2	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

10/20/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **September 28, 2026**

FROM: **Evan Walsnovich, Planner** **PHONE:** **904 209-0596**

SUBJECT OR TITLE: **ENCERT 2026-10 Adler Creek**

AGENDA TYPE: **Business Item, Public Hearing, Report**

BACKGROUND INFORMATION:

Agricultural Enclave under Sections 163.3162 and 163.3164, Florida Statutes as amended by Chapter 2026-34, Laws of Florida. This certification request is identified as ENCERT 2026-10 Agricultural Enclave Certification (Adler Creek) and includes approximately 594.42 acres. The subject property is located east of Pacetti Road and the Grand Lakes development, west of Future CR 2209 right of way.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to APPROVE Agricultural Enclave Certification Application ENCERT 2026-10 upon finding that, based upon the competent substantial evidence contained in the record, the application demonstrates that the subject parcels satisfy the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

DENY:Motion to DENY Agricultural Enclave Certification Application ENCERT 2026-10, finding that, based upon the competent substantial evidence contained in the record, the subject parcel(s) do not satisfy the statutory definition of an agricultural enclave under Section 163.3164(4), Florida Statutes, and the requirements for certification under Section 163.3162(4), Florida Statutes;

and direct the Office of the County Attorney to prepare the final written order, including Findings of Fact and Conclusions of Law supporting the Board's determination, as required by Section 163.3162(4), Florida Statutes.

For Administration Use Only:
Legal: Jalisa Ferguson 10/8/2026 **OMB: ARM 10/6/2026** **Admin: Brad Bradley 10/13/2026**

October 8, 2026

Casey Dendor, AICP
England-Thims & Miller
14775 Old St. Augustine Road
Jacksonville, FL 32258
(904)-376-6304
dendorc@etminc.com

RE: Agricultural Enclave Certification Report (ENCERT 2026-10)
Parcel ID#: 028880-0000
028900-0000
028900-0001
029360-0000

Property Location: East of Pacetti Road and the Gran Lakes development, west of the future County Road 2209

Dear Applicant:

This letter is in response to the application received by the County on August 31, 2026, for an Agricultural Enclave Certification pursuant to Section 163.3162, Florida Statutes. Within thirty (30) days after receipt of an application for Agricultural Enclave Certification, the County is required to provide the applicant with a written report detailing whether the application complies with the requirements of Section 163.3162(4)(a), Florida Statutes.

Please find the required written report attached to this letter.

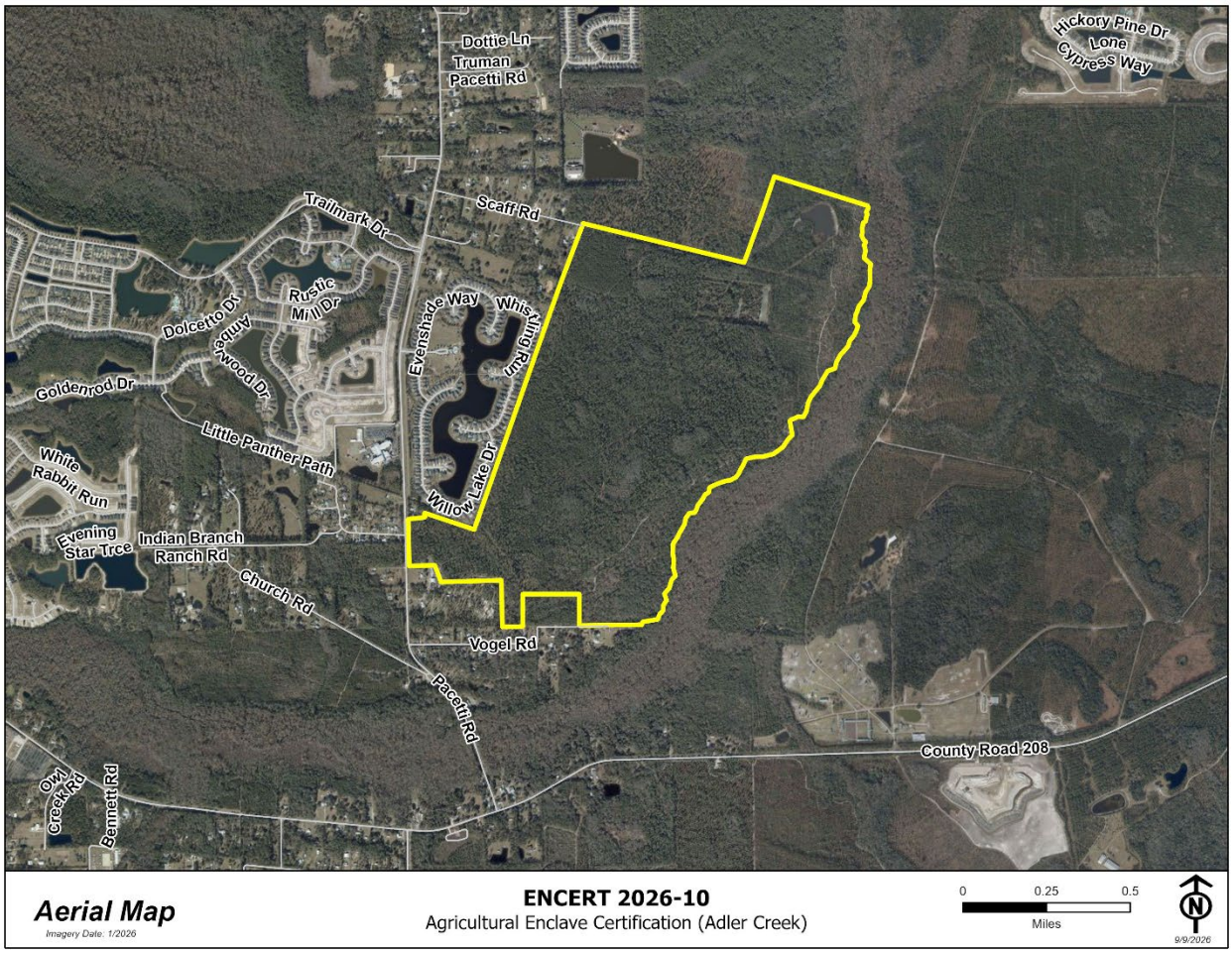
If you have any questions regarding the attached report or need further assistance, I can be reached at 904-209-0596 or ewalsnovich@sjcfl.us.

Sincerely,

Evan Walsnovich, Planner

APPLICATION SUMMARY

The applicant is seeking certification of an agricultural enclave for approximately 594 acres of land located east of Pacetti Road and the Gran Lakes development, west of the future County Road 2209. The applicant has not provided any plans on the type or scale of development for the subject property with their submittal. The map that the applicant provided is below.

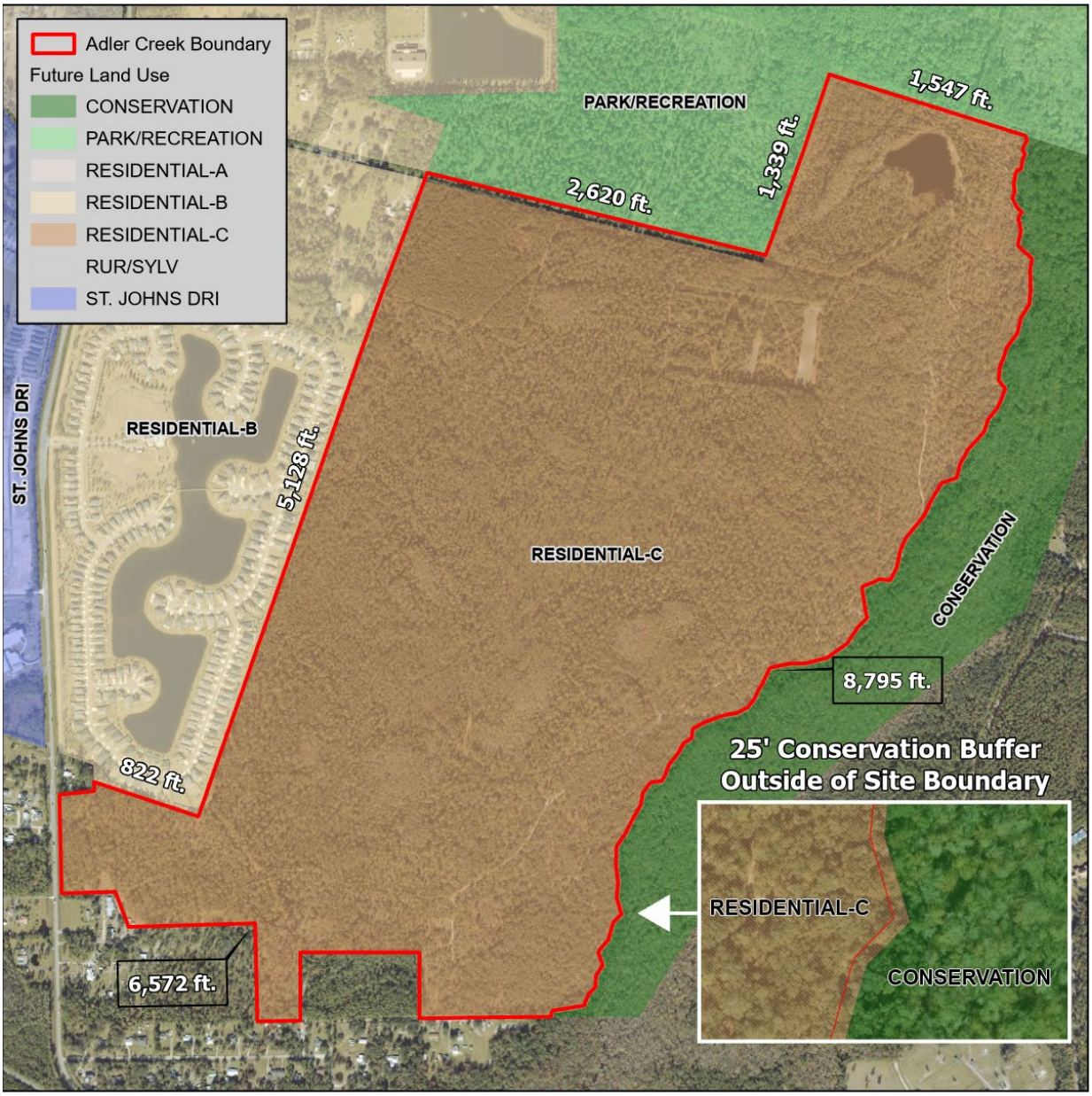


Adjacent Development Comparison

Criteria	North	East	South	West
FLUM	Parks and Recreation	Residential-C*	Rural/Silviculture	Residential-B
Zoning	Six Mile Creek PUD and Open Rural	Open Rural	Open Rural	Gran Cay PUD, Open Rural, and Residential, Mobile Home or Single-Family
Maximum Density	N/A	6 DU/Acre**	1 DU / 40 Acres	2 DU / Acre
Existing Development	No	No	Yes	Yes

* The applicant added a 25-foot conservation buffer, making the adjacent property Residential-C on the Future Land Use Map, not Conservation.

** The portion designated as Residential-C and the subject property are both limited by a Text Amendment in Ordinance 2021-87 to only 1,682 dwelling units.



Land Use Type	Perimeter Distance	Ratio of Total Perimeter	Allowable Residential Density
RES-B	5,950 ft.	22.18%	2 DU/Acre
RUR/SYLV	6,572 ft.	24.50%	1 DU/40Acres
RES-C	8,795 ft.	32.79%	6 DU/Acre
PARKS/REC	5,506 ft.	20.53%	n/a
TOTAL	**26,823 ft.**	–	–

The previous Future Land Use Map and associated table have been provided by the applicant. The applicant's full application can be found in **Exhibit A – Supporting Documents**.

Eligibility Determination:
According to Florida Statutes 163.3162(4)(a), an applicant may apply to the governing body of the local government for certification of the parcel(s) as an agricultural enclave as defined in s. 163.3164 if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development. An applicant seeking such certification may not use the perimeter of another parcel certified by the local government as an agricultural enclave to meet the definition of the term "agricultural enclave."

Development Type	Single Family Residential
Total Acreage	594 acres
Standard Maximum Residential Density	6 dwelling units per Net Acre
Maximum Number of Dwelling Units as set by Text Amendment in Ordinance 2021-87	1,682 dwelling units

STAFF EVALUATION SUMMARY:

The 2026 amendments to Section 163.3162, Florida Statutes, establish a process allowing property owners to request certification that a property qualifies as an Agricultural Enclave before pursuing development approvals. The certification request must be submitted to the local government and requires a determination that the property meets the statutory criteria for an Agricultural Enclave. The local governing body is responsible for reviewing the application and approving or denying the certification through a public hearing.

Staff reviewed the application materials submitted by the applicant together with available County records, including, as applicable, Property Appraiser records, recorded instruments, the Comprehensive Plan, the Future Land Use Map, zoning records, aerial imagery, Geographic Information System (GIS) mapping, and other relevant information to determine whether the application demonstrates that the subject property satisfies the statutory definition of an Agricultural Enclave under Sections 163.3162 and 163.3164, Florida Statutes. Based upon the application materials submitted and staff's review, **the application does not appear to demonstrate that the subject property satisfies the statutory definition of an Agricultural Enclave** under Section 163.3164(4), Florida Statutes. As discussed below, the application does not demonstrate compliance with section 163.3164(4)(a), Florida Statutes, because the record does not establish that the parcel or parcels were owned or controlled by a single person or entity as of January 1, 2025, and continuous thereafter.

Pursuant to the public hearing process requirements of 163.3162(4), Florida Statutes, this application is scheduled to be heard by the Board of County Commissioners on October 20, 2026 to approve or deny certification of parcel(s) and an Agricultural Enclave. Pursuant to Section 163.3162, Florida Statutes, the Board of County Commissioners shall determine, based upon the entire record before it, whether the application demonstrates that the subject property satisfies the statutory definition of an Agricultural Enclave under Section 163.3164(4), Florida Statutes. In making that determination, the Board may consider the application materials, this written report, public comment, and any other competent evidence presented at the public hearing.

Certification of an Agricultural Enclave constitutes a determination only that the subject property satisfies the statutory definition of an Agricultural Enclave under Section 163.3164(4), Florida Statutes. Certification does not approve a comprehensive plan amendment, rezoning, development order, site development plan, or authorize development. If certified, any subsequent application for development will be processed pursuant to section 163.3162(4), Florida Statutes.

CRITERIA FOR ANALYSIS

Section 163.3164(4), Florida Statutes, establishes the statutory definition of an Agricultural Enclave. Staff reviewed the application materials and supporting documentation to determine whether the application demonstrates compliance with each applicable element of the statutory definition. As defined in 163.3164(4), Florida Statutes, to be eligible for certification as an Agricultural Enclave, the following factors must apply to the requested unincorporated, undeveloped parcel or parcels of land as of January 1, 2025:

(a) Parcel or parcels are owned or controlled by a single person or entity.

Applicant response: The property satisfies this criterion through the unified contractual and equitable control held by Eastland Partners, LLC. Since October 28, 2019, Eastland Partners, LLC has possessed enforceable contractual rights over the entire Property, including the authority to direct entitlement and development activities and the continuing right to acquire the Property. Those rights applied to all parcels comprising the proposed Agricultural Enclave on January 1, 2025, and were not terminated or divided by subsequent internal conveyances among the related ownership parties.

Exhibits 1 through 4 specifically document this criterion. **Exhibit 1** is the **Attorney Opinion Letter** representing common control of the subject property. **Exhibit 2** contains **Florida Division of Corporations** records confirming the relevant entities and authorized representatives. **Exhibit 3** is the **Affidavit of Arthur E. Lancaster as to Ownership and Common Control** and addresses the contractual structure, equitable ownership, and continuing common control of the parcels. **Exhibit 4** is the **Pacetti Title Report and Updated Ownership and Encumbrance Report** establishing record ownership as of January 1, 2025. **Exhibit 5** is the **Affidavit of Larry W. Pacetti as to Ownership**, together with supporting documentation confirming Eastland Partners, LLC's contractual and equitable control.

The statute is written in the alternative – property may be either owned or controlled by a single person or entity. The sworn testimony, corporate records, title evidence, and underlying contractual documentation establish that the entire Property was subject to one unified and enforceable control arrangement as of the statutory date. Accordingly, the Property satisfies Section 163.3164(4)(a), Florida Statutes.

Separate legal entities do not, by themselves, establish separate control. **Exhibit 1** is an attorney opinion letter establishing legal control of the Property by the Applicant, as set forth in that Purchase and Sale Agreement dated October 28, 2019. **Exhibit 2** identifies J. Thomas Dodson as President and an authorized person of Eastland Partners, LLC, and as Manager and an authorized person of Windcrest 1, LLC. The Purchase and Sale Contract and Amendments included with **Exhibits 3** and **5** were executed by Mr. Dodson for Eastland in his capacity as President. **Exhibit 3** further provides sworn testimony that Mr. Dodson controls both Eastland and Windcrest. Thus, as of January 1, 2025, Eastland controlled the entire Property as a contract vendee and sole equitable owner; following the phased May 2025 conveyance, unified control continued through Mr. Dodson's authority over Eastland and Windcrest. The use of affiliated entities therefore did not divide control of the proposed Agricultural Enclave.

Staff review: Section 163.3164(4)(a), Florida Statutes, requires that as of January 1, 2025, the parcel or parcels comprising the proposed Agricultural Enclave "are owned or controlled by a single person or entity." The application seeks certification of four parcels that were not owned by a single person or entity as of January 1, 2025. The applicant therefore relies on the alternate statutory requirement

of "control," asserting Eastland Partners, LLC controlled all of the subject parcels by virtue of an October 28, 2019 Purchase and Sale Agreement and subsequent amendments ("Agreement") .

The Purchase and Sale Agreement does not demonstrate that Eastland Partners, LLC exercised "control" over all the subject parcels. The application materials reflect that Larry and Janice Pacetti held ownership interest in property included within the subject property, but are not parties to the Agreement upon which the applicant relies to establish Eastland's control. The Agreement does not establish control over the ownership interest held by the Pacetti's. As to the ownership interest that are subject to the Agreement, the Agreement provides Eastland contractual rights associated with the prospective acquisition and development of the subject property, does not establish Eastland possessed unilateral authority of the parcels themselves. Certain actions affecting the property remained dependent upon the agreement, consent, or participation of the record owners. A contractual right to acquire the property and contractual authority to pursue specified entitlement or development activities does not, establish that Eastland possessed legal control of the parcels themselves.

County records reflect the following ownership history relevant to the parcels:

Parcel #028900-0000 (approximately 282 acres) County records reflect that, on May 2, 2025, a 3% interest was conveyed to Larry & Janice Pacetti, with the remaining 97% held by Pacetti Investment Group LLC (O.R. Book 6141, Page 1393).

Parcel # 029360-0000 (approximately 78 acres) County records reflect that on May 2, 2025, a 3% interest was conveyed to Larry and Janice Pacetti, with the remaining 97% held by Pacetti Investment Group LLC (O.R. Book 6141, Page 1393).

Parcel # 028900-0001 (approximately 377 acres) County records reflect that on May 13, 2025, conveyance to Windcrest Farms LLC(O.R. Book 6148, Page 898); the parcel was previously owned by Larry and Janice Pacetti.

Parcel # 028880-0000 (approximately 80 acres) County records reflect conveyance to Windcrest Farms LLC (O.R. Book 6148, Page 898); the parcel was previously owned by Pacetti Investment Group LLC.

Finding: Based on the application materials submitted and staff's review, the application **does <u>not</u> demonstrate compliance with Section 163.3164(4)(a), Florida Statutes. The evidence submitted does not demonstrate that all parcels were owned or controlled by a single person or entity as of January 1, 2025.**

(b) Parcel or parcels have been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of five (5) years before the date of any comprehensive plan amendment or development application.

Applicant response: The Property has been continuously used and maintained for bona fide agricultural purposes as part of a unified commercial silvicultural operation throughout and well beyond the applicable five-year statutory period. The Property has historically been managed for timber production pursuant to professional timber and forest management plans, contractual requirements governing continued silvicultural use, and ongoing forestry management practices.

The supporting materials submitted as **Exhibits 6 through 12** provide multiple, independent forms of evidence demonstrating the continuity, commercial character, and geographic scope of the Property's silvicultural use.

Exhibit 6, the **Affidavit from the St. Johns County Property Appraiser's office** provides sworn testimony regarding the historical and current bona fide agricultural use of the Property as defined in Section 193.461, Florida Statutes. **Exhibit 7,** the **Affidavit of Arthur E. Lancaster as to Agricultural and Silvicultural Use**, provides sworn testimony regarding the historical and continuing silvicultural use of the Property. Section 4 of the affidavit further identifies a provision of the Purchase and Sale Contract requiring the entirety of the proposed Agricultural Enclave to be maintained as a silviculture operation. The operative contract provision is attached to the affidavit as its separate Exhibit B and requires continued silvicultural management of the Property and each applicable phase until development. This contractual requirement provides additional evidence that continued agricultural use was an affirmative and ongoing obligation applicable to the Property as a whole.

Exhibit 8, the **February 2007 Merlin A. Pacetti Trust Timber Management Plan**, demonstrates that professional forestry management of the Property predates the applicable five-year statutory period by more than a decade. **Exhibits 9 and 10**, the **February 2023 Pacetti Investment Group Timber Management Plan** and its **December 2025 update**, further document the continuation of professional silvicultural management during and beyond the statutory period.

Exhibit 11, the **Affidavit of Larry W. Pacetti as to Agricultural and Silvicultural Use**, provides additional sworn testimony based on direct knowledge of the Property and its forestry operations. **Exhibit 12**, the **St. Johns County Property Appraiser Record Card** identifying the agricultural certifications for the properties, **Exhibit 13, December 2025 Windcrest 1, LLC Forest Management Plan Update**, documents the continuing management of the applicable property under a professional forestry program and expressly includes Parcel 028900-0001 as part of the larger managed timber operation.

Taken together, these materials establish more than the mere presence of timber or an agricultural designation on portions of the Property. They demonstrate continuous, good-faith commercial silvicultural use through professional forestry plans, binding contractual obligations, governmental assessment records, parcel-specific management documentation, and sworn testimony from persons with direct knowledge of the Property's agricultural operations.

The evidence further demonstrates that the parcels comprising the proposed Agricultural Enclave were not managed as isolated or unrelated tracts, but as components of an integrated silvicultural operation. The management plans and supporting affidavits document the continuation of forestry activities across the Property notwithstanding changes in record ownership or differences in individual parcel tax classifications.

Accordingly, the record establishes that the Property has been in continuous use for bona fide agricultural purposes, as defined by Section 193.461, Florida Statutes, for the required statutory period and therefore satisfies Section 163.3164(4)(b), Florida Statutes.

Staff review: Section 163.3164(4)(b), Florida Statutes, requires that the subject parcel or parcels "have been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of five (5) years before the date of any comprehensive plan amendment or development application." Staff

reviewed the Forestry Management Plans, Property Appraiser records, historical aerial imagery, and narrative submitted by the applicant. Review of the submitted documents and staff's independent review, including direct communications with the Property Appraiser's office, indicates that the subject property has been utilized for bona fide agriculture for the statutorily required period of five (5) years.

Finding: Based upon the application materials submitted and staff's review, the application **appears to demonstrate compliance with Section 163.3164(4)(b), Florida Statutes**.

(c)

1. Parcel or parcels are surrounded on at least 75 percent of their perimeter by:
    a) A parcel or parcels that have has existing industrial, commercial, or residential development; or
    b) Property designated on the county's Comprehensive Plan, zoning map and FLUM as land to be developed for industrial, commercial, or residential purposes, and where at least 50 percent of such surrounding property contains existing industrial, commercial, or residential development: or
    c) A combination of an interstate highway and one or more parcels within an urban service district, area, or line that are designated on the FLUM for industrial, commercial, or residential development.

2. Do not exceed 700 acres and are surrounded on at least 50 percent of their perimeter by a parcel or parcels designated on the FLUM as land that is to be developed for industrial, commercial, or residential purposes; and the parcel or parcels are surrounded on at least 50 percent of their perimeter by a parcel or parcels within an urban service district, area, or line; or

3. Are located within the boundary of an established rural study adopted on the Comprehensive Plan that was intended to be developed with residential uses.

Applicant response: The Property satisfies each element of Section 163.3164(4)(c)2., Florida Statutes.

First, the proposed Agricultural Enclave contains approximately 594.42 +/- acres and therefore does not exceed the 700-acre maximum established by the statute.

Second, more than 50 percent of the Property's perimeter is surrounded by parcels designated on the St. Johns County Future Land Use Map for residential development. As documented by **Exhibit 14, the Agricultural Enclave Perimeter Exhibit**, approximately 54.3 percent of the Property's perimeter is adjacent to qualifying Residential-B and Residential-C Future Land Use Map designations. These surrounding lands are designated for residential development and therefore constitute qualifying parcels for purposes of Section 163.3164(4)(c)2.

Exhibit 13 identifies the qualifying perimeter segments and corresponding Future Land Use Map designations and provides the perimeter measurements supporting the 54.3 percent calculation. Accordingly, the Property exceeds the statutory requirement that at least 50 percent of its perimeter be surrounded by lands designated on the Future Land Use Map for industrial, commercial, or residential development.

Third, the qualifying surrounding parcels satisfy the statute's urban-service-area requirement. The St. Johns County Comprehensive Plan establishes a Development Area Boundary identifying areas in which urban public facilities and services are provided or planned. The County identifies the Development Area Boundary constituting an urban service area consistent with the definition provided in Section 163.3164, Florida Statutes. The qualifying Residential-B and Residential-C parcels adjoining the Property are located within the County's Development Area Boundary and therefore satisfy the urban-service-area component of Section 163.3164(4)(c)2.

The location of the Property and surrounding land is further supported by the availability of existing and planned public infrastructure. The Property is located within the County's Development Area Boundary, has access to public water and wastewater service, is served by existing transportation infrastructure, and is located along the route of planned transportation improvements identified in the County's capital planning framework.

Section 163.3164(4)(c)2 does **not** require existing industrial, commercial, or residential development along 50 percent of the Property's perimeter. Existing-development requirements are contained within the separate alternative qualification pathways established by Section 163.3164(4)(c)1. Under subsection (c)2, the applicable inquiry is whether the Property: (1) contains no more than 700 acres; (2) is surrounded along at least 50 percent of its perimeter by parcels designated on the Future Land Use Map for industrial, commercial, or residential development; and (3) satisfies the applicable urban-service-area requirement.

The Property satisfies all three elements. It contains approximately 594.42 +/- acres; approximately 54.3 percent of its perimeter is adjacent to qualifying Residential-B and Residential-C Future Land Use Map designations; and the qualifying surrounding parcels are located within the County's Development Area Boundary. **Exhibit 14 is specifically incorporated into this analysis as the supporting exhibit demonstrating compliance with the acreage, qualifying perimeter, and surrounding land-use criteria.**

Accordingly, the Property independently satisfies Section 163.3164(4)(c)2., Florida Statutes. Because the requirements of this statutory pathway are fully satisfied, reliance upon the alternative qualification pathways provided by Sections 163.3164(4)(c)1. or (c)3. is not necessary to establish the Property's eligibility as an Agricultural Enclave.

Staff review: Section 163.3164(4)(c)2. Only those portions of the perimeter designated on the Future Land Use Map for industrial, commercial, or residential purposes may be counted toward the requirement that at least 50 percent of their perimeter by a parcel or parcels designated on the FLUM as land that is to be developed for industrial, commercial, or residential purposes under section 163.3164(4)(c)2. Areas designated Conservation, Parks and Recreation, or Rural/Silviculture are not designated for industrial, commercial, or residential purposes and therefore do not satisfy that requirement. Based on the perimeter information submitted and reviewed by staff, approximately 53.8% of the subject property's perimeter is adjacent to parcels designated for industrial, commercial, or residential purposes, not the 54.3% claimed by the applicant in their narrative. However, the subject property meets the first 50% requirement of 163.3164(4)(c)2.

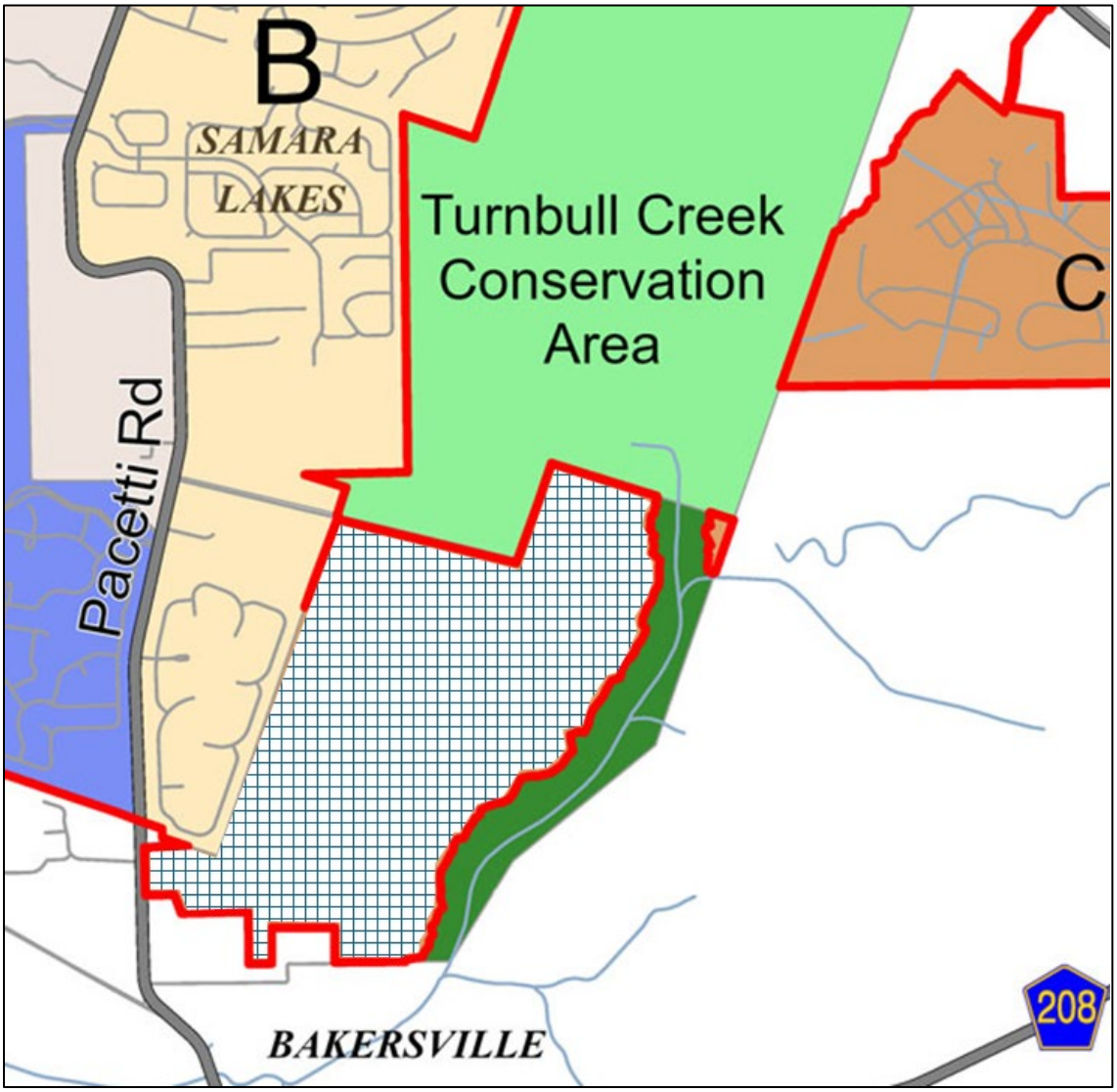
Section 163.3164(4)(c)2., further requires that of those parcel or parcels used for the perimeter calculation, they are surrounded on at least 50 percent of their perimeter by a parcel or parcels within an urban service district, area, or line. Section 163.3164(57), Florida Statutes, defines an “urban service area” as *areas identified in the comprehensive plan where public facilities and services, including, but not limited*

to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation. Staff reviewed the County's Comprehensive Plan, including Objective A.1.2 establishing the Development Area Boundary, together with the Capital Improvements Element, The Comprehensive Plan establishes the Development Area as the intended to accommodate urban development and the provision of urban public facilities and services, while the Capital Improvement Element identifies existing and planned facilities serving development within that area. Based upon those provisions the County's Development Area meets the statutory definition of an "urban service area" as defined in 163.3164(57), Florida Statutes. Section 163.3164(4)(c)2. Additionally requires that the qualifying surrounding parcel or parcels themselves be surrounded on at least 50 percent of their perimeter by a parcel or parcels within an urban service district, area, or line. The fact that the qualifying surrounding parcel is itself located within the Development Area does not, standing alone, establish compliance with this separate perimeter requirement. Staff evaluated the perimeter of the qualifying surrounding parcel or parcels and determined 53.8 percent of those parcels are surrounded by parcel or parcels within the Development Area.

The ultimate determination of whether the applicable portion of the Development Area constitutes an "urban service district, area, or line" for purposes of section 163.3164(4)(c)2. is to be made by the Board based upon the Comprehensive Plan, Capital Improvements Element, evidence presented, and applicable statutory criteria. Some Commissioners have previously expressed the position that the County's Development Area does not satisfy the statutory definition of an urban service area. The foregoing information is provided to identify the applicable Comprehensive Plan provisions and factual circumstances for the Board's consideration.

Based on staff's interpretation of the second 50 percent requirement stated in Section 163.3164(4)(c)2. the evidence provided does not satisfy this requirement of the statute. The parcel or parcels that are being utilized for the perimeter calculation do not appear to be surrounded on at least 50 percent of their perimeter by a parcel or parcels within the urban service district, area, or line. The applicant has not provided any evidence demonstrating that this requirement is being met.

The map below illustrates that the subject property (indicated with hatch markings) shares a boundary with the Development Area Boundary line, as depicted on the Future Land Use Map, on both the northern and southern sides. The areas labeled as Residential-B on the Future Land Use Map to the west of the subject property are entirely within the Development Area Boundary. As previously noted and shown on the applicant's provided map, the eastern boundary of the subject property is offset by 25 feet from the Conservation designation on the Future Land Use Map. Based on this adjustment by the applicant, the parcels adjacent to the eastern boundary are designated as Residential-C and are located within the Development Area Boundary.



Finding: Based upon the application materials submitted and staff's review, the application **appears to <u>not</u> demonstrate compliance with Section 163.3164(4)(c)2, Florida Statutes. The evidence provided does not show that the parcel or parcels being utilized for the perimeter calculation are surrounded on at least 50 percent of their perimeter by a parcel or parcels within the urban service district, area, or line.**

(d) Have public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternate provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements;

Applicant response: Section 163.3164(4)(d) requires eligible properties to have adequate public facilities and services available to support development. The subject Property satisfies this criteria through the availability of existing and planned public infrastructure necessary to support the proposed development program.

Water and wastewater service availability was confirmed through a utility availability letter dated March 10, 2022, which verified that adequate utility capacity exists to serve the Property further demonstrating the availability of public facilities and services. Additionally, as outlined in SB 686, The applicant will enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements.

Collectively, the availability of utility services and the applicant's agreement to pay and contribute its proportionate share, the Property is located within an area capable of supporting the requirements of SB 686, thereby satisfying the eligibility criteria.

Staff review: The Applicant has offered to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of improvements.

Finding: Based upon the application materials submitted and staff's review, the application **appear to demonstrate compliance with Section 163.3164(4)(d), Florida Statutes**.

(e) Not exceeding 1,280 acres; however, if the parcel or parcels are surrounded on at least 75 percent of their perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, the area must be determined to be urban and the parcel or parcels may not exceed 4,480 acres; and

Applicant response: Section 163.3164(4)(e) limits eligibility to properties containing no more than 1,280 acres unless additional statutory criteria are satisfied. The subject Property contains approximately 594.42 +/- acres, which is well below the maximum acreage threshold. Accordingly, the Property meets the eligibility requirements of this section.

Staff review: The subject property contains approximately 594 acres and therefore does not exceed the 1,280 acre maximum established in section 163.3164(e). Because the required acreage is below 1,280 acres the alternative provision permitting up to 4,4480 acres is not applicable for this application.

Finding: Based upon the application materials submitted and staff's review, the application **does demonstrate compliance with Section 163.3164(4)(e), Florida Statutes**.

(f) Are located within a county with a population of 1.75 million or less.

Applicant response: Section 163.3164(4)(f) requires that eligible properties be located within a county with a population of less than 1.75 million residents.

St. Johns County is well below the statutory population threshold. According to the Bureau of Economic and Business Research (BEBR), St. Johns County had an estimated population of 348,336 residents in 2025. Accordingly, the subject Property satisfies the eligibility requirements.

Staff review: Review of the application and supporting documents confirms that St. Johns County has a population less than 1.75 million.

Finding: Based upon the application materials submitted and staff's review, the application **does demonstrate compliance with Section 163.3164(4)(f), Florida Statutes**.

CONCLUSION

Based upon the application materials submitted by the applicant and the information reviewed by County staff, **the application does not appear to all elements of the statutory definition of an agricultural enclave** contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes. The application does not demonstrate compliance with section 163.3164(4)(a) and 163.3164(4)(c), Florida Statutes, because the record does not establish that the parcel or parcels were owned or controlled by a single person or entity as of January 1, 2025, and continuous thereafter. Additionally, the properties utilized for the perimeter calculations are not made up of parcels surrounded on at least 50 percent of their perimeter by a parcel or parcels within the urban service district, area, or line.

This report constitutes staff's preliminary evaluation required by Section 163.3162(4)(a), Florida Statutes. The Board of County Commissioners must conduct a public hearing and consider the application, this report, and any additional evidence presented before determining whether the subject parcel(s) satisfy the statutory definition of an agricultural enclave and whether certification should be approved or denied.

EXHIBITS

A. Supporting Documents

St. Johns County Growth Management Department

Application for: Other

Date: August 31, 2026 | Property Tax ID No: 028900000, 0293600000, 028900001, 0288800000

Project Name: Adler Creek Agricultural Enclave Certification

Property Owner(s)	Pacetti Investment Group LLC / Windcrest Farms	Phone Number	
Address	366 Jardine Avenue / 700 Ponte Vedra Lakes Blvd	Fax Number	
City	St. Aug / PVB	State: FL	Zip Code: 32084 / 320[illegible]
e-mail			

Are there any owners not listed? [x] No [ ] Yes If yes please provide information on separate sheet.

Applicant/Representative	England-Thims & Miller, Inc.; Attn: Casey Dendor, AICP	Phone Number	904-642-8990
Address	14775 Old St. Augustine Road	Fax Number	
City	Jacksonville	State: FL	Zip Code: 32258
e-mail	DendorC@etminc.com		

Property Location: East of Pacetti Road and the Grand Lakes development, West of future CR 2209 ROW

Major Access	CR 2209	Size of Property	594.42	Cleared Acres (if applicable)	
Zoning Class	OR	No. of lots (if applicable)		Overlay District (if applicable)	N/A
Water & Sewer Provider	SJCUD			Future Land Use Designation	Res-C
Present Use of Property	Bona Fide Agriculture / Timberland (5500)			Proposed Bldg. S.F.	

Project Description (use separate sheet if necessary)

Request for certification of approximately 594+ /- acres of bona fide agricultural land as an agricultural enclave pursuant to Sections 163.3162 and 163.3164, Florida Statutes.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s): Casey L. Dendor, AICP

Revised August 24, 2015

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

August 24, 2026

Michael Roberson, AICP
Growth Management Director
St. Johns County Growth Management
4040 Lewis Speedway
St. Augustine, FL 32084

Re: Agricultural Enclave Eligibility, Adler Creek
Parcel ID Nos.: 0288800000, 0289000000, 0289000001, and 0293600000

Dear Mr. Roberson,

Effective July 1, 2026, Senate Bill 686 (SB 686) amended Sections 163.3162 and 163.3164, Florida Statutes, establishing criteria and procedures for certification of qualifying property as an Agricultural Enclave. Based on the criterion-by-criterion analysis and supporting evidence provided herein, the subject property ("Property") satisfies the applicable statutory requirements for certification as an Agricultural Enclave. This application incorporates the supporting materials identified by exhibit number below. Read together, the application, this justification, and Exhibits 1 through 14 establish compliance with each applicable requirement of Sections 163.3162 and 163.3164(4), Florida Statutes.

The Property is located east of Pacetti Road and the Gran Lakes development and west of the future County Road 2209. The Property consists of an assemblage of commonly controlled parcels comprising approximately 610 +/- acres and is designated Residential-C on the Future Land Use Map. The Property has historically been used for commercial silvicultural and timber operations and has been managed pursuant to timber and forest management plans, as further documented by the exhibits submitted with this application.

The analysis below addresses each applicable statutory criterion and identifies the evidence demonstrating the Property's compliance.

1) Ownership and Bona Fide Agricultural Use Criteria

a. Section 163.3164(4)(a), Florida Statutes, requires the parcels be owned or controlled by a single person or entity as of January 1, 2025.

RESPONSE: *The property satisfies this criterion through the unified contractual and equitable control held by Eastland Partners, LLC. Since October 28, 2019, Eastland Partners, LLC has possessed enforceable contractual rights over the entire Property, including the authority to direct entitlement and development activities and the continuing right to acquire the Property. Those rights applied to all parcels comprising the proposed Agricultural Enclave on January 1, 2025 and were not terminated or divided by subsequent internal conveyances among the related ownership parties.*

DRAFT

Exhibits 1 through 4 specifically document this criterion. ***Exhibit 1*** *is the* ***Attorney Opinion Letter*** *representing common control of the subject property.* ***Exhibit 2*** *contains* ***Florida Division of Corporations*** *records confirming the relevant entities and authorized representatives.* ***Exhibit 3*** *is the* ***Affidavit of Arthur E. Lancaster as to Ownership and Common Control*** *and addresses the contractual structure, equitable ownership, and continuing common control of the parcels.* ***Exhibit 4*** *is the* ***Pacetti Title Report and Updated Ownership and Encumbrance Report*** *establishing record ownership as of January 1, 2025.* ***Exhibit 5*** *is the* ***Affidavit of Larry W. Pacetti as to Ownership****, together with supporting documentation confirming Eastland Partners, LLC's contractual and equitable control.*

The statute is written in the alternative – property may be either owned or controlled by a single person or entity. The sworn testimony, corporate records, title evidence, and underlying contractual documentation establish that the entire Property was subject to one unified and enforceable control arrangement as of the statutory date. Accordingly, the Property satisfies Section 163.3164(4)(a), Florida Statutes.

Separate legal entities do not, by themselves, establish separate control. ***Exhibit 1*** *is an attorney opinion letter establishing legal control of the Property by the Applicant, as set forth in that Purchase and Sale Agreement dated October 28, 2019.* ***Exhibit 2*** *identifies J. Thomas Dodson as President and an authorized person of Eastland Partners, LLC, and as Manager and an authorized person of Windcrest 1, LLC. The Purchase and Sale Contract and Amendments included with* ***Exhibits 3*** *and* ***5*** *were executed by Mr. Dodson for Eastland in his capacity as President.* ***Exhibit 3*** *further provides sworn testimony that Mr. Dodson controls both Eastland and Windcrest. Thus, as of January 1, 2025, Eastland controlled the entire Property as a contract vendee and sole equitable owner; following the phased May 2025 conveyance, unified control continued through Mr. Dodson's authority over Eastland and Windcrest. The use of affiliated entities therefore did not divide control of the proposed Agricultural Enclave.*

b. Section 163.3164(4)(b), Florida Statutes, requires continuous use for bona fide agricultural purposes, as defined by Section 193.461, for the five-year period preceding the application.

RESPONSE: *The Property has been continuously used and maintained for bona fide agricultural purposes as part of a unified commercial silvicultural operation throughout and well beyond the applicable five-year statutory period. The Property has historically been managed for timber production pursuant to professional timber and forest management plans, contractual requirements governing continued silvicultural use, and ongoing forestry management practices.*

*The supporting materials submitted as **Exhibits 6 through 12** provide multiple, independent forms of evidence demonstrating the continuity, commercial character, and geographic scope of the Property's silvicultural use.*

***Exhibit 6**, the **Affidavit from the St. Johns County Property Appraiser's office** provides sworn testimony regarding the historical and current bona fide agricultural use of the Property as defined in Section 193.461, Florida Statues. **Exhibit 7,** the **Affidavit of Arthur E. Lancaster as to Agricultural and Silvicultural Use**, provides sworn testimony regarding the historical and continuing silvicultural use of the Property. Section 4 of the affidavit further identifies a provision of the Purchase and Sale Contract requiring the entirety of the proposed Agricultural Enclave to be maintained as a silviculture operation. The operative contract provision is attached to the affidavit as its separate Exhibit B and requires continued silvicultural management of the Property and each applicable phase until development. This contractual requirement provides additional evidence that continued agricultural use was an affirmative and ongoing obligation applicable to the Property as a whole.*

***Exhibit 8**, the **February 2007 Merlin A. Pacetti Trust Timber Management Plan**, demonstrates that professional forestry management of the Property predates the applicable five-year statutory period by more than a decade. **Exhibits 9 and 10**, the **February 2023 Pacetti Investment Group Timber Management Plan** and its **December 2025 update**, further document the continuation of professional silvicultural management during and beyond the statutory period.*

***Exhibit 11**, the **Affidavit of Larry W. Pacetti as to Agricultural and Silvicultural Use**, provides additional sworn testimony based on direct knowledge of the Property and its forestry operations. **Exhibit 12**, the **St. Johns County Property Appraiser Record Card** identifying the agricultural certifications for the properties, **Exhibit 13, December 2025 Windcrest 1, LLC Forest Management Plan Update**, documents the continuing management of the applicable property under a professional forestry program and expressly includes Parcel 028900-0001 as part of the larger managed timber operation.*

Taken together, these materials establish more than the mere presence of timber or an agricultural designation on portions of the Property. They demonstrate continuous, good-faith commercial silvicultural use through professional forestry plans, binding contractual obligations, governmental assessment records, parcel-specific management documentation, and sworn testimony from persons with direct knowledge of the Property's agricultural operations.

The evidence further demonstrates that the parcels comprising the proposed Agricultural Enclave were not managed as isolated or unrelated tracts, but as

components of an integrated silvicultural operation. The management plans and supporting affidavits document the continuation of forestry activities across the Property notwithstanding changes in record ownership or differences in individual parcel tax classifications.

Accordingly, the record establishes that the Property has been in continuous use for bona fide agricultural purposes, as defined by Section 193.461, Florida Statutes, for the required statutory period and therefore satisfies Section 163.3164(4)(b), Florida Statutes.

2) Acreage Limits and Perimeter Requirements Criteria

Section 163.3164(4), Florida Statutes, provides alternative pathways through which property may qualify as an Agricultural Enclave. The qualification criteria vary based on factors related to the property's acreage, surrounding land uses, and proximity to urban service areas. Based on the acreage of the Property, the Future Land Use Map designations of the surrounding parcels, and the location of those parcels within the County's Development Area Boundary, the Property qualifies under the independent pathway established by Section 163.3164(4)(c)(2)., Florida Statutes, which applies to lands that:

> Lands that do not exceed 700 acres and are surrounded on at least 50 percent of their perimeter by a parcel or parcels that the local government has designated on the future land use map as land that is to be developed for industrial, commercial, or residential purposes, and where such parcel or parcels are located within or surrounded on at least 50 percent of their perimeter by an urban service district, area, or line.

RESPONSE: *The Property satisfies each element of Section 163.3164(4)(c)2., Florida Statutes.*

First, the proposed Agricultural Enclave contains approximately 610 +/- acres and therefore does not exceed the 700-acre maximum established by the statute.

Second, more than 50 percent of the Property's perimeter is surrounded by parcels designated on the St. Johns County Future Land Use Map for residential development. As documented by ***Exhibit 14, the Agricultural Enclave Perimeter Exhibit****, approximately 54.3 percent of the Property's perimeter is adjacent to qualifying Residential-B and Residential-C Future Land Use Map designations. These surrounding lands are designated for residential development and therefore constitute qualifying parcels for purposes of Section 163.3164(4)(c)2.*

Exhibit 13 identifies the qualifying perimeter segments and corresponding Future Land Use Map designations and provides the perimeter measurements supporting the 54.3 percent calculation. Accordingly, the Property exceeds the

statutory requirement that at least 50 percent of its perimeter be surrounded by lands designated on the Future Land Use Map for industrial, commercial, or residential development.

Third, the qualifying surrounding parcels satisfy the statute's urban-service-area requirement. The St. Johns County Comprehensive Plan establishes a ***Development Area Boundary*** *identifying areas in which urban public facilities and services are provided or planned. The County identifies the Development Area Boundary constituting an urban service area consistent with the definition provided in Section 163.3164, Florida Statutes. The qualifying Residential-B and Residential-C parcels adjoining the Property are located within the County's Development Area Boundary and therefore satisfy the urban-service-area component of Section 163.3164(4)(c)2.*

The location of the Property and surrounding land is further supported by the availability of existing and planned public infrastructure. The Property is located within the County's Development Area Boundary, has access to public water and wastewater service, is served by existing transportation infrastructure, and is located along the route of planned transportation improvements identified in the County's capital planning framework.

Section 163.3164(4)(c)2 does ***not*** *require existing industrial, commercial, or residential development along 50 percent of the Property's perimeter. Existing-development requirements are contained within the separate alternative qualification pathways established by Section 163.3164(4)(c)1. Under subsection (c)2, the applicable inquiry is whether the Property: (1) contains no more than 700 acres; (2) is surrounded along at least 50 percent of its perimeter by parcels designated on the Future Land Use Map for industrial, commercial, or residential development; and (3) satisfies the applicable urban-service-area requirement.*

The Property satisfies all three elements. It contains approximately 610 +/- acres; approximately 54.3 percent of its perimeter is adjacent to qualifying Residential-B and Residential-C Future Land Use Map designations; and the qualifying surrounding parcels are located within the County's Development Area Boundary. ***Exhibit 14 is specifically incorporated into this analysis as the supporting exhibit demonstrating compliance with the acreage, qualifying perimeter, and surrounding land-use criteria.***

Accordingly, the Property independently satisfies Section 163.3164(4)(c)2., Florida Statutes. Because the requirements of this statutory pathway are fully satisfied, reliance upon the alternative qualification pathways provided by Sections 163.3164(4)(c)1. or (c)3. is not necessary to establish the Property's eligibility as an Agricultural Enclave.

3) Public Services Criteria

a. Have public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public service are scheduled in the capital improvement to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provision of F.S. 163.3180, or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements.

RESPONSE: Section 163.3164(4)(d) requires eligible properties to have adequate public facilities and services available to support development. The subject Property satisfies this criteria through the availability of existing and planned public infrastructure necessary to support the proposed development program.

Water and wastewater service availability was confirmed through a utility availability letter dated March 10, 2022, which verified that adequate utility capacity exists to serve the Property further demonstrating the availability of public facilities and services. Additionally, as outlined in SB 686, The applicant will enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements.

Collectively, the availability of utility services and the applicant's agreement to pay and contribute its proportionate share, the Property is located within an area capable of supporting the requirements of SB 686, thereby satisfying the eligibility criteria.

4) Acreage Max

a. Does not exceed 1,280 acres.

RESPONSE: Section 163.3164(4)(e) limits eligibility to properties containing no more than 1,280 acres unless additional statutory criteria are satisfied. The subject Property contains approximately 610+/- acres, which is well below the maximum acreage threshold. Accordingly, the Property meets the eligibility requirements of this section.

5) County Population Criteria

a. Located within a county with a population of 1.75 million or less. For the purposes of this section, population is determined in accordance with the most recent official estimate pursuant to F.S. 186.901.

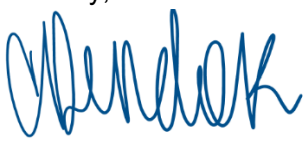
RESPONSE: Section 163.3164(4)(f) requires that eligible properties be located within a county with a population of less than 1.75 million residents. Based on this requirement, only two counties in Florida are ineligible (Broward County and Miami-Dade County).

St. Johns County is well below the statutory population threshold. According to the Bureau of Economic and Business Research (BEBR), St. Johns County had an estimated population of 348,336 residents in 2025. Accordingly, the subject Property satisfies the eligibility requirements.

Based on the complete application record, including this updated justification and **Exhibits 1 through 13**, the Property satisfies every applicable element of the statutory definition of an Agricultural Enclave. **Exhibits 1 through 5** establish unified ownership or control as of January 1, 2025. Thos exhibits also identify J. Thomas Dodson as the common controlling person for Eastland and Windcrest, confirming that the use of separate affiliated entities did not fragment control. **Exhibits 6 through 13** establish continuous bona fide agricultural and silvicultural use of every parcel, including Parcel 028900-0001, for the required period. The acreage and perimeter evidence in **Exhibit 14** and the acreage and perimeter evidence establish qualification under Section 163.3164(4)(c)2.; the public services evidence satisfies Section 163.3164(4)(d); the Property is below the acreage maximum in Section 163.3164(4)(e); and St. Johns County satisfies the population criterion in Section 163.3164(4)(f).

Thank you in advance for your consideration of the above information. Please contact me directly at DendorC@etminc.com or (904) 376-6304 if you have any questions or require additional information.

Sincerely,



Casey Dendor, AICP
Planning Manager

Additional Exhibits Submitted with this Response

Exhibit	Document
Exhibit 1	Attorney Opinion Letter as to Adler Creek Agricultural Enclave Certification Property Control
Exhibit 2	Florida Division of Corporations verifications
Exhibit 3	Affidavit of Arthur E. Lancaster as to ownership and common control
Exhibit 4	Pacetti Title Report and Updated Ownership and Encumbrance Report
Exhibit 5	Affidavit of Larry W. Pacetti as to Ownership
Exhibit 6	Property Appraiser Affidavit – Bona Fide Agriculture Use
Exhibit 7	Affidavit of Arthur E Lancaster as to Agricultural and Silvicultural Use
Exhibit 8	Merlin A. Pacetti Timber Management Plan (February 2007)
Exhibit 9	Pacetti Investment Group Timber Management Plan (2023)
Exhibit 10	Pacetti Investment Group Timber Management Plan Update (December 2025)
Exhibit 11	Affidavit of Larry W. Pacetti as to Agricultural and Silvicultural Use
Exhibit 12	St. Johns County Property Appraiser Record Card identifying Agricultural Classifications on the property
Exhibit 13	December 2025 Windcrest 1, LLC Forest Management Plan
Exhibit 14	Adler Creek Perimeter Exhibit

BALCH
& BINGHAM LLP

PATRICK KRECHOWSKI
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e: pkrechowski@balch.com

August 31, 2026

Michael Roberson, AICP
Growth Management Director
St. Johns County Growth Management
4040 Lewis Speedway
St. Augustine, FL 32084

Re: Agricultural Enclave Certification Application
Tax Parcel Numbers 028880-0000, 028900-0000, 028900-0001, and 029360-0000

Dear Mr. Roberson:

This letter is submitted in support of the above referenced application, specifically to set forth and establish the Applicant's "control" of the subject parcels, as required by Florida Statute. Pursuant to Section 163.3164(4)(a):

> "Agricultural enclave" means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:
> (a) Are owned or <u>controlled</u> by a single person or entity;

(Emphasis added). It is clear from the language of this section that the Statute offers an alternative to traditional ownership of a property included in an agricultural enclave application. While the statute does not formally define "controlled", in a real estate transaction, "control" refers to the legal authority to dictate, manage, or influence how a property is used, contracted, or sold, which is distinct from simply holding final title or ownership. The application, along with the supporting information contained in this letter demonstrate the Applicant's control of the subject Property.

As of January 1, 2025, The Pacetti Investment Group LLC ("Pacetti") was the sole owner of legal title to the real property in St. Johns County, Florida, described on Exhibit A (the "Proposed Agricultural Enclave").

Also as of January 1, 2025, and through the date of this letter, the entire Proposed Agricultural Enclave was and has been continuously **controlled** by Mr. J. Thomas Dodson. Mr. Dodson has such

control by virtue of that certain Purchase and Sale Contract between Pacetti and Mr. Dodson's company, Eastland Partners, LLC ("Eastland"), dated October 28, 2019 (the "Purchase and Sale Contract").

The Purchase and Sale Contract provides for the closing of sale of the Proposed Agricultural Enclave in two (2) phases. The first closing occurred on May 13, 2025, after the Purchase and Sale Contract was assigned by Eastland to Mr. Dodson's other involved company, Windcrest Farms, LLC, which is now known as Windcrest 1, LLC, ("Windcrest"). At that closing, a portion of the Proposed Agricultural Enclave (newly created Tax Parcel Number 028900-0001) was conveyed to Windcrest. Windcrest continues to own such portion.

Mr. Dodson controls both Eastland and Windcrest. Consequently, the entire Proposed Agricultural Enclave was and has been controlled by the same single person or entity (Mr. Dodson), as contemplated by Section 163.3164(4)(a) of the Florida Statutes, both as of January 1, 2025, and continuously through the date of this letter.

Of particular note, the Purchase and Sale Contract contains several contractually binding provisions that convey to Eastland exclusive legal control over the Property. Given the length, complexity and proprietary information contained in the Purchase and Sale Contract, this letter identifies and highlights those provisions that demonstrate and establish Eastland as the legally controlling party. The cover and signature pages of the Purchase and Sale Contract and all addendums are included as exhibits to the Application.

Additionally, since the 2020 tax year, Eastland has been and continues to pay the St. Johns County ad valorem taxes on each parcel included in the Application. This further demonstrates Eastland's controlling interest in the parcels.

<u>Purchase and Sale Contract Provisions Demonstrating Eastland's Control</u>

1. **Section 2**: Eastland has an enforceable right to compel Pacetti to convey to Eastland the Property, together with all of the rights and interests benefiting or pertaining to the Property. Those rights and interests include, but are not limited to, all of the following to the extent they exist: (i) improvements on the Property; (ii) all tenements, hereditaments, easements, privileges, reversions, remainders, and other rights and appurtenances belonging or in any manner appertaining to the Property; (iii) the Due Diligence Materials (defined below) to the extent they pertain to the Property; and (iv) all permits, approvals, and entitlements applicable to the Property. The rights and interests also include all tangible and intangible personal property, of whatever kind or character, now or hereafter owned by Pacetti and used in connection with the Property, to the extent they pertain to the Property.

2. **Section 2,5, and 9(a)**: Eastland controls the manner in which the Property will be developed. It will be developed solely according to Eastland's vision and for Eastland's Intended Use. Eastland controls the governmental approval and permitting process, including the site planning process, and is responsible for obtaining all construction and

other permits, land use, zoning, site plan, environmental, and other governmental approvals as are required with respect to the development of the Property (and each Phase thereof) for the Intended Use, including, without limitation, planned unit development approvals, development agreements (including concurrency and utilities agreements), school agreements, civil construction permits, permits from SJRWMD, DEP, and the Army Corps of Engineers, and permits for State Road 2209 construction.

3. **Section 5(c):** Eastland owns the development rights and has the enforceable right to compel Pacetti to irrevocably assign to Eastland all rights with respect to the development of the Property for Eastland's Intended Use for no additional consideration.

4. **Section 7(a):** Eastland, through its counsel, controls the issuance of the title insurance commitments, the title review process, and the issuance of the title insurance policies. Eastland has an enforceable right to compel Pacetti to convey title subject only to matters agreed to by Eastland.

5. **Section 7(c):** Eastland controls the surveying of the Property. Eastland is responsible for causing an updated survey to be prepared which describes the overall Property and each Phase, as shown on Eastland's Site Plan.

6. **Section to 8(a) and 8(c):** Eastland and all of Eastland's agents, contractors, consultants, representatives and other persons designated by Eastland may make such inspections of the Property as Eastland deems necessary including, without limitation, surveying, soil testing and boring, hydrological studies, environmental studies, structural inspections or any other studies or tests Eastland determines in its reasonable discretion to be necessary or appropriate.

7. **Section 9(b):** Eastland controls all rights related to all applications, approvals, permitting, and other governmental or quasi-governmental requirements that may be required from time to time to authorize and complete the development of the Property. Eastland has the enforceable right to compel Pacetti to execute and/or join in, as applicable, all applications and other documentation as required by Eastland and to cooperate in good faith and in a timely manner with all reasonable requests of Eastland in connection with Eastland's efforts to obtain such permits and approvals.

8. **Section 9(c):** Eastland controls all engineering work on the Property through the selection of the project engineer. Eastland is responsible for all engineering work and permitting on the Property. Eastland's engineer prepares any required plans and assists in applying for and obtaining the Government Approvals.

9. **Section 9(d)**: Eastland controls the silviculture operation on the Property. Eastland has the enforceable right to compel Pacetti to reasonably agree to a timber management plan. Eastland is responsible for maintaining the Property as a silviculture operation consistent

with the agreed-upon timber management plan and with applicable zoning and land use regulations until such time as the Property is developed by Eastland.

10. **Section 11:** Eastland has a right to specific performance of the contract.

11. **Section 11(c):** Eastland has the right to notice of any defaults and the right to cure those defaults, thereby preserving its right to purchase the Property.

12. **Section 13:** Eastland has the right to assign the Contract to its affiliates.

13. **Section 16:** Eastland has the right to extend the Contract through any governmental moratorium on development. If any judicial decree, governmental order or moratorium is pending, threatened, or imposed prior to Closing that would or reasonably could be expected to materially impair or materially delay Eastland's improvement or use of the Property for the Intended Use, or for the construction or occupancy of single family homes thereon, Eastland may at its option elect either to (a) extend the deadline for the applicable Closing until such time as the pending, threatened, or imposed decree, order or moratorium is canceled or lifted; provided, however, Eastland shall not extend any Closing beyond twelve (12) months from the original deadline for that Closing, or (b) terminate this Contract, and the parties shall then be relieved of all further liability under this Contract with respect to the Property. If Eastland elects item (a) and the pending, threatened, or imposed decree, order or moratorium is not canceled or lifted within the period of Eastland's extension, Eastland may elect item (b).

14. **Section 17:** Eastland has sole discretion to determine the fate of the Contract if any part of the Property is condemned or in the reasonable judgment of Eastland is in danger of being condemned through the exercise of the power of eminent domain or inverse condemnation. Eastland, at Eastland's election, may (i) terminate the Contract by written notice to Pacetti whereupon this Contract shall become null and void, or (ii) consummate the transaction and Closing contemplated by the Contract and receive any condemnation proceeds paid or payable as a result of any such condemnation or threat of condemnation. In the event Eastland elects to consummate the Closing, Eastland has an enforceable right to compel Pacetti to transfer and assign any and all rights which it may have in and to any proceeds of such condemnation or threatened condemnation to Eastland in conjunction with and at the time of Closing.

15. Pursuant to Section 18, the Escrow Agent is Eastland's legal counsel.

In sum, Mr. Dodson, by way of his control of Eastland and Windcrest, has both the rights and obligations, as set forth in the Purchase and Sale Contract, sufficient to demonstrate and effectuate control of the Property both as of January 1, 2025, and continuously through the date of this letter.

Thank you for your consideration of this matter. If you have any questions or require additional information, please do not hesitate to contact me directly.

Sincerely,



Patrick Krechowski
Partner

PK:tam

Detail by Entity Name

Florida Limited Liability Company
THE PACETTI INVESTMENT GROUP LLC

Filing Information

Document Number	L14000182534
FEI/EIN Number	47-2791427
Date Filed	11/25/2014
State	FL
Status	ACTIVE

Principal Address

366 JARDINE AVENUE
ST. AUGUSTINE, FL 32084

Mailing Address

366 JARDINE AVENUE
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

PACETTI, LARRY W
366 JARDINE AVENUE
ST. AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

PACETTI, LARRY W
366 JARDINE AVENUE
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2024	01/23/2024
2025	01/28/2025
2026	02/09/2026

02/09/2026 -- ANNUAL REPORT View image in PDF format
01/28/2025 -- ANNUAL REPORT View image in PDF format



Detail by Entity Name

Florida Limited Liability Company
EASTLAND PARTNERS, LLC

Filing Information

Document Number	L19000056408
FEI/EIN Number	36-4939900
Date Filed	03/06/2019
State	FL
Status	ACTIVE

Principal Address

700 Ponte Vedra Lakes Blvd
Ponte Vedra Beach, FL 32082

Changed: 01/17/2022

Mailing Address

700 Ponte Vedra Lakes Blvd
Ponte Vedra Beach, FL 32082

Changed: 01/17/2022

Registered Agent Name & Address

LANCASTER, ARTHUR E
700 Ponte Vedra Lakes Blvd
Ponte Vedra Beach, FL 32082

Name Changed: 01/30/2023

Address Changed: 01/30/2023

Authorized Person(s) Detail

Name & Address

Title AR, President

Dodson, Thomas J.
700 Ponte Vedra Lakes Blvd
Ponte Vedra Beach, FL 32082

Annual Reports

Detail by Entity Name

Florida Limited Liability Company
WINDCREST 1, LLC (FORMERLY KNOWN AS WINDCREST FARMS, LLC)

Filing Information

Document Number	L25000252762
FEI/EIN Number	86-3188377
Date Filed	02/07/2020
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	06/11/2025
Event Effective Date	NONE

Principal Address

700 PONTEVEDRA LAKES BLVD
PONTE VEDRA BEACH, FL 32082

Mailing Address

700 PONTEVEDRA LAKES BLVD
PONTE VEDRA BEACH, FL 32082

Registered Agent Name & Address

LANCASTER, ARTHUR E
700 PONTE VEDRA LAKES BLVD
PONTE VEDRA BEACH, FL 32082

Name Changed: 06/10/2025

Address Changed: 06/10/2025

Authorized Person(s) Detail

Name & Address

Title MGR

DODSON, J THOMAS
700 PONTEVEDRA LAKES BLVD
PONTE VEDRA BEACH, FL 32082

Annual Reports

Report Year	Filed Date

AFFIDAVIT OF ARTHUR E. LANCASTER
(as to ownership)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, the undersigned authority, on this day personally appeared ARTHUR E. LANCASTER ("Affiant") who first being duly sworn deposes and says as follows:

1. Affiant is the Vice President of Eastland Partners, LLC, a Florida limited liability company, ("Eastland") and is authorized to make this affidavit.

2. On January 1, 2025, The Pacetti Investment Group LLC, a Florida limited liability company, ("Pacetti Investment Group") was the sole owner of the legal title to the real property in St. Johns County, Florida, described on Exhibit A attached hereto (the "Proposed Agricultural Enclave").

3. Also on January 1, 2025, and through the date of this affidavit, the entire Proposed Agricultural Enclave was and has been continuously subject to that certain Purchase and Sale Contract between Pacetti Investment Group and Eastland dated October 28, 2019, as amended, a redacted copy of which is attached hereto as Exhibit B (as amended, collectively, the "Purchase and Sale Contract").

4. As a consequence of the Purchase and Sale Contract, on January 1, 2025, and through the date of this affidavit, Eastland, as the contract vendee, was and has been the sole equitable owner of the Proposed Agricultural Enclave and, thus, controlled the Proposed Agricultural Enclave, as contemplated by Section 163.3164(4)(a) of the Florida Statutes.

5. The Proposed Agricultural Enclave is comprised of Tax Parcel Numbers 028880.0000, 028900.0000, 028900.0001, and 029360.0000.

6. The Purchase and Sale Contract provided for the conveyance of the Proposed Agricultural Enclave in two (2) phases, the first of which occurred on May 13, 2025. As the contract was assigned by Eastland to its affiliate, Windcrest Farms, LLC, a Florida limited liability company now known as Windcrest 1, LLC, ("Windcrest"), a portion of the Proposed Agricultural Enclave (newly created Tax Parcel Number 0289000001) was conveyed to Windcrest, as evidenced by that certain Warranty Deed given by Pacetti Investment Group to Windcrest dated May 13, 2025, and recorded May 14, 2025, in Official Records Book 6148, at page 898, of the public records of St. Johns County, Florida, which continues to own such portion.

7. J. Thomas Dodson controls both Eastland and Windcrest and, thus, the entire Proposed Agricultural Enclave was and has been controlled by the same single person or entity (J. Thomas Dodson), as contemplated by Section 163.3164(4)(a) of the Florida Statutes, both as of January 1, 2025, and continuously through the date of this affidavit.

FURTHER, AFFIANTS SAYETH NOT.

[*Signature Page Follows*]

AFFIANT:

ARTHUR E. LANCASTER

Sworn to and subscribed before me, by means of ☑ physical presence or ☐ online notarization, this 5th day of August, 2026, by ARTHUR E. LANCASTER. He ☑ is personally known to me or ☐ has produced _____ as identification.

My Commission Expires: 8/8/2026

(AFFIX NOTARY SEAL)

JEAN B. PATTON
MY COMMISSION # HH 298351
EXPIRES: August 8, 2026

(Signature)

Name: Jean B Patton
(Legibly Printed)

Notary Public, State of Florida 298351
(Commission Number, if any)

EXHIBIT A

PARCEL 1:

SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ANTONIO HUERTAS GRANT SUBDIVISION, THE SOUTH ONE-HALF OF THE SOUTHEAST 1/4 OF SECTION 16, LYING IN ST. JOHNS COUNTY, FLORIDA.

PARCEL 2:

All that portion South of Road known as Godfrey-Pacetti Road, containing 625 acres, more or less, in Section 17, a subdivision of a subdivision of Antonio Huertas Grant designated as 46-6-27, 38-6-28, 41-7-28, lying in St. Johns County, Florida.

PARCEL 3:

All of Fractional Section 4, Township 7 South, Range 28 East, lying in St. Johns County, Florida, except ten acres now or formerly the lands of John Ludwig, containing 116.30 acres more or less.

LESS AND EXCEPT:
Parcels conveyed out to: Glenn Pacetti on February 17, 1995 by deed recorded in Official Records Book 1096, Page 101; Adam Wayne Pacetti on October 11, 2006, by deed recorded in Official Records Book 2801, Page 1767; and GRAN LAKE, INC., a Florida corporation March 29, 2018 in Official Records Book 4522, Page 1908; that parcel described in General Warranty Deed recorded September 27, 2017 in Official Records Book 4439, Page 1208; AND that parcel described in Warranty Deed recorded November 4, 2021 in Official Records Book 5412, Page 1646 all of the Public Records of St. Johns County, Florida.

ALSO LESS AND EXCEPT the right-of-way for Pacetti Road.

PARCEL 4:

A PORTION OF OFFICIAL RECORDS BOOK 1181, PAGE 970 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, LYING IN SECTION 17, OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF SCAFF ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 1083 OF SAID PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE WESTERLY LINE OF SAID SECTION 17, OF THE ANTONIO HUERTAS GRANT, SECTION 38; THENCE NORTH 19°17'13" EAST, ALONG SAID WESTERLY LINE OF SECTION 17, A DISTANCE OF 30.15 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1181, PAGE 970, SAID POINT BEING ON THE CENTERLINE OF SAID SCAFF ROAD; THENCE SOUTH 76°22'07" EAST, ALONG THE EASTERLY PROLONGATION OF SAID CENTERLINE OF SCAFF ROAD, AND SAID SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 2841.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 76°22'07" EAST, ALONG SAID EASTERLY PROLONGATION OF SAID CENTERLINE OF SCAFF ROAD, AND SAID SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 1705.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17 OF THE ANTONIO HUERTAS GRANT, SECTION 38; THENCE NORTH 71°55'04" WEST, ALONG SAID NORTHERLY LINE OF SECTION 17, AND ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 1693.79 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 354.58 FEET, AN ARC DISTANCE OF 133.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°04'06" WEST, 132.56 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PURCHASE AND SALE CONTRACT

THIS PURCHASE AND SALE CONTRACT (this "**Contract**") is made effective as of the Effective Date (defined below) between **EASTLAND PARTNERS, LLC**, a Florida limited liability company ("**Buyer**"), and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company ("**Seller**").

BACKGROUND

A. Seller is the owner of the real property in St. Johns County, Florida, identified as RE #028880 0000, RE #028900 0000, and RE #029360 0000 in the St. Johns County Property Appraiser's Office (collectively, the "**Real Property**"), which is legally described on **Exhibit "A"** attached hereto and outlined in green on Exhibit "B" attached hereto.

B. Buyer desires to purchase and develop the Real Property, as provided below.

IN CONSIDERATION of the mutual covenants and promises set forth herein and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged by Seller and Buyer, the parties, intending to be legally bound, hereby covenant and agree as follows:

CONTRACT

1. **Background**. The Background is correct and incorporated herein.

2. **Purchase and Sale**. Subject to and in accordance with this Contract, Seller hereby agrees to sell and convey to Buyer, and Buyer hereby agrees to purchase from Seller, the Real Property, together with all rights and interests benefiting or pertaining to the Real Property, including, but not limited to, all of the following to the extent they exist: (i) improvements on the Real Property; (ii) all tenements, hereditaments, easements, privileges, reversions, remainders, and other rights and appurtenances belonging or in any manner appertaining to the Real Property; (iii) the Due Diligence Materials (defined below) to the extent they pertain to the Real Property; and (iv) all permits, approvals, and entitlements applicable to the Real Property (collectively, the "**Additional Real Property**"); and together with all tangible and intangible personal property, of whatever kind or character, now or hereafter owned by Seller and used in connection with the Real Property, to the extent they pertain to the Real Property (collectively, the "**Personal Property**"). The "**Property**" shall consist of the Real Property, the Additional Real Property, and the Personal Property. Except as otherwise provided herein, neither this provision nor the conveyance of the Additional Real Property or the Personal Property shall effect an assumption by Buyer of any liabilities arising under the Additional Real Property or the Personal Property. The Property shall be conveyed as two (2) phases (singularly, a "**Phase**" and, collectively, the "**Phases**"), with each Phase intended to be developed with single-family residential building lots (singularly, a "**Lot**" and, collectively, the "**Lots**") (the "**Intended Use**") and with the boundaries of each of "Phase 1" ("**Phase 1**") and "Phase 2" ("**Phase 2**") of the Property to be determined by the Site Plan (defined below). Each of Phase 1 and Phase 2 shall

IN WITNESS WHEREOF, Seller and Buyer have caused this Contract to be executed the day and year first above written.

SELLER:

THE PACETTI INVESTMENT GROUP LLC, a Florida limited liability company

Date of Execution by Seller:

Oct 28, 2019

By: Larry W. Pacetti
Name: Larry W. Pacetti
Title: Manager

BUYER:

EASTLAND PARTNERS, LLC,
a Florida limited liability company

Date of Execution
by Seller:

October 28, 2019

By: _____
J. Thomas Dodson,
its President

119744989.

AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made on the 25th day of November, 2019, between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company ("Seller").

RECITALS:

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Contract to be executed on the day and year first above written.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____

J. Thomas Dodson,
its President

SECOND AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS SECOND AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into on the 24 day of April, 2020, between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company ("Seller").

RECITALS:

A. Seller and Buyer made and entered into that certain Purchase and Sale Contract between them dated October 28, 2019, as amended (the "Contract").

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Contract to be executed on the day and year first above written.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: 

LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____
ARTHUR E. LANCASTER,
its Vice President

THIRD AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS THIRD AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into on the 20 day of July, 2020, between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company ("Seller").

RECITALS:

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Contract to be executed on the day and year first above written.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____
ARTHUR E. LANCASTER,
its Vice President

FOURTH AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS FOURTH AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into as of January 6th, 2021 (the "Amendment Effective Date"), by and between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer"), and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Amendment to be executed as of the Amendment Effective Date.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____

ARTHUR E. LANCASTER,
its Vice President

FIFTH AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS FIFTH AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into as of April 14, 2022 (the "Amendment Effective Date"), by and between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer"), and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company, ("Seller").

Buyer and Seller, as the parties to that certain Purchase and Sale Contract between them dated October 28, 2019, as amended (the "Contract"), hereby agree to modify and amend the Contract as follows:

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Contract to be executed on the day and year first above written.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
Its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____
ARTHUR E. LANCASTER,
its Vice President

SIXTH AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS SIXTH AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into as of January 31st, 2023 (the "Amendment Effective Date"), by and between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company, ("Seller").

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Amendment to be executed as of the Amendment Effective Date.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____

ARTHUR E. LANCASTER,
its Vice President

SEVENTH AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS SEVENTH AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into as of ~~November~~ December 18, 2023 (the "Amendment Effective Date"), by and between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company, ("Seller").

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Amendment to be executed as of the Amendment Effective Date.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____
ARTHUR E. LANCASTER,
its Vice President

EIGHTH AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS EIGHTH AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into as of April 14th, 2025, (the "Amendment Effective Date") by and between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company, ("Seller").

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Amendment to be executed as of the Amendment Effective Date.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____
ARTHUR E. LANCASTER,
its Vice President

ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE CONTRACT

THIS ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE CONTRACT (this "Assignment") is made as of May 13, 2025, by **EASTLAND PARTNERS, LLC**, a limited liability company organized and existing under the laws of the State of Florida with its principal place of business at (and the mailing address of which is) 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida 32082, ("Assignor") and **WINDCREST FARMS, LLC**, a limited liability company organized and existing under the laws of the State of Florida with its principal place of business at (and the mailing address of which is) 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida 32082, ("Assignee").

REDACTED

IN WITNESS WHEREOF, the parties have duly executed this Assignment of Purchase and Sale Contract as of the date set forth above.

ASSIGNOR:

EASTLAND PARTNERS, LLC, a Florida limited liability company

By: _____
J. Thomas Dodson,
its President

ASSIGNEE:

WINDCREST FARMS, LLC, a Florida limited liability company

By: _____
J. Thomas Dodson,
its President and CEO

NINTH AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS NINTH AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into as of May 13, 2025, (the "Amendment Effective Date") by and between **WINDCREST FARMS, LLC,** a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company, and **LARRY W. PACETTI and JANICE T. PACETTI**, husband and wife, (collectively, "Seller").

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Amendment to be executed as of the Amendment Effective Date.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

_____
LARRY W. PACETTI

_____
JANICE T. PACETTI

BUYER:

WINDCREST FARMS, LLC

By: _____
J. THOMAS DODSON,
its President and CEO

ATTORNEYS AT LAW

CARLTON FIELDS

Corporate Center Three at International Plaza
4221 W. Boy Scout Boulevard | Suite 1000
Tampa, Florida 33607-5780
P.O. Box 3239 | Tampa, Florida 33601-3239
813.223.7000 | fax 813.229.4133
www.carltonfields.com

Atlanta
Florham Park
Hartford
Los Angeles
Miami
Minneapolis
New York
Orlando
Tallahassee
Tampa
Washington, DC
West Palm Beach

Joel B. Giles
727.824.0013 direct
jgiles@carltonfields.com

August 5, 2026

Mr. Evan Walsnovich, Planner
St. Johns County Growth Management
4040 Lewis Speedway
St. Augustine, Florida 32084

Via Email:
ewalsnovich@sjcfl.us
& Fed Ex

Re: Agricultural Enclave Certification Report (ENCERT 2026-03)
Parcel ID #028880-0000, 028900-0000, 028900-0001, and 029360-0000 (the "Property")

Dear Mr. Walsnovich:

For purposes of rendering this Opinion of Title, our firm has obtained and reviewed the attached updated Ownership and Encumbrance Report for the Property issued by Old Republic National Title Insurance Company for the time period from January 1, 1995 to January 1, 2025, (the "Report"). Based solely on the information provided in the Report, our firm is of the opinion that on January 1, 2025, The Pacetti Investment Group LLC, a Florida limited liability company, was the sole owner of the legal title to the Property.

Please call me with any questions or concerns you may have.

Sincerely,

CARLTON FIELDS, P.A.

JOEL B. GILES

cc: Mr. Arthur E. Lancaster

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
1410 N. Westshore Blvd. Ste. 800
Tampa, FL 33607
Phone: 813-228-0555
Fax: 866 596-8764

OWNERSHIP REPORT

Agent File No.: Eastland Partners, LLC/The Pacetti Investment Group

File No: 26072471

Carlton Fields P.A.
4221 W. Boy Scout Blvd. Ste 1000
Tampa, FL 33607
Phone: 813-223-7000

ATTN: Tracy Shindorf

THIS TITLE SEARCH IS A LIMITED OWNERSHIP SEARCH ONLY AND DOES NOT REFLECT CURRENT OWNERSHIP, TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

See Attached Legal Description.

Record Title Holders ON JANUARY 1, 2025:

- The Pacetti Investment Group LLC, a Florida limited liability company - (as to Parcel 1 described herein)
  - Warranty Deed by and between Larry W. Pacetti and Janice T. Pacetti, husband and wife, and Adam W. Pacetti, a married person conveying non-homestead real property, (Grantors), to The Pacetti Investment Group LLC, a Florida limited liability company, recorded December 29, 2014, in Official Records Book 3969, Page 1859, of the Public Records of St. Johns County, Florida.

- The Pacetti Investment Group LLC, a Florida limited liability company - (as to Parcels 2 and 3 described herein)
  - By virtue of Trustee's Deed by and between Larry W. Pacetti, as Acting Trustee of the Merlin A. Pacetti Trust Agreement dated September 23, 1988, (Grantor), to The Pacetti Investment Group LLC, a Florida limited liability company, (Grantee), recorded December 29, 2014, in Official Records Book 3969, Page 1861, of the Public Records of St. Johns County, Florida.

- The Pacetti Investment Group LLC, a Florida limited liability company - (as to Parcel 4 described herein)
  - County Deed by St. Johns County, Florida, (Grantor), to The Pacetti Investment Group, LLC, (Grantee), recorded April 23, 2019, in Official Records Book 4712, Page 570, of the Public Records of St. Johns County, Florida.

Period Searched:

- From January 1, 1995 to January 1, 2025 @ 5:00pm.

Notes:

- The Record Title Holders shown herein do not reflect the current ownership of record.

Supporting Docs

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Date: June 18, 2026
Revised: August 4, 2026

Nick Peters, Commercial Underwriter

EXHIBIT A

PARCEL 1:

SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ANTONIO HUERTAS GRANT SUBDIVISION, THE SOUTH ONE-HALF OF THE SOUTHEAST 1/4 OF SECTION 16, LYING IN ST. JOHNS COUNTY, FLORIDA.

PARCEL 2:

All that portion South of Road known as Godfrey-Pacetti Road, containing 625 acres, more or less, in Section 17, a subdivision of a subdivision of Antonio Huertas Grant designated as 46-6-27, 38-6-28, 41-7-28, lying in St. Johns County, Florida.

PARCEL 3:

All of Fractional Section 4, Township 7 South, Range 28 East, lying in St. Johns County, Florida, except ten acres now or formerly the lands of John Ludwig, containing 116.30 acres more or less.

LESS AND EXCEPT:
Parcels conveyed out to: Glenn Pacetti on February 17, 1995 by deed recorded in Official Records Book 1096, Page 101; Adam Wayne Pacetti on October 11, 2006, by deed recorded in Official Records Book 2801, Page 1767; and GRAN LAKE, INC., a Florida corporation March 29, 2018 in Official Records Book 4522, Page 1908; that parcel described in General Warranty Deed recorded September 27, 2017 in Official Records Book 4439, Page 1208; AND that parcel described in Warranty Deed recorded November 4, 2021 in Official Records Book 5412, Page 1646 all of the Public Records of St. Johns County, Florida.

ALSO LESS AND EXCEPT the right-of-way for Pacetti Road.

PARCEL 4:

A PORTION OF OFFICIAL RECORDS BOOK 1181, PAGE 970 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, LYING IN SECTION 17, OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF SCAFF ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 1083 OF SAID PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE WESTERLY LINE OF SAID SECTION 17, OF THE ANTONIO HUERTAS GRANT, SECTION 38; THENCE NORTH 19°17'13" EAST, ALONG SAID WESTERLY LINE OF SECTION 17, A DISTANCE OF 30.15 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1181, PAGE 970, SAID POINT BEING ON THE CENTERLINE OF SAID SCAFF ROAD; THENCE SOUTH 76°22'07" EAST, ALONG THE EASTERLY PROLONGATION OF SAID CENTERLINE OF SCAFF ROAD, AND SAID SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 2841.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 76°22'07" EAST, ALONG SAID EASTERLY PROLONGATION OF SAID CENTERLINE OF SCAFF ROAD, AND SAID SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 1705.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17 OF THE ANTONIO HUERTAS GRANT, SECTION 38; THENCE NORTH 71°55'04" WEST, ALONG SAID NORTHERLY LINE OF SECTION 17, AND ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 1693.79 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 354.58 FEET, AN ARC DISTANCE OF 133.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°04'06" WEST, 132.56 FEET TO THE POINT OF BEGINNING.

AFFIDAVIT OF ARTHUR E. LANCASTER

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, the undersigned authority, on this day personally appeared ARTHUR E. LANCASTER ("Affiant") who first being duly sworn deposes and says as follows:

1. Affiant is the Vice President of Eastland Partners, LLC, a Florida limited liability company, ("Eastland") and is authorized to make this affidavit.

2. On January 1, 2025, The Pacetti Investment Group LLC, a Florida limited liability company, ("Pacetti Investment Group") was the sole owner of the legal title to the real property in St. Johns County, Florida, described on Exhibit A attached hereto (the "Proposed Agricultural Enclave").

3. Also on January 1, 2025, and through the date of this affidavit, the entire Proposed Agricultural Enclave was and has been continuously subject to that certain Purchase and Sale Contract between Pacetti Investment Group and Eastland dated October 28, 2019, as amended, a redacted copy of which is attached hereto as Exhibit B (as amended, collectively, the "Purchase and Sale Contract").

4. As a consequence of the Purchase and Sale Contract, on January 1, 2025, and through the date of this affidavit, Eastland, as the contract vendee, was and has been the sole equitable owner of the Proposed Agricultural Enclave and, thus, controlled the Proposed Agricultural Enclave, as contemplated by Section 163.3164(4)(a) of the Florida Statutes.

5. The Proposed Agricultural Enclave is comprised of Tax Parcel Numbers 028880.0000, 028900.0000, 028900.0001, and 029360.0000.

6. The Purchase and Sale Contract provided for the conveyance of the Property in two (2) phases, the first of which occurred on May 13, 2025. As the contract was assigned by Eastland to its affiliate, Windcrest Farms, LLC, a Florida limited liability company now known as Windcrest 1, LLC, ("Windcrest"), a portion of the Proposed Agricultural Enclave (newly created Tax Parcel Number 0289000001) was conveyed to Windcrest, as evidenced by that certain Warranty Deed given by Pacetti Investment Group Windcrest dated May 13, 2025, and recorded May 14, 2025, in Official Records Book 6148, at page 898, of the public records of St. Johns County, Florida, which continues to own such portion.

7. Eastland controls Windcrest and, thus, the entire Proposed Agricultural Enclave was and has been continuously controlled by the same single person or entity as contemplated by Section 163.3164(4)(a) of the Florida Statutes, both as of January 1, 2025, and through the date of this affidavit.

FURTHER, AFFIANTS SAYETH NOT.

[*Signature Page Follows*]

AFFIANT:

_____
ARTHUR E. LANCASTER

Sworn to and subscribed before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by ARTHUR E. LANCASTER. He ☐ is personally known to me or ☐ has produced _____ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)

_____
(Signature)
Name: _____
(Legibly Printed)
Notary Public, State of Florida

_____
(Commission Number, if any)

EXHIBIT A

PARCEL 1:

SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ANTONIO HUERTAS GRANT SUBDIVISION, THE SOUTH ONE-HALF OF THE SOUTHEAST 1/4 OF SECTION 16, LYING IN ST. JOHNS COUNTY, FLORIDA.

PARCEL 2:

All that portion South of Road known as Godfrey-Pacetti Road, containing 625 acres, more or less, in Section 17, a subdivision of a subdivision of Antonio Huertas Grant designated as 46-6-27, 38-6-28, 41-7-28, lying in St. Johns County, Florida.

PARCEL 3:

All of Fractional Section 4, Township 7 South, Range 28 East, lying in St. Johns County, Florida, except ten acres now or formerly the lands of John Ludwig, containing 116.30 acres more or less.

LESS AND EXCEPT:
Parcels conveyed out to: Glenn Pacetti on February 17, 1995 by deed recorded in Official Records Book 1096, Page 101; Adam Wayne Pacetti on October 11, 2006, by deed recorded in Official Records Book 2801, Page 1767; and GRAN LAKE, INC., a Florida corporation March 29, 2018 in Official Records Book 4522, Page 1908; that parcel described in General Warranty Deed recorded September 27, 2017 in Official Records Book 4439, Page 1208; AND that parcel described in Warranty Deed recorded November 4, 2021 in Official Records Book 5412, Page 1646 all of the Public Records of St. Johns County, Florida.

ALSO LESS AND EXCEPT the right-of-way for Pacetti Road.

PARCEL 4:

A PORTION OF OFFICIAL RECORDS BOOK 1181, PAGE 970 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, LYING IN SECTION 17, OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF SCAFF ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 1083 OF SAID PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE WESTERLY LINE OF SAID SECTION 17, OF THE ANTONIO HUERTAS GRANT, SECTION 38; THENCE NORTH 19°17'13" EAST, ALONG SAID WESTERLY LINE OF SECTION 17, A DISTANCE OF 30.15 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1181, PAGE 970, SAID POINT BEING ON THE CENTERLINE OF SAID SCAFF ROAD; THENCE SOUTH 76°22'07" EAST, ALONG THE EASTERLY PROLONGATION OF SAID CENTERLINE OF SCAFF ROAD, AND SAID SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 2841.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 76°22'07" EAST, ALONG SAID EASTERLY PROLONGATION OF SAID CENTERLINE OF SCAFF ROAD, AND SAID SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 1705.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17 OF THE ANTONIO HUERTAS GRANT, SECTION 38; THENCE NORTH 71°55'04" WEST, ALONG SAID NORTHERLY LINE OF SECTION 17, AND ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 1693.79 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 354.58 FEET, AN ARC DISTANCE OF 133.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°04'06" WEST, 132.56 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

AFFIDAVIT OF LARRY W. PACETTI
(as to ownership)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, the undersigned authority, on this day personally appeared LARRY W. PACETTI ("Affiant") who first being duly sworn deposes and says as follows:

1. Affiant and Janice T. Pacetti, husband and wife, are the only members of THE PACETTI INVESTMENT GROUP LLC, a Florida limited liability company, ("Pacetti Investment Group") and Affiant is authorized to make this affidavit.

2. On January 1, 2025, Pacetti Investment Group was the sole owner of the legal title to the real property in St. Johns County, Florida, described on Exhibit A attached hereto (the "Proposed Agricultural Enclave").

3. Also on January 1, 2025, and through the date of this affidavit, the entire Proposed Agricultural Enclave was and has been continuously subject to that certain Purchase and Sale Contract between Pacetti Investment Group and Eastland Partners, LLC, a Florida limited liability company, ("Eastland") dated October 28, 2019, as amended, a redacted copy of which is attached hereto as Exhibit B (as amended, collectively, the "Purchase and Sale Contract").

4. As a consequence of the Purchase and Sale Contract, on January 1, 2025, and through the date of this affidavit, Eastland, as the contract vendee, was and has been the sole equitable owner of the Proposed Agricultural Enclave and, thus, controlled the Proposed Agricultural Enclave, as contemplated by Section 163.3164(4)(a) of the Florida Statutes.

5. The Proposed Agricultural Enclave is comprised of Tax Parcel Numbers 028880.0000, 028900.0000, 028900.0001, and 029360.0000.

6. The Purchase and Sale Contract provided for the conveyance of the Proposed Agricultural Enclave in two (2) phases, the first of which occurred on May 13, 2025. As the contract was assigned by Eastland to its affiliate, Windcrest Farms, LLC, a Florida limited liability company now known as Windcrest 1, LLC, ("Windcrest"), a portion of the Proposed Agricultural Enclave (newly created Tax Parcel Number 0289000001) was conveyed to Windcrest, as evidenced by that certain Warranty Deed given by Pacetti Investment Group to Windcrest dated May 13, 2025, and recorded May 14, 2025, in Official Records Book 6148, at page 898, of the public records of St. Johns County, Florida.

FURTHER, AFFIANT SAYETH NOT.

[*Signature Page Follows*]

AFFIANT:

LARRY W. PACETTI

Sworn to and subscribed before me, by means of ☑ physical presence or ☐ online notarization, this 5th day of August, 2026, by LARRY W. PACETTI. He ☑ is personally known to me or ☐ has produced _____ as identification.

My Commission Expires: 8/8/2026

(AFFIX NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA
JEAN B. PATTON
MY COMMISSION # HH 298351
EXPIRES: August 8, 2026

(Signature)

Name: Jean B Patton
(Legibly Printed)

Notary Public, State of Florida

298351
(Commission Number, if any)

EXHIBIT A

PARCEL 1:

SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ANTONIO HUERTAS GRANT SUBDIVISION, THE SOUTH ONE-HALF OF THE SOUTHEAST 1/4 OF SECTION 16, LYING IN ST. JOHNS COUNTY, FLORIDA.

PARCEL 2:

All that portion South of Road known as Godfrey-Pacetti Road, containing 625 acres, more or less, in Section 17, a subdivision of a subdivision of Antonio Huertas Grant designated as 46-6-27, 38-6-28, 41-7-28, lying in St. Johns County, Florida.

PARCEL 3:

All of Fractional Section 4, Township 7 South, Range 28 East, lying in St. Johns County, Florida, except ten acres now or formerly the lands of John Ludwig, containing 116.30 acres more or less.

LESS AND EXCEPT:
Parcels conveyed out to: Glenn Pacetti on February 17, 1995 by deed recorded in Official Records Book 1096, Page 101; Adam Wayne Pacetti on October 11, 2006, by deed recorded in Official Records Book 2801, Page 1767; and GRAN LAKE, INC., a Florida corporation March 29, 2018 in Official Records Book 4522, Page 1908; that parcel described in General Warranty Deed recorded September 27, 2017 in Official Records Book 4439, Page 1208; AND that parcel described in Warranty Deed recorded November 4, 2021 in Official Records Book 5412, Page 1646 all of the Public Records of St. Johns County, Florida.

ALSO LESS AND EXCEPT the right-of-way for Pacetti Road.

PARCEL 4:

A PORTION OF OFFICIAL RECORDS BOOK 1181, PAGE 970 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, LYING IN SECTION 17, OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF SCAFF ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 1083 OF SAID PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE WESTERLY LINE OF SAID SECTION 17, OF THE ANTONIO HUERTAS GRANT, SECTION 38; THENCE NORTH 19°17'13" EAST, ALONG SAID WESTERLY LINE OF SECTION 17, A DISTANCE OF 30.15 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1181, PAGE 970, SAID POINT BEING ON THE CENTERLINE OF SAID SCAFF ROAD; THENCE SOUTH 76°22'07" EAST, ALONG THE EASTERLY PROLONGATION OF SAID CENTERLINE OF SCAFF ROAD, AND SAID SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 2841.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 76°22'07" EAST, ALONG SAID EASTERLY PROLONGATION OF SAID CENTERLINE OF SCAFF ROAD, AND SAID SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 1705.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17 OF THE ANTONIO HUERTAS GRANT, SECTION 38; THENCE NORTH 71°55'04" WEST, ALONG SAID NORTHERLY LINE OF SECTION 17, AND ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 1693.79 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 354.58 FEET, AN ARC DISTANCE OF 133.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°04'06" WEST, 132.56 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PURCHASE AND SALE CONTRACT

THIS PURCHASE AND SALE CONTRACT (this "**Contract**") is made effective as of the Effective Date (defined below) between **EASTLAND PARTNERS, LLC**, a Florida limited liability company ("**Buyer**"), and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company ("**Seller**").

BACKGROUND

A. Seller is the owner of the real property in St. Johns County, Florida, identified as RE #028880 0000, RE #028900 0000, and RE #029360 0000 in the St. Johns County Property Appraiser's Office (collectively, the "**Real Property**"), which is legally described on **Exhibit "A"** attached hereto and outlined in green on Exhibit "B" attached hereto.

B. Buyer desires to purchase and develop the Real Property, as provided below.

IN CONSIDERATION of the mutual covenants and promises set forth herein and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged by Seller and Buyer, the parties, intending to be legally bound, hereby covenant and agree as follows:

CONTRACT

1. **Background**. The Background is correct and incorporated herein.

2. **Purchase and Sale**. Subject to and in accordance with this Contract, Seller hereby agrees to sell and convey to Buyer, and Buyer hereby agrees to purchase from Seller, the Real Property, together with all rights and interests benefiting or pertaining to the Real Property, including, but not limited to, all of the following to the extent they exist: (i) improvements on the Real Property; (ii) all tenements, hereditaments, easements, privileges, reversions, remainders, and other rights and appurtenances belonging or in any manner appertaining to the Real Property; (iii) the Due Diligence Materials (defined below) to the extent they pertain to the Real Property; and (iv) all permits, approvals, and entitlements applicable to the Real Property (collectively, the "**Additional Real Property**"); and together with all tangible and intangible personal property, of whatever kind or character, now or hereafter owned by Seller and used in connection with the Real Property, to the extent they pertain to the Real Property (collectively, the "**Personal Property**"). The "**Property**" shall consist of the Real Property, the Additional Real Property, and the Personal Property. Except as otherwise provided herein, neither this provision nor the conveyance of the Additional Real Property or the Personal Property shall effect an assumption by Buyer of any liabilities arising under the Additional Real Property or the Personal Property. The Property shall be conveyed as two (2) phases (singularly, a "**Phase**" and, collectively, the "**Phases**"), with each Phase intended to be developed with single-family residential building lots (singularly, a "**Lot**" and, collectively, the "**Lots**") (the "**Intended Use**") and with the boundaries of each of "Phase 1" ("**Phase 1**") and "Phase 2" ("**Phase 2**") of the Property to be determined by the Site Plan (defined below). Each of Phase 1 and Phase 2 shall

IN WITNESS WHEREOF, Seller and Buyer have caused this Contract to be executed the day and year first above written.

SELLER:

THE PACETTI INVESTMENT GROUP LLC, a Florida limited liability company

Date of Execution by Seller:

Oct 28, 2019

By: _____
Name: Larry W. Pacetti
Title: Manager

BUYER:

EASTLAND PARTNERS, LLC,
a Florida limited liability company

Date of Execution
by Seller:

October 28, 2019

By: _____
J. Thomas Dodson,
its President

AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made on the 25th day of November, 2019, between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company ("Seller").

RECITALS:

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Contract to be executed on the day and year first above written.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____
J. Thomas Dodson,
its President

SECOND AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS SECOND AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into on the 24 day of April, 2020, between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company ("Seller").

RECITALS:

A. Seller and Buyer made and entered into that certain Purchase and Sale Contract between them dated October 28, 2019, as amended (the "Contract").

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Contract to be executed on the day and year first above written.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____
ARTHUR E. LANCASTER,
its Vice President

THIRD AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS THIRD AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into on the 20 day of July, 2020, between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company ("Seller").

RECITALS:

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Contract to be executed on the day and year first above written.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____
ARTHUR E. LANCASTER,
its Vice President

FOURTH AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS FOURTH AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into as of January 6th, 2021 (the "Amendment Effective Date"), by and between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer"), and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Amendment to be executed as of the Amendment Effective Date.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____
ARTHUR E. LANCASTER,
its Vice President

FIFTH AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS FIFTH AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into as of April 14, 2022 (the "Amendment Effective Date"), by and between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer"), and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company, ("Seller").

Buyer and Seller, as the parties to that certain Purchase and Sale Contract between them dated October 28, 2019, as amended (the "Contract"), hereby agree to modify and amend the Contract as follows:

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Contract to be executed on the day and year first above written.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____
ARTHUR E. LANCASTER,
its Vice President

SIXTH AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS SIXTH AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into as of January 31st, 2023 (the "Amendment Effective Date"), by and between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company, ("Seller").

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Amendment to be executed as of the Amendment Effective Date.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____
ARTHUR E. LANCASTER,
its Vice President

SEVENTH AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS SEVENTH AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into as of ~~November~~ December 18, 2023 (the "Amendment Effective Date"), by and between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company, ("Seller").

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Amendment to be executed as of the Amendment Effective Date.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____
ARTHUR E. LANCASTER,
its Vice President

EIGHTH AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS EIGHTH AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into as of April 14th, 2025, (the "Amendment Effective Date") by and between **EASTLAND PARTNERS, LLC**, a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company, ("Seller").

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Amendment to be executed as of the Amendment Effective Date.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

BUYER:

EASTLAND PARTNERS, LLC

By: _____
ARTHUR E. LANCASTER,
its Vice President

ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE CONTRACT

THIS ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE CONTRACT (this "Assignment") is made as of May 13, 2025, by **EASTLAND PARTNERS, LLC**, a limited liability company organized and existing under the laws of the State of Florida with its principal place of business at (and the mailing address of which is) 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida 32082, ("Assignor") and **WINDCREST FARMS, LLC**, a limited liability company organized and existing under the laws of the State of Florida with its principal place of business at (and the mailing address of which is) 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida 32082, ("Assignee").

REDACTED

IN WITNESS WHEREOF, the parties have duly executed this Assignment of Purchase and Sale Contract as of the date set forth above.

ASSIGNOR:

EASTLAND PARTNERS, LLC, a Florida limited liability company

By: _____
J. Thomas Dodson,
its President

ASSIGNEE:

WINDCREST FARMS, LLC, a Florida limited liability company

By: _____
J. Thomas Dodson,
its President and CEO

NINTH AMENDMENT TO PURCHASE AND SALE CONTRACT

THIS NINTH AMENDMENT TO PURCHASE AND SALE CONTRACT (this "Amendment") is made and entered into as of May 13, 2025, (the "Amendment Effective Date") by and between **WINDCREST FARMS, LLC,** a Florida limited liability company, ("Buyer") and **THE PACETTI INVESTMENT GROUP LLC**, a Florida limited liability company, and **LARRY W. PACETTI and JANICE T. PACETTI**, husband and wife, (collectively, "Seller").

REDACTED

IN WITNESS WHEREOF, Seller and Buyer have caused this Amendment to be executed as of the Amendment Effective Date.

SELLER:

THE PACETTI INVESTMENT GROUP LLC

By: _____
LARRY W. PACETTI,
its Manager

_____
LARRY W. PACETTI

_____
JANICE T. PACETTI

BUYER:

WINDCREST FARMS, LLC

By: _____
J. THOMAS DODSON,
its President and CEO

ST. JOHNS COUNTY
PROPERTY APPRAISER
— Eddie Creamer, CFA —

CEAA IAAO CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

August 24, 2026

Mr. Patrick Krechowski
Balch & Bingham LLP
50 N. Laura St., Ste 2100
Jacksonville, FL 32202-3624

Via Email Delivery

Re: Windcrest Farms LLC/Parcel ID Number 028880-0000

Dear Mr. Krechowski:

Windcrest Farms LLC has requested written confirmation from the St. Johns County Property Appraiser's Office that their Parcel Number 028880-0000, 80 acres total, 65.23 acres classified located in St. Johns County between Pacetti Road and County Road 208 has been classified by our Office as agricultural land pursuant to Section 193.461, Florida Statutes, since 2018.

We appreciate the opportunity to verify the agricultural classification of Paracel Number 028880-0000.

Please let me know if we can provide any additional information.

Sincerely,

Eddie creamer
Property Appraiser

:ccr

ST. JOHNS COUNTY
PROPERTY APPRAISER
— Eddie Creamer, CFA —

CEAA IAAO CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

August 24, 2026

Mr. Patrick Krechowski
Balch & Bingham LLP
50 N. Laura St., Ste 2100
Jacksonville, FL 32202-3624

Via Email Delivery

Re: Windcrest Farms LLC/Parcel ID Number 028900-0001

Dear Mr. Krechowski:

Windcrest Farms LLC has requested written confirmation from the St. Johns County Property Appraiser's Office that their Parcel Number 028900-0001, 377.33 acres total, 376.91 acres classified located in St. Johns County between Pacetti Road and County Road 208 has been classified by our Office as agricultural land pursuant to Section 193.461, Florida Statutes, since 2018.

We appreciate the opportunity to verify the agricultural classification of Paracel Number 028900-0001.

Please let me know if we can provide any additional information.

Sincerely,

Eddie creamer
Property Appraiser

:ccr

ST. JOHNS COUNTY
PROPERTY APPRAISER
— Eddie Creamer, CFA —

CEAA IAAO CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

August 24, 2026

Mr. Patrick Krechowski
Balch & Bingham LLP
50 N. Laura St., Ste 2100
Jacksonville, FL 32202-3624

Via Email Delivery

Re: Pacetti Investment Group - Parcel ID Number 028900-0000

Dear Mr. Krechowski:

Pacetti Investment Group has requested written confirmation from the St. Johns County Property Appraiser's Office that their Parcel Number 028900-0000, 282.35 acres total, 282.00 acres classified located in St. Johns County between Pacetti Road and County Road 208 has been classified by our Office as agricultural land pursuant to Section 193.461, Florida Statutes, since 2018.

We appreciate the opportunity to verify the agricultural classification of Paracel Number 028900-0000.

Please let me know if we can provide any additional information.

Sincerely,

Eddie creamer
Property Appraiser

:ccr

ST. JOHNS COUNTY
PROPERTY APPRAISER
— Eddie Creamer, CFA —

CEAA CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION
IAAO

August 24, 2026

Mr. Patrick Krechowski
Balch & Bingham LLP
50 N. Laura St., Ste 2100
Jacksonville, FL 32202-3624

Via Email Delivery

Re: Pacetti Investment Group - Parcel ID Number 029360-0000

Dear Mr. Krechowski:

Pacetti Investment Group has requested written confirmation from the St. Johns County Property Appraiser's Office that their Parcel Number 029360-0000, 78.27 acres total, 78.27 acres classified located in St. Johns County between Pacetti Road and County Road 208 has been classified by our Office as agricultural land pursuant to Section 193.461, Florida Statutes, since 2018.

We appreciate the opportunity to verify the agricultural classification of Paracel Number 029360-0000.

Please let me know if we can provide any additional information.

Sincerely,

Eddie creamer
Property Appraiser

:ccr

ST. JOHNS COUNTY
PROPERTY APPRAISER
— Eddie Creamer, CFA —

CEAA IAAO CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

August 24, 2026

Mr. Patrick Krechowski
Balch & Bingham LLP
50 N. Laura St., Ste 2100
Jacksonville, FL 32202-3624

Via Email Delivery

Re: Pacetti Investment Group - Parcel ID Number 029360-0000

Dear Mr. Krechowski:

Pacetti Investment Group has requested written confirmation from the St. Johns County Property Appraiser's Office that their Parcel Number 029360-0000, 78.27 acres total, 78.27 acres classified located in St. Johns County between Pacetti Road and County Road 208 has been classified by our Office as agricultural land pursuant to Section 193.461, Florida Statutes, since 2018.

We appreciate the opportunity to verify the agricultural classification of Parcel Number 029360-0000.

Please let me know if we can provide any additional information.

Sincerely,

Eddie Creamer
Property Appraiser

:ccr

AFFIDAVIT OF ARTHUR E. LANCASTER
(as to agricultural use)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, the undersigned authority, on this day personally appeared ARTHUR E. LANCASTER ("Affiant") who first being duly sworn deposes and says as follows:

1. Affiant is the Vice President of Eastland Partners, LLC, a Florida limited liability company, ("Eastland") and is authorized to make this affidavit.

2. Since April 18, 2019, The Pacetti Investment Group LLC, a Florida limited liability company, ("Pacetti Investment Group") has been the sole owner of the legal title to the real property in St. Johns County, Florida, described on Exhibit A attached hereto (the "Proposed Agricultural Enclave"), except as set forth below.

3. Since October 28, 2019, the entire Proposed Agricultural Enclave was and has been continuously subject to that certain Purchase and Sale Contract between Pacetti Investment Group and Eastland dated October 28, 2019, as amended (collectively, the "Purchase and Sale Contract").

4. Since October 28, 2019, the Purchase and Sale Contract has required both Pacetti Investment Group, as the contract vendor, and Eastland, as the contract vendee, to maintain the entirety of the Proposed Agricultural Enclave as a silviculture operation. A copy of the provision from the Purchase and Sale Contract imposing such requirement is attached hereto as Exhibit B.

5. The Proposed Agricultural Enclave is comprised of Tax Parcel Numbers 028880.0000, 028900.0000, 028900.0001, and 029360.0000.

6. The Purchase and Sale Contract provided for the conveyance of the Proposed Agricultural Enclave in two (2) phases, the first of which occurred on May 13, 2025. As the contract was assigned by Eastland to its affiliate, Windcrest Farms, LLC, a Florida limited liability company now known as Windcrest 1, LLC, ("Windcrest"), a portion of the Proposed Agricultural Enclave (newly created Tax Parcel Number 0289000001) was conveyed to Windcrest, as evidenced by that certain Warranty Deed given by Pacetti Investment Group to Windcrest dated May 13, 2025, and recorded May 14, 2025, in Official Records Book 6148, at page 898, of the public records of St. Johns County, Florida, which continues to own such portion. Windcrest has maintained such portion as a silviculture operation, without interruption, as required by the Purchase and Sale Contract.

7. As of January 1, 2025, and through the date of this affidavit, the entire Proposed Agricultural Enclave was and has been in continuous use for bona fide agricultural purposes, as defined by Section 193.461 of the Florida Statutes, without any lapse, gap, or hiatus in such use, for a period of at least five (5) years, as required by Section 163.3164(4)(b) of the Florida Statutes

FURTHER, AFFIANTS SAYETH NOT.

[*Signature Page Follows*]

AFFIANT:

ARTHUR E. LANCASTER

Sworn to and subscribed before me, by means of ☑ physical presence or ☐ online notarization, this 5th day of August, 2026, by ARTHUR E. LANCASTER. He ☑ is personally known to me or ☐ has produced _____ as identification.

My Commission Expires: 8/8/2026

(AFFIX NOTARY SEAL)

JEAN B. PATTON
MY COMMISSION # HH 298351
EXPIRES: August 8, 2026

(Signature)

Name: Jean B. Patton
(Legibly Printed)

Notary Public, State of Florida

298351
(Commission Number, if any)

EXHIBIT A

PARCEL 1:

SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ANTONIO HUERTAS GRANT SUBDIVISION, THE SOUTH ONE-HALF OF THE SOUTHEAST 1/4 OF SECTION 16, LYING IN ST. JOHNS COUNTY, FLORIDA.

PARCEL 2:

All that portion South of Road known as Godfrey-Pacetti Road, containing 625 acres, more or less, in Section 17, a subdivision of a subdivision of Antonio Huertas Grant designated as 46-6-27, 38-6-28, 41-7-28, lying in St. Johns County, Florida.

PARCEL 3:

All of Fractional Section 4, Township 7 South, Range 28 East, lying in St. Johns County, Florida, except ten acres now or formerly the lands of John Ludwig, containing 116.30 acres more or less.

LESS AND EXCEPT:
Parcels conveyed out to: Glenn Pacetti on February 17, 1995 by deed recorded in Official Records Book 1096, Page 101; Adam Wayne Pacetti on October 11, 2006, by deed recorded in Official Records Book 2801, Page 1767; and GRAN LAKE, INC., a Florida corporation March 29, 2018 in Official Records Book 4522, Page 1908; that parcel described in General Warranty Deed recorded September 27, 2017 in Official Records Book 4439, Page 1208; AND that parcel described in Warranty Deed recorded November 4, 2021 in Official Records Book 5412, Page 1646 all of the Public Records of St. Johns County, Florida.

ALSO LESS AND EXCEPT the right-of-way for Pacetti Road.

PARCEL 4:

A PORTION OF OFFICIAL RECORDS BOOK 1181, PAGE 970 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, LYING IN SECTION 17, OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF SCAFF ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 1083 OF SAID PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE WESTERLY LINE OF SAID SECTION 17, OF THE ANTONIO HUERTAS GRANT, SECTION 38; THENCE NORTH 19°17'13" EAST, ALONG SAID WESTERLY LINE OF SECTION 17, A DISTANCE OF 30.15 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1181, PAGE 970, SAID POINT BEING ON THE CENTERLINE OF SAID SCAFF ROAD; THENCE SOUTH 76°22'07" EAST, ALONG THE EASTERLY PROLONGATION OF SAID CENTERLINE OF SCAFF ROAD, AND SAID SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 2841.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 76°22'07" EAST, ALONG SAID EASTERLY PROLONGATION OF SAID CENTERLINE OF SCAFF ROAD, AND SAID SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 1705.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17 OF THE ANTONIO HUERTAS GRANT, SECTION 38; THENCE NORTH 71°55'04" WEST, ALONG SAID NORTHERLY LINE OF SECTION 17, AND ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 1693.79 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 354.58 FEET, AN ARC DISTANCE OF 133.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°04'06" WEST, 132.56 FEET TO THE POINT OF BEGINNING.

(d) Silviculture. Seller hereby agrees and covenants that, except as otherwise provided herein, prior to the respective Closing or termination of this Contract, it shall continue to maintain the Property or the applicable Phase as a silviculture operation in a manner consistent with Seller's past practices. Prior to the Phase 1 Closing, Seller and Buyer shall reasonably agree to a timber management plan. Thereafter, the respective owner of each Phase shall maintain such Phase as a silviculture operation consistent with the agreed-upon timber management plan and with applicable zoning and land use regulations until such time as such Phase is developed by Buyer.

FOREST RESOURCE MANAGEMENT PLAN

FLORIDA

MERLIN A. PACETTI TRUST

760 Acre Tract

DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES

DIVISION OF FORESTRY

Greg Dunn

Sr. Forester, St. Johns County

February 20, 2007

Date

FOREST MANAGEMENT PLAN
FOR THE
MERLIN A. PACETTI TRUST

GENERAL INFORMATION, HISTORY & LOCATION

This 760-acre tract of land PIN 029360 0000 & 028900 0000 is located in Section 38 and 4 of Township 6 and 7 south, Range 28 east in St. Johns County, Florida.

This property is located approximately two miles north of the community of Bakersville off of Pacetti and Scaff Road.

There are seven stands located on this property:
Stand 1: 31.5 acres of natural longleaf.
Stand 2: 248.3 acres of natural slash.
Stand 3: 98.4 acres of thinned slash pine in 2006.
Stand 4: 196.5 acres of clear cut.
Stand 5: 146.6 acres of hardwoods.
Stand 6: 26.8 acres of wetlands.
Stand 7: 11 acres of field.

OBJECTIVE

This management plan was developed at the request of Larry Pacetti, landowner. The owners' goals are to replant clear cut areas from 2006 timber harvest and maintain a natural hardwood stand by utilizing proper forestry practices of silvicultural. This will yield him a profit from the timber as well as increase the wildlife quality on his property. By following this plan this property should qualify for the Silvicultural Assessment tax rate.

SOILS DESCRIPTION

The table below contains more information about these soils (see attached Soil Map).

Soil Type	Vegetative Community	Slope	Drainage	Site Index*
#64 Ellzey fine sand	Longleaf Pine Hardwood	0-2%	Poorly Drained	80 Longleaf Pine
#46 Holopaw fine sand	Slash Pine Flatwoods	0-2%	Poorly Drained	80 Slash Pine
#47 Holopaw fine sand frequently flooded	Cypress Ponds and Lowlands Hardwood Swamps	0-2%	Very Poorly Drained	80 Slash Pine
#7 Immokalee fine sand	Longleaf Pine Hardwood	0-2%	Poorly Drained	70 Longleaf Pine
#63 Placid fine sand	Slash Pine Flatwoods	0-2%	Very Poorly Drained	90 Slash Pine
#15 Pomello fine sand	Longleaf Pine Hardwoods	0-5%	Moderately Well Drained	60 Longleaf Pine
#9 Pomona fine sand	Longleaf & slash pine and gallberry	0-2%	Poorly Drained	80 Slash Pine 70 Longleaf Pine
#61 Riviera fine sand depressional	Cypress Ponds	0-1%	Very Poorly Drained	N/A
#36 Riviera fine sand Frequently flooded	Cabbage palms, sweetgum & water oaks	0-1%	Poorly Drained	80 Slash Pine 70 Longleaf Pine
#44 Sparr fine sand	Turkey, water & laurel oaks and southern magnolia	0-5%	Somewhat Poorly Drained	80 Slash Pine 70 Longleaf Pine
#6 Tavares fine sand	Upland Harwood Hammock	0-5%	Moderately Well Drained	70 Longleaf Pine

#66 Terra Ceia Muck frequently flooded	Sweetgum, black gum & maple	0-1%	Very Poorly Drained	N/A
# 34 Tocoi fine sand	Slash Pine Flatwoods	0-2%	Poorly Drained	80 Slash Pine

* Site index is defined as the average height of the dominant and codominant trees within an even aged stand of the selected species at age 50 years. These numbers may be inaccurate due to the age of the source; actual productivity may be higher than stated here.

RECOMMENDATIONS:

Stands 1, 2 & 3

A prescribed burn is needed to remove the under brush of vegetation and logging debris. This will allow for naturally regenerated seedlings to be established on bare soil. A list of contractors who can conduct this burn is included with this plan.

Construct firelines around property and maintain annually.

Stand 4

This stand needs to have site preparation completed before replanting slash pine seedlings. This can be completed in four steps before machine. (1) A single drum chopper is needed to break up the vegetation. (2) Follow by spot raking for pushing logging slash into a pile and burned. (3) A single pass bed for planting pine seedlings. (4) Then band spraying of herbicide for removing the vegetation competition for nutrients and sunlight for the pine seedlings. This will leave the beds bare for the machine planting of 725 slash pine seedlings per acre.

Stand 5 &6

Hardwoods site no management needed.

Stand 7

Has been taken out of Silvicultural practices.

FOREST MANAGEMENT TIME TABLE

Stand No.	Timing	Activity
1, 2 & 3	As soon as possible.	Install or harrow firelines.
	Nov. - Feb 2007-08	Contact prescribed burning contractor for conducting burn on property (list included)*.
	Nov. - Feb 20011-12	Contact prescribed burning contractor for conducting burn on property*.
	Every winter	Rework firelines with harrows.
4	March 2007	Contact site prep contractors for start work on property (list included).
	May 2007	Start chopping. Spot raking into piles and burn.
	June 2007	Install single pass beds for seedlings.
	Aug. – Sept. 2007	Banded spray herbicide for vegetation control.
	Mid Nov. – Feb. 2007-08	Machine plant 725 trees per acre of fusiform resistant slash pine seedlings.
	Every winter	Rework firelines with harrows.
5 & 6		No management is needed in this stand.
7		Has been taken out of Silvicultural practices.

* Due to environmental conditions this timetable may vary.

Merlin A. Pacetti Trust



Boundary
- Natural Longleaf
- Natural Slash
- Thinned Slash 2006
- Clear Cut
- Hardwoods
- Wetland
- Field

Roads
- Pacetti Road
- Scaff Road
- Vogel Road

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800 0 800 1600 Feet

FLORIDA
DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES
DIVISION OF FORESTRY

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Merlin A. Facetti Trust



Soils Map

- Ellzey fine sand
- Holopaw fine sand
- Holopaw fine sand FF
- Immokalee fine sand
- Placid fine sand
- Pomello fine sand 0-5% slope
- Pomona fine sand
- Riviera fine sand Depressional
- Riviera fine sand FF
- Sparr fine sand 0-5 % slope
- Tavares fine sand 0-5% slope
- Terra Ceia Muck FF
- Tocoi fine sand

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FLORIDA
DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES
DIVISION OF FORESTRY

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Florida Department of Agriculture and Consumer Services
CHARLES H. BRONSON, Commissioner
The Capitol • Tallahassee, FL 32399-0800

Please Respond to:

Greg A. Dunn
Sr. Forester, St. Johns County
Division of Forestry
3125 Agriculture Center Drive
St. Augustine, FL 32092
(904) 209-0434
dunng66@hotmail.com

February 20, 2007

Here is a list of five ***Site Preparation Contractors*** who would be able to assist you in your replanting of pine trees on your property.

Bryan Alford
3816 Reid Street
Palatka, FL 32177
(386) 325-7330

Jimmy Bielling
6074 West SR 238
Lake Butler, FL 32054
(386) 755-4162

North Florida Reforestation Services, Inc.
P.O. Box 365
Lake Butler, FL 32054
(386) 496-3509 – Avery C. Roberts

L & M Tree Planting
Route 1, Box 945
Monticello, FL 32345
(904) 463-2050

If you should have any questions please call me at (904) 209-0434.

FOREST RESOURCE MANAGEMENT PLAN

FLORIDA

DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES

DIVISION OF FORESTRY

ADAM PACETTI

80 Acre Tract

Greg Dunn

Sr. Forester, St. Johns County

February 20, 2007

Date

FOREST MANAGEMENT PLAN
FOR
ADAM PACETTI

GENERAL INFORMATION, HISTORY & LOCATION

This 80-acre tract of land PIN 028880-0000 is located in Section 38 of Township 6 south, Range 28 east in St. Johns County, Florida.

This property is located approximately two miles north of the community of Bakersville off of Pacetti and Scaff Road.

There are three stands located on this property:
Stand 1: 39.6 acres of clear cut.
Stand 2: 33 acres of hardwoods.
Stand 3: 7.4 acres of Pond and road.

OBJECTIVE

This management plan was developed at the request of Adam Pacetti, landowner. The owners' goals are to replant a ~40 acre clear cut from 2006 with planted slash pine and maintain a natural hardwood stand by utilizing proper forestry practices of silvicultural. This will yield him a profit from the timber as well as increase the wildlife quality on his property. By following this plan this property should qualify for the Silvicultural Assessment tax rate.

SOILS DESCRIPTION

The property consists of 39.6 acres of timber harvested area, 33 acres of hardwoods and 7.4 acres of a pond and road.

The table below contains more information about these soils (see attached Soil Map).

Soil Type	Vegetative Community	Slope	Drainage	Site Index*
#9 Pomona fine sand	Longleaf & slash pine and gallberry	Nearly level	Poorly drained	80 Slash pine 70 Longleaf
#36 Riviera fine sand Frequently flooded	Cabbage palms, sweetgum & water oaks	Nearly level	Poorly drained	80 Slash pine 70 Longleaf
#44 Sparr fine sand 0-5% slope	Turkey, water & laurel oaks and southern magnolia	Gently sloping	Somewhat poorly drained	80 Slash pine 70 Longleaf
#66 Terra Ceia Muck frequently flooded	Sweetgum, black gum & maple	Nearly level	Very poorly drained	N/A

(* Site index is defined as the average height of the dominant and codominant trees within an even aged stand of the selected species at age 50 years. These numbers may be inaccurate due to the age of the source; actual productivity may be higher than stated here.)

RECOMMENDATIONS:

Stand 1

This stand needs to have site preparation completed before replanting slash pine seedlings. (1) A single drum chopper is needed to break up the vegetation. (2) Follow by spot raking for pushing logging slash into a pile and burned. (3) A single pass bed for planting pine seedlings. (4) Then band spraying of herbicide for removing the vegetation competition for nutrients and sunlight for the pine seedlings. This will leave the beds bare for the machine planting of 725 slash pine seedlings per acre.

Construct firelines around property and maintain annually.

Stand 2
Hardwoods site no management needed.

Stand 3
Has been taken out of Silvicultural practices.

FOREST MANAGEMENT TIME TABLE

Stand No.	Timing	Activity
1	As soon as possible.	Install firelines.
	March 2007	Contact site prep contractors for start work on property (list included).
	May 2007	Start chopping. Spot raking into piles and burn.
	June 2007	Install single pass beds for seedlings.
	Aug. – Sept. 2007	Banded spray herbicide for vegetation control.
	Mid Nov. – Feb. 2007-08	Machine plant 725 trees per acre of fusiform resistant slash pine seedlings.
	Every winter	Rework firelines with harrows.
2		No management is needed in this stand.
3		Has been taken out of Silvicultural practices.

Adam Pacetti

Soils Map

- Pomona fine sand
- Riviera fine sand FF
- Sparr fine sand 0-5% slope
- Terra Ceia Muck FF



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FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES — DIVISION OF FORESTRY

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400 0 400 800 Feet

Adam Pacetti



Boundary
Clear Cut
Hardwoods
Pond & Road

80 acres
S/T/R
38/6/28

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FLORIDA
DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES
DIVISION OF FORESTRY

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Florida Department of Agriculture and Consumer Services
CHARLES H. BRONSON, Commissioner
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L & M Tree Planting
Route 1, Box 945
Monticello, FL 32345
(904) 463-2050

If you should have any questions please call me at (904) 209-0434.

Forest Management Plan

Pacetti Investment Group LLC Tract

St. Johns County, Florida

784 ± Acres

Prepared By:

John Halvorsen, ACF
Jowett & Wood Consulting Foresters
P.O. Box 6339
Fernandina Beach, FL 32035

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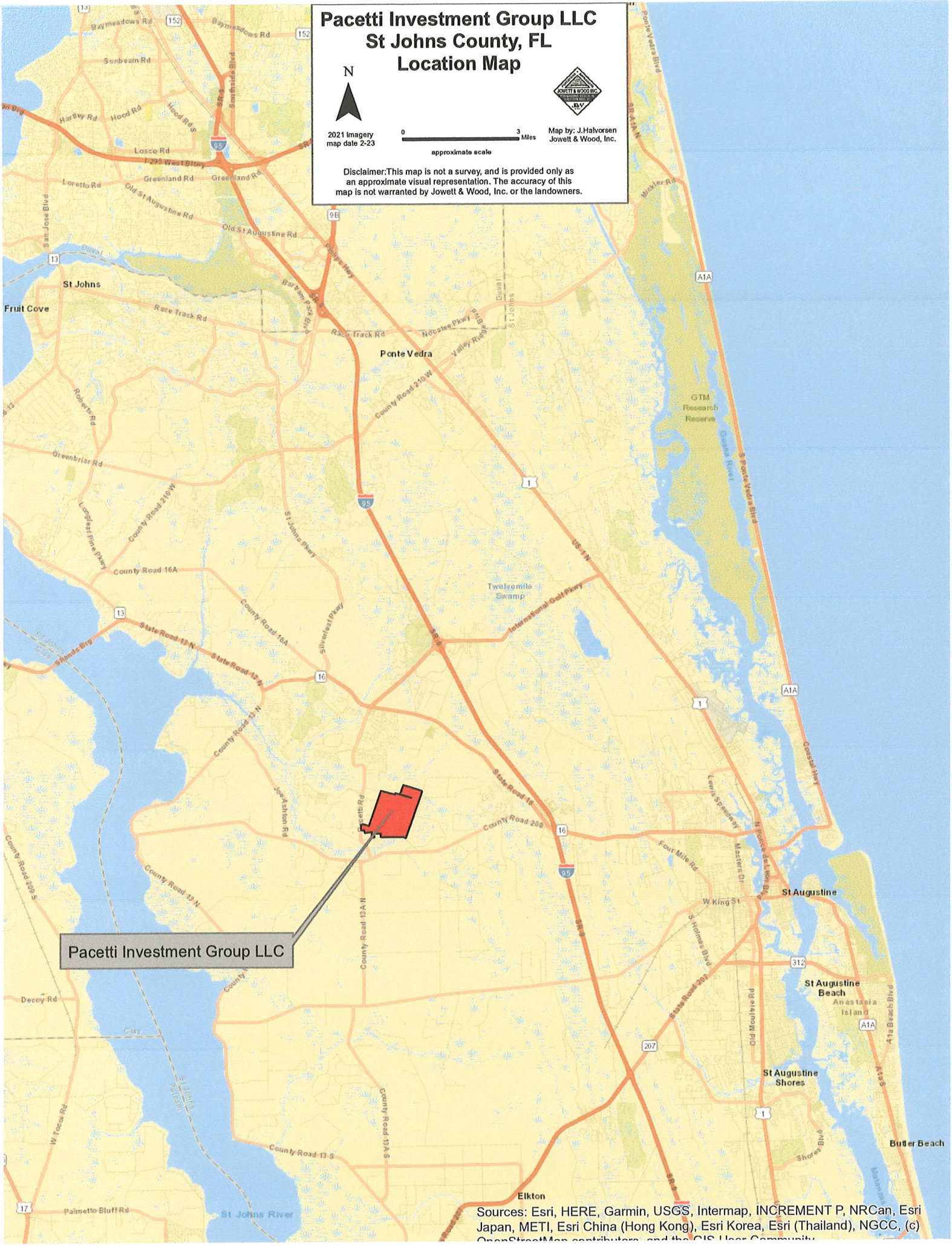
PROPERTY DESCRIPTION AND LOCATION

The Pacetti Investment Group LLC tract (Pacetti Tract) is a 784± acre timberland property located in St. Johns County, Florida. It lies approximately one-half mile north of Bakersville. The entrance to the property off Pacetti Road is approximately 3,900 feet north of the intersection of Pacetti Road and county road 208. The west side of the property lies just east of Gran Lake subdivision. Turnbull Creek runs through the eastern portion of the property.

The tract consists mainly of natural slash and longleaf pine that is over 35 years old, a small stand of natural slash pine, hardwood hammocks and a mixture of oak, natural pine, and cypress within Turnbull Creek. Running throughout the property are flat bladed roads.

The Pacetti Tract is comprised of four St. Johns County tax parcels listed below:

Tax Parcel #	Acres
0288800000	80.00
0289000000	613.00
0293600000	89.27
0288900010	2.59
Total	784.86


Pacetti Investment Group LLC
St Johns County, FL
Location Map
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2021 Imagery
map date 2-23
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Miles
approximate scale
Map by: J.Halvorsen
Jowett & Wood, Inc.
Disclaimer:This map is not a survey, and is provided only as an approximate visual representation. The accuracy of this map is not warranted by Jowett & Wood, Inc. or the landowners.
Pacetti Investment Group LLC
St Johns
Fruit Cove
Ponte Vedra
St Augustine
St Augustine Beach
St Augustine Shores
Anastasia Island
Butler Beach
Elkton
Twelvemile Swamp
GTM Research Reserve
St Johns River
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c)

Pacetti Investment Group LLC
St Johns County, FL
Tax Map

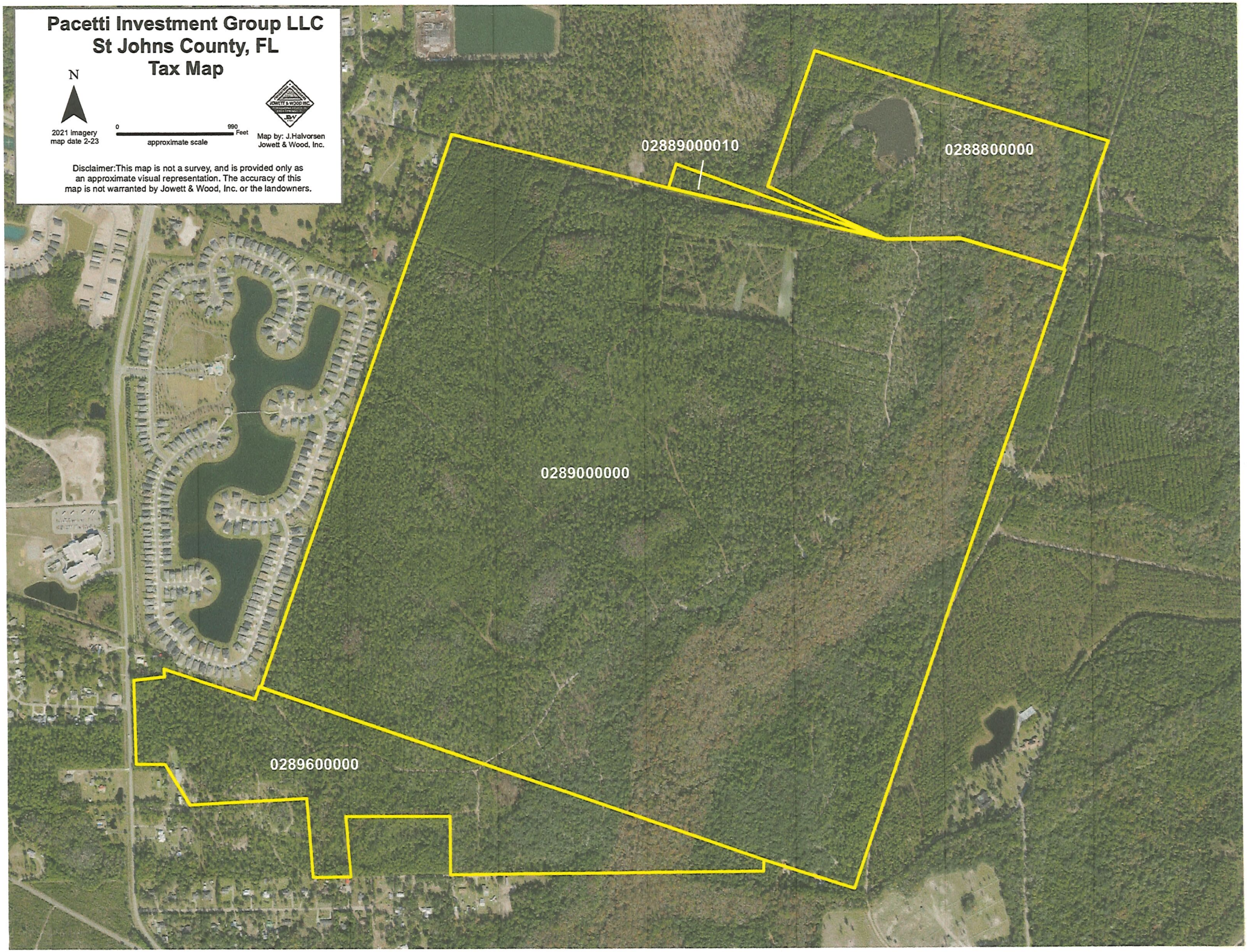
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2021 imagery
map date 2-23

0 990 Feet
approximate scale

Map by: J.Halvorsen
Jowett & Wood, Inc.

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FOREST MANAGEMENT OBJECTIVES

The objective of this Forest Management Plan is to provide recommendations for the management of forest resources on the tract.

This Forest management plan should be updated periodically to incorporate changes in landowner objectives, economic considerations, and environmental regulations.

Objective #1 – Generate revenues from the sale of forest products.

Objective #2 – Conduct all forestry activities in compliance with Florida's Silviculture and Forestry Wildlife Best Management Practices.

Objective #3 – Reforest the sites with appropriate site-specific species to produce viable stands for the future.

ECONOMIC ENVIRONMENT

St. Johns County is within the trucking procurement area of three pulp mills. Demand for pulpwood is high, and competition for the product results in higher pulpwood prices than in most other areas across the country. The market for solid wood products, such as chip-and-saw, poles, and sawtimber material is cyclical with demand. In addition to the pulp mills, the tract is within the market area of 8 sawmills, 2 chip mills, 2 pole mills, and 4 mulch mills.

Within the market area, there are two major factors that impact prices, the first factor being demand. Mill closures, conversion to recycled materials, temporary shutdowns, poor markets for wood products, high-interest rates, and export restrictions may all reduce demand and have a negative impact on price. A strong economy and continuous demand support stumpage prices.

The second factor affecting price is supply. Approximately forty percent of the land in the lower coastal plain is wetlands. Heavy rains over a relatively short time can preclude harvesting of timber in and near these areas. As much as sixty percent of the wood supply may become temporarily unavailable. Alternatively, during periods of extremely dry conditions or drought, the supply of available timber may exceed the demand of the milling facilities. Weather affects the supply and thus, stumpage prices. Wildfires that threaten the timberlands in southeast Georgia and northeast Florida during extremely dry years often result in large amounts of burned "salvage" wood entering the market. Catastrophic events affect the supply and, as a result, stumpage prices. For all of these reasons, the timing of timber sales to take advantage of market conditions may improve the financial returns.

SOIL RESOURCES

The soil types for the Pacetti Tract were developed from the USDA Web Soil Survey of St. Johns County, FL. The soils are classified into the following types:

Poorly drained soils represent 57 percent of the soils which include the following: Pomona fine sand; Immokalee fine sand; Tocoi fine sand; Riviera fine sand, frequently flooded; Holopaw fine sand; and Elizey fine sand.

The majority of poorly drained soils are found mostly on the broad flatwoods and low knolls. The native vegetation is longleaf pine, slash pine, saw palmetto, loblolly bay, fetterbush, blackberry, sumac, running oak, and wax myrtle. The understory vegetation includes saw palmetto, gallberry, bluestem, and Indiangrass. Slash pines are the better-suited trees to plant for commercial production.

Moderately well drained soils represent 6 percent of the soils which include the following: Tavares fine sand and Pomello fine sand.

Moderately well drained soils are found on narrow to broad low ridges and knolls in the flatwoods. The native vegetation is scrub and dwarf live oaks, sand live oak, laurel oak, turkey oak, sand pine, longleaf and slash pines, saw palmetto, and pineland threeawn. Sand pines are the better suited trees to plant for commercial production.

Somewhat poorly drained soils represent 3 percent of the soils which include the following: Sparr fine sand.

This is a somewhat poorly drained, nearly level to gently sloping soil adjacent to drainageways and on low knolls in the flatwoods. The native vegetation includes turkey oak, water oak, laurel oak, southern magnolia, saw palmetto, pineland threeawn, and bluestems. Potential is moderately high for slash pine under high-level management.

Very poorly drained soils include the following: Holopaw fine sand, frequently flooded; Riviera fine sand, depressional; Placid fine sand; and Terra Ceia muck, frequently flooded. These soils are nearly level in depressional areas and broad, shallow drainageways, and narrow to broad flood plains along rivers and streams. Most of the natural vegetation includes sweetgum, blackgum, hickory, pond pine, water oak, red maple, cypress, bay, and cabbage palm. The potential for pine trees is very low in muck soils, but moderately high in Holopaw fine sand. Limitations to the use of equipment, seedling mortality, and plant competition are the main management concerns. Timely scheduling of site preparation, planting, and harvesting is required.

Pacetti Investment Group LLC
St Johns County, FL
Soils Map

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2021 imagery
map date 2-23

0 990 Feet
approximate scale

Map by: J.Halvorsen
Jowett & Wood, Inc.

Disclaimer:This map is not a survey, and is provided only as an approximate visual representation. The accuracy of this map is not warranted by Jowett & Wood, Inc. or the landowners.

Code	Soil Category & Descriptions
	Poorly Drained Soils
7	Immokalee fine sand
9	Pomona fine sand
34	Tocoi fine sand
36	Riviera fine sand, frequently flooded
46	Holopaw fine sand
64	Elizey fine sand
	Moderately Well Drained Soils
6	Tavares fine sand
15	Pomello fine sand
	Very Poorly Drained Soils
47	Holopaw fine sand, frequently flooded
61	Riviera fine sand, depressional
63	Placid fine sand
66	Terra Ceia muck, frequently flooded
	Somewhat Poorly Drained Soils
44	Sparr fine sand

TIMBER TYPES

The timber types on the Pacetti Tract reflect the timber stand conditions as of January 2023. The timber types, descriptions, and approximate acres are shown below.

Timber Type Key

Timber Type	Description	Acres
ST	Seed Tree	504
NP	Natural Pine	23
NPHW	Natural Pine Hardwood	60
HW	Hardwood	16
HWNPCY	Hardwood Natural Pine Cypress	148
HWr	Hardwood Regeneration	6
HWCY	Hardwood Cypress	18
FP	Food Plot	4
W	Water	5
O	Open	2
	TOTAL	784

Pacetti Investment Group LLC
St Johns County, FL
Timber Type Map

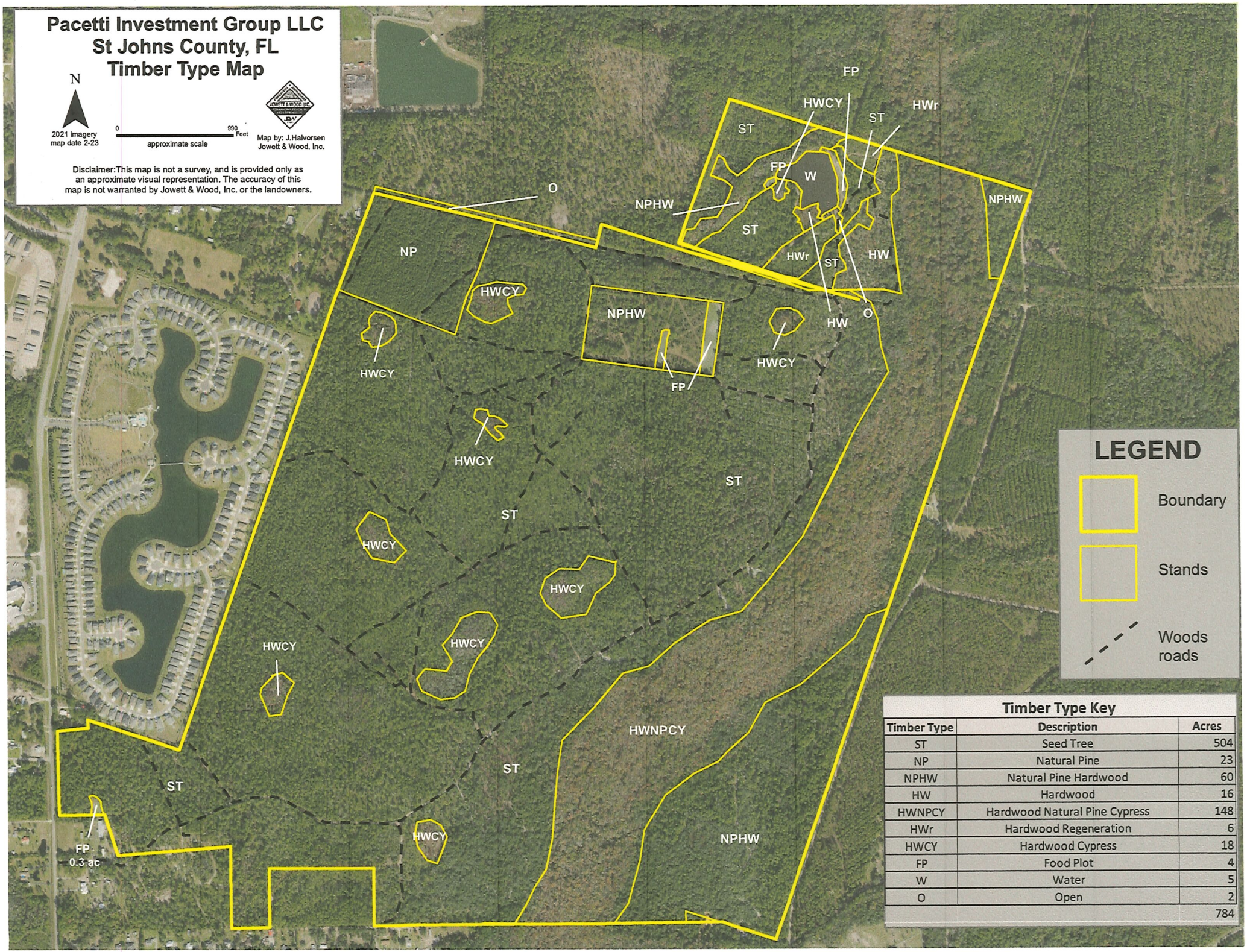
N

2021 imagery
map date 2-23

0 990 Feet
approximate scale

Map by: J.Halvorsen
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LEGEND

- Boundary
- Stands
- Woods roads

Timber Type Key

Timber Type	Description	Acres
ST	Seed Tree	504
NP	Natural Pine	23
NPHW	Natural Pine Hardwood	60
HW	Hardwood	16
HWNPCY	Hardwood Natural Pine Cypress	148
HWr	Hardwood Regeneration	6
HWCY	Hardwood Cypress	18
FP	Food Plot	4
W	Water	5
O	Open	2
		784

TIMBER TYPE DESCRIPTIONS AND MANAGEMENT RECOMMENDATIONS, *Cont.*

ST **Seed Tree** **504 acres**

Natural longleaf and slash pines occupy the overstory for this stand. A seed tree harvest was performed in 1999 for most of the acres, and again in 2006 for the remaining acres. Currently there are approximately 10-15 seed trees per acre, and the basal area is approximately 15 square feet per acre. Pine regeneration stocking is variable, but adequate in many places.

Recommendations: To capture the best revenue for this stand, time a clearcut or seed tree harvest when product prices for chip-n-saw and sawtimber are high.

Option 1: Continue to let the natural pine regeneration grow and develop to the size appropriate for thinning. At that time, clearcut both the merchantable natural pine and the seed tree overstory. Since the stand is large, consider dividing it into two harvest units which would provide plant diversity for wildlife.

After the timber harvest, mechanical site preparation is recommended. Chop the site and then spot rake the residual and follow with a bedding operation. Herbicide the site and plant with genetically improved containerized pine slash seedlings at a stocking of 650 trees per acre.

Option 2: Clearcut the seed trees and leave the naturally seeded understory pine. This option would require that the logging crew be selective with the location of ramped areas to skid the harvested overstory pine to minimize damage to the understory. Skid trails would need to be delineated also to ensure that damage is minimized to the understory pine. To ensure the best growth for the understory pine, an herbicide application would prevent hardwoods from taking over the stand. The herbicide should be applied the year following harvest to be able to diminish the hardwoods that have sprouted.

NP **Natural Pine** **23 acres**

This stand consists of natural slash that seeded into the stand after the timber was harvested in 2005. Basal area is approximately 135 square feet per acre and volume is approximately 85-95 tons per acre. The majority of the stand contains defects such as forked trees and fusiform rust. Pine pulpwood represents approximately 70 percent of the volume.

Recommendations: Since this stand contains so much pulpwood and a large amount of the stand contains defects, the best harvest decision would be to clearcut the stand. This can be performed when the adjacent seed tree stand is harvested. Once a timber harvest occurs, mechanical site preparation is recommended. Chop the site and then spot rake the residual and follow with a bedding operation. Herbicide the site and plant with genetically improved containerized pine slash seedlings at a stocking of 650 trees per acre.

TIMBER TYPE DESCRIPTIONS AND MANAGEMENT RECOMMENDATIONS, *Cont.*

NPHW **Natural Pine Hardwood** **60 acres**

These stands are located mostly on the east side of Turnbull Creek. They contain a variety of pine products as well as some hardwood pulpwood and sawtimber.

Recommendations: A thinning or a clearcut could be performed if access to the timber can be obtained.

Thinning - Remove smaller trees, those with defects, and poorly shaped trees. Basal area should be kept to a target of 55 to 65 square feet per acre.

Clearcut – If a clearcut is performed, following the timber harvest, mechanical site preparation is recommended. Chop the site and then spot rake the residual and follow with a bedding operation. Herbicide the site and plant with genetically improved containerized pine slash seedlings at a stocking of 650 trees per acre.

HW **Hardwood** **16 acres**

This stand contains a variety of hardwoods including hickory, turkey oak, water oak, sweetgum, and blackgum. The stand is relatively open and mainly overlooks Turnbull Creek. The stand offers desirble diversity to the property.

HWNPCY **Hardwood Natural Pine Cypress** **148 acres**

This is a unique stand containing pockets of natural pine on small islands within Turnbull Creek, along with natural pine on the fringes of the stand. Hardwoods dominate the site however, consisting mostly of soft hardwoods and water oak. A good amount of cypress can be found scattered within the stand as well. Keep this stand intact to provide diversity.

HWr **Hardwood Regeneration** **6 acres**

This stand is in a small area where timber was harvested in 2005 and is natural hardwood regeneration of various heights.

HWCY **Hardwood Cypress** **18 acres**

Varying amounts of hardwood and cypress exist within these isolated stands. A good deal of vines and fetterbush also exist within the stands, making walking difficult. Keep these stands intact if adjacent timber is harvested to provide diversity for the property.

THREATENED AND ENDANGERED SPECIES

Federally Listed Species in St. Johns County, Florida

The following table lists those federally listed species known to be present in the county. This list was obtained from the Florida Natural Areas Inventory website. None of the species listed were observed on visits to the Pacetti Tract. (https://www.fnai.org/species-communities/tracking-main)

Group	Scientific Name	Common Name	Federal Status
Fishes	Acipenser brevirostrum	Shortnose Sturgeon	E
Fishes	Acipenser oxyrinchus oxyrinchus	Atlantic Sturgeon	E
Fishes	Microphis brachyurus	Opossum Pipefish	SC
Reptiles	Alligator mississippiensis	American Alligator	SAT
Reptiles	Caretta caretta	Loggerhead Sea Turtle	T
Reptiles	Chelonia mydas	Green Sea Turtle	T
Reptiles	Dermochelys coriacea	Leatherback Sea Turtle	E
Reptiles	Drymarchon couperi	Eastern Indigo Snake	T
Birds	Charadrius melodus	Piping Plover	T
Birds	Mycteria americana	Wood Stork	T
Birds	Sternula antillarum	Least Tern	N
Mammals	Eubalaena glacialis	North Atlantic Right Whale	E
Mammals	Peromyscus polionotus phasma	Anastasia Island Beach Mouse	E
Mammals	Trichechus manatus latirostris	Florida Manatee	T

FEDERAL LEGAL STATUS

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant federal agency.

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

E Endangered: species in danger of extinction throughout all or a significant portion of its range.
SC Not currently listed but considered a "species of concern" to USFWS.
SAT Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
T Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
N Not listed.

PEST AND DISEASE MANAGEMENT

One way to prevent many diseases and pests within a managed forest is to keep the stands healthy. Pine stands can become crowded when they approach 15 years and older, and proper timing of a thinning allows the residual stand to continue to grow without stress. Also, with the trees in a "free to grow" condition, they will be more resistant to disease and pests.

One of the most destructive pathogens in southern pine forests is fusiform rust. Loggers will remove infected trees when the stand is thinned, leaving not only a healthier stand but also a higher quality product for the final harvest.

ROADS

There are a number of flat bladed roads that exist on the property making access very easy. After a timber harvest, logging contractors are required to maintain the roads in as good or better condition than prior to harvest.

SECURITY

Gates exist in several locations. Keeping those areas locked will help control access and will help prevent unauthorized hunting and garbage dumping.

Boundaries should also be posted with "No Trespassing" signs which conform to Florida law. Posting of a property facilitates trespass enforcement. Some boundaries have painted trees established by a previous owner, and paint is still evident. Boundaries can be painted and posted with "No Trespassing" signs for approximately $150-$200 per mile.

WILDFIRE PROTECTION

Damage from a catastrophic wildfire poses the greatest loss to timber values. Following a wildfire, salvage efforts can take place but the timber is usually sold at a discount. One option to prevent wildfire is to conduct prescribed burns in older stands. In stands with heavy vegetation herbicide can be applied to reduce the fuel load.

Opportunities to remove the fuel buildup can also be accomplished using a mosaic pattern across the landscape. Instead of treating all acres, designated areas can have mowing or herbicide applied in a patchwork pattern. The reduction of fuels in some areas can drastically slow down a wildfire. The biggest risk for wildfires in Florida occurs from February to June, and from October through November.

The Florida Forest Service has equipment and personnel to handle wildfires. To report a wildfire in St. Johns County call 911 or the Florida Forest Service at (386) 585-6151.

APPENDIX

QUALIFICATIONS OF FORESTER



W. LEONARD WOOD

Member - Association of Consulting Foresters of America

Member - Society of American Foresters

State Certified General Real Estate Appraiser - Florida

Certified General Real Property Appraiser - Georgia

Registered Forester - Georgia

Certified Forester - Society of American Foresters

Licensed Real Estate Salesperson - Florida

President - **JOWETT & WOOD, INC.**, Consulting Foresters

United States Army – First Lieutenant – 1970-1973

Graduate - University of Florida, Bachelor of Science, Forest Resources & Conservation-1983, with honors

Research Forester - ITT Rayonier - 1983-1986
Responsible for research and operations in forest fertilization, hardwood silviculture and longleaf pine regeneration

District Forester - ITT Rayonier – 1986-1990
Responsible for preparation of open market timber sales and for silvicultural operations on 90,000 acres of timberland in Nassau County, Florida and Charlton, and Camden Counties, Georgia

Practicing Consulting Forester since 1990

QUALIFICATIONS OF FORESTER



JOHN HALVORSEN

Member - Association of Consulting Foresters of America

Member - Society of American Foresters

Member – Florida Forestry Association

Licensed Real Estate Salesperson - Florida #SL3329848

Florida Certified Prescribed Burner #20215209

Florida Certified Pile Burner #P20221786

FAA Airman Certified 4730933 – Small Unmanned Aircraft System

JOWETT & WOOD, INC., Forester 2015

PROGRESSIVE SOLUTIONS - AREA MANAGER - 2011-2013
Herbicide spray program to maintain major transmission powerline ROW's.

THE CAMPBELL GROUP - AREA MANAGER - 2008-2010
Responsible for area profit & loss, oversight for timber harvest and silviculture.

RMK TIMBERLAND GROUP - INVESTMENT MANAGER - 2001 – 2008
Responsible for profit & loss for client portfolios. Managed timber sales, silvicultural operations, and land sales.

HALVORSEN FORESTRY - 1998-2001
Provided management services for private landowners. Developed forest management plans for clients, prepared timber appraisals, and other requested services.

WEYERHAEUSER COMPANY – 1980-1998
Several job roles managing timber harvest, timber inventory, wildfire response operations, and silvicultural operations.

EDUCATION

Bachelor of Science, Forest Management
University of Tennessee – Knoxville, Tennessee

TERMINOLOGY

Acre: 43,560 square feet

Artificial Regeneration: introducing seed or seedlings from a source outside of the immediate area.

Basal Area: the cross-sectional area of all trees measured at 4.5' above the ground including the bark and expressed in square feet per acre. It is a measure of stocking.

Bedding: construction of parallel mounded ridges, usually 10' to 12' apart, upon which seedlings are planted. A site preparation method used widely on flatwood sites.

Biological Competition: any vegetation competing for limited nutrients, light, and water on a site. Competition can cause reduced survival and tree growth. In established stands, it primarily affects volume through reduced diameter growth.

Board Foot: a unit of measure equal to a board one foot long, by one foot wide, by one inch thick. As applied to volumes of standing timber, it is usually expressed as MBF (thousand board feet) or MMBF (million board feet). Board foot estimates for a stand of timber may vary widely depending on the board foot scale used. Common scales used include International ¼ inch scale, Scribner scale, Scribner decimal C scale, and Doyle scale.

Chain: a 66' increment of measurement used in land surveying. 10 square chains equal one acre.

Chip-n-saw: small logs (8" to 15" DBH) which are delivered to a mill in tree length; the tops and slabs are chipped and utilized by pulp mills; the remaining cant is sawn into dimension lumber. Stumpage values are higher than pulpwood, but less than plylogs.

Clearcutting: the harvest of an entire crop of merchantable trees.

Conversion Factors: factors used to change from one unit of measurement to another (tons to cords, cords to MBF, etc.).

Cord: a unit of measurement of wood containing 128 cubic feet of wood, bark, and air. A stacked cord of wood measures 4 feet x 4 feet x 8 feet. A cord of wood typically weighs from 2.65 to 2.8 tons. Most facilities buying wood use their own conversion factor. Cords are calculated from tons as opposed to scaling by volume.

Cut and Haul Price: the price paid to cut down, sort, load, and truck raw material to a facility.

Cutover: description of an area from which most or all merchantable wood has been harvested.

DBH: Diameter at breast height, or 4.5' above the ground.

TERMINOLOGY - *Cont.*

Delivered Price: the price paid for raw material delivered F.O.B. at the mill.

Economically: the growth rate of the stand has dropped to the point where a new stand will produce more value than the continued growth of the existing stand.

Forest types: category of forest defined by its vegetative composition, topography, and soils.

Grade material: trees suitable for converting to products of higher value than pulpwood.

Hardwoods: trees other than conifers and having broad leaves.

Harvesting: cutting merchantable trees for an economic return.

High-grade: to harvest the highest valued trees from a stand. Leaves poor products, poor genetic material. Poor forestry practice. May masquerade as "selective thinning".

Lump Sum Sale: a sale in which one sum is paid for all the standing timber in an area.

Mature timber: a stand of trees having achieved merchantability standards for the market place.

Mensuration: the science dealing with the measurement of volume, growth, and development of individual trees and stands, and the determination of various products obtainable from them.

Merchantable timber: trees, crops or stand of trees that are of a minimum size, quality and condition suitable for marketing to a forest products processing plant. What might be merchantable for one forest product (pulpwood) might not be merchantable for another product (sawtimber).

Natural Regeneration: establishment of a stand from seed sources present on site or from adjacent stands.

Old Growth: virgin timber.

Open Market Sealed Bid Sale: a timber sale in which the market is invited to submit sealed bids for the timber to be sold, at a given time and place. Invariably brings the highest price if handled professionally. Reliable market indicator.

Over mature timber: Biologically, trees or stands of trees showing a decline in vigor, health and soundness associated with aging. May display a net loss of growth per acre.

Plot: an area along a cruise line where sample measurements are taken. Usually a circular area measuring a fraction of an acre.

TERMINOLOGY - *Cont.*

Point: the point from which a variable radius sample is taken using a prism to select sample trees.

Percent plantable: percentage of a tract which can be prepared and planted to regenerate a stand of timber.

Plantation: a stand resulting from planting trees.

Plylogs (peeler logs or veneer logs): larger logs suitable for peeling on a lathe to make veneer sheets for plywood manufacture. Stumpage prices are greater than chip-n-saw, but less than poles.

Poles: utility poles and construction members, usually the highest value product in the southern forests. Generally, 11" - 16" DBH, predominantly straight, and free of disease with minimal knots.

Premerchantable Timber: growing stock or regeneration. Trees not meeting minimum size specifications for merchantability.

Product class: a classification of forest products based on probable use. Some common pine product classes are pulpwood, chip-n-saw, sawtimber, poles, and plylogs.

Product Mix: the proportion of products, by volume, found in a stand or on a tract of timber.

Pulpwood: wood cut or prepared primarily for manufacture into paper or cellulose products. Pulpwood ranges from 4.5 inches DBH and greater. The value is lower than that of chip-n-saw.

Rotation: the period of years chosen to grow a timber crop to a specified condition of maturity.

Sampling Intensity: number of plots required to produce desired accuracy.

Sawtimber: trees that will yield logs suitable in size and quality for the production of lumber.

Second growth timber: plantations and natural stands produced after the virgin timber was cut. Virtually, all timber is second growth in the southeastern United States.

Silviculture: the art and science of producing and tending a forest; the theory and practice of controlling forest establishment, composition, and growth.

Site index: a measure of forest productivity generally expressed as the height in feet of dominant and co-dominant trees of a certain species at a specific index age such as 25 or 50 years. In the south, site index usually refers to a 50-year or 25-year measurement.

TERMINOLOGY - *Cont.*

Site Preparation: the reducing of competing vegetation or logging debris to make a site easier to plant or to improve conditions favorable to seedling growth and survival.

Site productivity: the relative capability of the soil to produce a crop of timber.

Site quality: The relative productivity of a site.

Stand: a community, composed of trees, possessing sufficient uniformity of composition, age, spatial arrangement or condition, to be distinguished from adjacent communities, so forming a silvicultural or management entity.

Stocking: an indication of the number of trees in a stand relative to the desirable number for best growth and management, such as well-stocked, overstocked, or partially stocked.

Stumpage: the value of timber as it stands, or "on the stump".

Tally: to record products measured on a plot in a timber cruise. May be recorded on a tally sheet, or on a field data recorder.

Thinning: a partial harvest of merchantable wood to generate revenue, increase the growth rate on crop trees, remove suppressed, diseased, or poorly formed trees, or promote the production of grade products.

Ton: 2,000 lbs.

Weight scale: a method to determine volume (board foot, cubic foot, etc.) by weight.

Yield: an estimate of the amount of wood which may be harvested from a particular type of forest stand (by species, site stocking and management regime) at various ages.

BACKGROUND INFORMATION RELATIVE TO MANAGEMENT DECISIONS

Productivity

The productivity of a site is expressed in one of two ways:

1. Site Index at age 25 - the height, which the dominant or co-dominant trees of a given species of tree will reach in twenty-five years of growth.

2. Volume/acre/year - a measure of annual growth, expressed in cords or tons.

Factors affecting the site index are:

A. The fertility and structure of the soil. The presence of spodic horizons (concentrations of fine organic material accumulating in subsurface layers), clay, and the relative position of the water table determine these factors.

B. The species present on the site. The most appropriate species for a site is usually the one exhibiting the highest site index, however, markets may influence species selection when two or more species could be grown.

Factors affecting growth/acre/year are:

A. The site index.

   1. Phosphorus deficiency will limit production from an otherwise fertile site. This is a common condition of Flatwoods sites.
   2. Water becomes a limiting factor on excessively drained sites.
   3. Soils with organic horizons (spodic horizons) and/or clay (argillic horizons) are the most productive for tree growth.

B. The stocking level.

C. Competition from undesirable species. Grasses and hardwoods comprise the worst competition for pine stands. Grass competition may reduce stocking levels by out-competing newly planted seedlings. Hardwoods compete for nutrients and sunlight, replacing pine volume for hardwood volume on a nearly one-for-one basis. Historically, hardwood has brought 1/4 to 1/3 the price of pine on a volume basis.

D. The age of a stand is important in terms of productivity. Very young stands are growing rapidly when growth is expressed as a percentage of increase, but actual volume growth is greatest between ages 10 and 20. Annual volume growth begins to decline at some point between these ages. As trees pass age 20, growth slows to a point where more wood can be produced through harvesting and replanting than can be produced by allowing the stand to continue to grow through a second rotation period.

BACKGROUND INFORMATION - *Cont.*

Site Preparation for Planting

Site preparation treatments will vary with each site. The primary objective of site preparation is to achieve seedling survival. The secondary objective is to increase volume production. This is accomplished through competition control and preparation of a superior micro-environment for tree growth. Inadequate site preparation results in poor seedling survival and reduced growth. Additional expenditures for site preparation are required to remedy this situation. Failure to remedy results in low productivity over the rotation and low harvest returns.

Competition control is accomplished by mechanical or chemical treatments, but chemical treatments have a more lasting benefit. The following treatments may be prescribed for site preparation.

- Drum chopping is used to cut small diameter brush, and logging slash into short sections. Chopping is usually followed by burning. It creates a condition which allows bedding; however, it does not increase volume production or reduce hardwood competition by itself.

- Shearing is used to cut down larger cull trees using a sharpened blade (KG blade) mounted on a large crawler tractor. Shearing involves minimal soil disturbance, but hardwoods can be expected to resprout from sheared stumps.

- Raking sheared material, logging slash, or material which a chopper could not cut into smaller pieces, prepares a site for harrowing or bedding. Raking may be heavy, requiring an hour or more per acre, or light, only raking small areas within the planting site.

- Harrowing or discing, using heavy woodland discs, helps control palmetto competition and early grass competition. It may be used to prepare a site for natural regeneration.

- Bedding creates a broad, mounded ridge on which to plant seedlings. On flatwoods sites, bedding has been shown to significantly increase growth. Two passes (double bedding) further increase growth. Bedding controls early grass competition, improves soil structure, concentrates organic matter in the bed, and keeps the seedling roots out of the groundwater during wet periods. Bedding is most beneficial when done on clean sites, with the last or only pass done in late fall.

BACKGROUND INFORMATION: Site Preparation - *Cont.*

- Scalping of grass cover is done on pastures and fields to provide a firm planting surface with minimal grass competition. It may be used in cutover areas with a grass understory. Scalping increases initial survival over planting efforts in the heavy grass but does not increase growth in later years.

- V-blade planting involves a tractor with a snowplow-like device, scalping a two- to four-foot swath while pulling a tree planter. The V-blade performs the same function as a scalper but may be used on cutover sites. It combines site preparation and planting but does little to control hardwood competition unless used in conjunction with herbicide application.

- Herbicides may be applied several years before harvest to kill hardwoods and reduce site preparation costs or applied after harvest, or after planting. Depending on the species present, the site, and the diameters, various chemical combinations may be used. Some are applied by air, some by rubber-tired tractors, and some by hand. Prescriptions must match conditions. Herbicides offer excellent economical control of hardwood competition, but chemical control of palmetto and gallberry is not practical at this time.

- The burning of logging slash and sites treated with chemicals allows preparation of superior planting surfaces. Some hardwood control is accomplished if done in spring or summer. Liability from hazards to traffic created by smoke is a deterrent to use.

BACKGROUND INFORMATION: Site Preparation - *Cont.*

Timber Stand Improvement

In established pine stands, unwanted competition may be in the form of hardwoods or excessive numbers of pine stems. Precommercial thinning may be required to reduce pine stocking to a desirable level. This is usually accomplished with a drum chopper or a heavy mower at an early age. Inadequate stocking fails to utilize the potential of the site. Excessive stocking spreads volume over so many stems that few reach merchantability within the rotation period.

The volume produced in the form of hardwood competition replaces pine volume on approximately a cord-for-cord basis. Chemical release from hardwood competition is cost-effective only if the competition is heavy. It is best to control hardwood competition through appropriate site preparation techniques. An advantage of good competition control is the reduced fuel buildup in the understory. In the absence of burning, this factor may be important in fire prevention and suppression.

BACKGROUND INFORMATION - *Cont.*

Species and Genetic Selection

It is important to match the appropriate species to the site to ensure maximum timber production. In addition, it is important to choose wisely from the many genetic selections that are available.

Slash pine seedlings offer about five types of genetic selections:

1. Common seedlings are no different from what was available fifteen years ago. Growth, form, and disease resistance are unimproved.

2. High gum slash was developed for naval stores. These trees are still offered by some state nurseries, but there is no benefit from the genetic properties except for turpentine production.

3. First generation improved seedlings offer about seven to ten percent more volume growth over common seedlings. A slight improvement in form and resistance to fusiform rust can be expected.

4. Second generation seedlings are classified as superior seedlings. A twelve to fifteen percent increase in volume can be expected from superior seedlings. A significant improvement in form and disease resistance is present.

5. Rust-resistant seedlings may not show the greatest increase in growth, but the vast improvement in fusiform rust resistance yields large volume gains for the stand as a whole through reduced mortality.

Loblolly pine seedlings may be common, improved, superior, Livingston Parrish or East Texas. The latter two sources offer rust resistance, as do some superior seedlings bred for rust resistance.

Longleaf pine is either bare root stock or containerized. Containerized are more expensive but yield very high survival rates. Bare root stock frequently experiences high mortality from drought or competition.

Direct seeding may be used to regenerate a site. While this practice is less expensive than planting, stocking densities are not easily controlled. Genetic improvements can be introduced to the site through the purchase of superior seed, but some site preparation is needed to ensure successful germination and survival.

BACKGROUND INFORMATION - *Cont.*

Fertilization

Fertilization is one means of increasing productivity of selected sites. Many flatwoods sites are phosphorus deficient. Soil groups classified by the University of Florida's Cooperative Research in Forest Fertilization (CRIFF) studies are helpful in predicting the growth response to fertilization.

The probable response to various types of fertilizer for each soil class has been documented for its response to phosphorus at planting, its response to phosphorus and nitrogen at mid-rotation (8 to 10 years), and for soils which show no economical response to fertilization.

Soils are placed into one of seven groups according to their drainage and the depth to and nature of the subsoil. The information necessary to categorize a site into a soil group can easily be obtained in the field or from existing soil maps. The groups are broad enough that delineated areas of a given group are usually large enough to map and manage.

A and B group soils are usually highly responsive to fertilization at planting. The primary difference between A and B group soils is the depth to argillic horizon or clay.

C and D group soils are spodosols and occur in typical flatwoods situations. They are differentiated from each other by the presence or absence of clay below the spodic. Very poorly drained C group soils may be responsive at planting and will be responsive at mid-rotation. D group soils are responsive at mid-rotation.

E, F, and G soils are considered primarily drier upland soils and are differentiated on depth to clay and drainage. G group soils should never be fertilized.

The application is normally done one time during rotation unless intensive straw sales are made. Then applications are made every four years after raking starts.

The response is usually 1/4 to 1/3 cord/acre/year of additional growth on responsive sites when the appropriate prescription is applied. Fertilization of responsive sites can be used to grow more volume, add a higher percentage of sawtimber to the eventual product mix, or shorten the rotation, having produced the desired volume in a shorter time.

BACKGROUND INFORMATION - *Cont.*

Rotation Period

The rotation age is the age at which plantations are expected to be harvested or the length of time chosen over which to completely harvest the pine lands one time and replant them.

Shorter rotations are chosen for markets dominated by high pulpwood prices and an active pulpwood market. Longer rotations are chosen for markets where grade material (products with a higher value than pulpwood) dominates the market or where pulpwood prices are lower.

The presence of endangered species may require a long rotation regardless of markets.

BACKGROUND INFORMATION - *Cont.*

Harvest Systems

There are several harvest systems available for pine management:

1. Clearcut with no thinning on a short rotation provides the highest return at this time.

2. Clearcut with one or two intermediate thinnings on a short rotation returns capital costs sooner but results in significantly less total volume removed. Thinnings will harvest pulpwood only; the final harvest will be largely graded material. Some mortality from insects attracted to trees damaged in the thinning process can be expected. Losses can be heavy and will be in the better trees. Clearcut areas usually require an investment in site preparation and planting to ensure adequate future stocking.

3. Natural regeneration systems involve one or more thinnings, with five to forty stems/acre of the best trees left at the last thinning to provide a seed source for the next stand. Some soil disturbance is required to prepare a seedbed. If logging does not accomplish this, or if the competition is too heavy, some form of site preparation of the seedbed will be required.

The advantage of natural regeneration is lower site preparation costs. Disadvantages include:

1. Stocking of the new stand may be inadequate, resulting in low volume and values for future harvests.

2. Stocking may be too heavy, requiring precommercial thinning or resulting in many trees which require an inordinate length of time to reach merchantable diameter.

3. Seed trees are particularly susceptible to lightning and insect attack, as they are standing alone and have had a great deal of soil disturbance around the roots.

4. The seed tree overstory should be removed within three years after the establishment of the new stand. The sale of seed trees, the best trees grown during the rotation, frequently brings a lower price per cord because of the added cost to a logger of cutting a small volume scattered over a large area.

5. In natural regeneration, the opportunity is lost to take advantage of the latest genetic improvement in seedlings available for planting.

BACKGROUND INFORMATION - *Cont.*

Diseases

FUSIFORM RUST

Fusiform rust (*Cronartium fusiforme*) causes more loss of value and volume than any other disease or insect in our area. It is dependent on red oak species for a part of its life cycle but causes no damage to the oaks.

Fusiform rust infects the succulent new growth in late summer or fall, eventually causing a canker or gall. As the wood dies and decomposes at the site of the infection, the tree may be completely girdled and die. Windstorms cause infected trees to break at the weakened infection site. Trees surviving to harvest with stem infections are limited to pulpwood use.

The trees put on the most growth during the summer have a proportionally higher chance of infection, thus the disease attacks the most desirable trees in greater numbers.

BROWN SPOT NEEDLE BLIGHT

Brown spot needle blight (*Scirrhia acicola*) infects young longleaf pine seedlings causing defoliation and reducing early growth. Defoliation for three years in a row usually results in mortality. Infection occurs when spores are "spattered" onto needles by rains. Brown spot is most prevalent in rainy years.

Heavy infections are treated by burning while the longleaf seedlings are still in the "grass" stage. At this point, the seedling has no stem. It resembles a dark green clump of heavy grass. The bud is protected from the heat of the fire by the dense needle mass surrounding it. Spores are destroyed by the fire and the new needle growth can supply enough nutrition for the seedling to begin height growth within two years.

PITCH CANKER

Pitch canker (*Fusarium lateritium)* is a fungus which may infect slash pine or longleaf pine. Trees less than three inches in diameter may be killed. Larger trees usually survive but sustain deformities. The disease is evidenced by dead and dying branches and conspicuous pitch flow from cankers under the bark. By peeling the bark back, a white fungus mycelium may be exposed on the wood. The wood is pitch-soaked and may be pink or purple in color. Infection is suspected to be transmitted by insects feeding on pine trees.

BACKGROUND INFORMATION - *Cont.*

Insects

BEETLES

The most serious damage to pine stands caused by insects is caused by bark beetles. They are attracted to trees weakened by fire, flooding, old age, open wounds, or to trees planted on sites that are not suitable for that species. The bark beetles bore through the bark, feeding and laying eggs in galleries found in the cambium layer just beneath the bark. This cambium layer is where cell division responsible for growth occurs. The galleries girdle the tree from inside the bark.

Ips engraver beetles (Ips spp.) and black turpentine beetles (Dendroctonus terebrans) rarely infest areas larger than one acre. Frequently, attacks are limited to five to ten trees.

Southern pine beetles (Dendroctonus frontalis), SPB, pose a more serious threat because they can destroy hundreds of acres of timber in a matter of a few months. Prevention of SPB attacks is accomplished by maintaining vigorously growing stands of relatively young timber. The appropriate species selection for planting on each site is important in maintaining vigorous growth. Damaged or weakened timber should be salvaged to avoid attracting bark beetles.

Control of the SPB is accomplished through early recognition and rapid salvage of infested trees. Small pockets may be treated by cutting and debarking the trees, burning the tops, or spraying with lindane.

WEEVILS

Pales weevils (Hylabius pales) are attracted to fresh stumps. Adults lay eggs in lateral roots of the stump. Eggs hatch within ten days and the emerging larvae feed on the roots of the stump. Mature weevils attack the bark of seedlings found in the area, causing up to 90% mortality in extreme cases. Control is accomplished by delaying planting for a year if logging is not completed by the end of June. This allows larvae overwintering in stumps to hatch and leave before planting occurs.

Fire Protection

Wildfires are most damaging when they occur in pre merchantable stands. Merchantable stands damaged by fire can be sold for salvage, mitigating the loss to some extent. Older timber is better able to withstand fire as bark thickness increases.

Preventing or reducing fire losses is accomplished through the establishment of presuppression fire lines and control of the fuel or "rough" in the understory. The use of controlled fire during favorable weather is normally used to reduce fuel buildup. Expanses of recently burned fuels offer a place in which firefighters can control a wildfire. Fire lines offer a narrow break in fuels which may stop a fire, but fast-moving fires will likely cross a single fire line. Firefighters may be able to widen an existing fire line, backfire off the line, or plow additional parallel lines to stop a fire.

Early detection and suppression activities reduce losses. Large fires create their own weather around the front of the fire, drying out and preheating fuels and creating stronger winds.

The most common source of fires is debris burning, including garden spots, pastures, trash barrels, and brush piles. Other common causes are woods arson, lightning strikes, discarded cigarettes, children building campfires, and mechanical malfunctions.

The weather from February to June creates hazardous fire conditions. Windy days with low humidities and warm air are the most dangerous. The worst fires normally come from a westerly direction because that is the direction of spring winds. Presuppression efforts should consider likely sources of ignition and probable wind direction in a worst-case scenario.

FOREST MANAGEMENT PLAN UPDATE

Pacetti Investment Group LLC

Tax Parcel #s 289000000 and 293600000

St Johns County, Florida

360± Acres

Prepared by:

WOOD FORESTRY, LLC
CONSULTING FORESTERS
P.O. BOX 6339
FERNANDINA BEACH, FL 32035

December 2025

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PROPERTY DESCRIPTION AND LOCATION

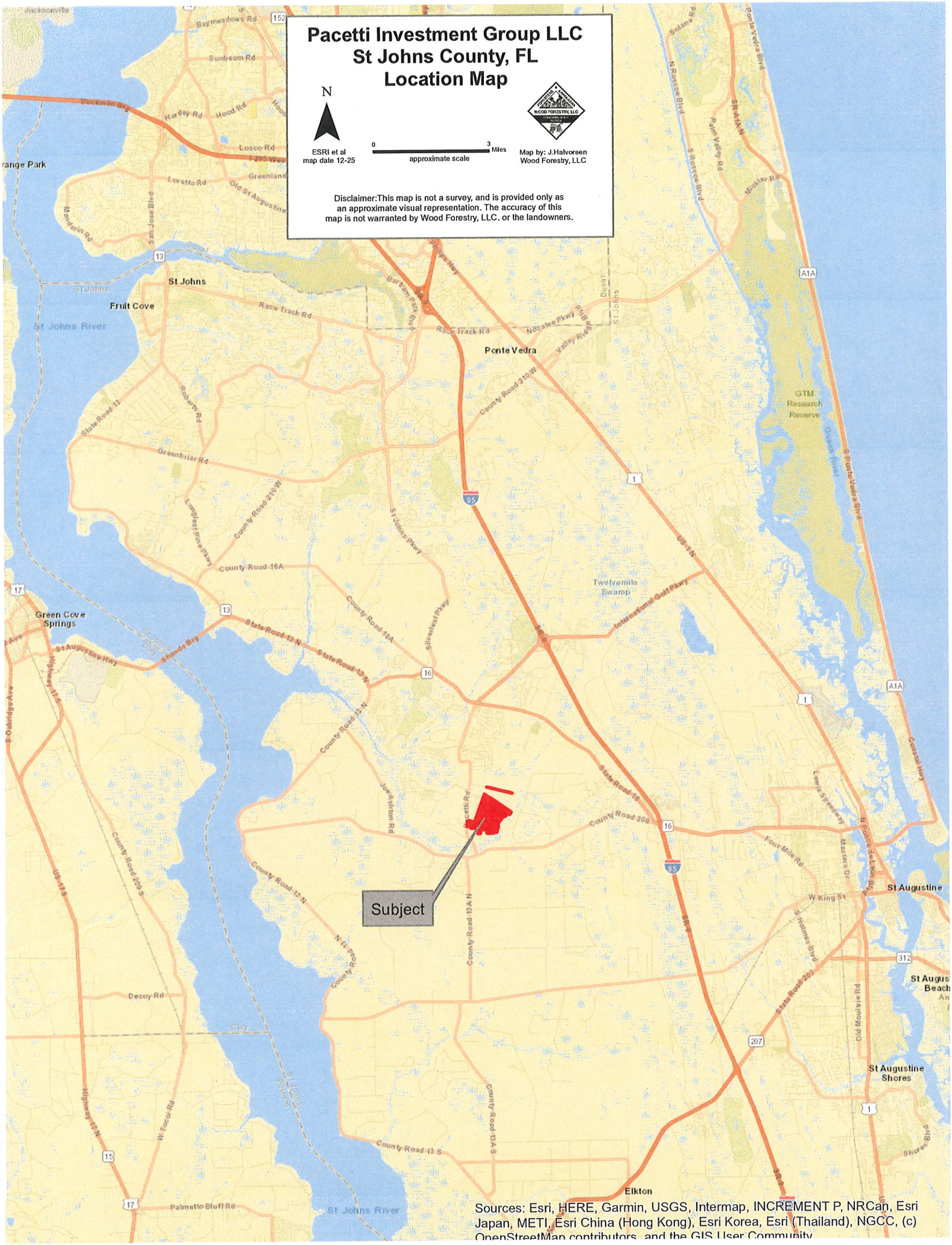
The Pacetti Investment Group LLC tract (Pacetti Tract) is a 360± acre timberland property located in St. Johns County, Florida. It lies north of Bakersville approximately one-half mile. The entrance to the property off Pacetti Road is approximately 3,900 feet north of the intersection of Pacetti Road and County Road 208. The west side of the property lies just east of Gran Lake subdivision. Turnbull Creek runs along the east side of the property.

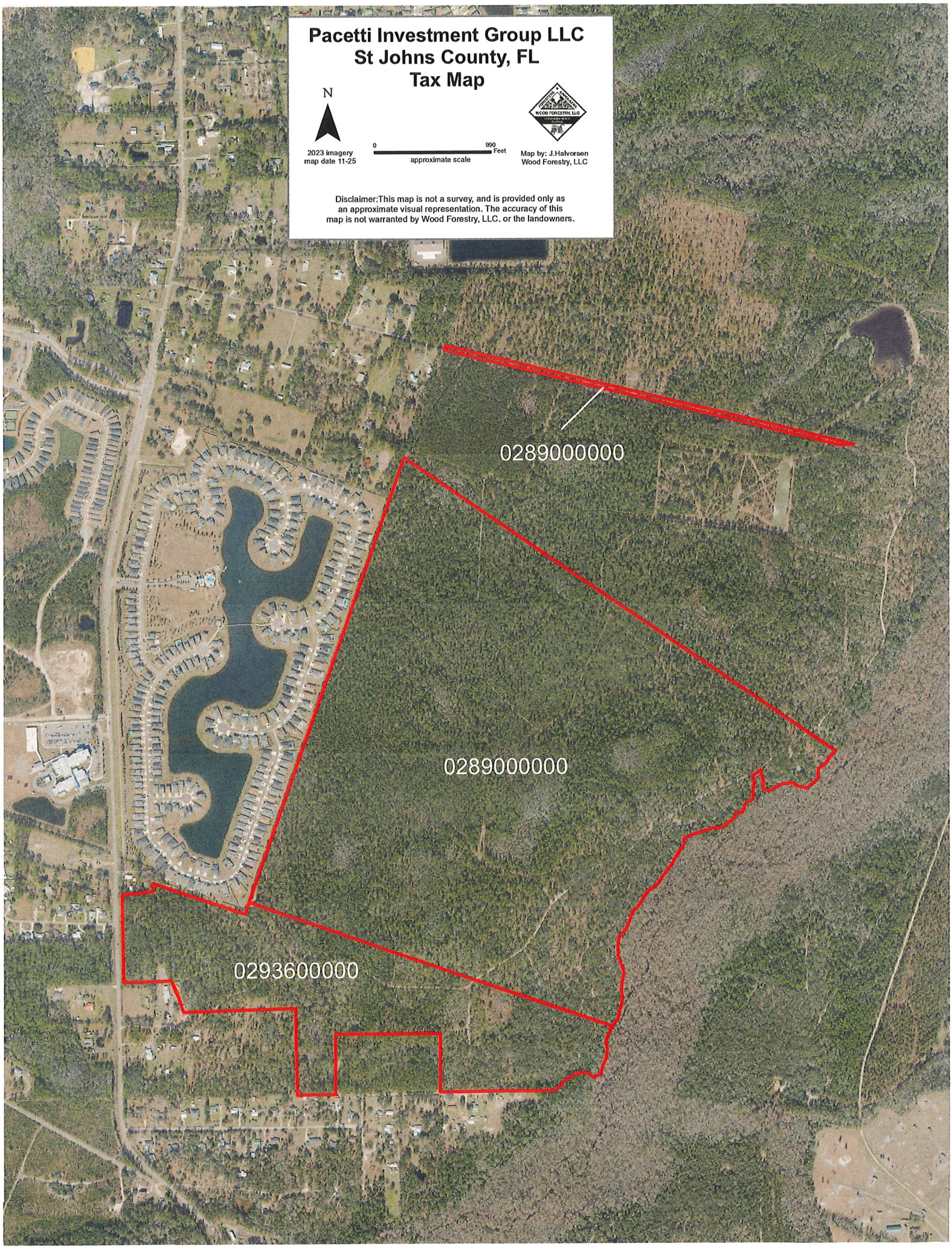
The tract consists mainly of natural slash and longleaf pine that is over 35 years old, hardwood hammocks and soft and hard hardwoods adjacent to Turnbull Creek. Running throughout the property are flat bladed roads.

The Pacetti Tract is comprised of two St. Johns County tax parcels listed below:

Tax Parcel #	Acres
289000000	282.35
293600000	78.27
Total	360.62

The GIS Timber Type map shows a total of 362 acres for the property, versus the 360 acres shown from the tax parcels. There can usually be a small variation in the number of acres between the two types of maps.


Pacetti Investment Group LLC
St Johns County, FL
Location Map
N
ESRI et al
map date 12-25
0
3
Miles
approximate scale
Map by: J.Halvorsen
Wood Forestry, LLC
Disclaimer:This map is not a survey, and is provided only as an approximate visual representation. The accuracy of this map is not warranted by Wood Forestry, LLC. or the landowners.
Subject
St Johns
Fruit Cove
St Johns River
Ponte Vedra
GTM Research Reserve
Green Cove Springs
Twelvemile Swamp
St Augustine
St Augustine Shores
Elkton
Palmetto Bluff Rd
Decoy Rd
Race Track Rd
County Road 210 W
County Road 16A
County Road 13 S
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community


Pacetti Investment Group LLC
St Johns County, FL
Tax Map
N
2023 imagery
map date 11-25
0
990
Feet
approximate scale
Map by: J.Halvorsen
Wood Forestry, LLC
Disclaimer:This map is not a survey, and is provided only as
an approximate visual representation. The accuracy of this
map is not warranted by Wood Forestry, LLC. or the landowners.
0289000000
0289000000
0293600000

FOREST MANAGEMENT OBJECTIVES

The objective of this Forest Management Plan is to provide recommendations for the management of forest resources on the tract.

This Forest management plan should be updated periodically to incorporate changes in landowner objectives, economic considerations, and environmental regulations.

Objective #1 – Generate revenue from the sale of forest products.

Objective #2 – Conduct all forestry activities in compliance with Florida's Silviculture and Forestry Wildlife Best Management Practices.

Objective #3 – Reforest the sites with appropriate site-specific species to produce viable stands for the future.

ECONOMIC ENVIRONMENT

St. Johns County is within the trucking procurement area of three pulp mills. Demand for pulpwood is high, and competition for the product results in higher pulpwood prices than in most other areas across the country. The market for solid wood products, such as chip-and-saw, poles, and sawtimber material is cyclical with demand. In addition to the pulp mills, the tract is within the market area of 8 sawmills, 2 chip mills, 2 pole mills, and 4 mulch mills.

Within the market area, there are two major factors that impact prices, the first factor being demand. Mill closures, conversion to recycled materials, temporary shutdowns, poor markets for wood products, high-interest rates, and export restrictions may all reduce demand and have a negative impact on price. A strong economy and continuous demand support stumpage prices.

The second factor affecting price is supply. Approximately forty percent of the land in the lower coastal plain is a wetland. Heavy rains over a relatively short time can preclude harvesting of timber in and near these areas. As much as sixty percent of the wood supply may become temporarily unavailable. Alternatively, during periods of extremely dry conditions or drought, the supply of available timber may exceed the demand of the milling facilities. Weather affects the supply and thus, stumpage prices. Wildfires that threaten the timberlands in southeast Georgia and northeast Florida during extremely dry years often result in large amounts of burned "salvage" wood entering the market. Catastrophic events affect the supply and, as a result, stumpage prices. For all of these reasons, the timing of timber sales to take advantage of market conditions may improve financial returns.

SOIL RESOURCES

The soil types for the Pacetti Tract were developed from the USDA Web Soil Survey of St. Johns County, FL. The soils are classified into the following types:

Poorly drained soils represent the majority of the soils which include the following: Pomona fine sand, Immokalee fine sand, Tocoi fine sand, Riviera fine sand, frequently flooded; Holopaw fine sand, and Ellzey fine sand.

The majority of poorly drained soils are found mostly on the broad flatwoods and low knolls. The native vegetation is longleaf pine, slash pine, sawpalmetto, loblollybay, fetterbush, blackberry, sumac, running oak, and waxmyrtle. The understory vegetation includes saw palmetto, gallberry, bluestem, and Indiangrass. Slash pines are the better suited trees to plant for commercial production.

Moderately well drained soils include the following: Tavares fine sand and Pomello fine sand.

Moderately well drained soils are found on narrow to broad low ridges and knolls in the flatwoods. The native vegetation is scrub and dwarf live oaks, sand live oak, laurel oak, turkey oak, sand pine, longleaf and slash pines, sawpalmetto, and pineland threeawn. Sand pines or longleaf pines are the better suited trees to plant for commercial production.

Somewhat poorly drained soils include the following: Sparr fine sand.

This is a somewhat poorly drained, nearly level to gently sloping soil adjacent to drainageways and on low knolls in the flatwoods. The native vegetation includes turkey oak, water oak, laurel oak, southern magnolia, sawpalmetto, pineland threeawn, and bluestems. Potential is moderately high for slash pine under high-level management.

Very poorly drained soils include the following: Holopaw fine sand, frequently flooded; Riviera fine sand, depressional; Placid fine sand, and Terra Ceia muck, frequently flooded. These soils are nearly level in depressional areas and broad, shallow drainageways, and narrow to broad flood plains along rivers and streams. Most of the natural vegetation includes sweetgum, blackgum, hickory, pond pine, water oak, red maple, cypress, bay, and cabbage palm. The potential for pine trees is very low in muck soils, but moderately high in Holopaw fine sand. Limitations to the use of equipment, seedling mortality, and plant competition are the main management concerns. Timely scheduling of site preparation, planting, and harvesting is required.

Pacetti Investment Group LLC
St Johns County, FL
Soils Map

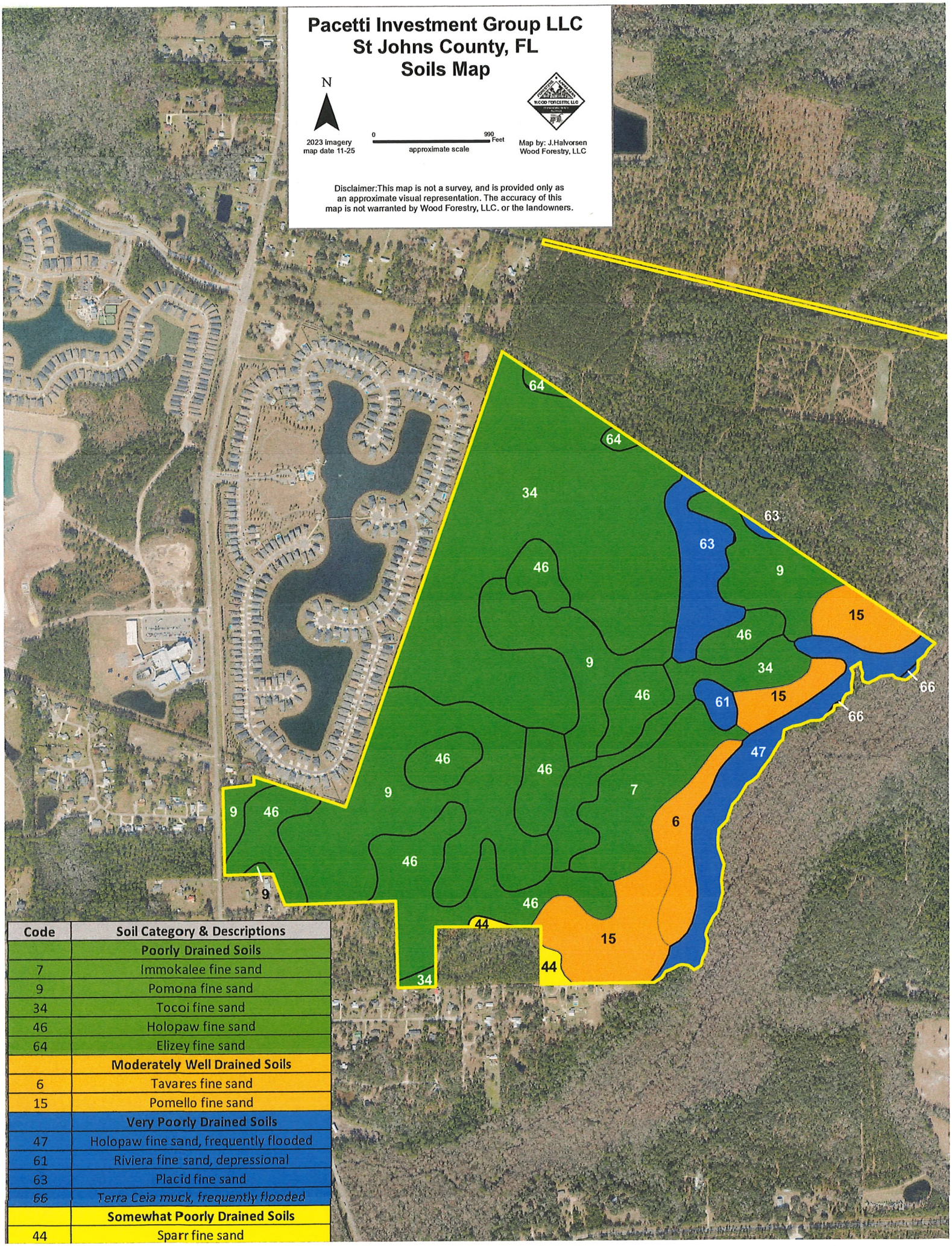
N

2023 imagery
map date 11-25

0 990 Feet
approximate scale

Map by: J.Halvorsen
Wood Forestry, LLC

Disclaimer:This map is not a survey, and is provided only as an approximate visual representation. The accuracy of this map is not warranted by Wood Forestry, LLC. or the landowners.



Code	Soil Category & Descriptions
	Poorly Drained Soils
7	Immokalee fine sand
9	Pomona fine sand
34	Tocoi fine sand
46	Holopaw fine sand
64	Elizey fine sand
	Moderately Well Drained Soils
6	Tavares fine sand
15	Pomello fine sand
	Very Poorly Drained Soils
47	Holopaw fine sand, frequently flooded
61	Riviera fine sand, depressional
63	Placid fine sand
66	*Terra Ceia muck, frequently flooded*
	Somewhat Poorly Drained Soils
44	Sparr fine sand

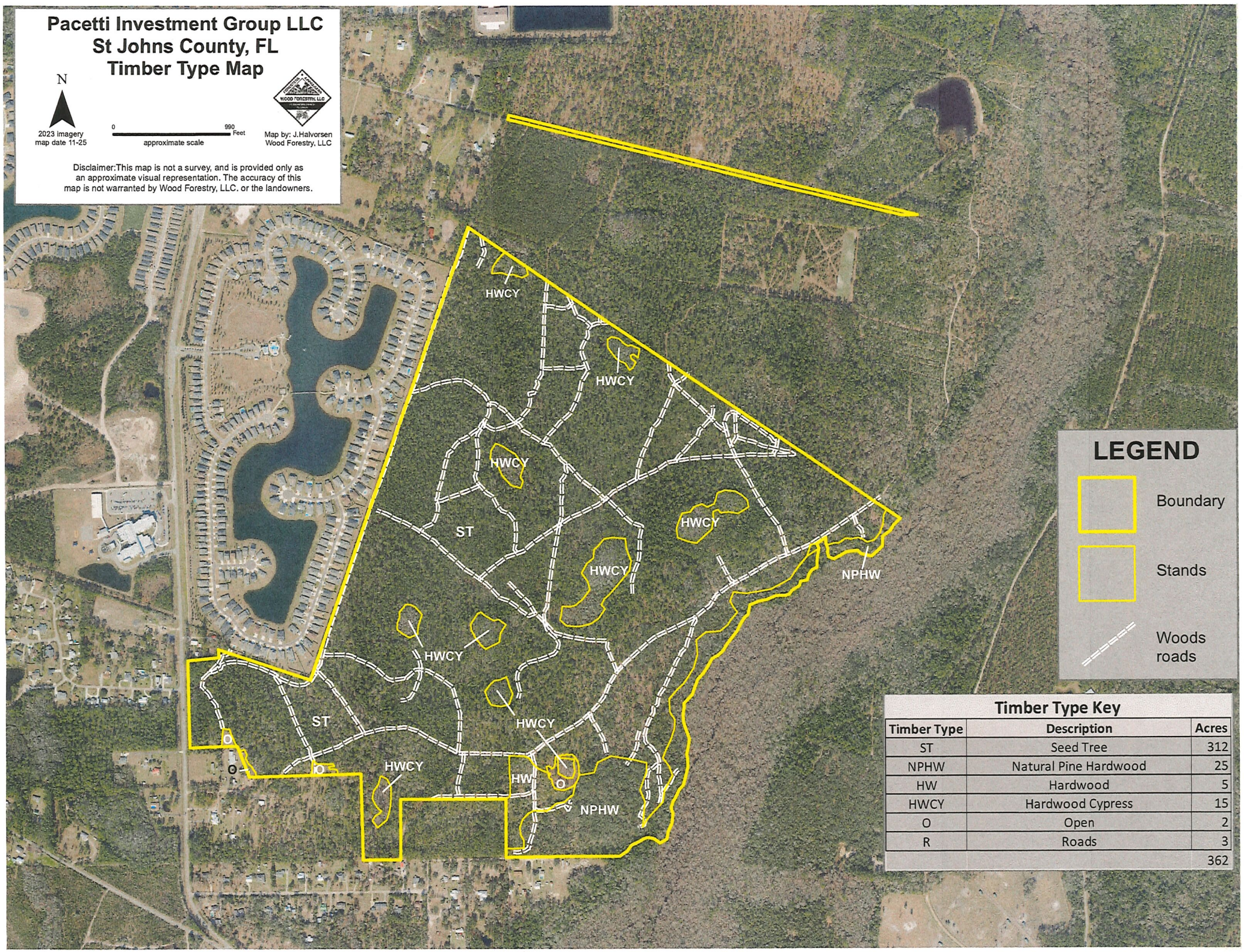
TIMBER TYPES

The timber types on the Pacetti Tract reflect the timber stand conditions as of November 2025. The timber types, descriptions, and approximate acres are shown below.

Timber Type Key

Timber Type	Description	Acres
ST	Seed Tree	312
NPHW	Natural Pine Hardwood	25
HW	Hardwood	5
HWCY	Hardwood Cypress	15
O	Open	2
R	Roads	3
	Total	362

Pacetti Investment Group LLC
St Johns County, FL
Timber Type Map



Timber Type Key

Timber Type	Description	Acres
ST	Seed Tree	312
NPHW	Natural Pine Hardwood	25
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O	Open	2
R	Roads	3
		362

TIMBER TYPE DESCRIPTIONS AND MANAGEMENT RECOMMENDATIONS

ST **Seed Tree** **312 acres**

Natural longleaf pine and slash pine occupy the overstory for this stand. A seed tree harvest was performed in 1999 for most of the acres, and another seed tree harvest took place in 2006 for the remaining acres that are listed in the Seed Tree category. Currently there are approximately 10-15 seed trees per acre, and the basal area is approximately 15-20 square feet per acre. Pine regeneration stocking is variable, but adequate in many places.



Seed Tree Stand

Recommendations: Two options for this stand as described below are to clearcut when the regeneration is of merchantable size or to clearcut the seed trees only, leaving the pine reproduction.

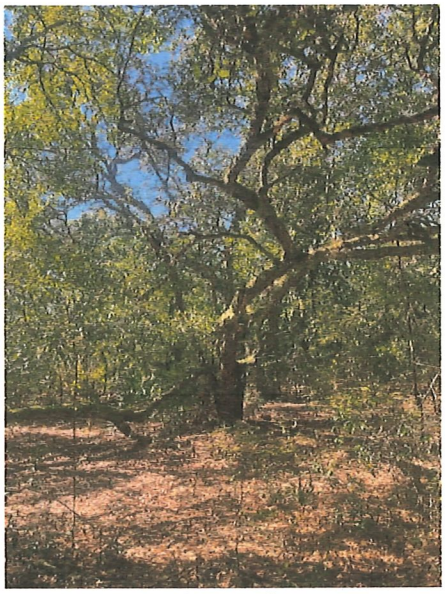
Option 1: Continue to let the natural pine regeneration grow and develop to commercial thin size. At that time, clearcut both the merchantable natural pine and the seed tree overstory. A harvest of the entire stand is appropriate, or it could be divided into acreage for two or more harvests. After the timber harvest, mechanical site preparation is recommended. Chop the site then spot rake the residual and follow with a bedding operation. Herbicide the site and plant with genetically improved containerized pine slash seedlings at a stocking of 650 trees per acre. Some areas have drier sites and those areas could be replanted with containerized longleaf pine.

Option 2: Clearcut the seed trees and leave the natural seeded understory pine. This option would require that the logging crew be selective with the location of ramped areas to skid the harvested overstory pine to minimize damage to the understory. Skid trails would also need to be delineated to ensure that damage is minimized to the understory pine. To ensure the best growth for the understory pine, an herbicide application would prevent hardwoods from taking over the stand. The herbicide should be applied the following year after harvest to be able to capture the hardwoods that have sprouted.

TIMBER TYPE DESCRIPTIONS AND MANAGEMENT RECOMMENDATIONS, *continued*

NPHW **Natural Pine Hardwood** **25 acres**

These stands contain slash and longleaf pine, along with hardwood species such as turkey oak, live oak, water oak, running oak, and willow oak.



Live Oak

Recommendations: A thinning or a clearcut could be performed at the same time the seed tree areas are harvested.

Thinning - Remove smaller trees, those with defects, and poorly shaped trees. Basal area should be kept to a target of 55 to 65 square feet per acre. Leave the hardwoods intact.

Clearcut – If a clearcut is performed, all hardwoods and pines can be harvested. Live oaks would remain, since those trees are not merchandised. Following the timber harvest, mechanical site preparation is recommended. Chop the site then spot rake the residual and follow with a bedding operation. Herbicide the site and plant with genetically improved containerized pine slash seedlings at a stocking of 650 trees per acre. Dry sites could be replanted with containerized longleaf pine.

HW **Hardwood** **5 acres**

This stand contains a variety of hardwoods including hickory, turkey oak, water oak, sweetgum, and blackgum. The stand is relatively open and offers nice diversity to the property.

TIMBER TYPE DESCRIPTIONS AND MANAGEMENT RECOMMENDATIONS, *continued*

HWCY **Hardwood Cypress** **15 acres**

Varying amounts of hardwood and cypress exist within these isolated stands. A good deal of vines and fetterbush exist within the stands as well making walking difficult. Keep these stands intact if adjacent timber is harvested to provide diversity for the property.

THREATENED AND ENDANGERED SPECIES

Federally Listed Species in St. Johns County, Florida

The following table lists those federally listed species known to be present in the county. This list was obtained from the Florida Natural Areas Inventory website. None of the species listed were observed on visits to the Pacetti Tract. (https://www.fnai.org/species-communities/tracking-main)

Group	Scientific Name	Common Name	Federal Status
Fishes	Acipenser brevirostrum	Shortnose Sturgeon	E
Fishes	Acipenser oxyrinchus oxyrinchus	Atlantic Sturgeon	E
Fishes	Microphis brachyurus	Opossum Pipefish	SC
Reptiles	Alligator mississippiensis	American Alligator	SAT
Reptiles	Caretta caretta	Loggerhead Sea Turtle	T
Reptiles	Chelonia mydas	Green Sea Turtle	T
Reptiles	Dermochelys coriacea	Leatherback Sea Turtle	E
Reptiles	Drymarchon couperi	Eastern Indigo Snake	T
Birds	Charadrius melodus	Piping Plover	T
Birds	Mycteria americana	Wood Stork	T
Birds	Sternula antillarum	Least Tern	N
Mammals	Eubalaena glacialis	North Atlantic Right Whale	E
Mammals	Peromyscus polionotus phasma	Anastasia Island Beach Mouse	E
Mammals	Trichechus manatus latirostris	Florida Manatee	T

FEDERAL LEGAL STATUS

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant federal agency.

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

E Endangered: species in danger of extinction throughout all or a significant portion of its range.
SC Not currently listed but considered a "species of concern" to USFWS.
SAT Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
T Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
N Not listed.

PEST AND DISEASE MANAGEMENT

One way to prevent many diseases and pests within a managed forest is to keep the stands healthy. Pine stands can become crowded when they approach 15 years and older, and proper timing of a commercial thin allows the residual stand to continue to grow without stress. Also, with the trees in a "free to grow" condition, they will be more resistant to disease and pests.

One of the most destructive pathogens in southern pine forests is fusiform rust. Loggers will remove infected trees when the stand is thinned, leaving not only a healthier stand but also a higher quality product for the final harvest.

ROADS

There are a number of flat bladed roads that exist on the property making access very easy. After a timber harvest, logging contractors are required to maintain the roads in as good or better condition as prior to harvest.

SECURITY

A gate is located on the east side of Pacetti Road. Keeping those areas locked will help control access and will help prevent unauthorized hunting and garbage dumping.



Gate at Scaff Road

Boundaries should also be posted with "No Trespassing" signs which conform to Florida law. Posting of a property facilitates trespass enforcement. Boundaries can be painted and posted with "No Trespassing" signs for approximately $150-$200 per mile.

WILDFIRE PROTECTION

Damage from a catastrophic wildfire poses the greatest loss to timber values. Following a wildfire, salvage efforts can take place but the timber is usually sold at a discount. One option to prevent wildfire is to conduct prescribed burns in older stands. In stands with heavy vegetation herbicide can be applied to reduce the fuel load.

Opportunities to remove the fuel buildup can be accomplished also in a mosaic pattern across the landscape. Instead of treating all acres, designated areas can have mowing or herbicide applied in a patchwork pattern. The reduction of fuels in some areas can drastically slow down a wildfire. The biggest risk for wildfires in Florida occurs from February to June, and from October through November.

The Florida Forest Service has equipment and personnel to handle wildfires. To report a wildfire in St Johns County call 911 or the Florida Forest Service at (386) 585-6151.

APPENDIX

QUALIFICATIONS OF FORESTER

W. LEONARD WOOD

Member - Association of Consulting Foresters of America

Member - Society of American Foresters

Certified Forester - Society of American Foresters #189

Registered Forester - Georgia #1922

Licensed Real Estate Salesperson - Florida

Owner and Manager – WOOD FORESTRY, LLC, Consulting Foresters, 2025

President - JOWETT & WOOD, INC., Consulting Foresters, 1990-2025

United States Army – First Lieutenant – 1970-1973

Graduate - University of Florida, Bachelor of Science, Forest Resources & Conservation-1983, with honors

Research Forester - ITT Rayonier - 1983-1986
Responsible for research and operations in forest fertilization, hardwood silviculture and longleaf pine regeneration

District Forester - ITT Rayonier – 1986-1990
Responsible for preparation of open market timber sales and for silvicultural operations on 90,000 acres of timberland in Nassau County, Florida, and Charlton and Camden Counties, Georgia

Practicing Consulting Forester since 1990

QUALIFICATIONS OF FORESTER

JOHN HALVORSEN

Member - Association of Consulting Foresters of America

Member - Society of American Foresters

Member – Florida Forestry Association

Licensed Real Estate Salesperson - Florida #SL3329848

Florida Certified Prescribed Burner #20215209

Florida Certified Pile Burner #P20221786

FAA Airman Certified 4730933 – Small Unmanned Aircraft System

WOOD FORESTRY, LLC, Forester 2025

JOWETT & WOOD, INC., Forester 2015 - 2025

PROGRESSIVE SOLUTIONS - AREA MANAGER - 2011-2013
Herbicide spray program to maintain major transmission powerline ROW's.

THE CAMPBELL GROUP - AREA MANAGER - 2008-2010
Responsible for area profit & loss, oversight for timber harvest and silviculture.

RMK TIMBERLAND GROUP - INVESTMENT MANAGER - 2001 – 2008
Responsible for profit & loss for client portfolios. Managed timber sales, silvicultural operations, and land sales.

HALVORSEN FORESTRY - 1998-2001
Provided management services for private landowners. Developed forest management plans for clients, prepared timber appraisals, and other requested services.

WEYERHAEUSER COMPANY – 1980-1998
Several job roles managing timber harvest, timber inventory, wildfire response operations, and silvicultural operations.

EDUCATION

Bachelor of Science, Forest Management
University of Tennessee – Knoxville, Tennessee

TERMINOLOGY

Acre: 43,560 square feet

Artificial Regeneration: introducing seed or seedlings from a source outside of the immediate area.

Basal Area: the cross-sectional area of all trees measured at 4.5' above the ground including the bark and expressed in square feet per acre. It is a measure of stocking.

Bedding: construction of parallel mounded ridges, usually 10' to 12' apart, upon which seedlings are planted. A site preparation method used widely on flatwood sites.

Biological Competition: any vegetation competing for limited nutrients, light, and water on a site. Competition can cause reduced survival and tree growth. In established stands, it primarily affects volume through reduced diameter growth.

Board Foot: a unit of measure equal to a board one foot long, by one foot wide, by one inch thick. As applied to volumes of standing timber, it is usually expressed as MBF (thousand board feet) or MMBF (million board feet). Board foot estimates for a stand of timber may vary widely depending on the board foot scale used. Common scales used include International ¼ inch scale, Scribner scale, Scribner decimal C scale, and Doyle scale.

Chain: a 66' increment of measurement used in land surveying. 10 square chains equal one acre.

Chip-n-saw: small logs (8" to 15" DBH) which are delivered to a mill in tree length; the tops and slabs are chipped and utilized by pulp mills; the remaining cant is sawn into dimension lumber. Stumpage values are higher than pulpwood, but less than plylogs.

Clearcutting: the harvest of an entire crop of merchantable trees.

Conversion Factors: factors used to change from one unit of measurement to another (tons to cords, cords to MBF, etc.).

Cord: a unit of measurement of wood containing 128 cubic feet of wood, bark, and air. A stacked cord of wood measures 4 feet x 4 feet x 8 feet. A cord of wood typically weighs from 2.65 to 2.8 tons. Most facilities buying wood use their own conversion factor. Cords are calculated from tons as opposed to scaling by volume.

Cut and Haul Price: the price paid to cut down, sort, load, and truck raw material to a facility.

Cutover: description of an area from which most or all merchantable wood has been harvested.

DBH: Diameter at breast height, or 4.5' above the ground.

TERMINOLOGY - *Continued*

Delivered Price: the price paid for raw material delivered F.O.B. at the mill.

Economically: the growth rate of the stand has dropped to the point where a new stand will produce more value than the continued growth of the existing stand.

Forest types: category of forest defined by its vegetative composition, topography, and soils.

Grade material: trees suitable for converting to products of higher value than pulpwood.

Hardwoods: trees other than conifers and having broad leaves.

Harvesting: cutting merchantable trees for an economic return.

High-grade: to harvest the highest valued trees from a stand. Leaves poor products, poor genetic material. Poor forestry practice. May masquerade as "selective thinning".

Lump Sum Sale: a sale in which one sum is paid for all the standing timber in an area.

Mature timber: a stand of trees having achieved merchantability standards for the market place.

Mensuration: the science dealing with the measurement of volume, growth, and development of individual trees and stands, and the determination of various products obtainable from them.

Merchantable timber: trees, crops or stand of trees that are of a minimum size, quality and condition suitable for marketing to a forest products processing plant. What might be merchantable for one forest product (pulpwood) might not be merchantable for another product (sawtimber).

Natural Regeneration: establishment of a stand from seed sources present on site or from adjacent stands.

Old Growth: virgin timber.

Open Market Sealed Bid Sale: a timber sale in which the market is invited to submit sealed bids for the timber to be sold, at a given time and place. Invariably brings the highest price if handled professionally. Reliable market indicator.

Over mature timber: Biologically, trees or stands of trees showing a decline in vigor, health and soundness associated with aging. May display a net loss of growth per acre.

Plot: an area along a cruise line where sample measurements are taken. Usually a circular area measuring a fraction of an acre.

TERMINOLOGY - *Continued*

Point: the point from which a variable radius sample is taken using a prism to select sample trees.

Percent plantable: percentage of a tract which can be prepared and planted to regenerate a stand of timber.

Plantation: a stand resulting from planting trees.

Plylogs (peeler logs or veneer logs): larger logs suitable for peeling on a lathe to make veneer sheets for plywood manufacture. Stumpage prices are greater than chip-n-saw, but less than poles.

Poles: utility poles and construction members, usually the highest value product in the southern forests. Generally, 11" - 16" DBH, predominantly straight, and free of disease with minimal knots.

Premerchantable Timber: growing stock or regeneration. Trees not meeting minimum size specifications for merchantability.

Product class: a classification of forest products based on probable use. Some common pine product classes are pulpwood, chip-n-saw, sawtimber, poles, and plylogs.

Product Mix: the proportion of products, by volume, found in a stand or on a tract of timber.

Pulpwood: wood cut or prepared primarily for manufacture into paper or cellulose products. Pulpwood ranges from 4.5 inches DBH and greater. The value is lower than that of chip-n-saw.

Rotation: the period of years chosen to grow a timber crop to a specified condition of maturity.

Sampling Intensity: number of plots required to produce desired accuracy.

Sawtimber: trees that will yield logs suitable in size and quality for the production of lumber.

Second growth timber: plantations and natural stands produced after the virgin timber was cut. Virtually, all timber is second growth in the southeastern United States.

Silviculture: the art and science of producing and tending a forest; the theory and practice of controlling forest establishment, composition, and growth.

Site index: a measure of forest productivity generally expressed as the height in feet of dominant and co-dominant trees of a certain species at a specific index age such as 25 or 50 years. In the south, site index usually refers to a 50-year or 25-year measurement.

TERMINOLOGY - *Continued*

Site Preparation: the reducing of competing vegetation or logging debris to make a site easier to plant or to improve conditions favorable to seedling growth and survival.

Site productivity: the relative capability of the soil to produce a crop of timber.

Site quality: The relative productivity of a site.

Stand: a community, composed of trees, possessing sufficient uniformity of composition, age, spatial arrangement or condition, to be distinguished from adjacent communities, so forming a silvicultural or management entity.

Stocking: an indication of the number of trees in a stand relative to the desirable number for best growth and management, such as well-stocked, overstocked, or partially stocked.

Stumpage: the value of timber as it stands, or "on the stump".

Tally: to record products measured on a plot in a timber cruise. May be recorded on a tally sheet, or on a field data recorder.

Thinning: a partial harvest of merchantable wood to generate revenue, increase the growth rate on crop trees, remove suppressed, diseased, or poorly formed trees, or promote the production of grade products.

Ton: 2,000 lbs.

Weight scale: a method to determine volume (board foot, cubic foot, etc.) by weight.

Yield: an estimate of the amount of wood which may be harvested from a particular type of forest stand (by species, site stocking and management regime) at various ages.

BACKGROUND INFORMATION RELATIVE TO MANAGEMENT DECISIONS

Productivity

The productivity of a site is expressed in one of two ways:

1. Site Index at age 25 - the height which the dominant or co-dominant trees of a given species of tree will reach in twenty-five years of growth.

2. Volume/acre/year - a measure of annual growth, expressed in cords or tons.

Factors affecting the site index are:

A. The fertility and structure of the soil. The presence of spodic horizons (concentrations of fine organic material accumulating in subsurface layers), clay, and the relative position of the water table determine these factors.

B. The species present on the site. The most appropriate species for a site is usually the one exhibiting the highest site index, however, markets may influence species selection when two or more species could be grown.

Factors affecting growth/acre/year are:

A. The site index.

   1. Phosphorus deficiency will limit production from an otherwise fertile site. This is a common condition of Flatwoods sites.
   2. Water becomes a limiting factor on excessively drained sites.
   3. Soils with organic horizons (spodic horizons) and/or clay (argillic horizons) are the most productive for tree growth.

B. The stocking level.

C. Competition from undesirable species. Grasses and hardwoods comprise the worst competition for pine stands. Grass competition may reduce stocking levels by out-competing newly planted seedlings. Hardwoods compete for nutrients and sunlight, replacing pine volume for hardwood volume on a nearly one-for-one basis. Historically, hardwood has brought 1/4 to 1/3 the price of pine on a volume basis.

D. The age of a stand is important in terms of productivity. Very young stands are growing rapidly when growth is expressed as a percentage of increase, but actual volume growth is greatest between ages 10 and 20. Annual volume growth begins to decline at some point between these ages. As trees pass age 20, growth slows to a point where more wood can be produced through harvesting and replanting than can be produced by allowing the stand to continue to grow through a second rotation period.

Site Preparation for Planting

Site preparation treatments will vary with each site. The primary objective of site preparation is to achieve seedling survival. The secondary objective is to increase volume production. This is accomplished through competition control and preparation of a superior micro-environment for tree growth. Inadequate site preparation results in poor seedling survival and reduced growth. Additional expenditures for site preparation are required to remedy this situation. Failure to remedy results in low productivity over the rotation and low harvest returns.

Competition control is accomplished by mechanical or chemical treatments, but chemical treatments have a more lasting benefit. The following treatments may be prescribed for site preparation.

- Drum chopping is used to cut small diameter brush, and logging slash into short sections. Chopping is usually followed by burning. It creates a condition which allows bedding; however, it does not increase volume production or reduce hardwood competition by itself.

- Shearing is used to cut down larger cull trees using a sharpened blade (KG blade) mounted on a large crawler tractor. Shearing involves minimal soil disturbance, but hardwoods can be expected to resprout from sheared stumps.

- Raking sheared material, logging slash, or material which a chopper could not cut into smaller pieces, prepares a site for harrowing or bedding. Raking may be heavy, requiring an hour or more per acre, or light, only raking small areas within the planting site.

- Harrowing or discing, using heavy woodland discs, helps control palmetto competition and early grass competition. It may be used to prepare a site for natural regeneration.

- Bedding creates a broad, mounded ridge on which to plant seedlings. On flatwoods sites, bedding has been shown to significantly increase growth. Two passes (double bedding) further increase growth. Bedding controls early grass competition, improves soil structure, concentrates organic matter in the bed, and keeps the seedling roots out of the groundwater during wet periods. Bedding is most beneficial when done on clean sites, with the last or only pass done in late fall.

BACKGROUND INFORMATION: Site Preparation - *Continued*

- Scalping of grass cover is done on pastures and fields to provide a firm planting surface with minimal grass competition. It may be used in cutover areas with a grass understory. Scalping increases initial survival over planting efforts in the heavy grass but does not increase growth in later years.

- V-blade planting involves a tractor with a snowplow-like device, scalping a two- to four-foot swath while pulling a tree planter. The V-blade performs the same function as a scalper but may be used on cutover sites. It combines site preparation and planting but does little to control hardwood competition unless used in conjunction with herbicide application.

- Herbicides may be applied several years before harvest to kill hardwoods and reduce site preparation costs or applied after harvest, or after planting. Depending on the species present, the site, and the diameters, various chemical combinations may be used. Some are applied by air, some by rubber-tired tractors, and some by hand. Prescriptions must match conditions. Herbicides offer excellent economical control of hardwood competition, but chemical control of palmetto and gallberry is not practical at this time.

- The burning of logging slash and sites treated with chemicals allows preparation of superior planting surfaces. Some hardwood control is accomplished if done in spring or summer. Liability from hazards to traffic created by smoke is a deterrent to use.

Timber Stand Improvement

In established pine stands, unwanted competition may be in the form of hardwoods or excessive numbers of pine stems. Precommercial thinning may be required to reduce pine stocking to a desirable level. This is usually accomplished with a drum chopper or a heavy mower at an early age. Inadequate stocking fails to utilize the potential of the site. Excessive stocking spreads volume over so many stems that few reach merchantability within the rotation period.

The volume produced in the form of hardwood competition replaces pine volume on approximately a cord-for-cord basis. Chemical release from hardwood competition is cost-effective only if the competition is heavy. It is best to control hardwood competition through appropriate site preparation techniques. An advantage of good competition control is the reduced fuel buildup in the understory. In the absence of burning, this factor may be important in fire prevention and suppression.

BACKGROUND INFORMATION - *Continued*

Species and Genetic Selection

It is important to match the appropriate species to the site to ensure maximum timber production. In addition, it is important to choose wisely from the many genetic selections that are available.

Slash pine seedlings offer about five types of genetic selections:

1. Common seedlings are no different from what was available fifteen years ago. Growth, form, and disease resistance are unimproved.

2. High gum slash was developed for naval stores. These trees are still offered by some state nurseries, but there is no benefit from the genetic properties except for turpentine production.

3. First generation improved seedlings offer about seven to ten percent more volume growth over common seedlings. A slight improvement in form and resistance to fusiform rust can be expected.

4. Second generation seedlings are classified as superior seedlings. A twelve to fifteen percent increase in volume can be expected from superior seedlings. A significant improvement in form and disease resistance is present.

5. Rust-resistant seedlings may not show the greatest increase in growth, but the vast improvement in fusiform rust resistance yields large volume gains for the stand as a whole through reduced mortality.

Loblolly pine seedlings may be common, improved, superior, Livingston Parrish or East Texas. The latter two sources offer rust resistance, as do some superior seedlings bred for rust resistance.

Longleaf pine is either bare root stock or containerized. Containerized are more expensive but yield very high survival rates. Bare root stock frequently experiences high mortality from drought or competition.

Direct seeding may be used to regenerate a site. While this practice is less expensive than planting, stocking densities are not easily controlled. Genetic improvements can be introduced to the site through the purchase of superior seed, but some site preparation is needed to ensure successful germination and survival.

BACKGROUND INFORMATION - *Continued*

Fertilization

Fertilization is one means of increasing productivity of selected sites. Many flatwoods sites are phosphorus deficient. Soil groups classified by the University of Florida's Cooperative Research in Forest Fertilization (CRIFF) studies are helpful in predicting the growth response to fertilization.

The probable response to various types of fertilizer for each soil class has been documented for its response to phosphorus at planting, its response to phosphorus and nitrogen at mid-rotation (8 to 10 years), and for soils which show no economical response to fertilization.

Soils are placed into one of seven groups according to their drainage and the depth to and nature of the subsoil. The information necessary to categorize a site into a soil group can easily be obtained in the field or from existing soil maps. The groups are broad enough that delineated areas of a given group are usually large enough to map and manage.

A and B group soils are usually highly responsive to fertilization at planting. The primary difference between A and B group soils is the depth to argillic horizon or clay.

C and D group soils are spodosols and occur in typical flatwoods situations. They are differentiated from each other by the presence or absence of clay below the spodic. Very poorly drained C group soils may be responsive at planting and will be responsive at mid-rotation. D group soils are responsive at mid-rotation.

E, F, and G soils are considered primarily drier upland soils and are differentiated on depth to clay and drainage. G group soils should never be fertilized.

The application is normally done one time during rotation unless intensive straw sales are made. Then applications are made every four years after raking starts.

The response is usually 1/4 to 1/3 cord/acre/year of additional growth on responsive sites when the appropriate prescription is applied. Fertilization of responsive sites can be used to grow more volume, add a higher percentage of sawtimber to the eventual product mix, or shorten the rotation, having produced the desired volume in a shorter time.

BACKGROUND INFORMATION - *Continued*

Rotation Period

The rotation age is the age at which plantations are expected to be harvested or the length of time chosen over which to completely harvest the pine lands one time and replant them.

Shorter rotations are chosen for markets dominated by high pulpwood prices and an active pulpwood market. Longer rotations are chosen for markets where grade material (products with a higher value than pulpwood) dominates the market or where pulpwood prices are lower.

The presence of endangered species may require a long rotation regardless of markets.

BACKGROUND INFORMATION - *Continued*

Harvest Systems

There are several harvest systems available for pine management:

1. Clearcut with no thinning on a short rotation provides the highest return at this time.

2. Clearcut with one or two intermediate thinnings on a short rotation returns capital costs sooner but results in significantly less total volume removed. Thinnings will harvest pulpwood only; the final harvest will be largely graded material. Some mortality from insects attracted to trees damaged in the thinning process can be expected. Losses can be heavy and will be in the better trees. Clearcut areas usually require an investment in site preparation and planting to ensure adequate future stocking.

3. Natural regeneration systems involve one or more thinnings, with five to forty stems/acre of the best trees left at the last thinning to provide a seed source for the next stand. Some soil disturbance is required to prepare a seedbed. If logging does not accomplish this, or if the competition is too heavy, some form of site preparation of the seedbed will be required.

The advantage of natural regeneration is lower site preparation costs. Disadvantages include:

1. Stocking of the new stand may be inadequate, resulting in low volume and values for future harvests.

2. Stocking may be too heavy, requiring precommercial thinning or resulting in many trees which require an inordinate length of time to reach merchantable diameter.

3. Seed trees are particularly susceptible to lightning and insect attack, as they are standing alone and have had a great deal of soil disturbance around the roots.

4. The seed tree overstory should be removed within three years after the establishment of the new stand. The sale of seed trees, the best trees grown during the rotation, frequently brings a lower price per cord because of the added cost to a logger of cutting a small volume scattered over a large area.

5. In natural regeneration, the opportunity is lost to take advantage of the latest genetic improvement in seedlings available for planting.

BACKGROUND INFORMATION - *Continued*

Diseases

FUSIFORM RUST

Fusiform rust (*Cronartium fusiforme*) causes more loss of value and volume than any other disease or insect in our area. It is dependent on red oak species for a part of its life cycle but causes no damage to the oaks.

Fusiform rust infects the succulent new growth in late summer or fall, eventually causing a canker or gall. As the wood dies and decomposes at the site of the infection, the tree may be completely girdled and die. Windstorms cause infected trees to break at the weakened infection site. Trees surviving to harvest with stem infections are limited to pulpwood use.

The trees put on the most growth during the summer have a proportionally higher chance of infection, thus the disease attacks the most desirable trees in greater numbers.

BROWN SPOT NEEDLE BLIGHT

Brown spot needle blight (*Scirrhia acicola*) infects young longleaf pine seedlings causing defoliation and reducing early growth. Defoliation for three years in a row usually results in mortality. Infection occurs when spores are "spattered" onto needles by rains. Brown spot is most prevalent in rainy years.

Heavy infections are treated by burning while the longleaf seedlings are still in the "grass" stage. At this point, the seedling has no stem. It resembles a dark green clump of heavy grass. The bud is protected from the heat of the fire by the dense needle mass surrounding it. Spores are destroyed by the fire and the new needle growth can supply enough nutrition for the seedling to begin height growth within two years.

PITCH CANKER

Pitch canker (*Fusarium lateritium)* is a fungus which may infect slash pine or longleaf pine. Trees less than three inches in diameter may be killed. Larger trees usually survive but sustain deformities. The disease is evidenced by dead and dying branches and conspicuous pitch flow from cankers under the bark. By peeling the bark back, a white fungus mycelium may be exposed on the wood. The wood is pitch-soaked and may be pink or purple in color. Infection is suspected to be transmitted by insects feeding on pine trees.

BACKGROUND INFORMATION - *Continued*

Insects

BEETLES

The most serious damage to pine stands caused by insects is caused by bark beetles. They are attracted to trees weakened by fire, flooding, old age, open wounds, or to trees planted on sites that are not suitable for that species. The bark beetles bore through the bark, feeding and laying eggs in galleries found in the cambium layer just beneath the bark. This cambium layer is where cell division responsible for growth occurs. The galleries girdle the tree from inside the bark.

Ips engraver beetles (Ips spp.) and black turpentine beetles (Dendroctonus terebrans) rarely infest areas larger than one acre. Frequently, attacks are limited to five to ten trees.

Southern pine beetles (Dendroctonus frontalis), SPB, pose a more serious threat because they can destroy hundreds of acres of timber in a matter of a few months. Prevention of SPB attacks is accomplished by maintaining vigorously growing stands of relatively young timber. The appropriate species selection for planting on each site is important in maintaining vigorous growth. Damaged or weakened timber should be salvaged to avoid attracting bark beetles.

Control of the SPB is accomplished through early recognition and rapid salvage of infested trees. Small pockets may be treated by cutting and debarking the trees, burning the tops, or spraying with lindane.

WEEVILS

Pales weevils (Hylabius pales) are attracted to fresh stumps. Adults lay eggs in lateral roots of the stump. Eggs hatch within ten days and the emerging larvae feed on the roots of the stump. Mature weevils attack the bark of seedlings found in the area, causing up to 90% mortality in extreme cases. Control is accomplished by delaying planting for a year if logging is not completed by the end of June. This allows larvae overwintering in stumps to hatch and leave before planting occurs.

Fire Protection

Wildfires are most damaging when they occur in pre merchantable stands. Merchantable stands damaged by fire can be sold for salvage, mitigating the loss to some extent. Older timber is better able to withstand fire as bark thickness increases.

Preventing or reducing fire losses is accomplished through the establishment of presuppression fire lines and control of the fuel or "rough" in the understory. The use of controlled fire during favorable weather is normally used to reduce fuel buildup. Expanses of recently burned fuels offer a place in which firefighters can control a wildfire. Fire lines offer a narrow break in fuels which may stop a fire, but fast-moving fires will likely cross a single fire line. Firefighters may be able to widen an existing fire line, backfire off the line, or plow additional parallel lines to stop a fire.

Early detection and suppression activities reduce losses. Large fires create their own weather around the front of the fire, drying out and preheating fuels and creating stronger winds.

The most common source of fires is debris burning, including garden spots, pastures, trash barrels, and brush piles. Other common causes are woods arson, lightning strikes, discarded cigarettes, children building campfires, and mechanical malfunctions.

The weather from February to June creates hazardous fire conditions. Windy days with low humidities and warm air are the most dangerous. The worst fires normally come from a westerly direction because that is the direction of spring winds. Presuppression efforts should consider likely sources of ignition and probable wind direction in a worst-case scenario.

AFFIDAVIT OF LARRY W. PACETTI
(as to agricultural use)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, the undersigned authority, on this day personally appeared LARRY W. PACETTI ("Affiant") who first being duly sworn deposes and says as follows:

1. Affiant and Janice T. Pacetti, husband and wife, are the only members of THE PACETTI INVESTMENT GROUP LLC, a Florida limited liability company, ("Pacetti Investment Group") and Affiant is authorized to make this affidavit.

2. Since April 18, 2019, Pacetti Investment Group has been the sole owner of the legal title to the real property in St. Johns County, Florida, described on Exhibit A attached hereto (the "Proposed Agricultural Enclave"), except as set forth below.

3. Since October 28, 2019, and through the date of this affidavit, the entire Proposed Agricultural Enclave was and has been continuously subject to that certain Purchase and Sale Contract between Pacetti Investment Group and Eastland Partners, LLC, a Florida limited liability company, ("Eastland") dated October 28, 2019, as amended (collectively, the "Purchase and Sale Contract").

4. Since October 28, 2019, the Purchase and Sale Contract has required both Pacetti Investment Group, as the contract vendor, and Eastland, as the contract vendee, to maintain the entirety of the Proposed Agricultural Enclave as a silviculture operation. A copy of the provision from the Purchase and Sale Contract imposing such requirement is attached hereto as Exhibit B.

5. The Proposed Agricultural Enclave is comprised of Tax Parcel Numbers 028880.0000, 028900.0000, 028900.0001, and 029360.0000.

6. The Purchase and Sale Contract provided for the conveyance of the Property in two (2) phases, the first of which occurred on May 13, 2025. As the contract was assigned by Eastland to its affiliate, Windcrest Farms, LLC, a Florida limited liability company now known as Windcrest 1, LLC, ("Windcrest"), a portion of the Proposed Agricultural Enclave (newly created Tax Parcel Number 0289000001) was conveyed to Windcrest, as evidenced by that certain Warranty Deed given by Pacetti Investment Group to Windcrest dated May 13, 2025, and recorded May 14, 2025, in Official Records Book 6148, at page 898, of the public records of St. Johns County, Florida. To Affiant's knowledge and belief, Windcrest has maintained such portion as a silviculture operation without interruption.

7. As of January 1, 2025, and through the date of this affidavit, the entire Proposed Agricultural Enclave has been in continuous use for bona fide agricultural purposes, as defined by Section 193.461 of the Florida Statutes, without any lapse, gap, or hiatus in such use, for a period of at least five (5) years, as required by Section 163.3164(4)(b) of the Florida Statutes.

FURTHER, AFFIANT SAYETH NOT.

[Signature Page Follows]

AFFIANT:

LARRY W. PACETTI

Sworn to and subscribed before me, by means of ☑ physical presence or ☐ online notarization, this 5th day of August, 2026, by LARRY W. PACETTI. He ☑ is personally known to me or ☐ has produced _____ as identification.

My Commission Expires: 8/8/2026

(AFFIX NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA
JEAN B. PATTON
MY COMMISSION # HH 298351
EXPIRES: August 8, 2026

(Signature)

Name: Jean B Patton
(Legibly Printed)

Notary Public, State of Florida

298351
(Commission Number, if any)

EXHIBIT A

PARCEL 1:

SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ANTONIO HUERTAS GRANT SUBDIVISION, THE SOUTH ONE-HALF OF THE SOUTHEAST 1/4 OF SECTION 16, LYING IN ST. JOHNS COUNTY, FLORIDA.

PARCEL 2:

All that portion South of Road known as Godfrey-Pacetti Road, containing 625 acres, more or less, in Section 17, a subdivision of a subdivision of Antonio Huertas Grant designated as 46-6-27, 38-6-28, 41-7-28, lying in St. Johns County, Florida.

PARCEL 3:

All of Fractional Section 4, Township 7 South, Range 28 East, lying in St. Johns County, Florida, except ten acres now or formerly the lands of John Ludwig, containing 116.30 acres more or less.

LESS AND EXCEPT:
Parcels conveyed out to: Glenn Pacetti on February 17, 1995 by deed recorded in Official Records Book 1096, Page 101; Adam Wayne Pacetti on October 11, 2006, by deed recorded in Official Records Book 2801, Page 1767; and GRAN LAKE, INC., a Florida corporation March 29, 2018 in Official Records Book 4522, Page 1908; that parcel described in General Warranty Deed recorded September 27, 2017 in Official Records Book 4439, Page 1208; AND that parcel described in Warranty Deed recorded November 4, 2021 in Official Records Book 5412, Page 1646 all of the Public Records of St. Johns County, Florida.

ALSO LESS AND EXCEPT the right-of-way for Pacetti Road.

PARCEL 4:

A PORTION OF OFFICIAL RECORDS BOOK 1181, PAGE 970 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, LYING IN SECTION 17, OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF SCAFF ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 1083 OF SAID PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE WESTERLY LINE OF SAID SECTION 17, OF THE ANTONIO HUERTAS GRANT, SECTION 38; THENCE NORTH 19°17'13" EAST, ALONG SAID WESTERLY LINE OF SECTION 17, A DISTANCE OF 30.15 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1181, PAGE 970, SAID POINT BEING ON THE CENTERLINE OF SAID SCAFF ROAD; THENCE SOUTH 76°22'07" EAST, ALONG THE EASTERLY PROLONGATION OF SAID CENTERLINE OF SCAFF ROAD, AND SAID SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 2841.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 76°22'07" EAST, ALONG SAID EASTERLY PROLONGATION OF SAID CENTERLINE OF SCAFF ROAD, AND SAID SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 1705.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17 OF THE ANTONIO HUERTAS GRANT, SECTION 38; THENCE NORTH 71°55'04" WEST, ALONG SAID NORTHERLY LINE OF SECTION 17, AND ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1181, PAGE 970, A DISTANCE OF 1693.79 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 354.58 FEET, AN ARC DISTANCE OF 133.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°04'06" WEST, 132.56 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

(d) Silviculture. Seller hereby agrees and covenants that, except as otherwise provided herein, prior to the respective Closing or termination of this Contract, it shall continue to maintain the Property or the applicable Phase as a silviculture operation in a manner consistent with Seller's past practices. Prior to the Phase 1 Closing, Seller and Buyer shall reasonably agree to a timber management plan. Thereafter, the respective owner of each Phase shall maintain such Phase as a silviculture operation consistent with the agreed-upon timber management plan and with applicable zoning and land use regulations until such time as such Phase is developed by Buyer.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Parcel ID	0289000001
Location Address	SCAFF RD SAINT AUGUSTINE 32092-0000
Neighborhood	M&B SR16/208/95 area (DEV) (6341.69)
Tax Description*	PT OF ANTONIO HUERTAS GRANT SUB SEC 4 & 41 T7 R28 OR6148/898 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	41-7-28
District	County (District 300)
Millage Rate	13.4686
Acreage	377.330
Homestead	N

No Image Available

Owner Information

WINDCREST FARMS
100%
700 PONTE VEDRA LAKES BLVD
PONTE VEDRA BEACH, FL 32082-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$3,129,583.00
Agricultural (Assessed) Value	$116,580.00
Agricultural (Market) Value	$3,129,368.00
Just Market	**$3,129,583.00**
Total Deferred	$0.00
Assessed Value	**$116,795.00**
Total Exemptions	$0.00
Taxable Value	**$116,795.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$0	$0

Ag (Assessed) Value: $0
Just Market: $0
Assessed Value: $0
Exempt Value: $0
Taxable Value: $0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Conservation Easements	0	0	0.43	AC	$215
Timberland 80-89	0	0	258.31	AC	$105,907
Timberland Unclassified	0	0	118.59	AC	$10,673
Market Ag Uplands	0	0	258.31	AC	$3,099,720
Market Ag Wetlands	0	0	118.59	AC	$29,648

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/14/2025	5/13/2025	$6,630,000.00	WARRANTY DEED	6148	898	Q	V	PACETTI LARRY W	WINDCREST FARMS

No data available for the following modules: 2025 TRIM Notice, 2024 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0288800000
Location	4600 SCAFF RD
Address	SAINT AUGUSTINE 32092-0000
Neighborhood	M&B SR16/208/95 area (DEV) (6341.69)
Tax Description*	16-1 ANTONIO HUERTAS GRANT SUB S1/2 OF SE1/4 OF SECTION 16 OR3969/1859 & 6141/1393 & 6148/898 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	38-6-28
District	County (District 300)
Millage Rate	13.4686
Acreage	80.000
Homestead	N

No Image Available

Owner Information

WINDCREST FARMS LLC
100%
700 PONTE VEDRA LAKES BLVD
PONTE VEDRA BEACH, FL 32082-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$518,170.00
Agricultural (Assessed) Value	$17,467.00
Agricultural (Market) Value	$449,375.00
Just Market	**$518,170.00**
Total Deferred	$0.00
Assessed Value	**$86,262.00**
Total Exemptions	$0.00
Taxable Value	**$86,262.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$260,718	$257,088
Ag (Assessed) Value:	$18,511			
Just Market:	$22,141			
Assessed Value:	$20,927			
Exempt Value:	$1,214			
Taxable Value:	$20,927			
2024	$0	$0	$260,718	$257,088
Ag (Assessed) Value:	$18,511			
Just Market:	$22,141			
Assessed Value:	$20,707			
Exempt Value:	$1,434			
Taxable Value:	$20,707			
2023	$0	$0	$260,718	$257,088
Ag (Assessed) Value:	$18,511			
Just Market:	$22,141			
Assessed Value:	$20,507			
Exempt Value:	$1,634			
Taxable Value:	$20,507			
2022	$0	$0	$258,903	$257,088
Ag (Assessed) Value:	$16,894			
Just Market:	$18,709			
Assessed Value:	$18,709			
Exempt Value:	$0			
Taxable Value:	$18,709			
2021	$0	$0	$258,903	$257,088
Ag (Assessed) Value:	$16,894			
Just Market:	$18,709			
Assessed Value:	$18,709			
Exempt Value:	$0			
Taxable Value:	$18,709			
2020	$0	$0	$258,903	$257,088
Ag (Assessed) Value:	$16,894			
Just Market:	$18,709			
Assessed Value:	$18,709			
Exempt Value:	$0			
Taxable Value:	$18,709			
2019	$0	$0	$244,763	$242,948
Ag (Assessed) Value:	$16,894			
Just Market:	$18,709			
Assessed Value:	$18,709			
Exempt Value:	$0			
Taxable Value:	$18,709			
2018	$0	$0	$244,763	$242,948
Ag (Assessed) Value:	$14,792			
Just Market:	$16,607			
Assessed Value:	$16,607			
Exempt Value:	$0			
Taxable Value:	$16,607			
2017	$0	$0	$346,650	$346,650
Ag (Assessed) Value:	$16,934			
Just Market:	$16,934			
Assessed Value:	$16,934			
Exempt Value:	$0			
Taxable Value:	$16,934			
2016	$0	$0	$346,650	$346,650
Ag (Assessed) Value:	$16,934			
Just Market:	$16,934			
Assessed Value:	$16,934			
Exempt Value:	$0			
Taxable Value:	$16,934			
2015	$0	$0	$346,650	$346,650
Ag (Assessed) Value:	$16,934			
Just Market:	$16,934			
Assessed Value:	$16,934			
Exempt Value:	$0			
Taxable Value:	$16,934			

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Ag Acreage	0	0	5.34	AC	$64,080
Conservation Easements	0	0	9.43	AC	$4,715
Timberland 80-89	0	0	36.24	AC	$14,858
Timberland Unclassified	0	0	28.99	AC	$2,609
Market Ag Uplands	0	0	36.24	AC	$434,880
Market Ag Wetlands	0	0	28.99	AC	$14,495

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/14/2025	5/13/2025	$6,630,000.00	WARRANTY DEED	6148	898	Q	V	PACETTI INVESTMENT GROUP LLC	WINDCREST FARMS LLC
5/2/2025	4/30/2025	$100.00	WARRANTY DEED	6141	1393	U	V	PACETTI INVESTMENT GROUP LLC	PACETTI LARRY W,JANICE T
5/22/2017	5/22/2017	$0.00	CONSERVATION EASEMENT	4377	255	U	V	ST JOHNS RIVER WATER MANAGEMENT DISTRICT	PACETTI INVESTMENT GROUP LLC
5/11/2017	5/11/2017	$0.00	CONSERVATION EASEMENT	4372	847	U	V	PACETTI INVESTMENT GROUP LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
12/29/2014	12/22/2014	$100.00	WARRANTY DEED	3969	1859	U	V	PACETTI LARRY W,JANICE T ETAL	PACETTI INVESTMENT GROUP LLC
	1/30/2009	$0.00	LIS PENDENS	3160	217	U	V	KING ENGINEERING ASSOCIATES INC	PACETTI LARRY W,JANICE T ETAL
	8/9/1999	$52,000.00	WARRANTY DEED	1433	1924	U	V	DUFF ELDERMAE A TRUSTEE	PACETTI LARRY W,JANICE T & PACETTI ADAM(JTRS)
	8/17/1993	$100.00	WARRANTY DEED	1008	613	U	V	DUFF ELDERMAE A	DUFF ELDERMAE A TRUSTEE

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2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0289000000
Location	SCAFF RD
Address	SAINT AUGUSTINE 32092-0000
Neighborhood	M&B 208 east of Pacetti area ex CabHmk (SF) (6540)
Tax Description*	17-1 ANTONIO HUERTAS GRANT SUB ALL SEC 17 LYING S OF PACETTI RD (EX PT IN OR6148/898) OR3969/1861(TRUSTEES DEED) & OR6141/1393 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	41-7-28
District	County (District 300)
Millage Rate	13.4686
Acreage	282.350
Homestead	N

No Image Available

Owner Information

PACETTI INVESTMENT GROUP LLC ET AL	PACETTI LARRY W,JANICE T	PACETTI JANICE T
97%	3%	3%
366 JARDINE AVE	366 JARDINE AVE	366 JARDINE AVE
SAINT AUGUSTINE, FL 32084-2554	SAINT AUGUSTINE, FL 32084-2554	SAINT AUGUSTINE, FL 32084-2554

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$6,323,299.00
Agricultural (Assessed) Value	$106,087.00
Agricultural (Market) Value	$6,323,124.00
Just Market	**$6,323,299.00**
Total Deferred	$0.00
Assessed Value	**$106,262.00**
Total Exemptions	$0.00
Taxable Value	**$106,262.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$2,442,800	$2,442,800
Ag (Assessed) Value:	$219,690			
Just Market:	$219,690			
Assessed Value:	$219,690			
Exempt Value:	$0			
Taxable Value:	$219,690			
2024	$0	$0	$2,442,800	$2,442,800
Ag (Assessed) Value:	$219,690			
Just Market:	$219,690			
Assessed Value:	$219,690			
Exempt Value:	$0			
Taxable Value:	$219,690			
2023	$0	$0	$2,442,800	$2,442,800
Ag (Assessed) Value:	$219,690			
Just Market:	$219,690			
Assessed Value:	$219,690			
Exempt Value:	$0			
Taxable Value:	$219,690			
2022	$0	$0	$2,442,800	$2,442,800
Ag (Assessed) Value:	$194,690			
Just Market:	$194,690			
Assessed Value:	$194,690			
Exempt Value:	$0			
Taxable Value:	$194,690			
2021	$0	$0	$2,442,800	$2,442,800
Ag (Assessed) Value:	$194,690			
Just Market:	$194,690			
Assessed Value:	$194,690			
Exempt Value:	$0			
Taxable Value:	$194,690			
2020	$0	$0	$2,442,800	$2,442,800
Ag (Assessed) Value:	$194,690			
Just Market:	$194,690			
Assessed Value:	$194,690			
Exempt Value:	$0			
Taxable Value:	$194,690			
2019	$0	$0	$2,403,250	$2,403,250
Ag (Assessed) Value:	$194,690			
Just Market:	$194,690			
Assessed Value:	$194,690			
Exempt Value:	$0			
Taxable Value:	$194,690			
2018	$0	$0	$2,403,250	$2,403,250
Ag (Assessed) Value:	$162,190			
Just Market:	$162,190			
Assessed Value:	$162,190			
Exempt Value:	$0			
Taxable Value:	$162,190			
2017	$0	$0	$2,403,250	$2,403,250
Ag (Assessed) Value:	$162,190			
Just Market:	$162,190			
Assessed Value:	$162,190			
Exempt Value:	$0			
Taxable Value:	$162,190			
2016	$0	$0	$2,403,250	$2,403,250
Ag (Assessed) Value:	$162,190			
Just Market:	$162,190			
Assessed Value:	$162,190			
Exempt Value:	$0			
Taxable Value:	$162,190			
2015	$0	$0	$2,165,750	$2,165,750
Ag (Assessed) Value:	$162,190			
Just Market:	$162,190			
Assessed Value:	$162,190			
Exempt Value:	$0			
Taxable Value:	$162,190			

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Conservation Easements	0	0	0.35	AC	$175
Timberland 80-89	0	0	252.21	AC	$103,406
Timberlands Wetlands	0	0	29.79	AC	$2,681
Market Ag Uplands	0	0	252.21	AC	$6,305,250
Market Ag Wetlands	0	0	29.79	AC	$17,874

Sale Information

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Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/2/2025	4/30/2025	$100.00	WARRANTY DEED	6141	1393	U	V	PACETTI INVESTMENT GROUP LLC	PACETTI LARRY W,JANICE T
12/29/2014	12/22/2014	$100.00	TRUSTEES DEED	3969	1861	U	V	PACETTI MERLIN A TRUST D: 9-23-1988	PACETTI INVESTMENT GROUP LLC
	10/1/1988	$0.00		800	1422	U	V		PACETTI LARRY W TRUSTEE

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0293600000
Location	PACETTI RD
Address	SAINT AUGUSTINE 32092-0000
Neighborhood	M&B Pacetti Rd Mid & South areas (SF) (6330.1)
Tax Description*	1 ALL FRACTIONAL (EX R/W OF CR 13A 10AC TO CRAIG FUNERAL HOME & .77AC DB257/480 & 2AC HOME SITE BY WILL)(EX 5AC IN OR2801/1767) (EX OR5412/1646) (EX PT IN OR6148/898) OR3969/1861 & 6141/1393 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	4-7-28
District	County (District 300)
Millage Rate	13.4686
Acreage	78.270
Homestead	N

No Image Available

Owner Information

PACETTI INVESTMENT GROUP LLC ET AL 97% 366 JARDINE AVE SAINT AUGUSTINE, FL 32084-2554	PACETTI LARRY W,JANICE T 3% 366 JARDINE AVE SAINT AUGUSTINE, FL 32084-2554	PACETTI JANICE T 3% 366 JARDINE AVE SAINT AUGUSTINE, FL 32084-2554

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$744,442.00
Agricultural (Assessed) Value	$30,788.00
Agricultural (Market) Value	$744,442.00
Just Market	**$744,442.00**
Total Deferred	$0.00
Assessed Value	**$30,788.00**
Total Exemptions	$0.00
Taxable Value	**$30,788.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$567,504	$567,504
Ag (Assessed) Value:	$33,409			
Just Market:	$33,409			
Assessed Value:	$33,409			
Exempt Value:	$0			
Taxable Value:	$33,409			
2024	$0	$0	$567,504	$567,504
Ag (Assessed) Value:	$33,409			
Just Market:	$33,409			
Assessed Value:	$33,409			
Exempt Value:	$0			
Taxable Value:	$33,409			
2023	$0	$3,975	$567,504	$567,504
Ag (Assessed) Value:	$33,409			
Just Market:	$37,384			
Assessed Value:	$37,384			
Exempt Value:	$0			
Taxable Value:	$37,384			
2022	$0	$13,212	$567,504	$567,504
Ag (Assessed) Value:	$29,515			
Just Market:	$42,727			
Assessed Value:	$42,213			
Exempt Value:	$514			
Taxable Value:	$42,213			
2021	$0	$13,426	$741,000	$741,000
Ag (Assessed) Value:	$36,525			
Just Market:	$49,951			
Assessed Value:	$48,069			
Exempt Value:	$1,882			
Taxable Value:	$48,069			
2020	$0	$13,640	$741,000	$741,000
Ag (Assessed) Value:	$36,525			
Just Market:	$50,165			
Assessed Value:	$47,020			
Exempt Value:	$3,145			
Taxable Value:	$47,020			
2019	$0	$9,541	$737,150	$737,150
Ag (Assessed) Value:	$36,525			
Just Market:	$46,066			
Assessed Value:	$46,066			
Exempt Value:	$0			
Taxable Value:	$46,066			
2018	$0	$9,268	$701,150	$701,150
Ag (Assessed) Value:	$30,025			
Just Market:	$39,293			
Assessed Value:	$39,293			
Exempt Value:	$0			
Taxable Value:	$39,293			
2017	$0	$8,967	$701,150	$701,150
Ag (Assessed) Value:	$30,025			
Just Market:	$38,992			
Assessed Value:	$38,992			
Exempt Value:	$0			
Taxable Value:	$38,992			
2016	$0	$9,166	$701,150	$701,150
Ag (Assessed) Value:	$30,025			
Just Market:	$39,191			
Assessed Value:	$39,191			
Exempt Value:	$0			
Taxable Value:	$39,191			
2015	$0	$8,605	$701,150	$701,150
Ag (Assessed) Value:	$30,025			
Just Market:	$38,630			
Assessed Value:	$38,630			
Exempt Value:	$0			
Taxable Value:	$38,630			

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	74.2	AC	$30,422
Timberlands Wetlands	0	0	4.07	AC	$366
Market Ag Uplands	0	0	74.2	AC	$742,000
Market Ag Wetlands	0	0	4.07	AC	$2,442

Sale Information

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Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/2/2025	4/30/2025	$100.00	WARRANTY DEED	6141	1393	U	V	PACETTI INVESTMENT GROUP LLC	PACETTI LARRY W,JANICE T
12/29/2014	12/22/2014	$100.00	TRUSTEES DEED	3969	1861	U	V	PACETTI MERLIN A TRUST D: 9-23-1988	PACETTI INVESTMENT GROUP LLC
	1/30/2009	$0.00	LIS PENDENS	3160	217	U	V	KING ENGINEERING ASSOCIATES INC	PACETTI MERLIN A TRUST
	10/11/1995	$0.00	DEATH CERTIFICATE	1133	1140	U	I	PACETTI MERLIN TRUSTEE	PACETTI MERLIN TRUSTEE
	10/1/1988	$0.00		800	1422	U	I		PACETTI MERLIN TRUSTEE

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FOREST MANAGEMENT PLAN

Windcrest 1, LLC

Tax Parcel #s 0288800000, 0289000001, and 0288900010

St Johns County, Florida

460 ± Acres

Prepared by:

WOOD FORESTRY, LLC
CONSULTING FORESTERS
P.O. BOX 6339
FERNANDINA BEACH, FL 32035

December 2025

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PROPERTY DESCRIPTION AND LOCATION

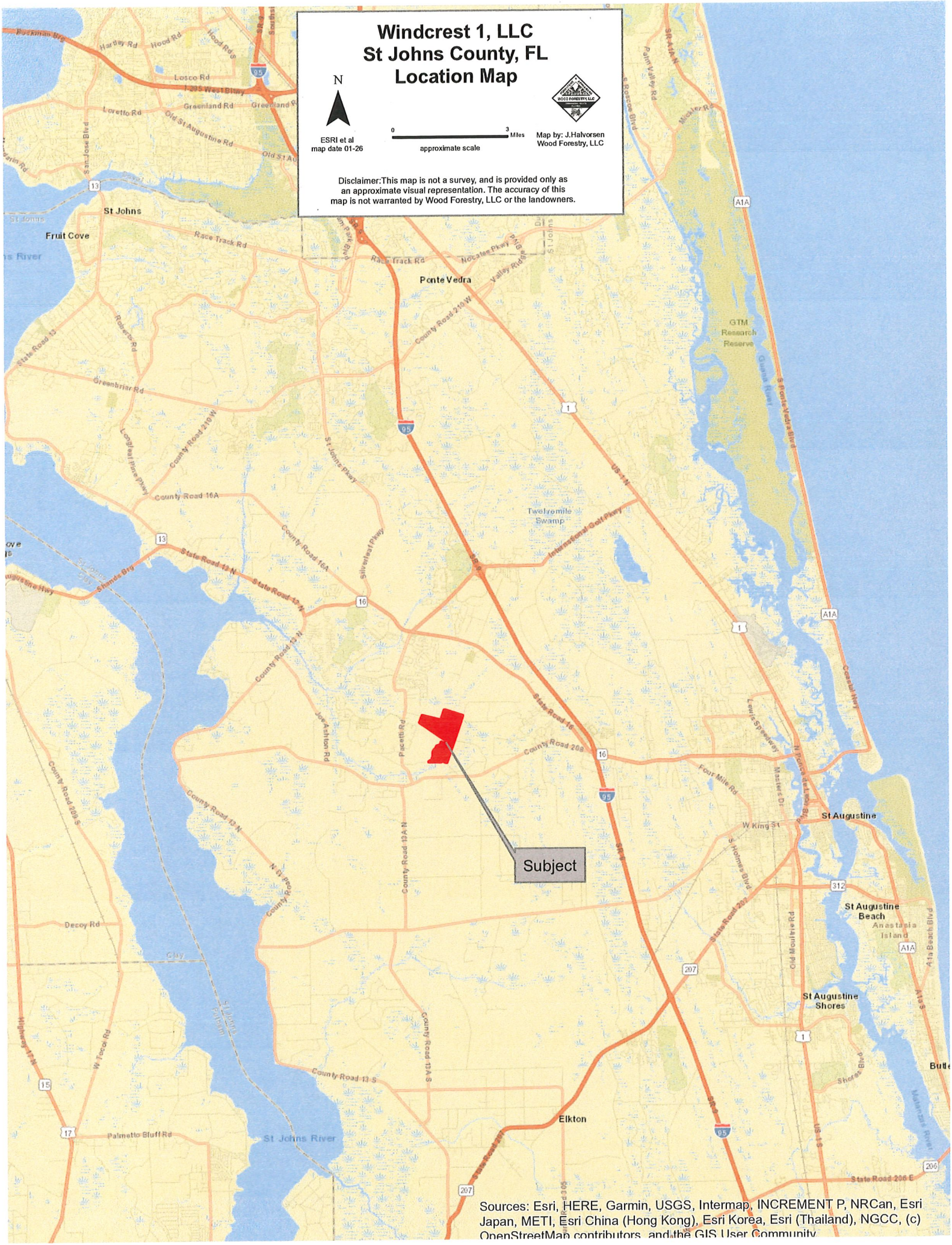
The Windcrest 1, LLC tract (Windcrest Tract) is a 459± acre timberland property located in St. Johns County, Florida. It lies north of Bakersville, approximately one-half mile. The entrance to the property off of Pacetti Road is approximately 3,900 feet north of the intersection of Pacetti Road and County Road 208. The west side of the property lies just east of Gran Lake subdivision. Turnbull Creek runs along the east side of the property.

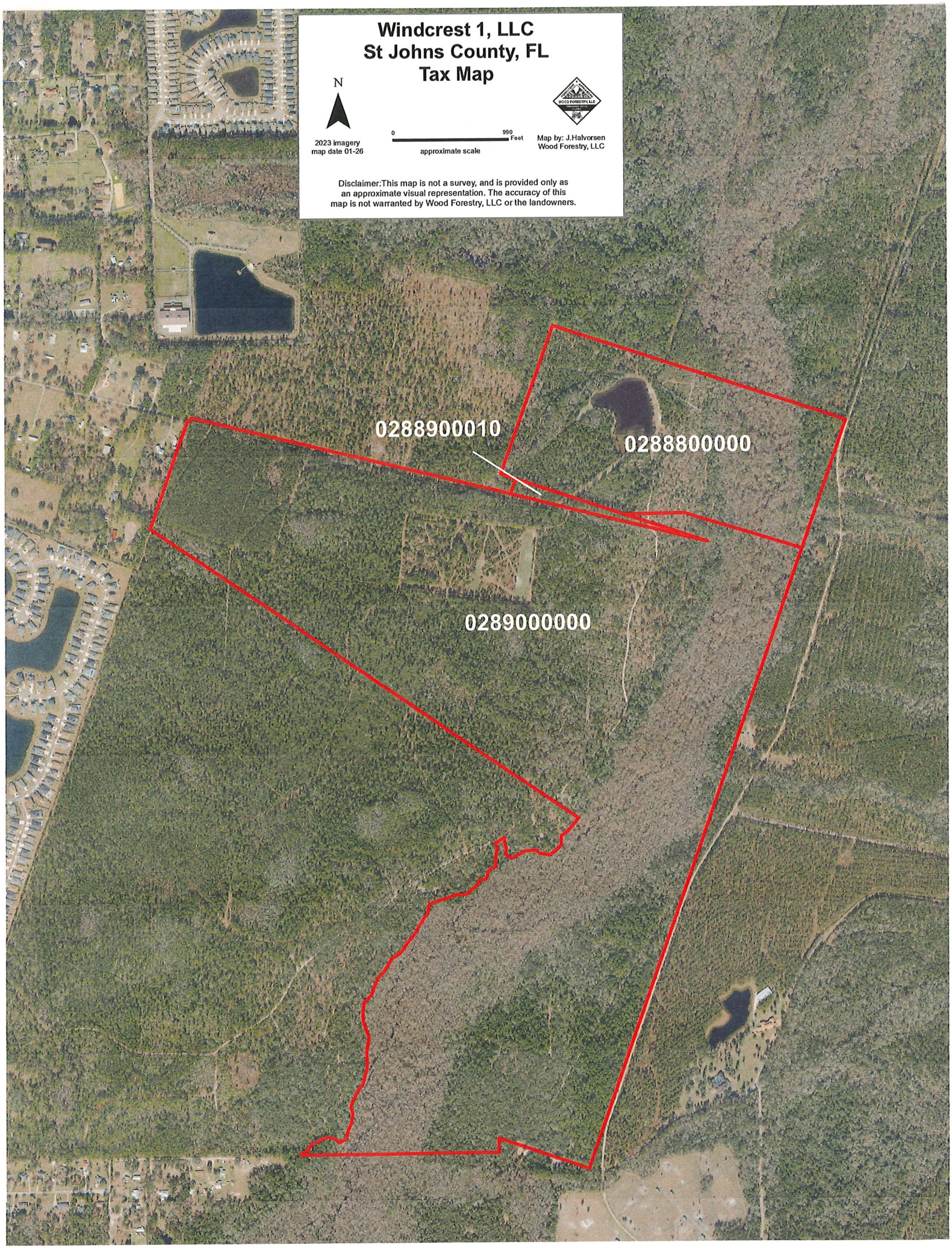
The tract consists mainly of natural slash and longleaf pine that is over 35 years old, hardwood hammocks and soft and hard hardwoods adjacent to Turnbull Creek. Within Turnbull Creek is a mixture of soft hardwoods and cypress along with natural pine. Running throughout the property are flat bladed roads.

The Windcrest Tract is comprised of three St. Johns County tax parcels listed below:

Tax Parcel #	Acres
0289000001	377.33
0288800000	80
0288900010	2.59
Total	459.92
	or
	±460

The GIS Timber Type map shows a total of 456 acres for the property, versus the 459.92 acres shown from the tax parcels. There can usually be a small variation in the number of acres between the two types of maps.


Windcrest 1, LLC
St Johns County, FL
Location Map
N
ESRI et al
map date 01-26
0
3
Miles
approximate scale
Map by: J.Halvorsen
Wood Forestry, LLC
Disclaimer:This map is not a survey, and is provided only as an approximate visual representation. The accuracy of this map is not warranted by Wood Forestry, LLC or the landowners.
Subject
St Johns
Fruit Cove
Ponte Vedra
St Augustine
St Augustine Beach
St Augustine Shores
Elkton
GTM Research Reserve
Twelvemile Swamp
St Johns River
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community


Windcrest 1, LLC
St Johns County, FL
Tax Map
N
2023 imagery
map date 01-26
0
990
Feet
approximate scale
Map by: J.Halvorsen
Wood Forestry, LLC
Disclaimer:This map is not a survey, and is provided only as an approximate visual representation. The accuracy of this map is not warranted by Wood Forestry, LLC or the landowners.
0288900010
0288800000
0289000000

FOREST MANAGEMENT OBJECTIVES

The objective of this Forest Management Plan is to provide recommendations for the management of forest resources on the tract.

This Forest management plan should be updated periodically to incorporate changes in landowner objectives, economic considerations, and environmental regulations.

Objective #1 – Generate revenues from the sale of forest products.

Objective #2 – Conduct all forestry activities in compliance with Florida's Silviculture and Forestry Wildlife Best Management Practices.

Objective #3 – Reforest the sites with appropriate site-specific species to produce viable stands for the future.

ECONOMIC ENVIRONMENT

St. Johns County is within the trucking procurement area of three pulp mills. Demand for pulpwood is high, and competition for the product results in higher pulpwood prices than in most other areas across the country. The market for solid wood products, such as chip-and-saw, poles, and sawtimber material is cyclical with demand. In addition to the pulp mills, the tract is within the market area of 8 sawmills, 2 chip mills, 2 pole mills, and 4 mulch mills.

Within the market area, there are two major factors that impact prices, the first factor being demand. Mill closures, conversion to recycled materials, temporary shutdowns, poor markets for wood products, high-interest rates, and export restrictions may all reduce demand and have a negative impact on price. A strong economy and continuous demand support stumpage prices.

The second factor affecting price is supply. Approximately forty percent of the land in the lower coastal plain is a wetland. Heavy rains over a relatively short time can preclude harvesting of timber in and near these areas. As much as sixty percent of the wood supply may become temporarily unavailable. Alternatively, during periods of extremely dry conditions or drought, the supply of available timber may exceed the demand of the milling facilities. Weather affects the supply and thus, stumpage prices. Wildfires that threaten the timberlands in southeast Georgia and northeast Florida during extremely dry years often result in large amounts of burned "salvage" wood entering the market. Catastrophic events affect the supply and, as a result, stumpage prices. For all of these reasons, the timing of timber sales to take advantage of market conditions may improve financial returns.

SOIL RESOURCES

The soil types for the Windcrest Tract were developed from the USDA Web Soil Survey of St. Johns County, FL. The soils are classified into the following types:

Poorly drained soils represent most of the soils which include the following: Pomona fine sand, Tocoi fine sand, Riviera fine sand, frequently flooded; Holopaw fine sand, and Ellzey fine sand.

The poorly drained soils are found mostly on the broad flatwoods and low knolls. The native vegetation is longleaf pine, slash pine, sawpalmetto, loblollybay, fetterbush, blackberry, sumac, running oak, and waxmyrtle. The understory vegetation includes saw palmetto, gallberry, bluestem, and Indiangrass. Slash pines are the better suited trees to plant for commercial production.

Moderately well drained soils include the following: Tavares fine sand and Pomello fine sand.

Moderately well drained soils are found on narrow to broad low ridges and knolls in the flatwoods. The native vegetation is scrub and dwarf live oaks, sand live oak, laurel oak, turkey oak, sand pine, longleaf and slash pines, sawpalmetto, and pineland threeawn. Sand pines or longleaf pines are the better suited trees to plant for commercial production.

Somewhat poorly drained soils include the following: Sparr fine sand.

This is a somewhat poorly drained, nearly level to gently sloping soil adjacent to drainageways and on low knolls in the flatwoods. The native vegetation includes turkey oak, water oak, laurel oak, southern magnolia, sawpalmetto, pineland threeawn, and bluestems. Potential is moderately high for slash pine under high-level management.

Very poorly drained soils include the following: Holopaw fine sand, frequently flooded; Riviera fine sand, depressional; Placid fine sand, and Terra Ceia muck, frequently flooded. These soils are nearly level in depressional areas and broad, shallow drainageways, and narrow to broad flood plains along rivers and streams. Most of the natural vegetation includes sweetgum, blackgum, hickory, pond pine, water oak, red maple, cypress, bay, and cabbage palm. The potential for pine trees is very low in muck soils, but moderately high in Holopaw fine sand. Limitations to the use of equipment, seedling mortality, and plant competition are the main management concerns. Timely scheduling of site preparation, planting, and harvesting is required.

Windcrest 1, LLC
St Johns County, FL
Soils Map

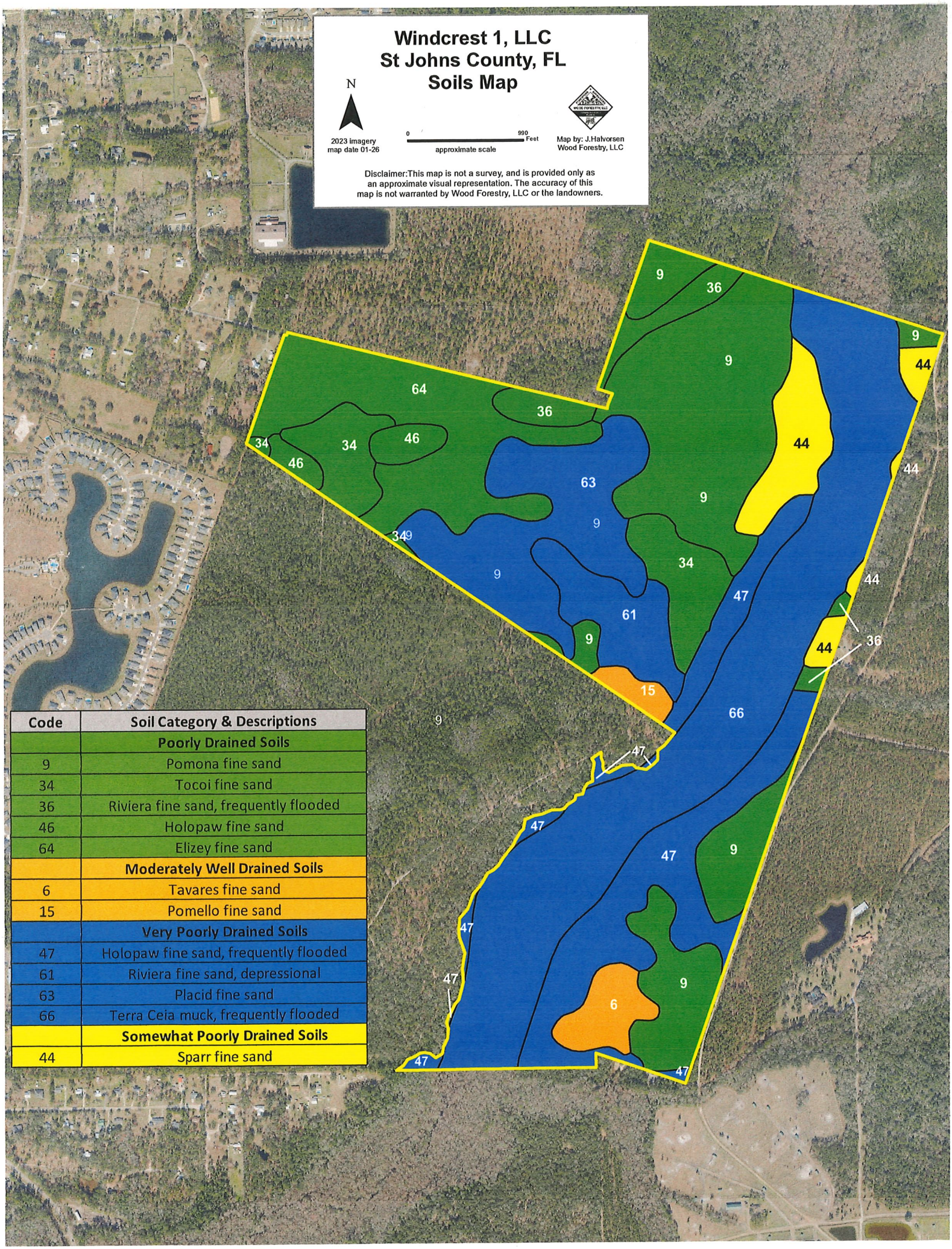
N

2023 imagery
map date 01-26

0 990 Feet
approximate scale

Map by: J.Halvorsen
Wood Forestry, LLC

Disclaimer:This map is not a survey, and is provided only as an approximate visual representation. The accuracy of this map is not warranted by Wood Forestry, LLC or the landowners.



Code	Soil Category & Descriptions
	Poorly Drained Soils
9	Pomona fine sand
34	Tocoi fine sand
36	Riviera fine sand, frequently flooded
46	Holopaw fine sand
64	Elizey fine sand
	Moderately Well Drained Soils
6	Tavares fine sand
15	Pomello fine sand
	Very Poorly Drained Soils
47	Holopaw fine sand, frequently flooded
61	Riviera fine sand, depressional
63	Placid fine sand
66	Terra Ceia muck, frequently flooded
	Somewhat Poorly Drained Soils
44	Sparr fine sand

TIMBER TYPES

The timber types on the Windcrest Tract reflect the timber stand conditions as of November 2025. The timber types, descriptions, and approximate acres are shown below.

Timber Type Key

Timber Type	Description	Acres
ST	Seed Tree	146
NP	Natural Pine	44
HWCY	Hardwood Cypress	8
HWCYNP	Hardwood Cypress Natural Pine	149
NPHWr	Natural Pine Hardwood regeneration	2
NPHW	Natural Pine Hardwood	87
HW	Hardwood	9
FP	Food Plot	3
W	Water	4
O	Open	1
R	Roads	3
	Total	456

Windcrest 1, LLC
St Johns County, FL
Timber Type Map

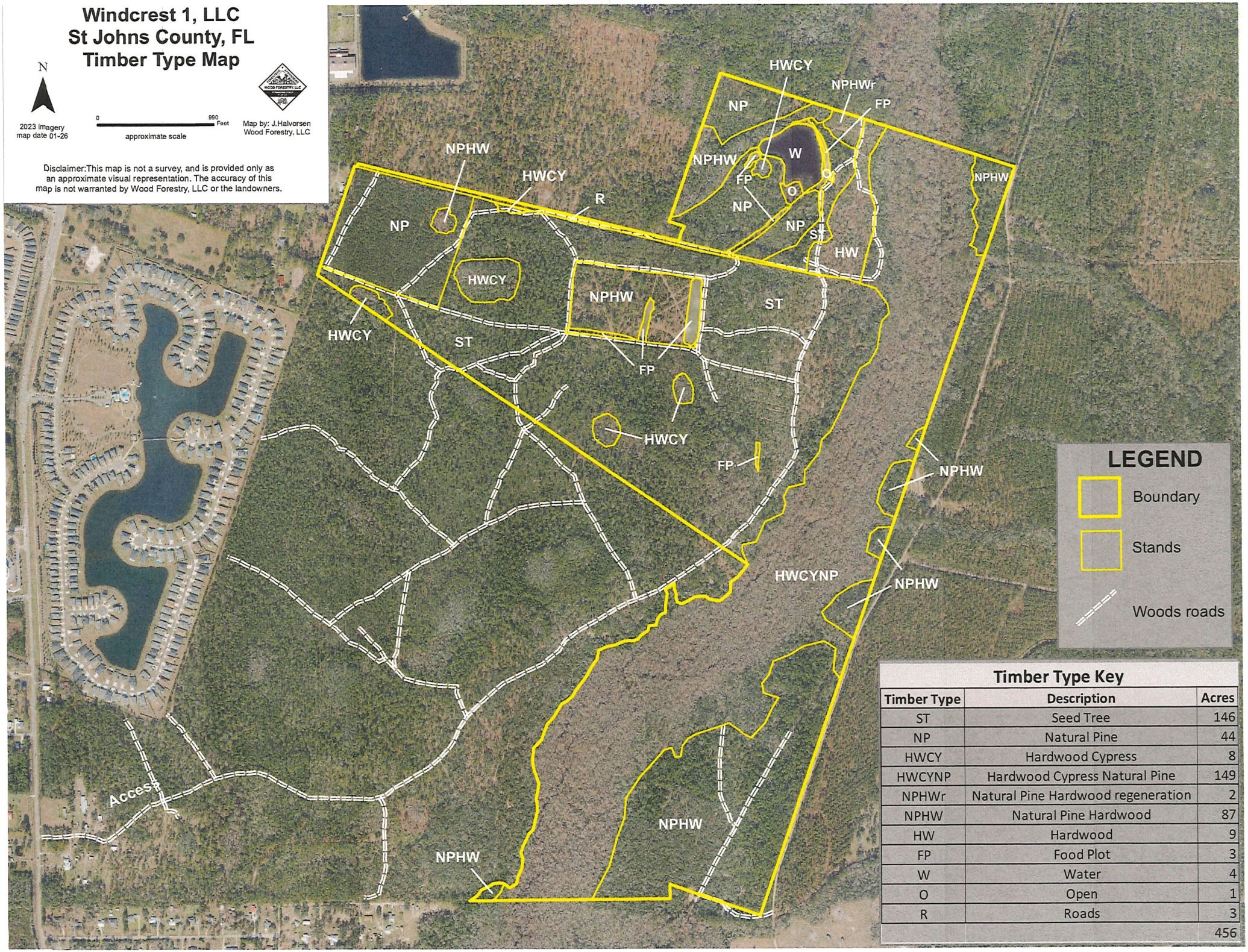
N

2023 Imagery
map date 01-26

0 990 Feet
approximate scale

Map by: J.Halvorsen
Wood Forestry, LLC

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Timber Type Key

Timber Type	Description	Acres
ST	Seed Tree	146
NP	Natural Pine	44
HWCY	Hardwood Cypress	8
HWCYNP	Hardwood Cypress Natural Pine	149
NPHWr	Natural Pine Hardwood regeneration	2
NPHW	Natural Pine Hardwood	87
HW	Hardwood	9
FP	Food Plot	3
W	Water	4
O	Open	1
R	Roads	3
		456

TIMBER TYPE DESCRIPTIONS AND MANAGEMENTRECOMMENDATIONS

ST **Seed Tree** **146 acres**

Natural longleaf pine and slash pine occupy the overstory for this stand. A seed tree harvest was performed in 1999 for most of the acres, and another seed tree harvest in 2006 for the remaining acres that are listed in the Seed Tree category. Currently there are approximately 10-15 seed trees per acre, and the basal area is approximately 15 to 20 square feet per acre. Pine regeneration stocking is variable, but adequate in many places.

Recommendations: Two recommendations for this stand as described below are to clearcut the seed trees and any natural pine chip-n-saw and pine pulpwood or to clearcut the seed trees only, leaving the pine reproduction.

Option 1: Continue to let the natural pine regeneration grow and develop to commercial thin size. At that time clearcut both the merchantable natural pine and the seed tree overstory. A harvest of the entire stand is appropriate, or it could be divided into different acreages. After the timber harvest a mechanical site preparation is recommended. Chop the site then spot rake the residual and follow with a bedding operation. Herbicide the site and plant with genetically improved containerized pine slash seedlings at a stocking of 650 trees per acre. The drier sites could be replanted with containerized longleaf pine.

Option 2: Clearcut the seed trees and leave the natural seeded understory pine. This option would require that the logging crew be selective with the location of ramped areas to skid the harvested overstory pine to minimize damage to the understory. Skid trails would need to be delineated also to ensure that damage is minimized to the understory pine. To ensure the best growth for the understory pine an herbicide application would prevent hardwoods from taking over the stand. The herbicide should be applied the following year after harvest to be able to capture the hardwoods that have sprouted.

NP **Natural Pine** **44 acres**

These stands were harvested in 2005 and natural pine seeded into the stands. Currently the stands contain a mixture of pine pulpwood and some chip-n-saw pine products. Basal area varies between the natural pine stands. In this photo the basal area is approximately 100 to 130 square feet per acre. In other parts of the property the basal area is in the 20 to 50 square feet per acre range.

Recommendations: This stand should be thinned, or clearcut in the next five years. If a clearcut is performed, site preparation should include a roll chop and raking operation followed by a bedding operation. An herbicide mix should be applied to the beds to control hardwood competition. Plant genetically improved containerized slash seedlings at a rate of 650 stems per acre. For other natural stands with lower basal area allow them to continue to grow so that the pine pulpwood grows and develops into the pine chip-n-saw class. At that time, a clearcut could be performed followed by site preparation as described above.

TIMBER TYPE DESCRIPTIONS AND MANAGEMENT RECOMMENDATIONS, *continued*

HWCY **Hardwood Cypress** **8 acres**

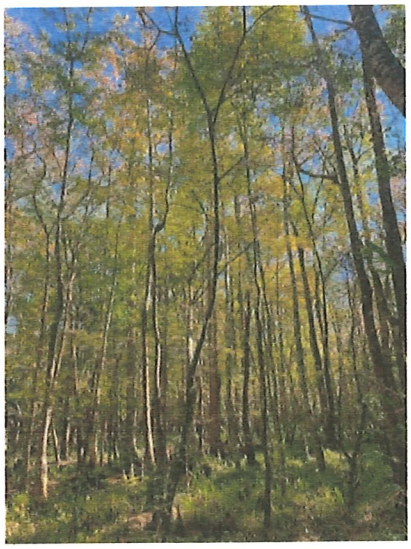
Varying amounts of hardwood and cypress exist within these isolated stands. A good deal of vines and fetterbush exist within the stands as well making walking difficult.

Recommendations: Keep these stands intact if adjacent timber is harvested to provide diversity for the property.

HWCYNP **Hardwood Cypress Natural Pine** **149 acres**

This stand contains a diversity of soft and hard hardwoods along with cypress and natural slash pine. The soils within these very poorly drained areas are fragile and function as a filter for adjacent upland areas.

Recommendations: Keep these stands intact if adjacent timber is harvested to provide diversity for the property.



Hardwoods and Cypress

NPHWr **Natural Pine Hardwood regeneration** **2 acres**

Natural Pine and hardwoods seeded into this stand after the site was clearcut in 2005.

Recommendations: Continue to let this stand grow so that the regeneration can develop into merchantable stems. In the next 10 years an assessment can be made to determine the merchantability of the stand.

TIMBER TYPE DESCRIPTIONS AND MANAGEMENT RECOMMENDATIONS, *continued*

NPHW **Natural Pine Hardwood** **87 acres**

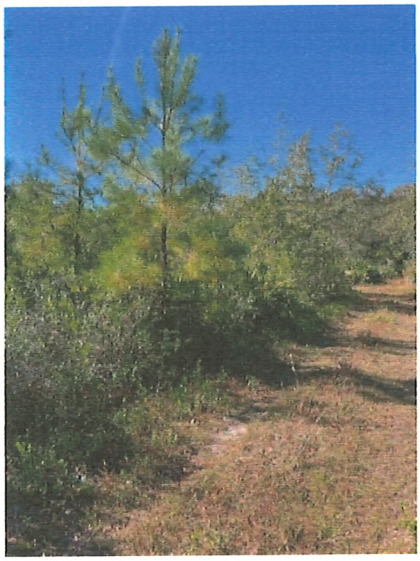
Nice natural slash and longleaf pine are located within the ownership with hard hardwoods such as water and turkey oak along with live oak. The pine basal area varies and ranges from 20-80 square feet per acre.

Recommendations: These stands are merchantable and can be harvested along with the Seed Tree areas. After a timber harvest, utilize a roll chop and raking operation followed by a bedding operation. A herbicide application should be performed to control hardwood competition. Plant genetically improved containerized slash seedlings at a rate of 650 stems per acre.

HW **Hardwood** **9 acres**

A mixture of soft and hard hardwoods can be found within this stand. The stems are still mostly non-merchantable and the stand should be allowed to continue to grow.

Recommendations: Once these stands reach merchantability a timber harvest could be performed along with adjacent stands. Utilize a roll chop and raking operation followed by a bedding operation. A herbicide application should be performed to control hardwood competition. Plant genetically improved containerized slash seedlings at a rate of 650 stems per acre.



Natural Pine and Hardwoods

THREATENED AND ENDANGERED SPECIES

Federally Listed Species in St. Johns County, Florida

The following table lists those federally listed species known to be present in the county. This list was obtained from the Florida Natural Areas Inventory website. None of the species listed were observed on visits to the Windcrest Tract.
(https://www.fnai.org/species-communities/tracking-main)

Group	Scientific Name	Common Name	Federal Status
Fishes	Acipenser brevirostrum	Shortnose Sturgeon	E
Fishes	Acipenser oxyrinchus oxyrinchus	Atlantic Sturgeon	E
Fishes	Microphis brachyurus	Opossum Pipefish	SC
Reptiles	Alligator mississippiensis	American Alligator	SAT
Reptiles	Caretta caretta	Loggerhead Sea Turtle	T
Reptiles	Chelonia mydas	Green Sea Turtle	T
Reptiles	Dermochelys coriacea	Leatherback Sea Turtle	E
Reptiles	Drymarchon couperi	Eastern Indigo Snake	T
Birds	Charadrius melodus	Piping Plover	T
Birds	Mycteria americana	Wood Stork	T
Birds	Sternula antillarum	Least Tern	N
Mammals	Eubalaena glacialis	North Atlantic Right Whale	E
Mammals	Peromyscus polionotus phasma	Anastasia Island Beach Mouse	E
Mammals	Trichechus manatus latirostris	Florida Manatee	T

FEDERAL LEGAL STATUS

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant federal agency.

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

E Endangered: species in danger of extinction throughout all or a significant portion of its range.
SC Not currently listed but considered a "species of concern" to USFWS.
SAT Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
T Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
N Not listed.

PEST AND DISEASE MANAGEMENT

One way to prevent many diseases and pests within a managed forest is to keep the stands healthy. Pine stands can become crowded when they approach 15 years and older, and proper timing of a commercial thin allows the residual stand to continue to grow without stress. Also, with the trees in a "free to grow" condition, they will be more resistant to disease and pests.

One of the most destructive pathogens in southern pine forests is fusiform rust. Loggers will remove infected trees when the stand is thinned, leaving not only a healthier stand but also a higher quality product for the final harvest.

ROADS

There are a number of flat bladed roads that exist on the property making access very easy. After a timber harvest, logging contractors are required to maintain the roads in as good or better condition as prior to harvest.

SECURITY

A gate is located on the east side of Pacetti Road. Keeping those areas locked will help control access and will help prevent unauthorized hunting and garbage dumping.

Boundaries should also be posted with "No Trespassing" signs which conform to Florida law. Posting of a property facilitates trespass enforcement. Boundaries can be painted and posted with "No Trespassing" signs for approximately $150-$200 per mile.

WILDFIRE PROTECTION

Damage from a catastrophic wildfire poses the greatest loss to timber values. Following a wildfire, salvage efforts can take place, but the timber is usually sold at a discount. One option to prevent wildfire is to conduct prescribed burns in older stands. In stands with heavy vegetation herbicide can be applied to reduce the fuel load.

Opportunities to remove the fuel buildup can be accomplished also in a mosaic pattern across the landscape. Instead of treating all acres, designated areas can have mowing or herbicide applied in a patchwork pattern. The reduction of fuels in some areas can drastically slow down a wildfire. The biggest risk for wildfires in Florida occurs from February to June, and from October through November.

The Florida Forest Service has equipment and personnel to handle wildfires. To report a wildfire in St Johns County call 911 or the Florida Forest Service at (386) 585-6151.

APPENDIX

QUALIFICATIONS OF FORESTER

W. LEONARD WOOD

Member - Association of Consulting Foresters of America

Member - Society of American Foresters

Certified Forester - Society of American Foresters #189

Registered Forester - Georgia #1922

Licensed Real Estate Salesperson - Florida

Owner and Manager – WOOD FORESTRY, LLC, Consulting Foresters, 2025

President - JOWETT & WOOD, INC., Consulting Foresters, 1990-2025

United States Army – First Lieutenant – 1970-1973

Graduate - University of Florida, Bachelor of Science, Forest Resources & Conservation-1983, with honors

Research Forester - ITT Rayonier - 1983-1986
Responsible for research and operations in forest fertilization, hardwood silviculture and longleaf pine regeneration

District Forester - ITT Rayonier – 1986-1990
Responsible for preparation of open market timber sales and for silvicultural operations on 90,000 acres of timberland in Nassau County, Florida, and Charlton and Camden Counties, Georgia

Practicing Consulting Forester since 1990

QUALIFICATIONS OF FORESTER

JOHN HALVORSEN

Member - Association of Consulting Foresters of America

Member - Society of American Foresters

Member – Florida Forestry Association

Licensed Real Estate Salesperson - Florida #SL3329848

Florida Certified Prescribed Burner #20215209

Florida Certified Pile Burner #P20221786

FAA Airman Certified 4730933 – Small Unmanned Aircraft System

WOOD FORESTRY, LLC, Forester 2025

JOWETT & WOOD, INC., Forester 2015 - 2025

PROGRESSIVE SOLUTIONS - AREA MANAGER - 2011-2013
Herbicide spray program to maintain major transmission powerline ROW's.

THE CAMPBELL GROUP - AREA MANAGER - 2008-2010
Responsible for area profit & loss, oversight for timber harvest and silviculture.

RMK TIMBERLAND GROUP - INVESTMENT MANAGER - 2001 – 2008
Responsible for profit & loss for client portfolios. Managed timber sales, silvicultural operations, and land sales.

HALVORSEN FORESTRY - 1998-2001
Provided management services for private landowners. Developed forest management plans for clients, prepared timber appraisals, and other requested services.

WEYERHAEUSER COMPANY – 1980-1998
Several job roles managing timber harvest, timber inventory, wildfire response operations, and silvicultural operations.

EDUCATION

Bachelor of Science, Forest Management
University of Tennessee – Knoxville, Tennessee

TERMINOLOGY

Acre: 43,560 square feet

Artificial Regeneration: introducing seed or seedlings from a source outside of the immediate area.

Basal Area: the cross-sectional area of all trees measured at 4.5' above the ground including the bark and expressed in square feet per acre. It is a measure of stocking.

Bedding: construction of parallel mounded ridges, usually 10' to 12' apart, upon which seedlings are planted. A site preparation method used widely on flatwood sites.

Biological Competition: any vegetation competing for limited nutrients, light, and water on a site. Competition can cause reduced survival and tree growth. In established stands, it primarily affects volume through reduced diameter growth.

Board Foot: a unit of measure equal to a board one foot long, by one foot wide, by one inch thick. As applied to volumes of standing timber, it is usually expressed as MBF (thousand board feet) or MMBF (million board feet). Board foot estimates for a stand of timber may vary widely depending on the board foot scale used. Common scales used include International ¼ inch scale, Scribner scale, Scribner decimal C scale, and Doyle scale.

Chain: a 66' increment of measurement used in land surveying. 10 square chains equal one acre.

Chip-n-saw: small logs (8" to 15" DBH) which are delivered to a mill in tree length; the tops and slabs are chipped and utilized by pulp mills; the remaining cant is sawn into dimension lumber. Stumpage values are higher than pulpwood, but less than plylogs.

Clearcutting: the harvest of an entire crop of merchantable trees.

Conversion Factors: factors used to change from one unit of measurement to another (tons to cords, cords to MBF, etc.).

Cord: a unit of measurement of wood containing 128 cubic feet of wood, bark, and air. A stacked cord of wood measures 4 feet x 4 feet x 8 feet. A cord of wood typically weighs from 2.65 to 2.8 tons. Most facilities buying wood use their own conversion factor. Cords are calculated from tons as opposed to scaling by volume.

Cut and Haul Price: the price paid to cut down, sort, load, and truck raw material to a facility.

Cutover: description of an area from which most or all merchantable wood has been harvested.

DBH: Diameter at breast height, or 4.5' above the ground.

TERMINOLOGY - *Continued*

Delivered Price: the price paid for raw material delivered F.O.B. at the mill.

Economically: the growth rate of the stand has dropped to the point where a new stand will produce more value than the continued growth of the existing stand.

Forest types: category of forest defined by its vegetative composition, topography, and soils.

Grade material: trees suitable for converting to products of higher value than pulpwood.

Hardwoods: trees other than conifers and having broad leaves.

Harvesting: cutting merchantable trees for an economic return.

High-grade: to harvest the highest valued trees from a stand. Leaves poor products, poor genetic material. Poor forestry practice. May masquerade as "selective thinning".

Lump Sum Sale: a sale in which one sum is paid for all the standing timber in an area.

Mature timber: a stand of trees having achieved merchantability standards for the market place.

Mensuration: the science dealing with the measurement of volume, growth, and development of individual trees and stands, and the determination of various products obtainable from them.

Merchantable timber: trees, crops or stand of trees that are of a minimum size, quality and condition suitable for marketing to a forest products processing plant. What might be merchantable for one forest product (pulpwood) might not be merchantable for another product (sawtimber).

Natural Regeneration: establishment of a stand from seed sources present on site or from adjacent stands.

Old Growth: virgin timber.

Open Market Sealed Bid Sale: a timber sale in which the market is invited to submit sealed bids for the timber to be sold, at a given time and place. Invariably brings the highest price if handled professionally. Reliable market indicator.

Over mature timber: Biologically, trees or stands of trees showing a decline in vigor, health and soundness associated with aging. May display a net loss of growth per acre.

Plot: an area along a cruise line where sample measurements are taken. Usually a circular area measuring a fraction of an acre.

TERMINOLOGY - *Continued*

Point: the point from which a variable radius sample is taken using a prism to select sample trees.

Percent plantable: percentage of a tract which can be prepared and planted to regenerate a stand of timber.

Plantation: a stand resulting from planting trees.

Plylogs (peeler logs or veneer logs): larger logs suitable for peeling on a lathe to make veneer sheets for plywood manufacture. Stumpage prices are greater than chip-n-saw, but less than poles.

Poles: utility poles and construction members, usually the highest value product in the southern forests. Generally, 11" - 16" DBH, predominantly straight, and free of disease with minimal knots.

Premerchantable Timber: growing stock or regeneration. Trees not meeting minimum size specifications for merchantability.

Product class: a classification of forest products based on probable use. Some common pine product classes are pulpwood, chip-n-saw, sawtimber, poles, and plylogs.

Product Mix: the proportion of products, by volume, found in a stand or on a tract of timber.

Pulpwood: wood cut or prepared primarily for manufacture into paper or cellulose products. Pulpwood ranges from 4.5 inches DBH and greater. The value is lower than that of chip-n-saw.

Rotation: the period of years chosen to grow a timber crop to a specified condition of maturity.

Sampling Intensity: number of plots required to produce desired accuracy.

Sawtimber: trees that will yield logs suitable in size and quality for the production of lumber.

Second growth timber: plantations and natural stands produced after the virgin timber was cut. Virtually, all timber is second growth in the southeastern United States.

Silviculture: the art and science of producing and tending a forest; the theory and practice of controlling forest establishment, composition, and growth.

Site index: a measure of forest productivity generally expressed as the height in feet of dominant and co-dominant trees of a certain species at a specific index age such as 25 or 50 years. In the south, site index usually refers to a 50-year or 25-year measurement.

TERMINOLOGY - *Continued*

Site Preparation: the reducing of competing vegetation or logging debris to make a site easier to plant or to improve conditions favorable to seedling growth and survival.

Site productivity: the relative capability of the soil to produce a crop of timber.

Site quality: The relative productivity of a site.

Stand: a community, composed of trees, possessing sufficient uniformity of composition, age, spatial arrangement or condition, to be distinguished from adjacent communities, so forming a silvicultural or management entity.

Stocking: an indication of the number of trees in a stand relative to the desirable number for best growth and management, such as well-stocked, overstocked, or partially stocked.

Stumpage: the value of timber as it stands, or "on the stump".

Tally: to record products measured on a plot in a timber cruise. May be recorded on a tally sheet, or on a field data recorder.

Thinning: a partial harvest of merchantable wood to generate revenue, increase the growth rate on crop trees, remove suppressed, diseased, or poorly formed trees, or promote the production of grade products.

Ton: 2,000 lbs.

Weight scale: a method to determine volume (board foot, cubic foot, etc.) by weight.

Yield: an estimate of the amount of wood which may be harvested from a particular type of forest stand (by species, site stocking and management regime) at various ages.

BACKGROUND INFORMATION RELATIVE TO MANAGEMENT DECISIONS

Productivity

The productivity of a site is expressed in one of two ways:

1. Site Index at age 25 - the height which the dominant or co-dominant trees of a given species of tree will reach in twenty-five years of growth.

2. Volume/acre/year - a measure of annual growth, expressed in cords or tons.

Factors affecting the site index are:

A. The fertility and structure of the soil. The presence of spodic horizons (concentrations of fine organic material accumulating in subsurface layers), clay, and the relative position of the water table determine these factors.

B. The species present on the site. The most appropriate species for a site is usually the one exhibiting the highest site index, however, markets may influence species selection when two or more species could be grown.

Factors affecting growth/acre/year are:

A. The site index.

   1. Phosphorus deficiency will limit production from an otherwise fertile site. This is a common condition of Flatwoods sites.
   2. Water becomes a limiting factor on excessively drained sites.
   3. Soils with organic horizons (spodic horizons) and/or clay (argillic horizons) are the most productive for tree growth.

B. The stocking level.

C. Competition from undesirable species. Grasses and hardwoods comprise the worst competition for pine stands. Grass competition may reduce stocking levels by out-competing newly planted seedlings. Hardwoods compete for nutrients and sunlight, replacing pine volume for hardwood volume on a nearly one-for-one basis. Historically, hardwood has brought 1/4 to 1/3 the price of pine on a volume basis.

D. The age of a stand is important in terms of productivity. Very young stands are growing rapidly when growth is expressed as a percentage of increase, but actual volume growth is greatest between ages 10 and 20. Annual volume growth begins to decline at some point between these ages. As trees pass age 20, growth slows to a point where more wood can be produced through harvesting and replanting than can be produced by allowing the stand to continue to grow through a second rotation period.

BACKGROUND INFORMATION - *Continued*

Site Preparation for Planting

Site preparation treatments will vary with each site. The primary objective of site preparation is to achieve seedling survival. The secondary objective is to increase volume production. This is accomplished through competition control and preparation of a superior micro-environment for tree growth. Inadequate site preparation results in poor seedling survival and reduced growth. Additional expenditures for site preparation are required to remedy this situation. Failure to remedy results in low productivity over the rotation and low harvest returns.

Competition control is accomplished by mechanical or chemical treatments, but chemical treatments have a more lasting benefit. The following treatments may be prescribed for site preparation.

- Drum chopping is used to cut small diameter brush, and logging slash into short sections. Chopping is usually followed by burning. It creates a condition which allows bedding; however, it does not increase volume production or reduce hardwood competition by itself.

- Shearing is used to cut down larger cull trees using a sharpened blade (KG blade) mounted on a large crawler tractor. Shearing involves minimal soil disturbance, but hardwoods can be expected to resprout from sheared stumps.

- Raking sheared material, logging slash, or material which a chopper could not cut into smaller pieces, prepares a site for harrowing or bedding. Raking may be heavy, requiring an hour or more per acre, or light, only raking small areas within the planting site.

- Harrowing or discing, using heavy woodland discs, helps control palmetto competition and early grass competition. It may be used to prepare a site for natural regeneration.

- Bedding creates a broad, mounded ridge on which to plant seedlings. On flatwoods sites, bedding has been shown to significantly increase growth. Two passes (double bedding) further increase growth. Bedding controls early grass competition, improves soil structure, concentrates organic matter in the bed, and keeps the seedling roots out of the groundwater during wet periods. Bedding is most beneficial when done on clean sites, with the last or only pass done in late fall.

BACKGROUND INFORMATION: Site Preparation - *Continued*

- Scalping of grass cover is done on pastures and fields to provide a firm planting surface with minimal grass competition. It may be used in cutover areas with a grass understory. Scalping increases initial survival over planting efforts in the heavy grass but does not increase growth in later years.

- V-blade planting involves a tractor with a snowplow-like device, scalping a two- to four-foot swath while pulling a tree planter. The V-blade performs the same function as a scalper but may be used on cutover sites. It combines site preparation and planting but does little to control hardwood competition unless used in conjunction with herbicide application.

- Herbicides may be applied several years before harvest to kill hardwoods and reduce site preparation costs or applied after harvest, or after planting. Depending on the species present, the site, and the diameters, various chemical combinations may be used. Some are applied by air, some by rubber-tired tractors, and some by hand. Prescriptions must match conditions. Herbicides offer excellent economical control of hardwood competition, but chemical control of palmetto and gallberry is not practical at this time.

- The burning of logging slash and sites treated with chemicals allows preparation of superior planting surfaces. Some hardwood control is accomplished if done in spring or summer. Liability from hazards to traffic created by smoke is a deterrent to use.

BACKGROUND INFORMATION: Site Preparation - *Continued*

Timber Stand Improvement

In established pine stands, unwanted competition may be in the form of hardwoods or excessive numbers of pine stems. Precommercial thinning may be required to reduce pine stocking to a desirable level. This is usually accomplished with a drum chopper or a heavy mower at an early age. Inadequate stocking fails to utilize the potential of the site. Excessive stocking spreads volume over so many stems that few reach merchantability within the rotation period.

The volume produced in the form of hardwood competition replaces pine volume on approximately a cord-for-cord basis. Chemical release from hardwood competition is cost-effective only if the competition is heavy. It is best to control hardwood competition through appropriate site preparation techniques. An advantage of good competition control is the reduced fuel buildup in the understory. In the absence of burning, this factor may be important in fire prevention and suppression.

BACKGROUND INFORMATION - *Continued*

Species and Genetic Selection

It is important to match the appropriate species to the site to ensure maximum timber production. In addition, it is important to choose wisely from the many genetic selections that are available.

Slash pine seedlings offer about five types of genetic selections:

1. Common seedlings are no different from what was available fifteen years ago. Growth, form, and disease resistance are unimproved.

2. High gum slash was developed for naval stores. These trees are still offered by some state nurseries, but there is no benefit from the genetic properties except for turpentine production.

3. First generation improved seedlings offer about seven to ten percent more volume growth over common seedlings. A slight improvement in form and resistance to fusiform rust can be expected.

4. Second generation seedlings are classified as superior seedlings. A twelve to fifteen percent increase in volume can be expected from superior seedlings. A significant improvement in form and disease resistance is present.

5. Rust-resistant seedlings may not show the greatest increase in growth, but the vast improvement in fusiform rust resistance yields large volume gains for the stand as a whole through reduced mortality.

Loblolly pine seedlings may be common, improved, superior, Livingston Parrish or East Texas. The latter two sources offer rust resistance, as do some superior seedlings bred for rust resistance.

Longleaf pine is either bare root stock or containerized. Containerized are more expensive but yield very high survival rates. Bare root stock frequently experiences high mortality from drought or competition.

Direct seeding may be used to regenerate a site. While this practice is less expensive than planting, stocking densities are not easily controlled. Genetic improvements can be introduced to the site through the purchase of superior seed, but some site preparation is needed to ensure successful germination and survival.

BACKGROUND INFORMATION - *Continued*

Fertilization

Fertilization is one means of increasing productivity of selected sites. Many flatwoods sites are phosphorus deficient. Soil groups classified by the University of Florida's Cooperative Research in Forest Fertilization (CRIFF) studies are helpful in predicting the growth response to fertilization.

The probable response to various types of fertilizer for each soil class has been documented for its response to phosphorus at planting, its response to phosphorus and nitrogen at mid-rotation (8 to 10 years), and for soils which show no economical response to fertilization.

Soils are placed into one of seven groups according to their drainage and the depth to and nature of the subsoil. The information necessary to categorize a site into a soil group can easily be obtained in the field or from existing soil maps. The groups are broad enough that delineated areas of a given group are usually large enough to map and manage.

A and B group soils are usually highly responsive to fertilization at planting. The primary difference between A and B group soils is the depth to argillic horizon or clay.

C and D group soils are spodosols and occur in typical flatwoods situations. They are differentiated from each other by the presence or absence of clay below the spodic. Very poorly drained C group soils may be responsive at planting and will be responsive at mid-rotation. D group soils are responsive at mid-rotation.

E, F, and G soils are considered primarily drier upland soils and are differentiated on depth to clay and drainage. G group soils should never be fertilized.

The application is normally done one time during rotation unless intensive straw sales are made. Then applications are made every four years after raking starts.

The response is usually 1/4 to 1/3 cord/acre/year of additional growth on responsive sites when the appropriate prescription is applied. Fertilization of responsive sites can be used to grow more volume, add a higher percentage of sawtimber to the eventual product mix, or shorten the rotation, having produced the desired volume in a shorter time.

Rotation Period

The rotation age is the age at which plantations are expected to be harvested or the length of time chosen over which to completely harvest the pine lands one time and replant them.

Shorter rotations are chosen for markets dominated by high pulpwood prices and an active pulpwood market. Longer rotations are chosen for markets where grade material (products with a higher value than pulpwood) dominates the market or where pulpwood prices are lower.

The presence of endangered species may require a long rotation regardless of markets.

Harvest Systems

There are several harvest systems available for pine management:

1. Clearcut with no thinning on a short rotation provides the highest return at this time.

2. Clearcut with one or two intermediate thinnings on a short rotation returns capital costs sooner but results in significantly less total volume removed. Thinnings will harvest pulpwood only; the final harvest will be largely graded material. Some mortality from insects attracted to trees damaged in the thinning process can be expected. Losses can be heavy and will be in the better trees. Clearcut areas usually require an investment in site preparation and planting to ensure adequate future stocking.

3. Natural regeneration systems involve one or more thinnings, with five to forty stems/acre of the best trees left at the last thinning to provide a seed source for the next stand. Some soil disturbance is required to prepare a seedbed. If logging does not accomplish this, or if the competition is too heavy, some form of site preparation of the seedbed will be required.

The advantage of natural regeneration is lower site preparation costs. Disadvantages include:

1. Stocking of the new stand may be inadequate, resulting in low volume and values for future harvests.

2. Stocking may be too heavy, requiring precommercial thinning or resulting in many trees which require an inordinate length of time to reach merchantable diameter.

3. Seed trees are particularly susceptible to lightning and insect attack, as they are standing alone and have had a great deal of soil disturbance around the roots.

4. The seed tree overstory should be removed within three years after the establishment of the new stand. The sale of seed trees, the best trees grown during the rotation, frequently brings a lower price per cord because of the added cost to a logger of cutting a small volume scattered over a large area.

5. In natural regeneration, the opportunity is lost to take advantage of the latest genetic improvement in seedlings available for planting.

BACKGROUND INFORMATION - *Continued*

Diseases

FUSIFORM RUST

Fusiform rust (*Cronartium fusiforme*) causes more loss of value and volume than any other disease or insect in our area. It is dependent on red oak species for a part of its life cycle but causes no damage to the oaks.

Fusiform rust infects the succulent new growth in late summer or fall, eventually causing a canker or gall. As the wood dies and decomposes at the site of the infection, the tree may be completely girdled and die. Windstorms cause infected trees to break at the weakened infection site. Trees surviving to harvest with stem infections are limited to pulpwood use.

The trees put on the most growth during the summer have a proportionally higher chance of infection, thus the disease attacks the most desirable trees in greater numbers.

BROWN SPOT NEEDLE BLIGHT

Brown spot needle blight (*Scirrhia acicola*) infects young longleaf pine seedlings causing defoliation and reducing early growth. Defoliation for three years in a row usually results in mortality. Infection occurs when spores are "spattered" onto needles by rains. Brown spot is most prevalent in rainy years.

Heavy infections are treated by burning while the longleaf seedlings are still in the "grass" stage. At this point, the seedling has no stem. It resembles a dark green clump of heavy grass. The bud is protected from the heat of the fire by the dense needle mass surrounding it. Spores are destroyed by the fire and the new needle growth can supply enough nutrition for the seedling to begin height growth within two years.

PITCH CANKER

Pitch canker (*Fusarium lateritium)* is a fungus which may infect slash pine or longleaf pine. Trees less than three inches in diameter may be killed. Larger trees usually survive but sustain deformities. The disease is evidenced by dead and dying branches and conspicuous pitch flow from cankers under the bark. By peeling the bark back, a white fungus mycelium may be exposed on the wood. The wood is pitch-soaked and may be pink or purple in color. Infection is suspected to be transmitted by insects feeding on pine trees.

BACKGROUND INFORMATION - *Continued*

Insects

BEETLES

The most serious damage to pine stands caused by insects is caused by bark beetles. They are attracted to trees weakened by fire, flooding, old age, open wounds, or to trees planted on sites that are not suitable for that species. The bark beetles bore through the bark, feeding and laying eggs in galleries found in the cambium layer just beneath the bark. This cambium layer is where cell division responsible for growth occurs. The galleries girdle the tree from inside the bark.

Ips engraver beetles (Ips spp.) and black turpentine beetles (Dendroctonus terebrans) rarely infest areas larger than one acre. Frequently, attacks are limited to five to ten trees.

Southern pine beetles (Dendroctonus frontalis), SPB, pose a more serious threat because they can destroy hundreds of acres of timber in a matter of a few months. Prevention of SPB attacks is accomplished by maintaining vigorously growing stands of relatively young timber. The appropriate species selection for planting on each site is important in maintaining vigorous growth. Damaged or weakened timber should be salvaged to avoid attracting bark beetles.

Control of the SPB is accomplished through early recognition and rapid salvage of infested trees. Small pockets may be treated by cutting and debarking the trees, burning the tops, or spraying with lindane.

WEEVILS

Pales weevils (Hylabius pales) are attracted to fresh stumps. Adults lay eggs in lateral roots of the stump. Eggs hatch within ten days and the emerging larvae feed on the roots of the stump. Mature weevils attack the bark of seedlings found in the area, causing up to 90% mortality in extreme cases. Control is accomplished by delaying planting for a year if logging is not completed by the end of June. This allows larvae overwintering in stumps to hatch and leave before planting occurs.

Fire Protection

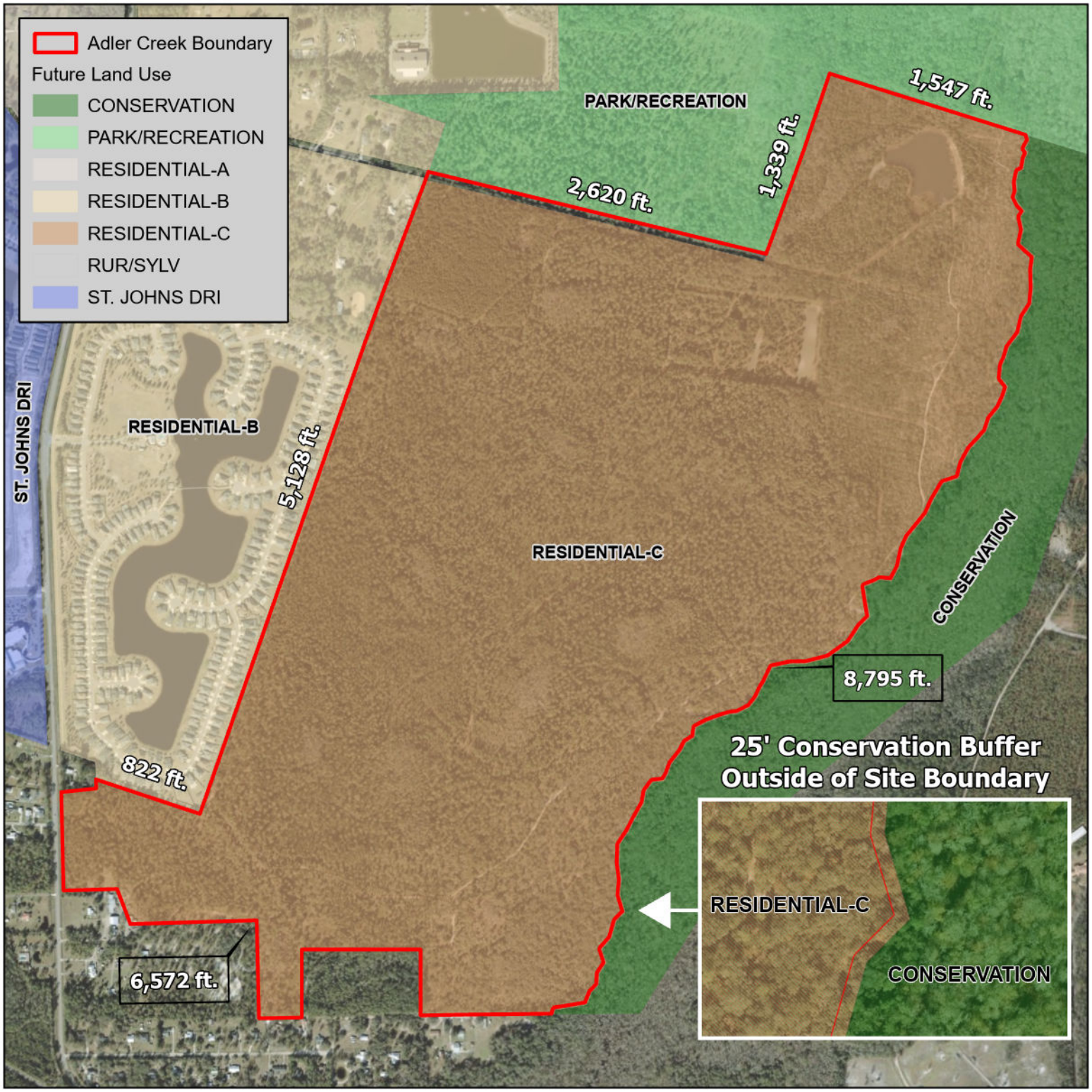
Wildfires are most damaging when they occur in pre merchantable stands. Merchantable stands damaged by fire can be sold for salvage, mitigating the loss to some extent. Older timber is better able to withstand fire as bark thickness increases.

Preventing or reducing fire losses is accomplished through the establishment of presuppression fire lines and control of the fuel or "rough" in the understory. The use of controlled fire during favorable weather is normally used to reduce fuel buildup. Expanses of recently burned fuels offer a place in which firefighters can control a wildfire. Fire lines offer a narrow break in fuels which may stop a fire, but fast-moving fires will likely cross a single fire line. Firefighters may be able to widen an existing fire line, backfire off the line, or plow additional parallel lines to stop a fire.

Early detection and suppression activities reduce losses. Large fires create their own weather around the front of the fire, drying out and preheating fuels and creating stronger winds.

The most common source of fires is debris burning, including garden spots, pastures, trash barrels, and brush piles. Other common causes are woods arson, lightning strikes, discarded cigarettes, children building campfires, and mechanical malfunctions.

The weather from February to June creates hazardous fire conditions. Windy days with low humidities and warm air are the most dangerous. The worst fires normally come from a westerly direction because that is the direction of spring winds. Presuppression efforts should consider likely sources of ignition and probable wind direction in a worst-case scenario.



Adler Creek Agricultural Enclave Perimeter Map

Land Use Type	Perimeter Distance	Ratio of Total Perimeter	Allowable Residential Density
RES-B	5,950 ft.	22.18%	2 DU/Acre
RUR/SYLV	6,572 ft.	24.50%	1 DU/40Acres
RES-C	8,795 ft.	32.79%	6 DU/Acre
PARKS/REC	5,506 ft.	20.53%	n/a
TOTAL	26,823 ft.	–	–

At least 50% of perimeter is designated on the Future Land Use map as land to be developed for industrial, commercial or residential.

Criteria Met 54.97%

Parcel is also already designated for residential by FLU

Parcel or Parcels are surrounded on at least 50% of their perimeter by a parcel or parcels within an urban service district, area or line.

Criteria Met 54.97%

Development Area Boundary

N W E S

0 500 1,000 2,000 Feet

Source: ETM, St Johns County, Esri, Nearmap

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, Florida 32258
904.642.8990 | www.etmgeo.com | www.etminc.com

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Date: 8/6/2026

Outlook

Adler Creek Ag Enclave Fails to Meet Certification Requirements

From Joseph McAnarney <joemcanarney@yahoo.com>
Date Mon 9/28/2026 2:20 PM
To Jacob Smith <jsmith@sjcfl.us>; Evan Walsnovich <ewalsnovich@sjcfl.us>; Rich Komando <rkomando@sjcfl.us>
Cc Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>

2 attachments (73 KB)
Grounds for Denial_28Sep2026.pdf; ENCERT_2026-10_Adler_Creek_Grounds_for_Denial.pdf;

Dear Jacob and County Reviewers - Attached is a document that summarizes a review of the **Adler Creek Ag Enclave Application**, and it is a document that itemizes the many ways in which the application **fails** to meet certification requirements.

I had left a hard copy of this document at your offices this morning, and so this email is intended to assure your receipt of it. The findings are serious and your final Staff Report given to Commissioners should reflect on the points made. **In fact, that Staff Report should state that the Adler Creek Ag Enclave application fails to meet certification requirements.**

Respectfully,
Joe McAnarney, St. Johns County Resident

September 28, 2026

Mr. Jacob Smith, Planning Department Manager
St. Johns County
4040 Lewis Speedway
St. Augustine, FL 32084

Re: Grounds for Denial of Agricultural Enclave Application 2026-10 (Adler Creek)

Dear Mr. Smith,

As detailed by the attached document, Grounds for Denial of Agricultural Enclave Certification 2026-10, the Adler Creek application **fails to meet certification requirements** for the following reasons:

- Does not satisfy the fifty percent perimeter requirement;
- Parcels submitted exceed the seven hundred acre limit;
- Parcels are not surrounded on at least 50 percent of their perimeter by an Urban Service District;
- Applicant has not demonstrated continuous use for bon fide agricultural purposes by the entire area;
- The application is not made by or on behalf of all owners of the parcels;
- Density conditions of section 163.3162(4)(a) are not established.

In their review of the Adler Creek application, Staff should account for the above and should report that the application does not meet the requirements to be certified as an Agricultural Enclave.

Respectfully,

Joseph E. McAnarney, St. Johns County Resident
Cc: Richard Komando, County Attorney / Evan Walsnovich, Planner

Attach: Grounds for Denial of Agricultural Enclave Application 2026-10 (Adler Creek) – 6pp

Grounds for Denial of Agricultural Enclave Certification

ENCERT 2026-10 (Adler Creek)

The application does not satisfy the fifty percent perimeter requirement of section 163.3164(4)(c)2.

The applicant relies exclusively on subparagraph (c)2., which requires that the parcels not exceed 700 acres and be surrounded on at least 50 percent of their perimeter by a parcel or parcels that the local government has designated on the future land use map as land that is to be developed for industrial, commercial, or residential purposes. The narrative expressly disclaims reliance on subparagraphs (c)1. and (c)3.

The applicant's Perimeter Exhibit (Exhibit 14) attributes 8,795 feet, or 32.79 percent, of the perimeter to Residential-C. That segment is not a neighboring parcel. It is a strip approximately 25 feet wide that the exhibit itself labels a "25' Conservation Buffer Outside of Site Boundary." Immediately beyond the strip, the land is designated Conservation on the future land use map. The eastern boundary of the requested area is a meandering line of approximately ninety courses drawn through the applicant's own tax parcels, and the strip and the Conservation land beyond it are the remainder of those parcels.

The strip cannot supply qualifying perimeter. Land is not "surrounded" by its owner's retained remainder. A strip the applicant itself calls a conservation buffer is not land "that is to be developed" for residential purposes, whatever designation it carries on the map. The same definition directs that where a right-of-way, body of water, or canal lies along the perimeter, the calculation must be based on the parcel or parcels across it. The statute measures the land that actually lies beyond a narrow intervening strip, and here that land is Conservation. The Legislature also barred the use of another enclave's perimeter to prevent what the Senate staff analysis called a domino effect. Nothing in the Act contemplates an owner manufacturing qualifying frontage out of its own land.

Performed without the strip, qualifying perimeter consists only of the Residential-B frontage along Gran Lake. On the applicant's own figures that is 5,950 feet, or 22.18 percent. Computed from the applicant's legal description, it is approximately 5,923 feet of a 27,146-foot perimeter, or 21.8 percent. Either figure falls well short of fifty percent.

Even on its own theory, the applicant has not carried its burden. The narrative reports 54.3 percent, the exhibit reports 54.97 percent, and a computation from the legal description yields approximately 53.8 percent. The exhibit's total perimeter of 26,823 feet does not match the legal description, and the accompanying sketch states that it is not a boundary survey and was prepared without the benefit of a title commitment. A showing that clears the threshold by less than four points on unreconciled figures does not establish the requirement.

The parcels submitted exceed the seven hundred acre limit of subparagraph (c)2.

Section 163.3164(4) defines an agricultural enclave as an unincorporated, undeveloped "parcel or parcels," and section 163.3162(4)(a) authorizes certification of "the parcel or parcels." Neither provision authorizes certification of a portion of a parcel described by metes and bounds.

The four tax parcels identified in the application total 817.95 acres: 028880-0000 (80.00 acres), 028900-0000 (282.35 acres), 028900-0001 (377.33 acres), and 029360-0000 (78.27 acres). Windcrest 1, LLC's own December 2025 forest management plan identifies a fifth parcel, 0288900010 (2.59 acres), as part of the same tract. The applicant requests certification of 594.42 acres carved from those parcels by a description whose eastern line follows no parcel boundary.

A reading that allows an owner to certify any sub-area it chooses would allow the owner to defeat the acreage ceiling and the perimeter test together by drawing its own lines. That is what the record shows occurred here. Measured by the parcels submitted, the application exceeds 700 acres, and subparagraph (c)2., the only pathway invoked, is unavailable.

The applicant has not shown that the parcels are surrounded on at least fifty percent of their perimeter by parcels within an urban service district, area, or line.

Subparagraph (c)2. imposes a second and independent perimeter condition. Section 163.3164(53) defines an urban service area as an area identified in the comprehensive plan where public facilities and services, including central water and sewer capacity and roads, are already in place or are identified in the capital improvements element.

The applicant relies on the County's Development Area Boundary and asserts, without citation to any plan provision, that the County treats that boundary as an urban service area. The 2025 Comprehensive Plan, which governed on January 1, 2025, does not. Policy A.1.2.7 describes Development Areas as areas on the future land use map that depict the overall future growth pattern of the County. Policy A.1.2.9 directs the County to investigate the designation of

an Urban Service Area, which presupposes that none has been generally designated. Where the Plan intends such a designation, it makes it expressly, as with the Durbin Creek National Urban Service Area boundary shown on the future land use map under Policy A.1.11.1(m)(8). Section 163.3162(4)(f) likewise treats “urban service district” as a term of art.

Independently, the eastern strip and the Conservation land beyond it are undeveloped. Central water, sewer, and roads are not in place there, and the applicant identifies none in the capital improvements element. At most, the Gran Lake frontage of approximately 21.8 percent could qualify. County utility records and the adopted capital improvements element should be made part of the record in support of this finding.

The applicant has not demonstrated continuous use of the entire area for bona fide agricultural purposes.

Section 163.3164(4)(b) requires continuous use for bona fide agricultural purposes, as defined by section 193.461, for five years before the application. Section 193.461(3)(b) defines the term as good faith commercial agricultural use of the land and identifies as relevant factors the length and continuity of the use, the purchase price paid, and whether an indicated effort has been made to care for the land in accordance with accepted commercial practices, including reforesting. Classification for tax purposes is evidence of use, but paragraph (b) asks about use.

Portions of the requested area are documented as non-agricultural. The Property Appraiser’s record card for parcel 028880-0000 shows 5.34 acres classified as non-agricultural and 9.43 acres of conservation easements, and the Property Appraiser confirms that only 65.23 of its 80 acres are classified agricultural. The 2007 management plan for that parcel states that 7.4 acres of pond and road had been taken out of silvicultural practice, and a pond is visible within the northeast portion of the requested area on Exhibit 14. The December 2025 management plans map 16 acres of food plot, water, open land, and roads.

The record does not document commercial activity during the statutory period. The most recent harvests were seed-tree harvests in 1999 and 2006 and a clearcut in 2005. The 458-acre seed-tree stand carries approximately 10 to 15 seed trees and 15 square feet of basal area per acre. No document shows a timber sale, planting, prescribed burn, or other silvicultural operation between August 2021 and August 2026. The 2023 and 2025 plans are prospective recommendations, not records of work performed.

The purchase contract recites that the buyer desires to purchase and develop the property, defines the intended use as single-family residential lots, and requires silviculture only until each phase is developed by the buyer. Windcrest paid $6,630,000 for approximately 457 acres carrying a 2026 agricultural assessment of $134,047. The affidavits on agricultural use are conclusory and describe the land by four record parcels totaling approximately 818 acres, not by the 594.42-acre description. On this record the applicant has not shown five years of good faith commercial agricultural use of the whole area, and at a minimum the non-agricultural portions do not qualify.

The application is not made by or on behalf of all owners of the parcels.

Section 163.3162(4)(a) permits an application only by "the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity." By warranty deed dated May 13, 2025 (OR 6148/898), Pacetti Investment Group conveyed land to Windcrest Farms LLC for $6,630,000, and the Property Appraiser lists Windcrest as owner of both parcel 028880-0000 and parcel 028900-0001. By warranty deed dated April 30, 2025 (OR 6141/1393), Pacetti Investment Group conveyed an interest to Larry W. and Janice T. Pacetti, whom the Property Appraiser lists as co-owners of parcels 028900-0000 and 029360-0000.

The only owner's authorization in the record is from Pacetti Investment Group, executed June 24, 2026. There is no authorization from Windcrest 1, LLC or from Larry W. and Janice T. Pacetti, and the application form answers that there are no owners not listed. The affidavits of Arthur E. Lancaster and Larry W. Pacetti and the Balch & Bingham letter state that only parcel 028900-0001 was conveyed to Windcrest and do not disclose the April 30, 2025 deed. Those statements are inconsistent with the public record and should not be credited as to ownership, control, or use. The application form itself acknowledges that material misrepresentations may void an approved application.

The applicant has not established the density condition of section 163.3162(4)(a).

Section 163.3162(4)(a) permits an application only if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development. The written report required by section 163.3162(4)(b) is confined to whether the application complies with paragraph (a). The condition is a gate, not a merits question.

The application identifies no proposed development, number of lots, or density. Exhibit 14 recites allowable densities of two units per acre for Residential-B and six units per acre for Residential-C but states no proposed density. Comprehensive Plan Policy A.1.11.1(m)(8)(ggg) limits the approximately 733-acre Adler Creek Property described in Ordinance 2021-87 to 1,682 residential units and prohibits non-residential development. Without a stated proposed density, the comparison the statute requires cannot be performed.

Recorded conservation easements remain protected.

Section 163.3162(4)(i)4. provides that nothing in the agricultural enclave provisions preempts or replaces any protection existing for any portion of a property encumbered by a recorded conservation easement as defined in section 704.06. St. Johns River Water Management District easements encumber portions of the parcels, including OR 4372/847 on parcel 028880-0000 and OR 1166/503 and OR 3431/1232 on parcel 028900-0000. Any certification of these lands would have to exclude the easement areas. This finding defines the scope of any certification and is not relied upon as an independent ground for denial.

Matters not relied upon.

The record shows that The Pacetti Investment Group LLC was the sole record owner of the parcels on January 1, 2025, which satisfies the ownership condition of section 163.3164(4)(a) without reference to the applicant’s control theory. The public services condition of paragraph (d) is satisfied by an offer to enter into a binding proportionate share agreement, which the narrative makes. The 1,280-acre limit of paragraph (e) and the population limit of paragraph (f) are met. None of these matters is relied upon as a ground for denial.

Form and timing of the decision.

Section 163.3162(4)(d) requires that a denial issue in writing with detailed findings of fact and conclusions of law, and the applicant may seek review by petition for writ of certiorari within thirty days after the decision is rendered. The application form is dated August 31, 2026. If that is the date of receipt, the written report under section 163.3162(4)(b) is due September 30, 2026, and the parcels will be certified by operation of law if the Board does not act by November 29, 2026. The official receipt date should be confirmed.

The findings should rest on County records made part of the record: parcel lines, future land use designations, and the Development Area Boundary as they stood on January 1, 2025; the deeds recorded at OR 6141/1393 and OR 6148/898; the Property Appraiser's agricultural classification files for 2021 through 2026; the location of the non-agricultural acreage and the conservation easements relative to the requested boundary; Ordinance 2021-87; and utility and capital improvements element records for the eastern strip.

Conclusion.

For the reasons stated above, the record does not establish all statutory prerequisites for certification of the Adler Creek parcels as an agricultural enclave. Specifically, the record does not establish (1) that at least 50 percent of the perimeter is surrounded by parcels designated for development, once the applicant's own conservation buffer is disregarded; (2) that the parcels submitted do not exceed 700 acres; (3) that at least 50 percent of the perimeter is surrounded by parcels within an urban service district, area, or line; (4) that the entire area has been in continuous bona fide agricultural use for five years; (5) that the application is made by or on behalf of all owners; or (6) that an adjacent parcel or development permits the density of a proposed development. Each ground is independent and sufficient.

Record sources reviewed: Adler Creek Agricultural Enclave Certification Application, ENCERT 2026-10, including the application form (August 31, 2026), narrative (August 24, 2026), Exhibits 1 through 14, legal description and sketch (July 10, 2026), Property Appraiser letters (August 24, 2026) and record cards, forest management plans (2007, February 2023, and December 2025), Old Republic ownership report and Carlton Fields title opinion (August 5, 2026), affidavits of Arthur E. Lancaster and Larry W. Pacetti (August 5, 2026), Balch & Bingham letter (August 31, 2026), and staff correspondence with the Property Appraiser (September 4, 2026); Sections 163.3162(4), 163.3164(4) and (53), and 193.461(3)(b), Florida Statutes; Chapter 2026-34, Laws of Florida; Florida Senate Committee on Rules, Bill Analysis and Fiscal Impact Statement, CS/CS/CS/SB 686 (February 25, 2026); St. Johns County 2025 Comprehensive Plan, Land Use Element.

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STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 10/05/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/05/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A REQUEST FOR AGRICULTURAL ENCLAVE CERTIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on **10/20/2026 at 9:00 am.** or as soon thereafter as may be heard, before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to determine whether an application complies with the statutory requirements for certification of the subject property as an Agricultural Enclave under Sections 163.3162 and 163.3164, Florida Statutes as amended by Chapter 2026-34, Laws of Florida. This certification request is identified as ENCERT 2026-10 Agricultural Enclave Certification (Adler Creek) and includes approximately 594.42 acres. The subject property is located east of Pacetti Road and the Grand Lakes development, west of Future CR 2209 right of way. See attached map (Exhibit A).

This file and the proposed application are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

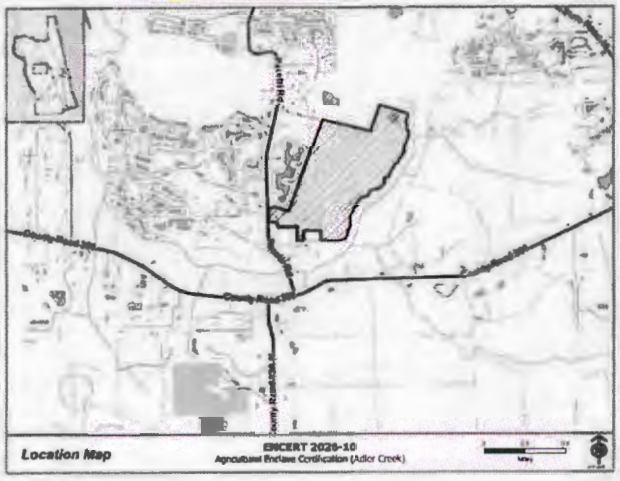
Interested parties may appear at the meeting and be heard with respect to the requested certification.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CLAY MURPHY, CHAIR
FILE NUMBER: ENCERT 2026-10
PROJECT NAME: Adler Creek



44783716 10/5/26