 33853

31-30-29-000000-000000

ALL FRACTL

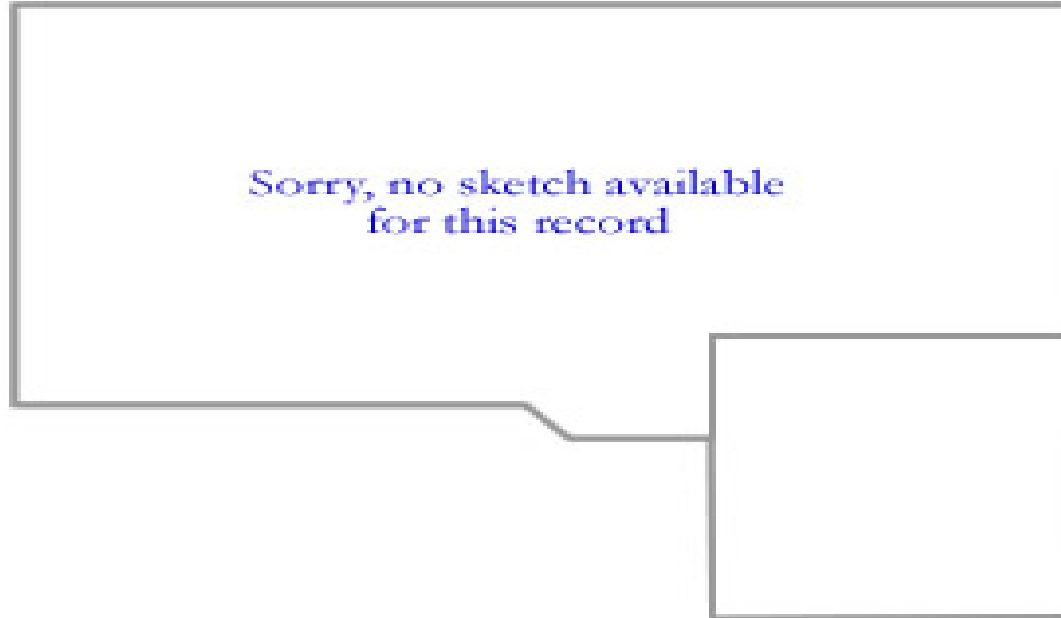
2019

Building Characteristics

Category			Type	
Category			Units	Adjustment
Base Rate Adj.			Adjustment	
Depreciation Adj			Adjustment	
Type	Class		Quality	Perimeter
Type	Style	Class	Quality	Perimeter
AYB	EYB	RCNLD	Norm Dpr	%Good

RCNLD - Replacement Cost New Less Depreciation

6000 Pasture



Card 1 of 1
Building No: -

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/11/2007	01	V	7320 / 0495	100	INDIAN PRAIRIE GROVES INC	INDIAN PRAIRIE GROVES INC
06/11/2007	01	V	7320 / 0504	100	INDIAN PRAIRIE GROVES INC	INDIAN PRAIRIE GROVES INC
06/11/2007	01	V	7320 / 0513	100	INDIAN PRAIRIE GROVES INC	INDIAN PRAIRIE GROVES LLC
06/11/2007	01	V	7320 / 0522	100	INDIAN PRAIRIE GROVES LLC	INDIAN PRAIRIE GROVES LLC

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<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=313029000000000000>

Total Acreage: 510.86

Millage Code: 30000

Neighborhood Code: 9910.00

Neighborhood Adj:

Value Summary 2019

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value: 255,431
Classified Land Value: 30,461
* Assd Land Value: 30,461
* Tot Bldg Value: 0
* Tot XF Value: 0
Tot Jst Value: 255,431
Market Value: 255,431

Homestead Cap:

Overall % Cap: 0.00 %
Cap Base Year: 0
HX Usage % Cap: 0.00 %
Prior Market: 0
Prior Base: 0
Initial Base: 0
Current Base: 0
Maximum Cap: 0
Market Value: 0
Capped Value: 0

Non-Homestead Cap:

Cap Base Year: 0
Usage % Cap: 0.00 %
Prior Market: 0
Prior Base: 0
Initial Base: 0
Current Base: 0
Maximum Cap: 0
Market Value: 0

Assessment Values:

Ag Land: 30,461
Homestead: 0
Non-Homestead: 0
Cap Diff: 0
Portability: 0
Total Value: 30,461
Exemption Value: 0
Taxable Value: 30,461
School Taxable Val: 30,461



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1	A	2300	NATIVE PASTURE	0.00	0.00	217.90	A	0	1.00	80.00	80.00	100.00%	17,432
2	A	2220	SEMI IMPROVED PASTURE	0.00	0.00	65.00	A	0	1.00	120.00	120.00	100.00%	7,800
3	A	2400	MARSH	0.00	0.00	67.00	A	0	1.00	30.00	30.00	100.00%	2,010
4	A	2500	SWAMP	0.00	0.00	160.96	A	0	1.00	20.00	20.00	100.00%	3,219
1	M	0135	Low Acres	0.00	0.00	510.86	A	0	1.00	500.00	500.00	100.00%	255,431

Sub Areas for Building

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Site Address:
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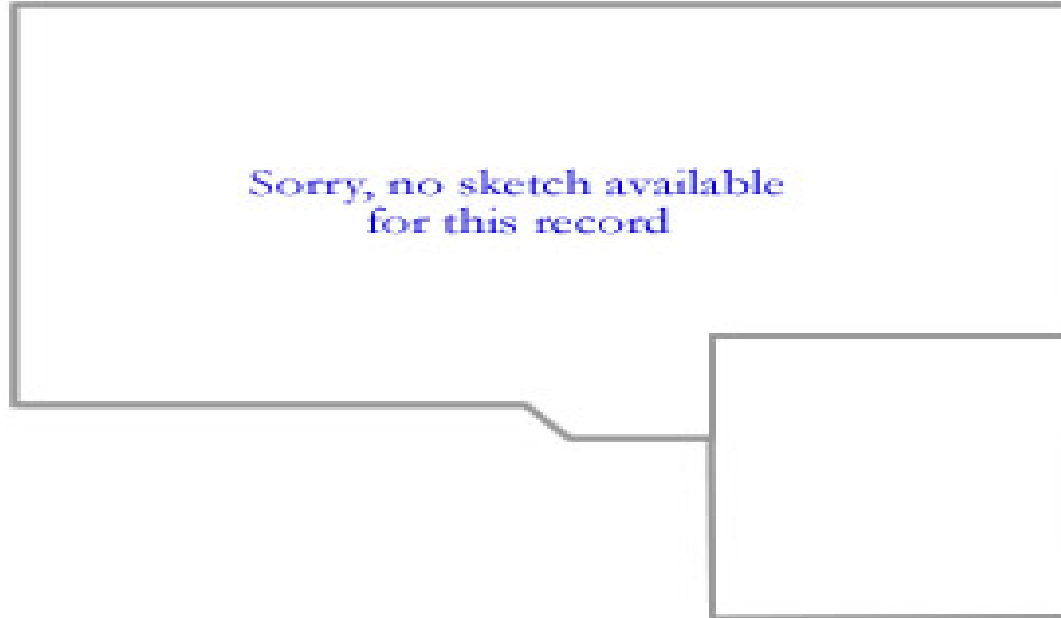
2019

Building Characteristics

Category			Type	
Category			Units	Adjustment
Base Rate Adj.			Adjustment	
Depreciation Adj			Adjustment	
Type	Class		Quality	Perimeter
Type	Style	Class	Quality	Perimeter
AYB	EYB	RCNLD	Norm Dpr	%Good

RCNLD - Replacement Cost New Less Depreciation

6000 Pasture



Card 1 of 1
Building No: -

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/11/2007	01	V	7320 / 0495	100	SIXTY NINE RANCH INC	POMCOR LONGVIEW LLC
06/11/2007	01	V	7320 / 0504	100	JF RANCH INC	JF RANCH INC
06/11/2007	01	V	7320 / 0513	100	INDIAN PRAIRIE GROVES INC	INDIAN PRAIRIE GROVES LLC
06/11/2007	01	V	7320 / 0522	100	INDIAN PRAIRIE GROVES LLC	POMCOR 458 ACRES II ACRES LLC

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<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=313032000000000000>

Total Acreage: 643.24

Millage Code: 30000

Neighborhood Code: 9910.00

Neighborhood Adj:

Value Summary 2019

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value: 321,620
Classified Land Value: 59,550
* Assd Land Value: 59,550
* Tot Bldg Value: 0
* Tot XF Value: 0
Tot Jst Value: 321,620
Market Value: 321,620

Homestead Cap:

Overall % Cap: 0.00 %
Cap Base Year: 0
HX Usage % Cap: 0.00 %
Prior Market: 0
Prior Base: 0
Initial Base: 0
Current Base: 0
Maximum Cap: 0
Market Value: 0
Capped Value: 0

Non-Homestead Cap:

Cap Base Year: 0
Usage % Cap: 0.00 %
Prior Market: 0
Prior Base: 0
Initial Base: 0
Current Base: 0
Maximum Cap: 0
Market Value: 0

Assessment Values:

Ag Land: 59,550
Homestead: 0
Non-Homestead: 0
Cap Diff: 0
Portability: 0
Total Value: 59,550
Exemption Value: 0
Taxable Value: 59,550
School Taxable Val: 59,550



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2019

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No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	A	2130	IMPROVED PASTURE	0.00	0.00	167.36	A	0	1.00	200.00	200.00	100.00%	33,472
2	A	2320	NATIVE PASTURE	0.00	0.00	396.00	A	0	1.00	60.00	60.00	100.00%	23,760
3	A	2400	MARSH	0.00	0.00	72.00	A	0	1.00	30.00	30.00	100.00%	2,160
4	A	2500	SWAMP	0.00	0.00	7.88	A	0	1.00	20.00	20.00	100.00%	158
1	M	0135	Low Acres	0.00	0.00	643.03	A	0	1.00	500.00	500.00	100.00%	321,516
2	M	0997	Easement Restrictions	0.00	0.00	0.21	A	0	1.00	500.00	500.00	100.00%	104

Sub Areas for Building

Please see <https://www.polkpa.org/showLookupTable.aspx?table=sar> for a list of codes and descriptions.



Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
Print Date: 04/16/2020

2019

Owner/Mailing Address:
POMCOR LONGVIEW LLC
7 PENN PLZ STE 1100
NEW YORK NY 10001-3967

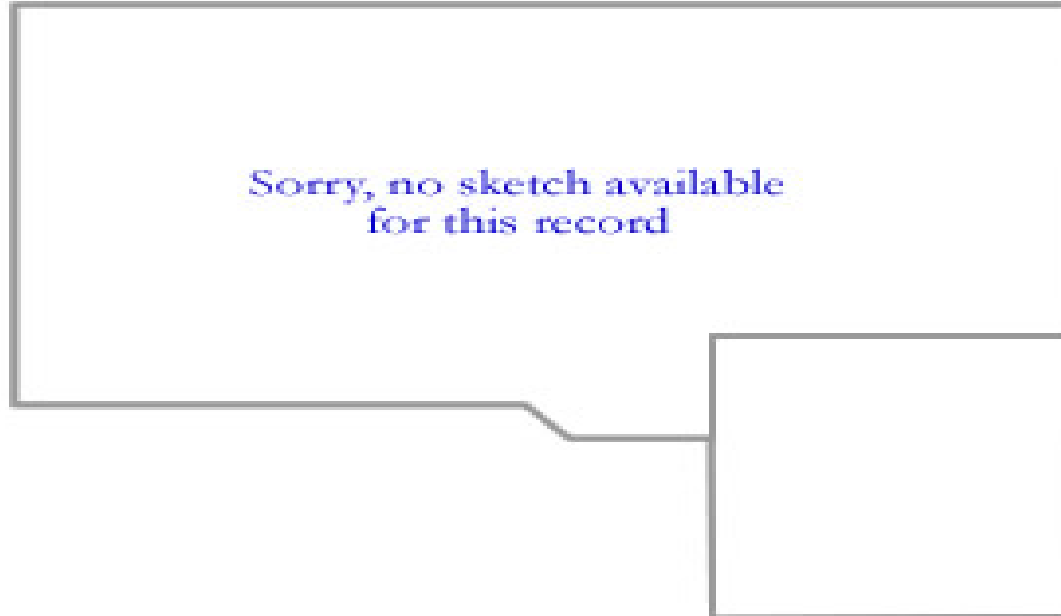
Site Address:
SHADY OAKS MHP LAKE WALES 33853

31-30-33-000000-011010

★★ ALL FRACTL LESS R/W FOR SHADY OAKS DR PER MB 25 PG
28-35 & LESS BEG SE COR SEC 33 N89-24-15W ALONG S
LINE OF SEC 33 571.68 FT N0-17-55W 2208.72 FT

Building Characteristics				
Category		Type		
Category		Units	Adjustment	
Base Rate Adj.		Adjustment		
Depreciation Adj		Adjustment		
Type	Class	Quality	Perimeter	
Type	Style	Class	Quality	Perimeter
AYB	EYB	RCNLD	Norm Dpr	%Good
RCNLD - Replacement Cost New Less Depreciation				

6000 Pasture



Card 1 of 1
Building No: -

** Sales Data						
Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
01/17/2017	18	V	10059 / 00210	0	POLK COUNTY	OWNERS OF RECORD
01/17/2017	18	V	10079 / 01688	0	POLK COUNTY	INDIAN PRAIRIE GROVES LLC
06/11/2007	01	V	7320 / 0495	100	INDIAN PRAIRIE GROVES INC	INDIAN PRAIRIE GROVES INC
06/11/2007	01	V	7320 / 0504	100	INDIAN PRAIRIE GROVES INC	INDIAN PRAIRIE GROVES INC

* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2019 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:

<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=313033000000011010>

Total Acreage:	599.29
Millage Code:	30000
Neighborhood Code:	9910.00
Neighborhood Adj:	

Value Summary 2019

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value:	299,646
Classified Land Value:	59,950
* Assd Land Value:	59,950
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	299,646
Market Value:	299,646

Homestead Cap:

Overall % Cap:	0.00 %
Cap Base Year:	0
HX Usage % Cap:	0.00 %
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0

Non-Homestead Cap:

Cap Base Year:	0
Usage % Cap:	0.00 %
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0

Assessment Values:

Ag Land:	59,950
Homestead:	0
Non-Homestead:	0
Cap Diff:	0
Portability	0
Total Value:	59,950
Exemption Value:	0
Taxable Value:	59,950
School Taxable Val:	59,950



Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
Print Date: 04/16/2020

2019

Owner/Mailing Address:
POMCOR LONGVIEW LLC
7 PENN PLZ STE 1100
NEW YORK NY 10001-3967

Site Address:
SHADY OAKS MHP LAKE WALES 33853

31-30-33-000000-011010

** ALL FRACTL LESS R/W FOR SHADY OAKS DR PER MB 25 PG
28-35 & LESS BEG SE COR SEC 33 N89-24-15W ALONG S
LINE OF SEC 33 571.68 FT N0-17-55W 2208.72 FT

No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	A	2120	IMPROVED PASTURE	0.00	0.00	104.12	A	0	1.00	250.00	250.00	100.00%	26,030
2	A	2230	SEMI IMPROVED PASTURE	0.00	0.00	176.01	A	0	1.00	110.00	110.00	100.00%	19,361
3	A	2320	NATIVE PASTURE	0.00	0.00	172.48	A	0	1.00	60.00	60.00	100.00%	10,349
4	A	2500	SWAMP	0.00	0.00	19.00	A	0	1.00	20.00	20.00	100.00%	380
5	A	2400	MARSH	0.00	0.00	127.68	A	0	1.00	30.00	30.00	100.00%	3,830
1	M	0135	Low Acres	0.00	0.00	599.29	A	0	1.00	500.00	500.00	100.00%	299,646

Sub Areas for Building

Please see <https://www.polkpa.org/showLookupTable.aspx?table=sar> for a list of codes and descriptions.



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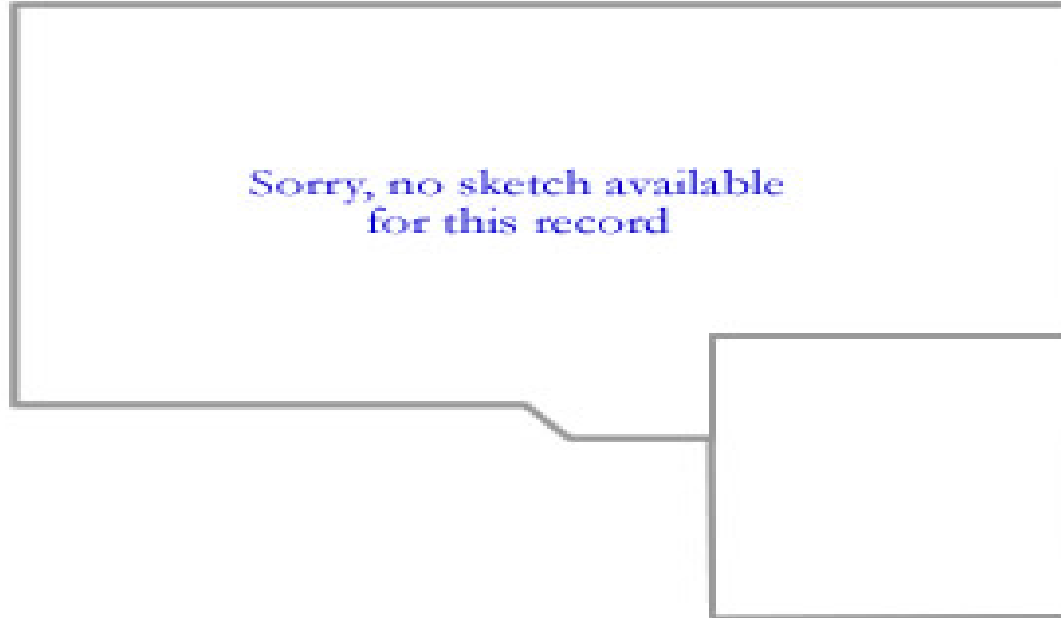
Site Address:
SHADY OAKS DR LAKE WALES 33898

31-30-34-000000-033010

★★ ALL FRACTL LESS THAT PT LYING WITHIN FOLL DESC:
BEG SE COR OF SEC 33 N89-24-15W ALONG S LINE OF
SEC 33 571.68 FT N0-17-55W 2208.72 FT N87-57-40E

Building Characteristics				
Category			Type	
Category			Units	Adjustment
Base Rate Adj.			Adjustment	
Depreciation Adj			Adjustment	
Type	Class		Quality	Perimeter
Type	Style	Class	Quality	Perimeter
AYB	EYB	RCNLD	Norm Dpr	%Good
RCNLD - Replacement Cost New Less Depreciation				

6000 Pasture



Card 1 of 1
Building No: -

** Sales Data						
Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
01/17/2017	18	V	10059 / 00210	0	POLK COUNTY	OWNERS OF RECORD
01/17/2017	18	V	10079 / 01688	0	POLK COUNTY	INDIAN PRAIRIE GROVES LLC
06/11/2007	01	V	7320 / 0495	100	INDIAN PRAIRIE GROVES INC	INDIAN PRAIRIE GROVES INC
06/11/2007	01	V	7320 / 0504	100	INDIAN PRAIRIE GROVES INC	INDIAN PRAIRIE GROVES INC

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**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:

<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=313034000000033010>

Total Acreage:	18.08
Millage Code:	30000
Neighborhood Code:	9910.00
Neighborhood Adj:	

Value Summary 2019	
Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	9,041
Classified Land Value:	1,447
* Assd Land Value:	1,447
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	9,041
Market Value:	9,041
Homestead Cap:	
Overall % Cap:	0.00 %
Cap Base Year:	0
HX Usage % Cap:	0.00 %
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	0
Usage % Cap:	0.00 %
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0

Assessment Values:	
Ag Land:	1,447
Homestead:	0
Non-Homestead:	0
Cap Diff:	0
Portability	0
Total Value:	1,447
Exemption Value:	0
Taxable Value:	1,447
School Taxable Val:	1,447



Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
Print Date: 04/16/2020

2019

Owner/Mailing Address:
POMCOR LONGVIEW LLC
7 PENN PLZ STE 1100
NEW YORK NY 10001-3967

Site Address:
SHADY OAKS DR LAKE WALES 33898

31-30-34-000000-033010

★★ ALL FRACTL LESS THAT PT LYING WITHIN FOLL DESC:
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SEC 33 571.68 FT N0-17-55W 2208.72 FT N87-57-40E

No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	A	2300	NATIVE PASTURE	0.00	0.00	18.08	A	0	1.00	80.00	80.00	100.00%	1,447
1	M	0135	Low Acres	0.00	0.00	18.08	A	0	1.00	500.00	500.00	100.00%	9,041

Sub Areas for Building

Please see <https://www.polkpa.org/showLookupTable.aspx?table=sar> for a list of codes and descriptions.

Point of Contact Information

In accordance with the Florida Forever application process, this is to advise that the individual named below is the primary authorized point of contact to receive and convey information on behalf of the owner(s) of the real property described below, which is located in Polk County, Florida, for all matters concerning this application.

Project Name/Property Name: Lost Oak

Authorized Representative: Rick Hartman

Company Affiliation: Hartman Real Estate

Phone: (772) 287-4690 FAX: () Cell (772) 631-3781

E-Mail Address: ricou51@hotmail.com

Address: 3500 SW Corporate Parkway, Suite 202 Palm City FL 34990

City State Zip Code

Legal description of Property: Section 28, 29, Township 31 S, and Range 30 E. Acres 996
32 - 34

Tax I.D. Number(s) 31-30-28-000000-000000, 31-30-29-000000-000000, 31-30-32-000000-000000

31-30-33-000000-011010, 31-30-34-000000-033010

Land Owner Contact Information:

Owner Signature Jay Anderson

Jay Anderson, Manager

5/12/20
Date

Print Owner Name RCC BONCOR LLC

Address: 370 7 Ave NYC NY 10001

City

State

Zip Code

Phone: (212) 563 6557 FAX: (212) 563 6657 Cell (908) 229 0802

E-Mail Address: JANDERSON@FEILORG.COM

PLEASE NOTE:

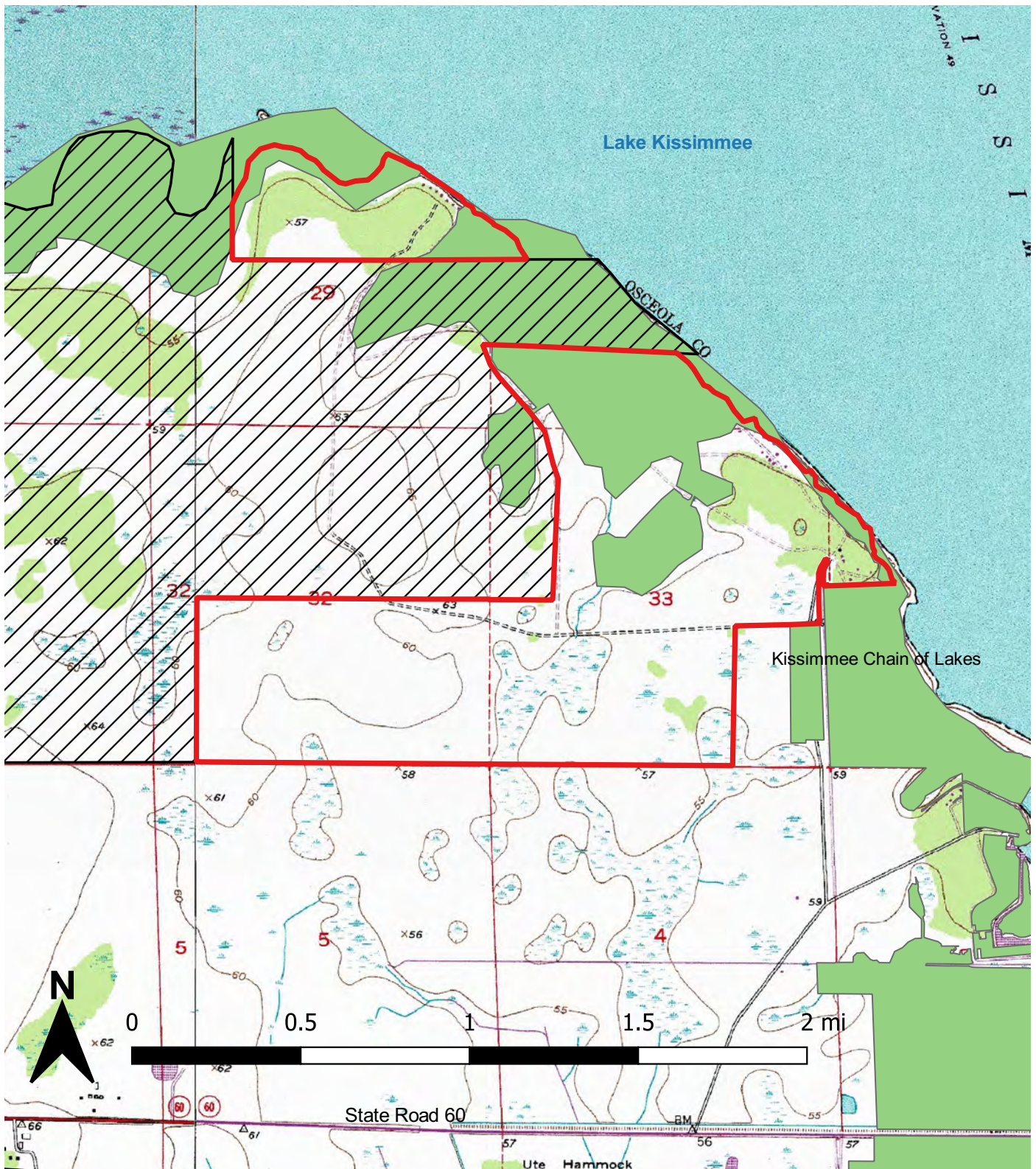
The land owner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property. This form is not intended to create or acknowledge an exclusive property 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 land owner. 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 C

The following maps are attached:

1. Topographic map
2. Aerial photograph with tax parcels
3. Florida Department of Transportation map
4. Map of surrounding conservation lands
5. Land cover map

C.1 Project Boundary on USGS Topographic Map



USGS Topographic Survey Lost Oak Addition Polk County, Florida

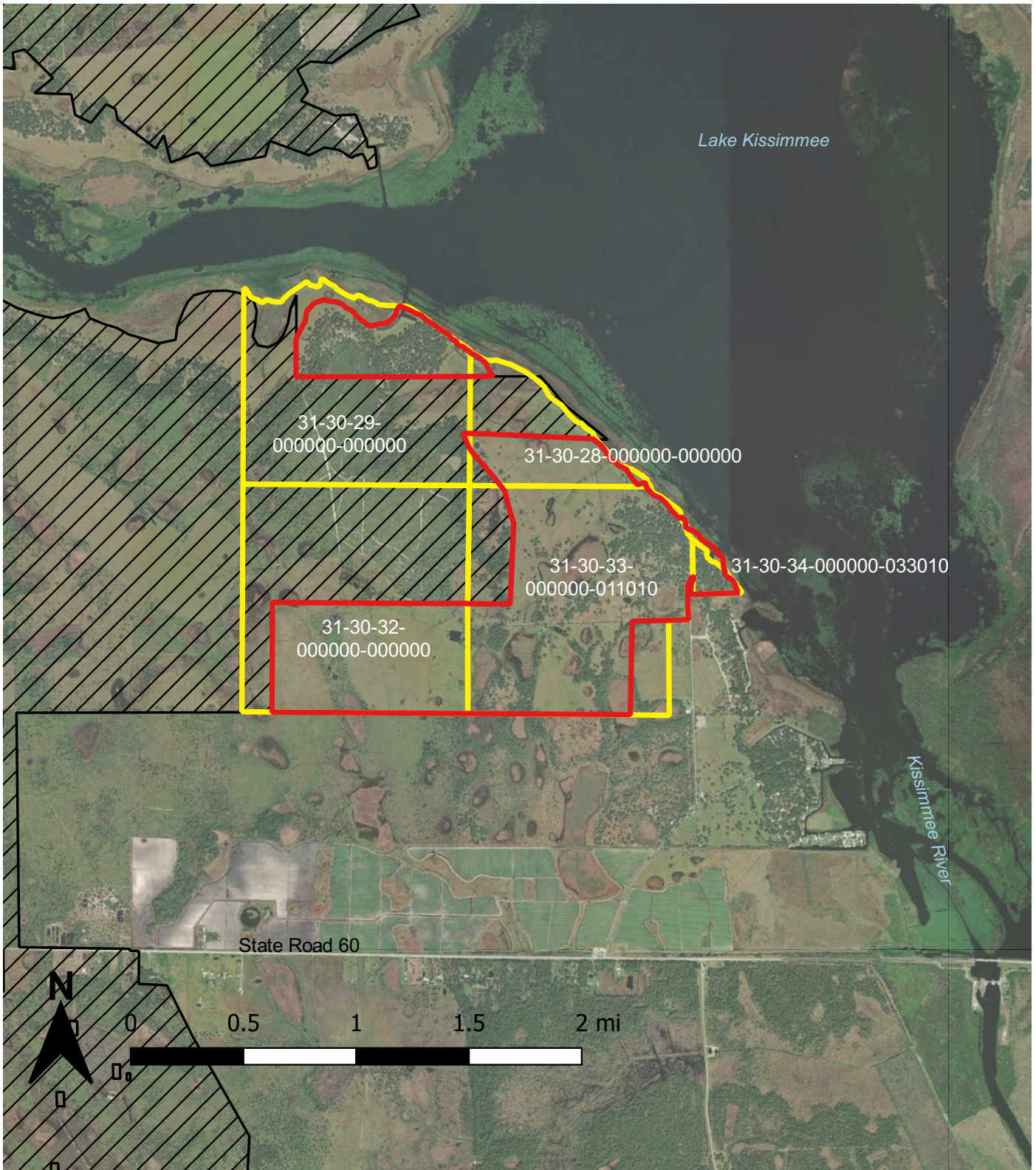
Legend

- Project Boundary
- Bombing Range Ridge Florida Forever Project
- Florida Conservation Lands



Keith Fountain Law, PLLC
Data: FNAI
FLMA 3/20 FFBOT 12/19;
Parcels: Polk Co. Prop App..
Basemap: USDA Topo

C.2 Tax Parcels on Aerial Photograph



Aerial Photograph Lost Oak Addition Polk County, Florida

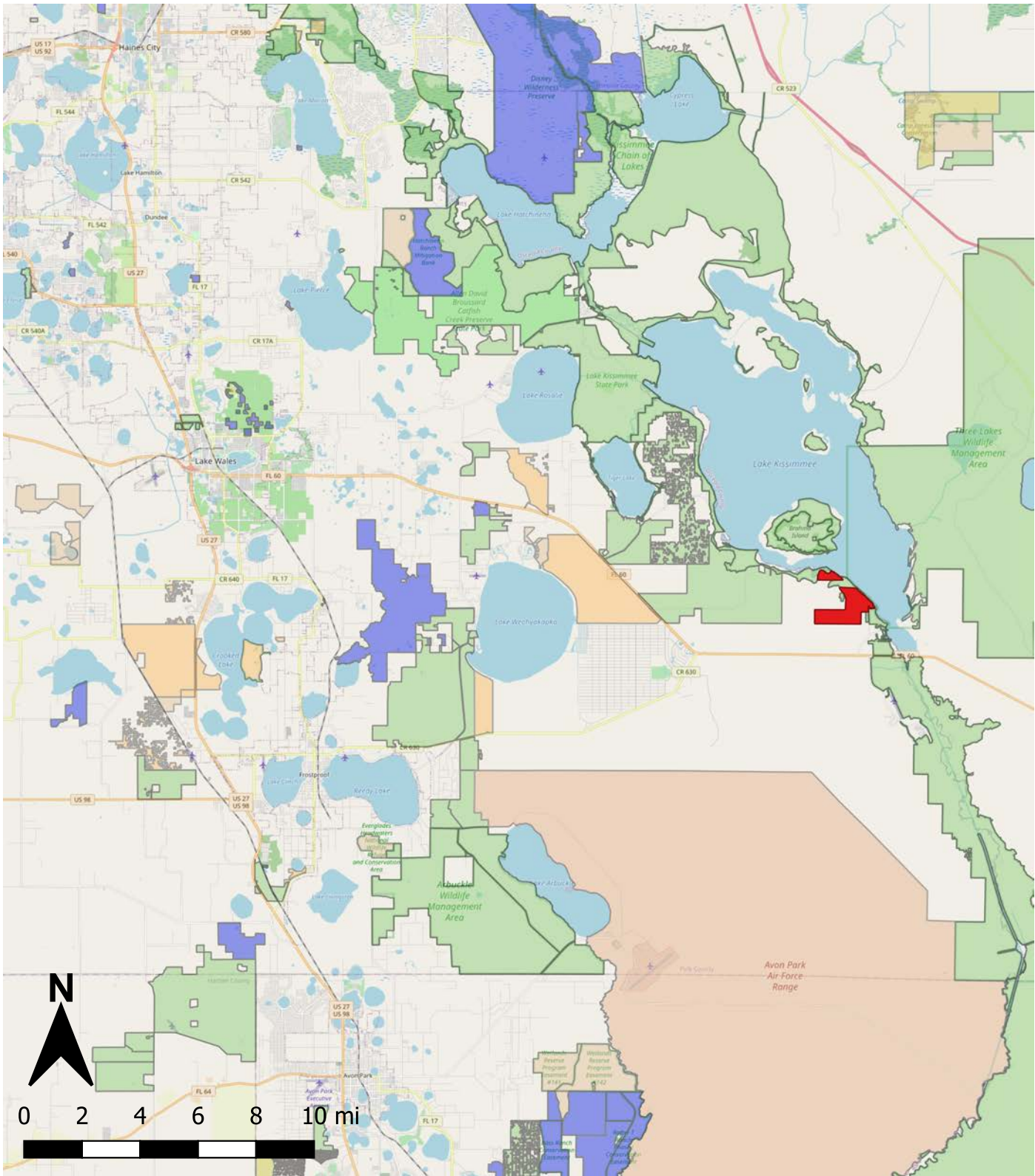
Legend

- Polk County Tax Parcels
- Project Boundary
- Bombing Range Ridge Florida Forever Project



Keith Fountain Law, PLLC
Data: FNAI: FLMA 3/20
FFBOT 1219; CLCV3.3
Parcels: Polk Co. Prop App..
Basemap: Bing

C.4 Project Boundary on FDOT County General Highway Map



Department of Transportation Map Lost Oak Addition Polk County, Florida

- Legend
- Project Boundary
 - Florida Conservation Lands (by owner)
 - State
 - Federal
 - Local
 - Private



Keith Fountain Law, PLLC
Data:FNAI: FLMA 3/20
FFBOT 12/19
Parcels: Polk Co. Prop App..
Basemap: ESRI street Map

C.4 Project Boundary on Florida Conservation Lands Map



**Florida Conservation Lands Map
Lost Oak Addition
Polk County, Florida**

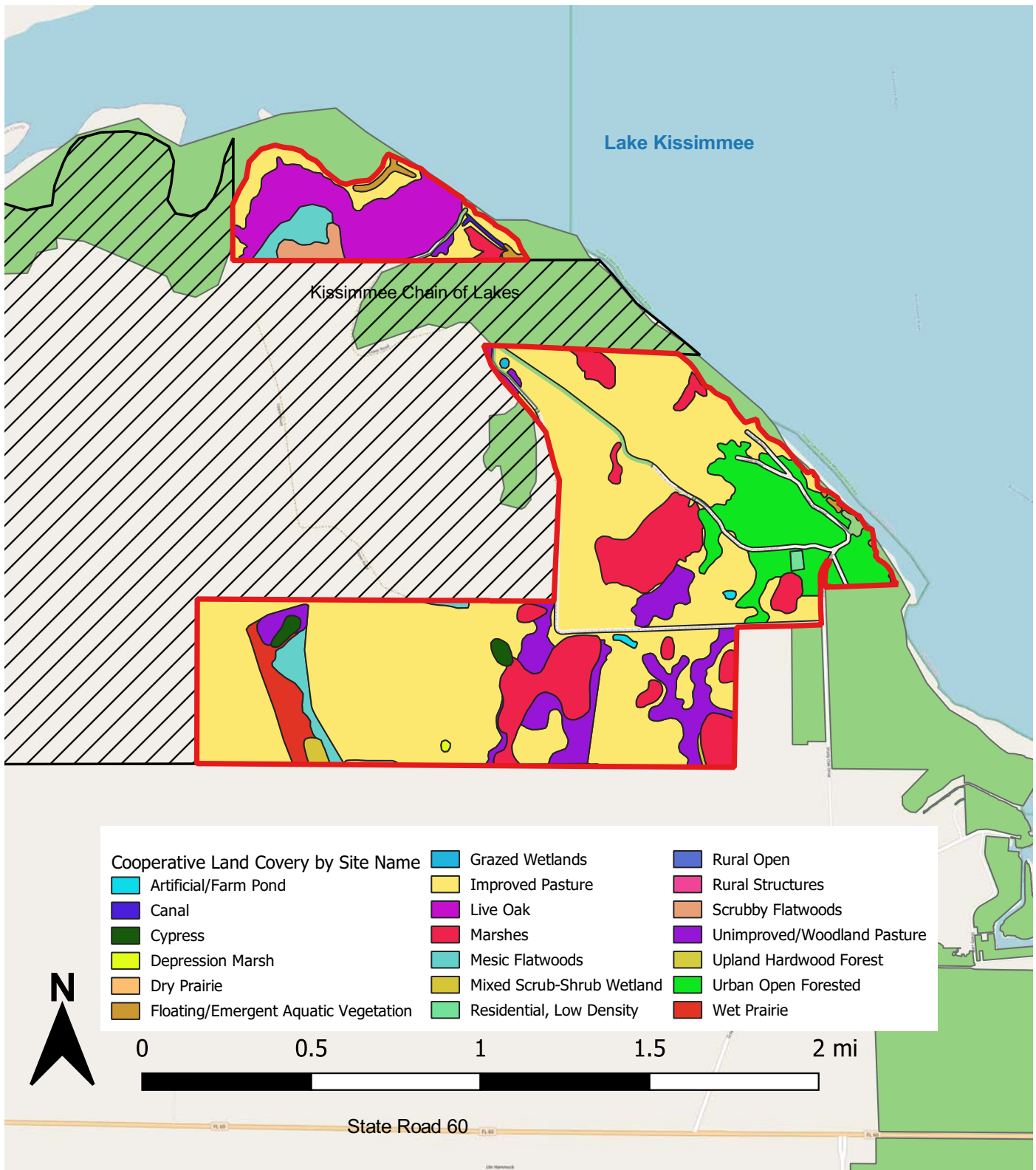
Legend

- Project Boundary
- Bombing Range Ridge Florida Forever Project
- Federal
- Local
- Private
- State



Keith Fountain Law, PLLC
Data:FNAI: FLMA 3/20
FFBOT 12/19
Parcels: Polk Co. Prop App..
Basemap: ESRI street Map

C.5 Project Boundary on FNAI Land Cover Map



FNAI Cooperative Land Cover Map Lost Oak Addition Polk County, Florida

Legend

- Project Boundary
- Bombing Range Ridge Florida Forever Project
- Florida Conservation Lands



Keith Fountain Law, PLLC
Data: FNAI: FLMA 3/20
FFBOT 1219; CLCV3.3
Parcels: Polk Co. Prop App..
Basemap: ESRI street Map