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

11/3/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 2, 2026**

FROM: **Trevor Steven, Planner** **PHONE:** **904 209-0587**

SUBJECT OR TITLE: **ENCERT 2026-14 Osceola Lakes North**

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

BACKGROUND INFORMATION:

Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Florida Statutes. This certification request includes approximately 103.29 acres of land. The subject property is located south of Wildwood Drive and north of Watson Road, approximately (1) mile west of US Highway 1 South.

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 2026-14 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 2026-14, 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: Kealey West 10/19/2026 **OMB: ARM 10/19/2026** **Admin: JDD 10/20/2026**

Growth Management Department
Planning Division Report
Application for an Agricultural Enclave Certification
ENCERT 2026-14 Osceola Lakes North

To:	Board of County Commissioners
From:	Trevor Steven, Planner
Date:	October 19, 2026
Subject:	**ENCERT 2026-14 Osceola Lakes North,** a request to certify PARCEL ID# 137241-0010, 137241-0030, and 137080-0000 as an Agricultural Enclave per Florida Statute Section 163.3162(4) and 163.3164(4).
Applicant:	Robert Walters, Esq. | Stearns Weaver Miller
Property Owner:	Osceola Lakes LLC, Geoffrey Young
Hearing Dates:	Board of County Commissioners – November 3, 2026
Commissioner District:	District 3

SUMMARY:

The 2026 amendments to Sections 163.3162 and 163.3164, Florida Statutes establish a process allowing property owners to request certification that a property qualifies as an Agricultural Enclave before submitting a development application. Within thirty (30) days after receipt of an application, the local government is required to provide the applicant with a written report evaluating whether the application complies with the statutory requirements. The Board of County Commissioners must thereafter conduct a public hearing to determine whether the application satisfies 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 applicant is seeking certification of an Agricultural Enclave located at Parcel ID# 137241-0010, 137241-0030, and 137080-0000. The property is approximately 103.29 acres in size and is located south of Wildwood Drive and north of Watson Road, approximately (1) mile west of US Highway 1 South.

County staff reviewed the application materials submitted by the Applicant together with information independently verified by County staff and prepared the written report required by Section 163.3162(4)(a), Florida Statutes.

Based upon the application materials submitted and staff's independent review, the application does not appear to demonstrate that the subject parcel satisfies 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 detailed analysis supporting staff's preliminary evaluation is contained in the Agricultural Enclave Certification Report prepared pursuant to Section 163.3162(4)(a), Florida Statutes, which is attached as **Attachment 1** and incorporated herein by reference. In addition, materials were submitted by the applicant after the issuance of the letter and were not reviewed by Staff. These documents can be seen in **Attachment 1.**

BOARD DETERMINATION

Pursuant to Sections 163.3162 and 163.3164, Florida Statutes, the Board of County Commissioners shall determine whether the application satisfies the statutory definition of an agricultural enclave based upon the application, the written report prepared pursuant to Section 163.3162(4)(a), Florida Statutes, testimony presented during the public hearing, and any other competent substantial evidence contained in the record.

Certification of an agricultural enclave constitutes only a determination that the statutory requirements for certification have been satisfied. Any subsequent comprehensive plan amendment or development application remains subject to the procedures established by Section 163.3162, Florida Statutes.

CORRESPONDENCE/PHONE CALLS

At the time of writing this staff report, staff has received one (1) letter of opposition relating to this certification request.

SUGGESTED MOTION/ACTION

APPROVE: Motion to approve Agricultural Enclave Certification Application **ENCERT 2026-14 Osceola Lakes North** 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 2026-14 Osceola Lakes North** finding, based upon the competent substantial evidence contained in the record, that the subject property does not satisfy the statutory definition of an agricultural enclave 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).

ATTACHMENTS

1. Agricultural Enclave Certification Report
    A. Supporting Documents
    B. Documents Submitted by Applicant After Issuance of Letter
2. Public Correspondence

ATTACHMENT 1
Agricultural Enclave
Certification Report

October 14, 2026

Robert Walters, Esq.
Stearns Weaver Miller
106 East College Avenue, Suite 700
Tallahassee, FL 32301
rwalters@stearnsweaver.com
(850)-329-4851

RE: Agricultural Enclave Certification Report (ENCERT 2026-14 Osceola Lakes North)
Parcel ID# 137241-0010
137241-0030
137080-0000

Property Location: South of Wildwood Drive and north of Watson Road, approximately (1) mile west of US Highway 1 South.

Dear applicant:

This letter is in response to the application filed on September 14, 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 904-209-0587 or tsteven@sjcfl.us

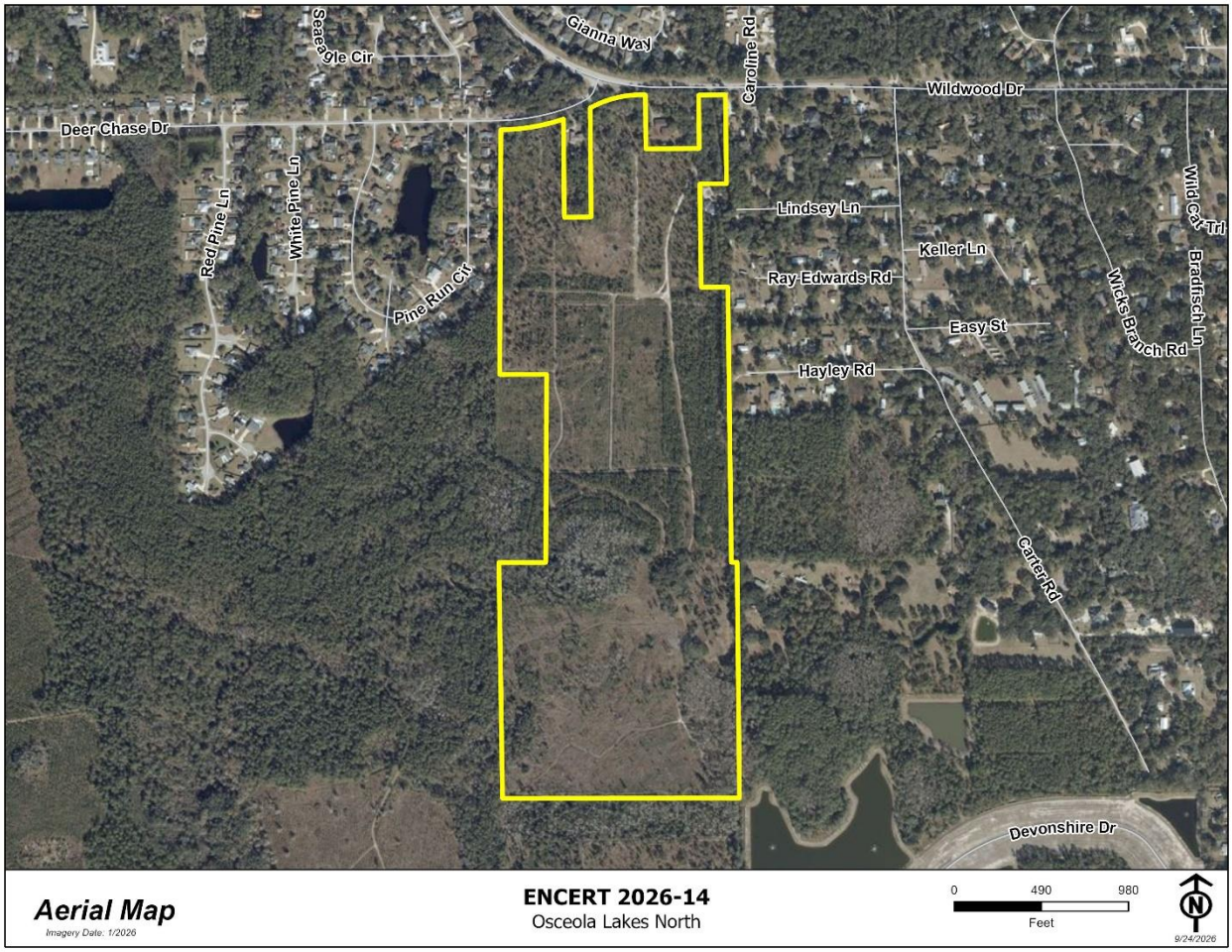
Sincerely,

Trevor Steven

Trevor Steven, Planner

APPLICATION SUMMARY

The applicant is seeking certification of an agricultural enclave for approximately 103.29 acres of land located south of Wildwood Drive and north of Watson Road, approximately one (1) mile west of US 1 S.



Development Type	Single Family Residential
Total Acreage	103.29 acres
Proposed Density	Highest allowable adjacent density (6 units per net acre)

Parcel ID:	Acres:	Owner:	Status:
137241-0010	18.03	Geoffrey Young	Undeveloped
137241-0030	45.04	Osceola Lakes LLC, Geoffrey Young	Undeveloped
137080-0000	40.22	Osceola Lakes LLC, Geoffrey Young	Undeveloped
Total Acres:	103.29		

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."

STAFF EVALUATION SUMMARY:

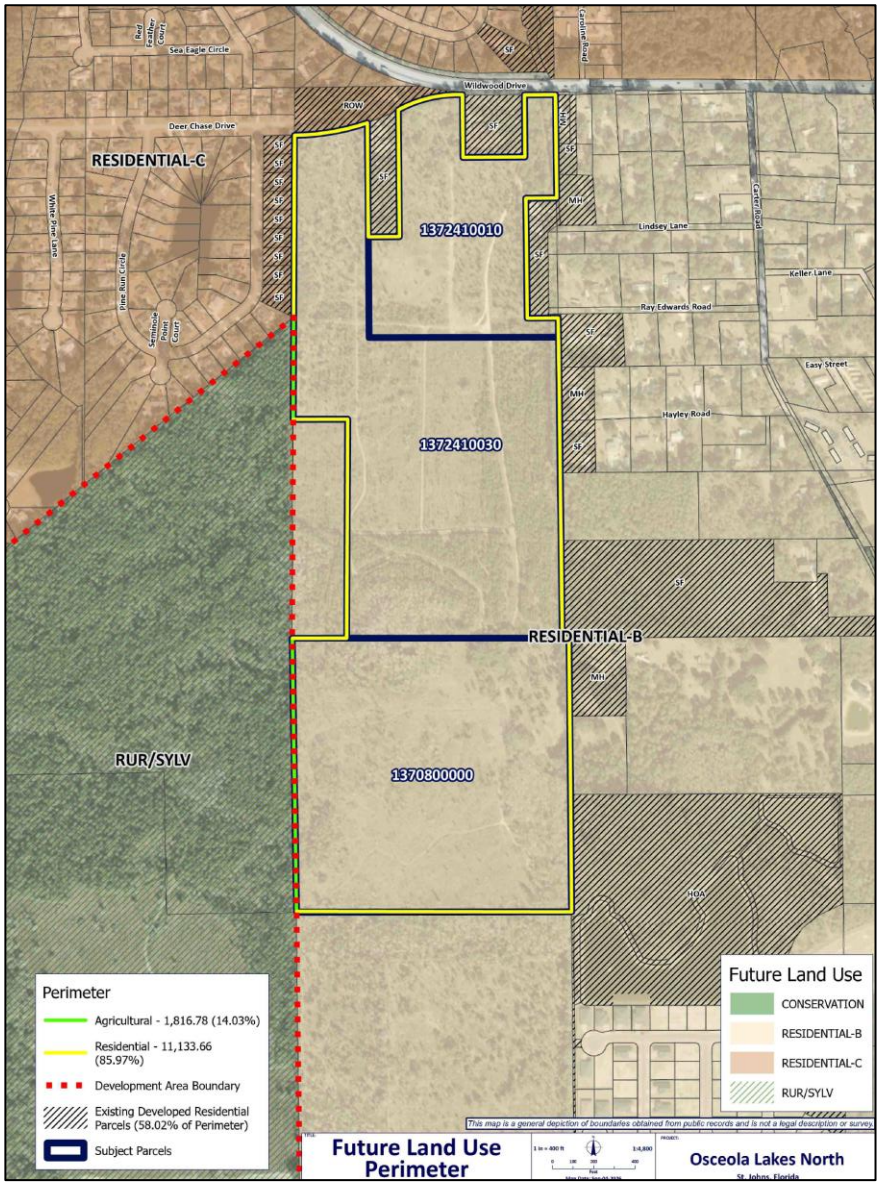
Sections 163.3162 and 163.3164, Florida Statutes as amended by Chapter 2026-34, Laws of Florida, establishes a new process allowing property owners to request certification that a property qualifies as an Agricultural Enclave before pursuing development approvals. The application must be submitted to 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 determining whether the application satisfies the statutory definition of "agricultural enclave" contained in section 163.3164(4), Florida Statutes, 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 demonstrate that the subject property satisfies the statutory definition of an Agricultural Enclave** under Section 163.3164(4), Florida Statutes.

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 November 3, 2026, to approve or deny certification of parcel(s) as 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.

Adjacent Development Map



Adjacent Development Comparison

Criteria	North (across Wildwood Drive)	East	South	West
FLUM	Residential-C (RES-C)	Residential-B (RES-B)	Residential-B (RES-B)	Rural/Silviculture (R/S) and Residential-C (RES-C)
Zoning	Wildwood Plantation Planned Unit Development (PUD), Ord. 2005-84, as amended	Residential Single-Family (RS-2 and RS-3), Open Rural (OR)	Open Rural (OR)	Residential Single-Family (RS-2) and Rancho Del Mar Planned Unit Development (PUD) Ord. 2008-59 (expired)
Maximum Permitted Density	RES-C: 6.0 unit per net acre	RES-B: 2.0 unit per net acre	RES-B: 2.0 unit per net acre	Per Ord. 2008-59 424 units: on 530.69 acres = 1.25 units per acre (allowance no longer vested – PUD is expired) RES-C: 6.0 unit per net acre
Existing Development	Yes	Partial (along Pine Run Circle)	No	Partial

The applicant's submittal documents may be found within **Exhibit A - Supporting Documents** attached to this letter.

CRITERIA FOR ELIGIBILITY

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(s) of land as of January 1, 2025:

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

Applicant response: As provided within the applicant's submittal documents, the applicant states in part: *"The three parcels that make up the Subject Property are controlled by Osceola Lakes. See Exhibits 4 and 5. The legal description of the Subject Property and the warranty deeds are attached as Exhibits 7 and 9, respectively. Though the parcels have different owners, Osceola Lakes has control over the Subject Property per the terms of the Joint-Venture Agreement. Supporting documentation demonstrating that Osceola Lakes controls the three parcels is attached as Exhibits 4, 5, and 10.*

As demonstrated by the Cross Purchase Agreement and the Joint Venture Agreement, Osceola Lakes, LLC as a single entity possesses the legal authority to control all ownership interests of all three parcels comprising the Subject Property and thus satisfies compliance with Section 163.3164(4)(a), Florida Statutes."

See **Exhibit A - Supporting Documents** attached to this letter to view the Exhibits provided by the applicant.

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 three parcels comprising the subject property are not owned by a single person or entity. Accordingly, the applicant relies upon the alternative statutory criterion of common control.

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

- Parcel #137241-0010 (18.03 acres) - Ownership verified through review of St. Johns County records OR 5256 PG 1007 to Geoffrey Young (100%).
- Parcel #137241-0030 (45.04 acres) - Ownership verified through review of St. Johns County records OR 5256 PG 1006 to Osceola Lakes LLC (50%) and Geoffrey Young (50%).
- Parcel #137080-0000 (40.22 acres) - Ownership verified through review of St. Johns County records OR 5256 PG 921 to Osceola Lakes LLC (50%) and Geoffrey Young (50%).

The applicant submitted a Cross Purchase and Sale Agreement dated May 3, 2019, and a Joint Venture Agreement dated May 10, 2021, between Osceola Lakes, LLC, and Geoffrey Young. The Joint Venture Agreement expressly includes the subject parcels within the property governed by the agreement and provides Peter P. Legeza, Jr., in his capacity as controlling member and manager of Osceola Lakes, LLC, operational authority and control over the property.

Specifically, paragraph 9 authorizes Legeza to direct agricultural operations, pursue development entitlements, submit land use and development applications, negotiate property sales, and undertake other actions related to the management, development, and disposition of the property. Paragraphs 8 and 10 further establish Young's contractual obligations concerning conveyance of the property and cooperation in the exercise of that authority.

Although the agreements do not establish common ownership, they provide evidence of contractual control extending beyond the authority ordinarily conferred upon an owner's designated agent for purposes of submitting a development application.

The Joint Venture Agreement was executed before January 1, 2025; therefore, the applicant has demonstrated that the subject parcels were controlled by a single person or entity within the meaning of Section 163.3164(4)(a), Florida Statutes.
Finding: Based upon the application materials submitted and staff's review, the application **does demonstrate compliance with Section 163.3164(4)(a), Florida Statutes.**

(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: As provided within the applicant's submittal documents, the applicant states in part: *"In compliance with Section 163.3164(4)(b), the three parcels have been in continuous use for bona fide agricultural purposes as a timber operation for the last seven decades.[2] Two of the parcels, Parcel ID Nos. 137080-0000 and 137241-0010 have received an agricultural classification from the St. Johns County Property Appraiser since at least 2018 and have been used as a timber operation for at least the last 30 years. See Exhibit 11.*

Parcel ID No. 1372410-0030 has received an agricultural classification from the St. Johns County Property Appraiser since at least 2018, except in 2022 due to a change in ownership. Despite the one-year lapse in agricultural classification simply because the classification was not applied for, the parcel continued to be utilized as a timber operation.[3] Evidence of such operation has been extensively detailed in Exhibit 12. An overview of the agricultural classification of each parcel is attached in Appendix A.

Irrespective of the binding determination by the St. Johns County Property Appraiser classifying the Subject Property as agricultural since 2023, because the property has been used for timber farming for at least the past seventy years, the property value is commensurate of other agricultural lands, the size of the property, and standard agricultural practices have been utilized, the Subject Property satisfies the factors in determining whether land is used for a bona fide agricultural purpose, and thus meets the requirement in (4)(b)."

See **Exhibit A - Supporting Documents** to see the full explanation by the applicant related to the criteria for 163.3164(4)(b).

Staff review: Section 163.3164(4)(b), Florida Statutes, requires the subject property to have been in continuous use for bona fide agricultural purposes, as defined in Section 193.461, Florida Statutes, for the five-year period preceding the date of the development application. Staff reviewed the applicant's narrative, historical aerial photography, Forestry Management Plan, Property Appraiser records, and other materials submitted in support of the application. The application includes information intended to demonstrate historical silvicultural activities and long-term management of the property.

Staff reviewed the applicant's submittal and notes that the applicant asserts compliance with the required condition for the three parcels under consideration for this application: Parcel 1372410030, Parcel 1372410010, and Parcel 137080000. Additionally, staff reviewed the St. Johns County Property Appraiser website and relevant St. Johns County Clerk of Courts records.

Although Parcel 137241-0030 did not receive an agricultural classification for certain years following the parcel's creation, the absence of such classification does not, standing alone, establish that the property was not being used for bona fide agricultural purposes. The applicant asserts that timber operations continued

during the relevant period. Accordingly, the determination must consider the evidence of actual agricultural activities, including the historical use of the property, forestry management documentation, aerial imagery, and other evidence of continuing timber operations. Parcel 1372410030 is a 45.04-acre parcel according to the St. Johns County Property Appraiser records. 42.59 acres of the parcel are classified as Timberland 80-89, and 2.54 acres are classified as Timberlands Wetlands. Both classifications are agricultural. However, these classifications are only demonstrated for this parcel for the years 2023-2025. It appears from review of the deed recorded in Book 5256, Page 1006, of the Official Records of the St. Johns County Property Appraiser that the parcel was excised from Parcel 1372410010 in May 2021. In conversation with SJC Property Appraiser Staff, Parcel 1372410030 received no agricultural classification for 2021, as the sale happened mid-year, after the assessment period. In 2022, the applicant did not submit a request for Certification, but then did submit and received ag classification for 2023. They also stated that Parcel 1372410010, before its sale, was classified for Ag as indicated in the Historic Assessment for Parcel 1372410010. This appears to indicate Ag use, if not classification, for Parcel 1342410030.

Parcel 1372410010 - Historical Assessment indicates 100% ag classification for at least 10 years. The historical agricultural classification supports the applicant's assertion of continuous agricultural use. Such classification was considered together with the submitted evidence of actual timber farming operations during the applicable five-year period.

Parcel 137080000 - This parcel's historical assessment records identify approximately 29.1 acres classified as timberland and approximately 11.11 acres classified as Marsh and Tidal Lands. The absence of agricultural classification for the latter acreage does not independently establish that those lands were excluded from the agricultural operation. The applicant submitted forestry management documentation, historical aerial imagery, and other evidence to demonstrate the nature and extent of agricultural use of those lands during the applicable period. Staff is unable to verify continuous bona fide agricultural use for the 11.11 acres of Marsh and Tidal Lands, and the Forest Management Plan does not specifically address this portion of the property, nor does it address why this portion of the property is assessed differently. Despite the existence of a Forest Management Plan, which, along with other relevant documents, is reviewed by the Property Appraiser when it assesses agricultural properties, the 11.11 acres of property is not designated as Timberland Wetlands or a similar Agricultural Classification. Additionally, aerial photography from 2026 of the subject parcel does not indicate or demonstrate that it has been replanted since it was cleared in 2022 and 2023. Additionally, staff is unable to find any evidence submitted by the applicant that such a replanting has occurred on the property.

In summary, historical Property Appraiser records reflect agricultural classification of all or portions of the subject parcels during the applicable period. However, agricultural classification is not necessarily determinative of whether the property was continuously used for bona fide agricultural purposes as defined in Section 193.461, Florida Statutes. The applicant submitted evidence of historical timber farming operations, including forestry management information and supporting documentation. Although the application contains evidence of historical timber farming and agricultural classification, the record does not sufficiently establish continuous bona fide agricultural use of the entire subject property during the applicable five-year period, particularly with respect to a portion of Parcel 137080-0000, which has not received agricultural classification for the entire property nor demonstrated that it has been utilized for agricultural purposes since harvest in 2022 and 2023.

Based on the foregoing, staff is unable to verify that the entirety of the subject property has been in continuous bona fide agricultural use for a period of five (5) years before the date of any comprehensive plan amendment or development application.

Finding: Based upon the application materials submitted and staff's review, the application **does not demonstrate compliance with Section 163.3164(4)(b), Florida Statutes**.

C. 1. Are surrounded on at least 75 percent of their perimeter by:
   a. A parcel or parcels that have existing industrial, commercial, or residential development;
   b. A parcel or parcels that the local government has designated, in the local government's zoning map and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, and at least 50 percent of such parcel or parcels is existing industrial, commercial, or residential development; or
   c. A combination of an interstate highway and a parcel or parcels that are within an urban service district, area, or line and that the local government has designated in the local government's future land use map as land that is to be developed for industrial, commercial, or residential purposes;

2. 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 local government's future land use map 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 area adopted in the local government's comprehensive plan which was intended to be developed with residential uses;

Applicant response: As provided within the applicant's submittal documents, the applicant states "*Per the perimeter analysis detailed in Exhibit 8*[5]*, the total perimeter of the Subject Property is approximately 12,950.44 feet, of which approximately 85.97% of the perimeter is surrounded by parcels designated on the FLUM*[6] *as land to be developed for industrial, commercial, or residential, and 100% of its perimeter by parcels designated on the Zoning Map*[7] *as land to be developed for industrial, commercial, or residential purposes. Further, 58.02% of the Subject Property's perimeter is surrounded by parcels developed with existing industrial, commercial, or residential development. See Exhibit 15. Thus, the Subject Property qualifies under the requirements of paragraph (4)(c)1.b.* "

"Per the perimeter analysis detailed in Exhibit 8, the subject parcel is 103.29 acres in size and thus less than the 700 acre threshold. The total perimeter of the Subject Property is approximately 12,950.44 feet. As 85.97% of the surrounding parcels are designated on the FLUM as land to be developed for industrial, commercial, or residential, and also are within St. Johns County's Development Area Boundary, which meets the definition of an urban service area, line, or boundary, the Subject Property meets the 50% threshold for both requirements."

"Thus, the Subject Property complies with Section 163.3164(4)(c)1.b. and 2."

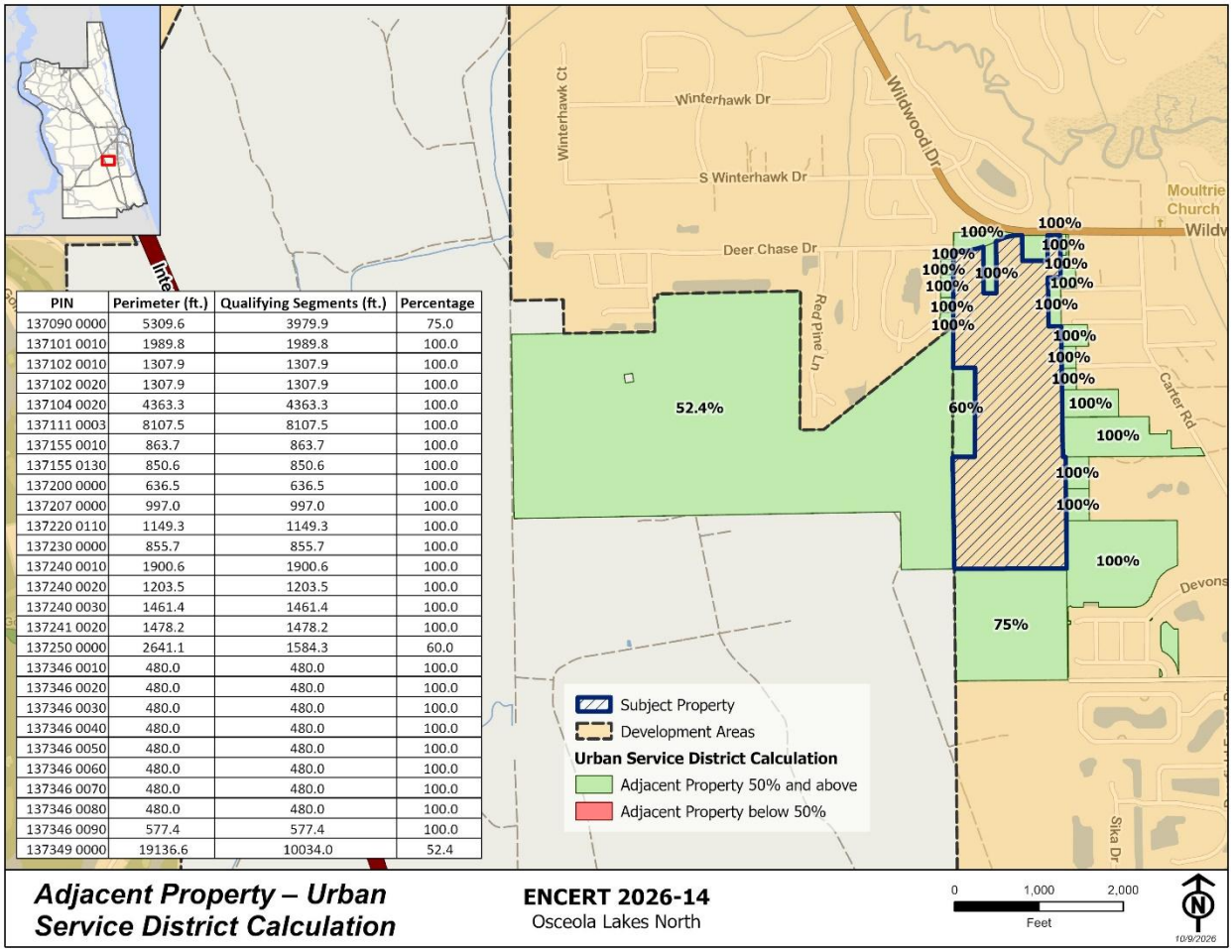
See **Exhibit A - Supporting Documents** attached to this letter for the supporting documents provided by the applicant.

Staff review:
The Applicant has indicated the subject property meets the location and perimeter test under both section 163.3164(4)(c)1.b. and 163.3164(4)(c)2., Florida Statutes. Since thee parcels were described by their Parcel Id Nos., the Property Appraiser's Parcel layer was used for the perimeter calculations. Based on this information, Staff review of the property boundaries confirms the findings presented by the applicant, for qualifying under section 163.3164(4)(c)1.b., indicating that more than 75% of the perimeter of the subject property adjoins future land use designations designated for industrial, commercial, or residential development (Residential-B and Residential-C at 85.99%). Additionally, staff review shows that over 75% of the property's perimeter borders zoning designations designated for industrial, commercial, or residential development (PUD, OR, RS-2, and RS-3 at 83.9%). It is also noted that approximately 2,083.9 feet of the perimeter borders an expired PUD, which has been excluded from the calculation. Finally, the applicant has demonstrated that at least 50% of the

property's perimeter is bordered by existing residential development (58.02%). The adjacent Future Land Use and existing development map, as provided by the applicant, can be seen on page 4 along with **Exhibit A - Supporting Documents.**

The subject property also appears to meet the criteria of section 163.3164(c)2 as illustrated in the *Adjacent Property – Urban Service District Calculation* map below:

Adjacent Property – Urban Service District Calculation:



PIN	Perimeter (ft.)	Qualifying Segments (ft.)	Percentage
137090 0000	5309.6	3979.9	75.0
137101 0010	1989.8	1989.8	100.0
137102 0010	1307.9	1307.9	100.0
137102 0020	1307.9	1307.9	100.0
137104 0020	4363.3	4363.3	100.0
137111 0003	8107.5	8107.5	100.0
137155 0010	863.7	863.7	100.0
137155 0130	850.6	850.6	100.0
137200 0000	636.5	636.5	100.0
137207 0000	997.0	997.0	100.0
137220 0110	1149.3	1149.3	100.0
137230 0000	855.7	855.7	100.0
137240 0010	1900.6	1900.6	100.0
137240 0020	1203.5	1203.5	100.0
137240 0030	1461.4	1461.4	100.0
137241 0020	1478.2	1478.2	100.0
137250 0000	2641.1	1584.3	60.0
137346 0010	480.0	480.0	100.0
137346 0020	480.0	480.0	100.0
137346 0030	480.0	480.0	100.0
137346 0040	480.0	480.0	100.0
137346 0050	480.0	480.0	100.0
137346 0060	480.0	480.0	100.0
137346 0070	480.0	480.0	100.0
137346 0080	480.0	480.0	100.0
137346 0090	577.4	577.4	100.0
137349 0000	19136.6	10034.0	52.4

Finding: Based upon the application materials submitted and staff's review, the application **does demonstrate compliance with Section 163.3164(4)(c)1.b, Florida Statutes.**

(c) 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: As provided within the applicant's submittal documents, the applicant states "*The Subject Property has the required existing public services, including but not limited to, water, wastewater, transportation, schools, and recreation facilities, or such services are scheduled, including an existing easement with St. Johns County. See Exhibits 14 and 15. To the extent necessary, the Land Trust will negotiate in good faith with the County to comply with all statutory requirements for public facilities and services.*

Staff review: The Applicant's submittal package indicates willingness to enter into an agreement. The developer should request a letter of availability to understand the necessary improvements required to provide water, wastewater, and reclaimed water service to the development. Expired letters of availability must be updated with current conditions and requirements. Depending on the applicant's density, nearby infrastructure does not guarantee available capacity.

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

(d) 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: The applicant states that the subject property is approximately 40 acres in size and thus does not exceed the 1,280-acre threshold.

Staff review: Review of the application and supporting documents confirms the parcel is less than 1,280 acres.

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

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

Applicant response: As provided within the applicant's submittal documents, the applicant provides a recent official population estimate prepared by the Florida Office of Economic and Demographic Research (EDR) for St. Johns County is 348,131 persons (2025 estimate). See **Exhibit A – Supporting Documents** attached to this letter.

Staff review: The current population of St. Johns County, Florida, is 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 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.

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.

EXHIBIT

A. Supporting Documents

ATTACHMENT A

SUPPORTING DOCUMENTS

St. Johns County Growth Management Department

Application for: Agricultural Enclave

Date 9/11/2026 Property Tax ID No 137241-0010, 137241-0030, & 137080-0000

Project Name Osceola Lakes North

Property Owner(s) Osceola Lakes, LLC - Geoffrey Young Phone Number

Address PO Box 924 Fax Number

City Ponte Vedra State FL Zip Code 32802 e-mail

Are there any owners not listed? ☐ No ☒ Yes If yes please provide information on separate sheet.

Applicant/Representative Robert Walters, Esq. Phone Number

Address 106 E. College Ave. Fax Number

City Tallahassee State FL Zip Code 32301 e-mail

Property Location Unaddressed property located south of Wildwood Drive and north of Watson Road, approximately one (1) mile v

Major Access Size of Property 103.29 Cleared Acres (if applicable)

Zoning Class OR No. of lots (if applicable) Overlay District (if applicable)

Water & Sewer Provider St. Johns County Future Land Use Designation B-RES

Present Use of Property Timber Operation Proposed Bldg. S.F.

Project Description (use separate sheet if necessary)

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) Robert James Walters, Esq.

Revised August 24, 2015

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STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Robert Walters
106 East College Avenue, Suite 700
Tallahassee, FL 32301
Direct: (850) 329-4851
Email: rwalters@stearnsweaver.com

September 11, 2026

St. Johns County
Board of County Commissioners
500 San Sebastian View
St. Augustine, FL 32084

Re: Osceola Lakes - Certification of Parcels as Agricultural Enclave Pursuant to Sections 163.3162(4) and 163.3164(4), Florida Statutes

Chair Murphy,

On behalf of the Osceola Lakes, LLC ("Osceola Lakes"), please accept this application as an official request per Sections 163.3162(4) and 163.3164(4), Florida Statutes, as amended by Chapter 2026-34, Laws of Florida, for certification of three undeveloped parcels ("Subject Property") as an agricultural enclave. The Subject Property meets the amended definition of an agricultural enclave as explained in the attached application and exhibits. Osceola Lakes looks forward to working with St. Johns County through this process.

Thank you,

/s/ *Robert J. Walters*
Robert J. Walters, Esq.
Stearns Weaver Miller, P.A.
Email: rwalters@stearnsweaver.com

Counsel for Osceola Lakes, LLC

APPLICATION SUMMARY

Project Name: Osceola Lakes North

Applicant: Osceola Lakes, LLC

Authorized Representative: Stearns Weaver Miller, P.A.

Robert J. Walters, Esq.
106 E. College Avenue, Suite 700
Tallahassee, Florida 32301
Direct: (850) 329-4851
Email: rwalters@stearnsweaver.com

Property: St. Johns County Property Appraiser Parcel ID Nos.:

- 1370800000
- 1372410030
- 1372410010

Size: 103.29 acres

Application Type: Certification of Three Parcels as Agricultural Enclave Per Sections 163.3162(4) and 163.3164(4), Florida Statutes

Application Date: September 11, 2026

PROPOSED DEVELOPMENT	
Project Name:	Osceola Lakes North
Subject Property:	St. Johns County Property Appraiser Parcel ID Nos.: • 1370800000 • 1372410030 • 1372410010
Size:	103.29 acres
Surrounding Qualifying Parcel Designations:	Residential-C & Residential-B
Surrounding Qualifying Parcel Allowable Uses/Intensities and Densities:	• Residential, including single-family and multi-family, up to 6 units per acre. • Cultural/Institutional • Outdoor/Passive • Neighborhood Public Service • Public or private elementary schools, middle schools, and high schools
Proposed Development:	Osceola Lakes seeks to develop the Subject Property not to exceed the highest allowable densities for the surrounding parcels. The Subject Property will include a combination of the following: • Residential: Single-Family Residential Up to 6 units per acre • Other Uses Permitted under Residential-C Upon certification as an agricultural enclave, Osceola Lakes will submit development plans to the County as required by Section 163.3162(4)(e), further detailing the proposed development.

Exhibit List	
Exhibit	Description
1.	Chapter 2026-34, Laws of Florida
2.	Sections 163.3162(4) & 163.3164(4) (Amended)
3.	Osceola Lakes Articles of Incorporation
4.	Osceola Lakes Joint Venture Agreement
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17.	Office of Economic and Demographic Research Population Estimates
18.	Timber Sale Contract
19.	2023 Timber Sales
20.	2024/2025 FMP

I. Introduction

A. Background

Senate Bill 686 (2026) ("SB 686") became effective on July 1, 2026. *See* **Exhibit 1**. SB 686 amended the definition of "agricultural enclave" in Section 163.3164(4), Florida Statutes, and amended the process for certifying property as an "agricultural enclave" per Section 163.3162. A property owner seeking to certify a parcel or parcels as an agricultural enclave under the amended provisions must meet the requirements in Section 163.3164(4)(a)-(f). The amended language is attached as **Exhibit 2**.

B. Subject Property

Osceola Lakes controls the Subject Property. *See* **Exhibits 3**, **4, 5, and 6**. The three parcels for the Subject Property are:

- 1370800000
- 1372410030
- 1372410010

The legal description of the Subject Property is attached as **Exhibit 7**.

C. Certification Request Process

Osceola Lakes seeks to certify three parcels totaling approximately 103.29 acres ("Subject Property") as an agricultural enclave pursuant to the amended process in Section 163.3162(4). *See* **Exhibit 8**. The amended process allows for an applicant to submit to the governing body of St. Johns County ("County") parcels that meet the amended definition. Within 30 days after submittal of the request, the County shall then provide a written report detailing whether the application meets the requirements. Within 30 days of delivery of the written report, the County shall then hold a public hearing approving or denying the application.

D. Subject Property Meets Certification Requirements

The Subject Property meets the statutory definition of an agricultural enclave as follows:

As of January 1, 2025, the Subject Property:

- Contains only undeveloped parcels located in unincorporated St. Johns County.
- Is controlled by a single entity.
- Has been in continuous use for bona fide agricultural purposes for five years before submission of this application.
- Meets two qualifying perimeter criteria:

- The three parcels are surrounded by at least 75 percent of their perimeter by parcels designated on the FLUM and zoning map as land to be developed for industrial, commercial, or residential, and 50 percent of such parcels are developed.

- The three parcels are less than 700 acres in size and 50 percent of the Subject Property's perimeter is surrounded by parcels designated on the FLUM as land to be developed for industrial, commercial, or residential, and 50 percent of the Subject Property's perimeter is surrounded by parcels within an urban service district, area, or line.

- Has the necessary public services (transportation, potable water, sanitary sewer, schools, and parks) and/or Osceola Lakes will negotiate in good faith with the County in compliance with statutory requirements. Drainage will be provided on-site.

- Does not exceed 1,280 acres.

- Is located within a county with a population of less than 1,750,000 people.

Because the Subject Property meets the statutory definition of an agricultural enclave, the County must provide a written report within 30 days after receipt of this application confirming the requirements have been met. The County shall then hold a public hearing to approve the certification request. After receiving certification from the St. Johns County Board of County Commissioners, Osceola Lakes will then utilize the process for receiving entitlements matching surrounding developments and submit development plans which are consistent with the land use requirements, or future land use designations, including uses, density, and intensity, of one or more adjacent parcels or an adjacent development.

II. Analysis

The Subject Property meets the statutory definition as amended by SB 686 because it meets the requirements in Section 163.3164(4)(a)-(f). The three parcels within the Subject Property are all undeveloped and located within unincorporated St. Johns County.

(a) The three parcels that make up the Subject Property are controlled by Osceola Lakes. *See* **Exhibits 4** and **5**. The legal description of the Subject Property and the warranty deeds are attached as **Exhibits 7** and **9**, respectively. Though the parcels have different owners, Osceola Lakes has control over the Subject Property per the terms of the Joint-Venture Agreement. Supporting documentation demonstrating that Osceola Lakes controls the three parcels is attached as **Exhibits 4**, **5**, and **10**.

The breakdown of the ownership of the three parcels is the following:

Parcel ID No.	Ownership	Controlled by	Acres
137241-0030	Osceola Lakes LLC and Geoffrey Young	Osceola Lakes	45.04
137241-0010	Geoffrey Young	Osceola Lakes	18.03
137080-0000	Osceola Lakes LLC and Geoffrey Young	Osceola Lakes	40.22
	Total		103.3

Osceola Lakes, LLC was created in 2017. Peter Legeza is the only owner and member of the LLC. *See* **Exhibit 10.** Parcel ID Nos. 137241-0030 and 137080-0000 were subject to a Cross Purchase Agreement entered into on May 3, 2019 between Osceola Lakes LLC, Geoffrey Young, and Carolyn Young.[1] *See* **Exhibit 5.**

Subject to the terms and conditions of this Agreement, Young agrees to sell to Osceola a one-half undivided interest in that approximately 45 acre parcel of real property located in St. Johns County, Florida, being described further on Exhibit "A" hereto, (the "Young Property"), and Osceola agrees to sell to Young a one-half undivided interest in that approximately 40 acre parcel of real property located in St. Johns County, Florida, being described further on Exhibit "B" hereto, (the "Osceola Property"). The obligations of the parties to make the conveyances set forth herein are cross-contingent upon one-another. When referring to the Young Property or the Osceola Property in a general sense or collectively, they may be referred to hereinafter as the "Property" or "Properties".

Subsequent to the Cross Purchase Agreement, Osceola Lakes, under the control of Peter Legeza, and Mr. Young entered into a Joint Venture Agreement on May 10, 2021. *See* **Exhibit 4.** The JV Agreement served two purposes. First, it established that the property subject to the Cross Purchase Agreement and Parcel ID No. 137241-0010 fell under the purview of the JV.

5. The parties further acknowledge and agree that Legeza, as the Manager and holder of controlling interest in Osceola Lakes, LLC, may acquire additional property in the vicinity of the Cross Purchase Property and if so intends to incorporate it into any future development and that additional adjacent properties may be acquired in the future. Such additional property acquired by Osceola Lakes, LLC shall be referred to hereinafter as "Additional Osceola Property". The Adjacent Property, Joint Venture Property, and Additional Osceola Property shall be referred to hereinafter collectively as the "Property".

See **Exhibit 4** at ¶4.

[1] Ms. Young passed away on July 10, 2020.

Second, it gave control to Pete Legeza, as the manager and owner of Osceola Lakes, to decide when to develop the property subject, which includes Parcel ID Nos. 137241-0030, 137080-0000, and 137241-0010, to the purview of the JV Agreement.

9. Operational Authority and Control. The parties agree that Peter P. Legeza, Jr., as controlling member interest holder and Manager of Osceola Lakes, LLC, shall have operational authority and control over the Adjacent Property, the Joint Venture Property (of which the Adjacent Property is a part), and the Additional Osceola Property. "Operational Authority and Control" shall mean that Legeza shall have the right to oversee and direct the timber farming operations, to arrange for timber harvesting and sales and to allocate the proceeds from timber sales, to determine the need for and arrange for the accomplishment of all timber farming related tasks and duties, to investigate the potential entitlement of the Property, to investigate the potential development of the Property, to file all necessary zoning, comprehensive plan amendments, or other land use or development applications, to negotiate the sale of the Property and all related terms with third parties, to list or otherwise advertise the Property for sale, and to take all other actions and exercise all other types of control as necessary to continue the current timber farming operations on the Property and to entitle, develop, or sell the Property in the future as Legeza determines as is reasonable and appropriate, and in the interest of the other member interest holders of Osceola Lakes, Young, or other additional equity owners in the future.

See **Exhibit 4** at ¶9.

As demonstrated by the Cross Purchase Agreement and the Joint Venture Agreement, Osceola Lakes, LLC as a single entity possesses the legal authority to control all ownership interests of all three parcels comprising the Subject Property and thus satisfies compliance with Section 163.3164(4)(a), Florida Statutes.

(b) In compliance with Section 163.3164(4)(b), the three parcels have been in continuous use for bona fide agricultural purposes as a timber operation for the last seven decades.[2] Two of the parcels, Parcel ID Nos. 137080-0000 and 137241-0010 have received an agricultural classification from the St. Johns County Property Appraiser since at least 2018 and have been used a timber operation for at least the last 30 years. *See* **Exhibit 11**.

Parcel ID No. 1372410-0030 has received an agricultural classification from the St. Johns County Property Appraiser since at least 2018, except in 2022 due to a change in ownership. Despite the one-year lapse in agricultural classification simply because the

[2] A comprehensive video showing the work that has occurred on the property over the past 5 years can be found at the following sharefile link: https://stearnsweaver.sharefile.com/d-s321aa84dd0d2486492860acd0c3a5397.

classification was not applied for, the parcel continued to be utilized as a timber operation.[3] Evidence of such operation has been extensively detailed in **Exhibit 12**. An overview of the agricultural classification of each parcel is attached in **Appendix A**.

Section 163.3164(4)(b) does not require that a parcel seeking certification have an agricultural classification, but such classification creates a *per se* affirmation that the parcel is used for a bona fide agricultural purpose.[4] If a parcel was not classified agricultural by the Property Appraiser, then a separate analysis to determine compliance must be made. An in-depth analysis of the history of all three parcels as timber farms has been included as **Exhibit 12**, in addition to a letter from and affidavit by Billy Lipthrott attesting to the analysis of the three parcels as **Exhibit 13**. Because all three parcels have been utilized for bona fide agricultural purposes as a specified by Section 193.461, and required by Section 163.3164(4)(b), the Subject Property is in compliance.

Under the separate statutory analysis, Section 193.461, Florida Statutes, defines "bona fide agricultural purposes" as "good faith agricultural use of the land" and the following factors, which the Subject Property satisfies, may be taken into consideration in making that determination:

- *The length of time the land has been so used.* For over 70 years, the Subject Property has been used continuously as a timber farm and has continued to be utilized as such, as supported by the aerial photography attached to **Exhibit 14**. Further analysis on a parcel by parcel basis is provided in **Exhibit 11**.

- *Whether the use has been continuous.* The Subject Property has remained a timber farm for over 70 years and Osceola Lakes presently continues that usage. Further analysis on a parcel by parcel basis is provided in **Exhibit 11**.

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[3] Florida courts have long recognized the distinction between timber operations and typical row crops when evaluating whether the property's use satisfies the bona fide agricultural purpose test. *See Conrad v. Sapp,* 252 So. 2d 225, 227 (Fla. 1971) ("Is proof required that the landowner must embark upon a program of land preparation, planting of trees and cultivation of same as is requisite in 'row crop' farming? We think not."); *Greenwood v. Oates*, 251 So. 2d 665 (Fla. 1971). Timber operations, unlike row crop farming, do not require the same level of maintenance because trees can take decades to mature especially if stands are left to naturally seed after a harvest occurred. It would be illogical to conclude that a timber operation harvested for mature trees was not used for a bona fide agricultural purpose in the years preceding the harvest.

[4] As a constitutional officer, a property appraiser's action is "clothed with the presumption of correctness." *Straughn v. Tuck*, 354 So. 2d 368, 371 (Fla. 1977). Section 193.461, Florida Statutes, requires property appraisers to make a yearly determination as to whether lands are being used for a bona fide agricultural purpose, and such property appraisers have a duty to analyze the evidence presented by the applicant. *Id.* When determining whether a property is being used for a "bona fide agricultural purpose," the property appraiser's designation bears on that determination. *See Sheik Island Farm, Inc. v. Covington Farm, Inc.*, 429 So. 3d 1095, 1104 (Fla. 2d DCA 2026).

- *The purchase price paid.* The purchase price of each parcel is commensurate with the asking price for agricultural use. Further analysis on a parcel by parcel basis is provided in **Exhibit 11**.

- *Size, as it relates to specific agricultural use, but a minimum acreage may not be required for agricultural assessment.* The Subject Property for this application encompasses approximately 103 acres, which is commensurate with other timber farms. Further analysis on a parcel by parcel basis is provided in **Exhibit 11**.

- *Whether an indicated effort has been made to care sufficiently and adequately for the land in accordance with accepted commercial agricultural practices, including, without limitation, fertilizing, liming, tilling, mowing, reforesting, and other accepted agricultural practices.* As provided in detail in **Exhibit 11**, Osceola Lakes and the prior owners have made continuous efforts to maintain the three parcels as timber farms, including but not limited to cuttings, replanting, and other documented activity for a timber operation.

Irrespective of the binding determination by the St. Johns County Property Appraiser classifying the Subject Property as agricultural, because the Subject Property has been used for silviculture for at least the past seventy years, the property value is commensurate of other agricultural lands, the size of the property, and standard agricultural practices have been utilized, the Subject Property satisfies the factors in determining whether land is used for a bona fide agricultural purpose, and thus meets the requirement in (4)(b).

(c) In order to meet the definition of an agricultural enclave, such parcel or parcels must meet one of the five conditions found in paragraph (4)(c). The Subject Property meets the requirement in paragraph (4)(c)1.b. and (4)(c)2. *See* **Exhibit 8**.

(4)(c)1.b. Per the perimeter analysis detailed in **Exhibit 8**[5], the total perimeter of the Subject Property is approximately 12,950.44 feet, of which approximately 85.97% of the perimeter is surrounded by parcels designated on the FLUM[6] as land to be developed for industrial, commercial, or residential, and 100% of its perimeter by parcels designated on the Zoning Map[7] as land to be developed for industrial, commercial, or residential purposes. Further, 58.02% of the Subject Property's perimeter is surrounded by parcels

[5] The perimeter analysis was conducted utilizing GIS software and publicly available information from the St. Johns County Property Appraiser and St. Johns County. The analysis overlayed the County's zoning map, FLUM designations, Development Area Boundary, and other information. The analysis then calculated the qualifying perimeters and determined the qualifying percentages.

[6] Ordinance 2010-38 established the current FLUM designations utilized in this analysis.

[7] Zoning Ordinances 2008-59, 1987-35, 2005-84, 1982-50, and 2006-100 were verified and utilized in this analysis.

developed with existing industrial, commercial, or residential development. *See* **Exhibit 15.** Thus, the Subject Property qualifies under the requirements of paragraph (4)(c)1.b.

(4)(c)2. Per the perimeter analysis detailed in **Exhibit 8**, the subject parcel is 103.29 acres in size and thus less than the 700 acre threshold. The total perimeter of the Subject Property is approximately 12,950.44 feet. As 85.97% of the surrounding parcels are designated on the FLUM as land to be developed for industrial, commercial, or residential, and also are within St. Johns County's Development Area Boundary, which meets the definition of an urban service area, line, or boundary, the Subject Property meets the 50% threshold for both requirements.

Thus, the Subject Property complies with Section 163.3164(4)(c)1.b. and 2.

(d) The Subject Property has the required existing public services, including but not limited to, water, wastewater, transportation, schools, and recreation facilities, or such services are scheduled. *See* **Exhibit 16.** To the extent necessary, Osceola Lakes will negotiate in good faith with the County to comply with all statutory requirements for public facilities and services.

(e) The Subject Parcel is approximately 103.29 acres in size and thus does not exceed the 1,280-acre threshold.

(f) Per Office of Economic and Demographic Research estimates, St. Johns County's population is 348,131 as of April 1, 2025. *See* **Exhibit 16**.

III. Conclusion

The Subject Property must be certified as an agricultural enclave upon request of an applicant to the County because it meets the amended statutory definition in Section 163.3164(4), Florida Statutes. Upon receipt of this application and within 30 days, the County shall provide a written report determining whether the County agrees with the analysis in this Application. Osceola Lakes looks forward to working with the County through this process and can provide additional information to confirm the Subject Property meets the amended statutory definition, as needed.

Appendix A

Parcel ID No. 137241-0010		
Year	**Ag. Classification**	**Additional Justification**
2021	Yes	After Osceola Lakes took over control of the property through a Joint Venture with Mr. Young, Mr. Legeza began maintaining the property. Mr. Legeza documented much of this activity through photos, which have been geotagged to the specific parcel.
2022	Yes	**Exhibit 18 – Timber Sale Contract** Osceola Lakes and Mr. Young entered into a harvest and purchase contract with Gator Timber for the property; the harvest occurred in 2023. Seed Plantings in March 2022.
2023	Yes	**Exhibit 19 – 2023 Timber Sales** After the 2023 harvest, additional timber was purchased and harvested from the property by Gator Timber.
2024	Yes	**Exhibit 20 – 2024/2025 FMP** Osceola Lakes commissioned a Forestry Management Plan for the property in consultation with RWS Forest Services for the continued maintenance and harvest of the property.
2025	Yes	Continued use of the property as a timber operation and continued approval by the Property Appraiser as agricultural.
2026	Yes	Continued use of the property as a timber operation and continued approval by the Property Appraiser as agricultural.

Parcel ID No. 137241-0030		
Year	**Ag. Classification**	**Additional Justification**
2021	Yes (Under Prior Parcel ID No.)	After Osceola Lakes was deeded a 50% ownership interest in the property, Mr. Legeza began maintaining the property. Mr. Legeza documented much of this activity through photos, which have been geotagged to the specific parcel.
2022	No Application Submitted	**Exhibit 18 – Timber Sale Contract** Osceola Lakes and Mr. Young entered into a harvest and purchase contract with Gator Timber for the property; the harvest occurred in 2023. Seed Plantings in Mar. 2022.
2023	Yes	**Exhibit 19 – 2023 Timber Sales** After the 2023 harvest, additional timber was purchased and harvested from the property by Gator Timber.
2024	Yes	**Exhibit 20 – 2024/2025 FMP**

		Osceola Lakes commissioned a Forestry Management Plan for the property in consultation with RWS Forest Services for the continued maintenance and harvest of the property.
2025	Yes	Continued use of the property as a timber operation and continued approval by the Property Appraiser as agricultural.
2026	Yes	Continued use of the property as a timber operation and continued approval by the Property Appraiser as agricultural.

Parcel ID No. 137080-0000		
Year	**Ag. Classification**	**Additional Justification**
2021	Yes	Continued use of the property as a timber operation and continued approval by the Property Appraiser as agricultural.
2022	Yes	**Exhibit 18 – Timber Sale Contract** Osceola Lakes and Mr. Young entered into a harvest and purchase contract with Gator Timber for the property; the harvest occurred in 2023. Seed plantings in Mar. 2022.
2023	Yes	**Exhibit 19– 2023 Timber Sales** After the 2023 harvest, additional timber was purchased and harvested from the property by Gator Timber.
2024	Yes	**Exhibit 20– 2024/2025 FMP** Osceola Lakes commissioned a Forestry Management Plan for the property in consultation with RWS Forest Services for the continued maintenance and harvest of the property.
2025	Yes	Continued use of the property as a timber operation and continued approval by the Property Appraiser as agricultural.
2026	Yes	Continued use of the property as a timber operation and continued approval by the Property Appraiser as agricultural.

CHAPTER 2026-34

Committee Substitute for Committee Substitute for Committee Substitute for Senate Bill No. 686

An act relating to agricultural enclaves; amending s. 163.3162, F.S.; authorizing certain persons to apply to the governing body of the local government for certification of certain parcels as agricultural enclaves; prohibiting an applicant from using the perimeter of certain parcels for a specified purpose; requiring the local government to provide to the applicant a certain report within a specified timeframe; requiring the local government to hold a public hearing within a specified timeframe to approve or deny such certification; requiring the certification of a parcel or parcels as an agricultural enclave under certain circumstances; requiring the governing body to issue certain decisions in writing; authorizing an applicant to seek judicial review under certain circumstances; authorizing certain persons to submit certain development plans; requiring that certain developments be treated as a conforming use; encouraging a local government to incorporate certain site design measures where feasible for certain development; prohibiting a local government from enacting or enforcing certain laws or regulations; requiring a local government to treat certain agricultural enclaves as if they are within urban service districts; requiring the local government and the owner of a parcel or parcels certified as an agricultural enclave to enter a certain written agreement; authorizing the development of certain parcels for commercial, industrial, or single-family residential purposes under certain circumstances; deleting provisions relating to certain amendments to a local government's comprehensive plan; revising construction; amending s. 163.3164, F.S.; revising the definition of the term "agricultural enclave"; providing for the future expiration and reversion of specified provisions; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (4) of section 163.3162, Florida Statutes, is amended to read:

163.3162 Agricultural lands and practices.—

(4) PUBLIC HEARING PROCESS.—

(a) Notwithstanding any other law or local ordinance, resolution, or regulation, the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity, may apply to the governing body of the local government for certification of the parcel or parcels 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

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

local government as an agricultural enclave to meet the definition of the term "agricultural enclave."

(b) Within 30 days after the local government's receipt of such an application, the local government shall provide to the applicant a written report detailing whether the application complies with the requirements of paragraph (a).

(c) Within 30 days after the local government provides the report required under paragraph (b), the local government shall hold a public hearing to approve or deny certification of the parcel or parcels as an agricultural enclave. If the local government does not approve or deny certification of the parcel or parcels as an agricultural enclave within 90 days after receipt of the application, the parcel or parcels must be certified as an agricultural enclave.

(d) If the application is denied, the governing body of the local government must issue its decision in writing with detailed findings of fact and conclusions of law. The applicant may seek review of the denial by filing a petition for writ of certiorari in the circuit court within 30 days after the date the local government renders its decision.

(e) If the application is approved, the owner of the parcel or parcels certified as an agricultural enclave, or the owner's authorized agent or controlling entity, may submit development plans for single-family residential housing which are consistent with the land use requirements, or future land use designations, including uses, density, and intensity, of one or more adjacent parcels or an adjacent development. A development for which plans are submitted under this paragraph must be treated as a conforming use, notwithstanding the local government's comprehensive plan, future land use designation, or zoning. If development within an agricultural enclave affects an established wildlife corridor, the local government is encouraged to incorporate site design measures that maintain habitat permeability, including clustering, open space retention, and wildlife crossing accommodations, where feasible.

(f) A local government may not enact or enforce a law or regulation for an agricultural enclave which is more burdensome than for other types of applications for comparable uses or densities. A local government shall treat an agricultural enclave that is adjacent to an urban service district as if such enclave is within the urban service district.

(g) Within 30 business days after the local government's receipt of development plans under paragraph (e), the local government and the owner of the parcel or parcels certified as an agricultural enclave must agree in writing to a process and schedule for information submittal, analysis, and final approval, which may be administrative in nature, of the development plans. The local government may not require the owner to agree to a process that is longer than 180 days in duration or that includes further review of the plans in a quasi-judicial process or public hearing.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

(h) Notwithstanding paragraph (e), a parcel or parcels certified as an agricultural enclave as defined in s. 163.3164(4)(c)1.c. which are adjacent to an interstate highway may be developed for commercial, industrial, or single-family residential purposes if one or more adjacent parcels or an adjacent development permits the same density or intensity as the proposed development ~~AMENDMENT TO LOCAL GOVERNMENT COMPREHENSIVE PLAN.—The owner of a parcel of land defined as an agricultural enclave under s. 163.3164 may apply for an amendment to the local government comprehensive plan pursuant to s. 163.3184. Such amendment is presumed not to be urban sprawl as defined in s. 163.3164 if it includes land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. This presumption may be rebutted by clear and convincing evidence. Each application for a comprehensive plan amendment under this subsection for a parcel larger than 640 acres must include appropriate new urbanism concepts such as clustering, mixed-use development, the creation of rural village and city centers, and the transfer of development rights in order to discourage urban sprawl while protecting landowner rights~~.

~~(a) The local government and the owner of a parcel of land that is the subject of an application for an amendment shall have 180 days following the date that the local government receives a complete application to negotiate in good faith to reach consensus on the land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. Within 30 days after the local government's receipt of such an application, the local government and owner must agree in writing to a schedule for information submittal, public hearings, negotiations, and final action on the amendment, which schedule may thereafter be altered only with the written consent of the local government and the owner. Compliance with the schedule in the written agreement constitutes good faith negotiations for purposes of paragraph (c).~~

~~(b) Upon conclusion of good faith negotiations under paragraph (a), regardless of whether the local government and owner reach consensus on the land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel, the amendment must be transmitted to the state land planning agency for review pursuant to s. 163.3184. If the local government fails to transmit the amendment within 180 days after receipt of a complete application, the amendment must be immediately transferred to the state land planning agency for such review. A plan amendment transmitted to the state land planning agency submitted under this subsection is presumed not to be urban sprawl as defined in s. 163.3164. This presumption may be rebutted by clear and convincing evidence.~~

~~(c) If the owner fails to negotiate in good faith, a plan amendment submitted under this subsection is not entitled to the rebuttable presumption under this subsection in the negotiation and amendment process.~~

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

(i)~~(d)~~ Nothing within this subsection relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of any of the following areas:

1. The Wekiva Study Area, as described in s. 369.316.~~; or~~

2. The Everglades Protection Area, as defined in s. 373.4592(2).

3. Any area of critical state concern, as designated in s. 380.055, s. 380.0551, s. 380.0552, s. 380.0553, or s. 380.0555.

4. Any portion of a property encumbered by a recorded conservation easement as defined in s. 704.06.

5. A military installation or range identified in s. 163.3175(2).

Section 2. Subsection (4) of section 163.3164, Florida Statutes, is amended to read:

163.3164 Community Planning Act; definitions.—As used in this act:

(4) "Agricultural enclave" means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

(a) Are ~~Is~~ owned or controlled by a single person or entity;

(b) Have ~~Has~~ been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of 5 years before ~~prior to~~ the date of any comprehensive plan amendment or development application;

(c)1. Are ~~Is~~ surrounded on at least 75 percent of their ~~its~~ perimeter by:

a.~~1.~~ A parcel or parcels ~~Property~~ that have ~~has~~ existing industrial, commercial, or residential development; ~~or~~

b.~~2.~~ A parcel or parcels ~~Property~~ that the local government has designated, in the local government's ~~comprehensive plan,~~ zoning map~~,~~ and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, and at least 50 ~~75~~ percent of such parcel or parcels ~~property~~ is existing industrial, commercial, or residential development; or

c. A combination of an interstate highway and a parcel or parcels that are within an urban service district, area, or line and that the local government has designated in the local government's future land use map as land that is to be developed for industrial, commercial, or residential purposes;

2. 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 local government's future land use map 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 area adopted in the local government's comprehensive plan which was intended to be developed with residential uses;

(d) Have ~~Has~~ 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 alternative 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; ~~and~~

(e) Do ~~Does~~ not exceed 1,280 acres; however, if the parcel or parcels are ~~property is~~ 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, ~~then~~ the area must ~~shall~~ be determined to be urban and the parcel or parcels may not exceed 4,480 acres, unless such parcel or parcels exceeding 1,280 acres are within the affected counties covered by the water protection plan specified in s. 373.4595(4)(c); and

(f) Are located within a county with a population of 1.75 million or less. For purposes of this subsection, population is determined in accordance with the most recent official estimate pursuant to s. 186.901.

Where a right-of-way, body of water, or canal exists along the perimeter of a parcel, the perimeter calculations of the agricultural enclave must be based on the adjacent parcel or parcels across the right-of-way, body of water, or canal.

Section 3. The amendments made by this act to ss. 163.3162(4) and 163.3164(4), Florida Statutes, shall expire January 1, 2028, and the text of those subsections shall revert to that in existence on June 30, 2026, except that any amendment to such text enacted other than by this act shall be preserved and continue to operate to the extent that such amendment is not dependent upon the portions of text which expire pursuant to this section.

Section 4. This act shall take effect July 1, 2026.

Approved by the Governor April 20, 2026.

Filed in Office Secretary of State April 20, 2026.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

163.3162 Agricultural lands and practices.—

(4) PUBLIC HEARING PROCESS.—

(a) Notwithstanding any other law or local ordinance, resolution, or regulation, the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity, may apply to the governing body of the local government for certification of the parcel or parcels 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."

(b) Within 30 days after the local government's receipt of such an application, the local government shall provide to the applicant a written report detailing whether the application complies with the requirements of paragraph (a).

(c) Within 30 days after the local government provides the report required under paragraph (b), the local government shall hold a public hearing to approve or deny certification of the parcel or parcels as an agricultural enclave. If the local government does not approve or deny certification of the parcel or parcels as an agricultural enclave within 90 days after receipt of the application, the parcel or parcels must be certified as an agricultural enclave.

(d) If the application is denied, the governing body of the local government must issue its decision in writing with detailed findings of fact and conclusions of law. The applicant may seek review of the denial by filing a petition for writ of certiorari in the circuit court within 30 days after the date the local government renders its decision.

(e) If the application is approved, the owner of the parcel or parcels certified as an agricultural enclave, or the owner's authorized agent or controlling entity, may submit development plans for single-family residential housing which are consistent with the land use requirements, or future land use designations, including uses, density, and intensity, of one or more adjacent parcels or an adjacent development. A development for which plans are submitted under this paragraph must be treated as a conforming use, notwithstanding the local government's comprehensive plan, future land use designation, or zoning. If development within an agricultural enclave affects an established wildlife corridor, the local government is encouraged to incorporate site design measures that maintain habitat permeability, including clustering, open space retention, and wildlife crossing accommodations, where feasible.

(f) A local government may not enact or enforce a law or regulation for an agricultural enclave which is more burdensome than for other types of applications for comparable uses or densities. A local government shall treat an agricultural enclave that is adjacent to an urban service district as if such enclave is within the urban service district.

(g) Within 30 business days after the local government's receipt of development plans under paragraph (e), the local government and the owner of the parcel or parcels certified as an agricultural enclave must agree in writing to a process and schedule for information submittal, analysis, and final approval, which may be administrative in nature, of the development plans. The local government may not require the owner to agree to a process that is longer than 180 days in duration or that includes further review of the plans in a quasi-judicial process or public hearing.

(h) Notwithstanding paragraph (e), a parcel or parcels certified as an agricultural enclave as defined in s. 163.3164(4)(c)1.c. which are adjacent to an interstate highway may be developed for commercial, industrial, or single-family residential purposes if one or more adjacent parcels or an adjacent development permits the same density or intensity as the proposed development.

(i) Nothing within this subsection relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of any of the following areas:

1. The Wekiva Study Area, as described in s. 369.316.
2. The Everglades Protection Area, as defined in s. 373.4592(2).
3. Any area of critical state concern, as designated in s. 380.055, s. 380.0551, s. 380.0552, s. 380.0553, or s. 380.0555.
4. Any portion of a property encumbered by a recorded conservation easement as defined in s. 704.06.
5. A military installation or range identified in s. 163.3175(2).

163.3164 Community Planning Act; definitions.—As used in this act:

(4) "Agricultural enclave" means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

(a) Are owned or controlled by a single person or entity;

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

(c)1. Are surrounded on at least 75 percent of their perimeter by:

a. A parcel or parcels that have existing industrial, commercial, or residential development;

b. A parcel or parcels that the local government has designated, in the local government's zoning map and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, and at

least 50 percent of such parcel or parcels is existing industrial, commercial, or residential development; or

c. A combination of an interstate highway and a parcel or parcels that are within an urban service district, area, or line and that the local government has designated in the local government's future land use map as land that is to be developed for industrial, commercial, or residential purposes;

2. 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 local government's future land use map 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 area adopted in the local government's comprehensive plan which was intended to be developed with residential uses;

(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 alternative 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;

(e) Do not exceed 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, unless such parcel or parcels exceeding 1,280 acres are within the affected counties covered by the water protection plan specified in s. 373.4595(4)(c); and

(f) Are located within a county with a population of 1.75 million or less. For purposes of this subsection, population is determined in accordance with the most recent official estimate pursuant to s. 186.901.

Where a right-of-way, body of water, or canal exists along the perimeter of a parcel, the perimeter calculations of the agricultural enclave must be based on the adjacent parcel or parcels across the right-of-way, body of water, or canal.

The amendments made by this act to ss. 163.3162(4) and 163.3164(4), Florida Statutes, shall expire January 1, 2028, and the text of those subsections shall revert to that in existence on June 30, 2026, except that any amendment to such text enacted other than by this act shall be preserved and continue to operate to the extent that such amendment is not dependent upon the portions of text which expire pursuant to this section.

Detail by Entity Name

Florida Limited Liability Company
OSCEOLA LAKES, LLC

Filing Information

Document Number	L17000115286
FEI/EIN Number	APPLIED FOR
Date Filed	05/24/2017
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/11/2022

Principal Address

2215 SOUTH THIRD STREET
SUITE 101
JACKSONVILLE BEACH, FL 32250

Mailing Address

2215 SOUTH THIRD STREET
SUITE 101
JACKSONVILLE BEACH, FL 32250

Registered Agent Name & Address

BRILEY, D. RANDALL
2215 SOUTH THIRD STREET
SUITE 101
JACKSONVILLE BEACH, FL 32250

Name Changed: 10/11/2022

Authorized Person(s) Detail

Name & Address

Title MGR

LEGEZA, PETER P, JR
P.O. BOX 924
PONTE VEDRA BEACH, FL 32082

Annual Reports

Report Year	Filed Date

2024	05/01/2024
2025	05/01/2025
2026	05/01/2026

05/01/2026 -- ANNUAL REPORT	View image in PDF format
05/01/2025 -- ANNUAL REPORT	View image in PDF format
05/01/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
10/11/2022 -- REINSTATEMENT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
06/29/2017 -- LC Amendment	View image in PDF format
05/24/2017 -- Florida Limited Liability	View image in PDF format

JOINT VENTURE AGREEMENT

This JOINT VENTURE AGREEMENT (this "Agreement") is made as of May 10th, 2021, by and between Osceola Lakes, LLC, a Florida limited liability company, ("Osceola Lakes") whose address is c/o Briley & Deal, LLC, 1525B The Greens Way, Suite 200, Jacksonville Beach, FL 32250, and Geoffrey A. Young, an individual whose address is 655 Wildwood Drive, St. Augustine, FL 32086 (hereinafter "Young").

RECITALS

WHEREAS the parties (and Carolyn Young) entered into a Cross Purchase and Sale Agreement dated 5/3/19 involving certain real property located in St. Johns County, Florida (the "Cross Purchase Property"); and

WHEREAS Carolyn Young was deceased on July 10th, 2020 and all of her interest in the Cross Purchase Property passed to Geoffrey A. Young at her death; and

WHEREAS the parties have elected to close on the Cross Purchase obligations as set forth in the Cross Purchase Agreement; and

WHEREAS the parties wish to establish a joint venture by which the Cross Purchase Property and the remaining adjacent property owned by Young (described on Exhibit "A" and referred to hereinafter as the "Adjacent Property") shall be managed and controlled;

NOW THEREFORE, in consideration of the mutual promises and obligations herein, the receipt and adequacy of which are hereby acknowledged and accepted, the parties hereby agree as follows:

1. The parties have closed on the Cross Purchase Property which is now titled in Osceola Lakes, LLC and Young, each as to an undivided 50% interest. .

2. Young shall retain ownership of the Adjacent Property as described on Exhibit A hereto. Young shall continue to reside on Parcel Number 1372400020.

3. The Cross Purchase Property and the Adjacent Property shall be referred to hereinafter as the "Joint Venture Property".

4. The parties agree that the purpose of the Joint Venture is to continue the present timber farming operations on the Joint Venture Property until such time as the Joint Venture Property can be entitled and sold or developed for residential use.

5. The parties further acknowledge and agree that Legeza, as the Manager and holder of controlling interest in Osceola Lakes, LLC, may acquire additional property in the vicinity of the Cross Purchase Property and if so intends to incorporate it into any future development and that additional adjacent properties may be acquired in the future. Such additional property acquired by Osceola Lakes, LLC shall be referred to hereinafter as "Additional Osceola Property". The Adjacent Property, Joint Venture Property, and Additional Osceola Property shall be referred to hereinafter collectively as the "Property".

6. Legeza discloses that he intends to continue timber farming operations on the Additional Osceola Property and that he intends to eventually attempt to entitle the Additional Osceola Property and any future acquired property along with the Joint Venture property such that it enhances and maximizes the development potential and investment value of the Joint Venture property. Legeza agrees that he will not take any actions that would unreasonably cause the value of the Joint Venture Property to be diminished or impeded.

7. Although Young shall retain ownership and thus be permitted to continue to permanently reside on Parcel 1372400020 as his permanent residence and for homestead purposes, Young acknowledges and agrees that he will cooperate with and allow the inclusion of that parcel in the timber farming operations and in any future development entitlements or uses.

8. At the time when Legeza determines that it is appropriate to cease the timber farming operations and develop the Adjacent Property or sell the Joint Venture Property (which includes the Adjacent Property), then Young agrees that he will convey the Adjacent Property to Osceola Lakes, LLC, or to a third party purchaser (at Legeza's discretion) to whom Osceola Lakes is selling the Joint Venture Property and/or the Additional Osceola Property. In the event that the Joint Venture Property and the Additional Osceola Property is being sold to a third party, then Young agrees that the sales price and terms for the sale of the Adjacent Property shall be the same on a per acre basis as the other property being sold. In the event that Legeza has decided to develop the Joint Venture Property then Young agrees to sell the Adjacent Property to Osceola Lakes for inclusion in the development for a price and terms such that Young receives the same price or benefit per acre as Osceola Lakes will receive from the development on a per acre basis from the development of the remainder of the property. Legeza agrees that Osceola Lakes will allocate any proceeds of such development or sale of the developed property such that Young receives the same benefit on a per-acre basis as Osceola receives from the Additional Osceola Property.

9. Operational Authority and Control. The parties agree that Peter P. Legeza, Jr., as controlling member interest holder and Manager of Osceola Lakes, LLC, shall have operational authority and control over the Adjacent Property, the Joint Venture Property (of which the Adjacent Property is a part), and the Additional Osceola Property. "Operational Authority and Control" shall mean that Legeza shall have the right to oversee and direct the timber farming operations, to arrange for timber harvesting and sales and to allocate the proceeds from timber sales, to determine the need for and arrange for the accomplishment of all timber farming related tasks and duties, to investigate the potential entitlement of the Property, to investigate the potential development of the Property, to file all necessary zoning, comprehensive plan amendments, or other land use or development applications, to negotiate the sale of the Property and all related terms with third parties, to list or otherwise advertise the Property for sale, and to take all other actions and exercise all other types of control as necessary to continue the current timber farming operations on the Property and to entitle, develop, or sell the Property in the future as Legeza determines as is reasonable and appropriate, and in the interest of the other member interest holders of Osceola Lakes, Young, or other additional equity owners in the future.

10. Cooperation. Young agrees that Young will cooperate with Legeza in the sharing of information, access to the Adjacent Property, execution of Owner's Authorizations for Agent, Power of Attorney, or other documents so as to vest Legeza with the ability to exercise the Operational Authority and Control as set forth hereinabove, that Young will refer any inquiries regarding the purchase of the Property promptly to Legeza, that Young will not communicate with potential purchasers or reveal information regarding the Property to any third party's without Legeza's advance permission and approval, and not take any action which could reasonably or foreseeably harm or cause the loss of the agricultural property tax exemptions in place on the Property or result, impede, or harm the ability of Legeza to achieve the entitlement or development or sale of the Property in the best interests of all parties.

11. Expenses. Legeza shall fund on a monthly basis the necessary funds to pay Young's current mortgage payment on the Adjacent Property. Legeza shall also front any expenses associated with the maintenance of the Adjacent Property timber farming operations including spraying, timber road and ditch maintenance, maintenance of firebreaks, planting costs, and other costs associated with the timber farming operation. Young shall continue to be responsible for the costs of repair and maintenance of the home on his homestead parcel. Upon the sale of the Property, at the time of sale, Young shall reimburse Legeza for one half of the above costs incurred by Legeza. Such expenses shall create a lien interest on the Adjacent Property in favor of Legeza until the reimbursement is made.

12. Recordation. This Joint Venture Agreement shall not be recorded, but Legeza shall be entitled to record an Affidavit or Memorandum of this Agreement so as to establish Legeza's Operational Authority and Control, or the other terms hereof as Legeza deems necessary. Legeza may also record a Notice of Lien Interest or other similar document to establish of record his lien interest in the Adjacent Property as set forth above.

13. Jurisdiction and Venue. The parties agree that jurisdiction and venue of any matter arising under or related to this Agreement shall lie in the appropriate court of competent jurisdiction in St. Johns County, Florida.

14. Attorney's Fees. In the event that either party is required to bring any action at law or equity to enforce the terms and conditions hereof, the prevailing party shall be entitled to recover reasonable attorney's fees and court costs, whether or not a lawsuit is actually filed.

15. Choice of Law. This Agreement shall be interpreted under the laws of the State of Florida.

16. Interpretation based on Drafting. This Agreement was drafted by counsel for Legeza and Osceola Lakes, LLC. Notwithstanding Young hereby agrees that Young has had ample opportunity to have this Agreement reviewed by counsel and to be advised on the terms hereof. Young further agrees that any provision in any statute or common law provision which would imply that this Agreement should be interpreted against the drafter is hereby waived, and that all terms and conditions herein shall be interpreted and enforced as if such a preference did not exist and as if the Agreement were jointly drafted.

17. Counterparts. This Agreement shall be executed in one or more counterparts, the assemblage of which shall constitute a fully executed Agreement.

WHEREFORE THE PARTIES HAVE SET FORTH THEIR HANDS AND SEALS AS OF THE DATE FIRST SET FORTH HEREINABOVE BY AND BETWEEN:

[SIGNATURES ON FOLLOWING PAGE]

Geoffrey A. Young

Osceola Lakes, LLC, a Florida limited liability company

By: Peter P. Legeza, Jr.
Manager

Peter P. Legeza Jr., Individually

EXHIBIT A

MAP OF

A PART OF LOT 1, YOUNG'S ESTATES AS RECORDED IN MAP BOOK 5B, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°14'50" EAST, ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE EAST LINE OF GOVERNMENT LOT 3 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 28 EAST, A DISTANCE OF 509.00 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2664, PAGE 1195 OF SAID PUBLIC RECORDS; THENCE SOUTH 90°00'00" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 580.71 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00°14'50" EAST, ALONG SAID EAST LINE, A DISTANCE OF 94.98 FEET TO THE AFOREMENTIONED EAST LINE OF GOVERNMENT LOT 3; THENCE SOUTH 00°14'50" EAST, ALONG SAID EAST LINE, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°40'37" WEST, A DISTANCE OF 916.36 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 2 OF SAID YOUNG'S ESTATES; THENCE NORTH 00°00'00" EAST, ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 483.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 150.38 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°00'00" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 613.43 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DEER CHASE DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 786, PAGE 1485, SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 599.56 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 322.78 FEET, MAKING A CENTRAL ANGLE OF 30°50'45" AND HAVING A CHORD BEARING OF NORTH 77°09'17" EAST AND A CHORD DISTANCE OF 318.90 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2545, PAGE 695; THENCE AROUND SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2545, PAGE 695 THE FOLLOWING THREE COURSES: No. 1 – SOUTH 00°00'00" WEST, A DISTANCE OF 303.41 FEET; No. 2 – NORTH 90°00'00" EAST, A DISTANCE OF 300.00 FEET; No. 3 – NORTH 00°00'00" EAST, A DISTANCE OF 300.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF WILDWOOD DRIVE (A 66 FOOT RIGHT OF WAY); THENCE NORTH 90°00'00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 150.05 FEET TO THE POINT OF BEGINNING.

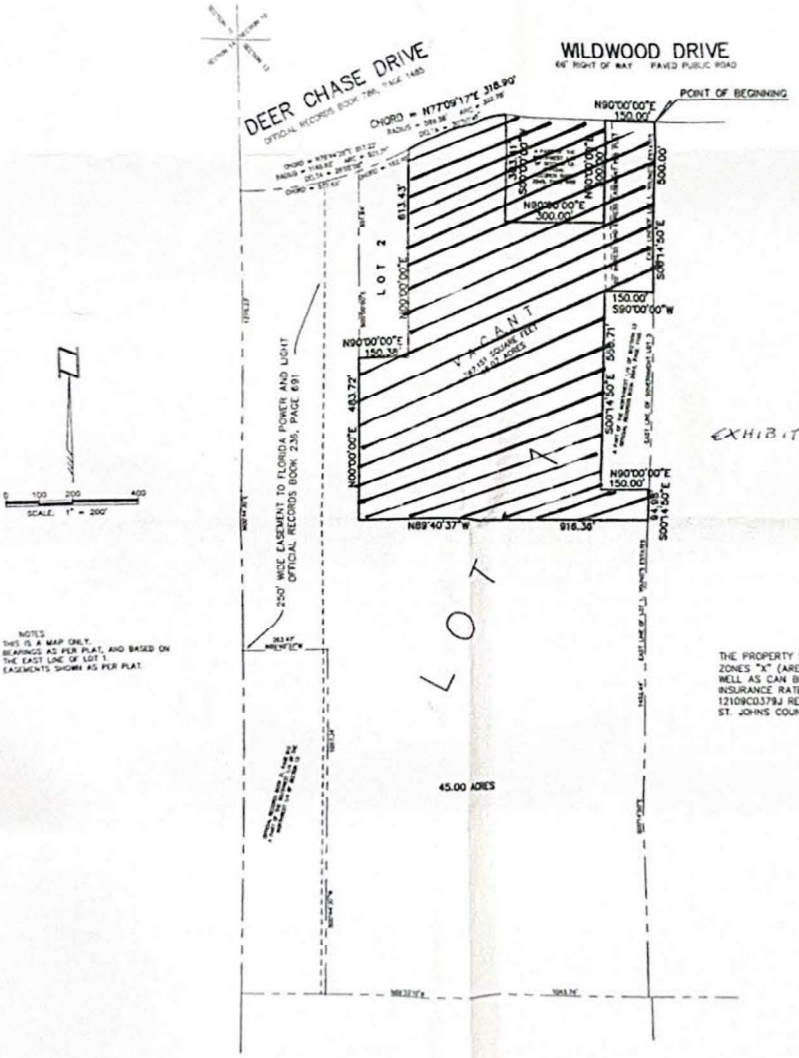


EXHIBIT C

NOTES:
1. THIS IS A MAP ONLY.
2. BEARINGS AS PER PLAT, AND BASED ON THE EAST LINE OF LOT 1.
3. EASEMENTS SHOWN AS PER PLAT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES "X" (AREA OF MINIMAL FLOODING), AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAPS No. 12109C0387J AND 12109C0379J REVISED DECEMBER 7, 2018 FOR ST. JOHNS COUNTY, FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN W. CREWS, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 5098
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

SIGNED BY:	FILE: 2019-0758	DRAWN BY: SWC	BOATWRIGHT LAND SURVEYORS, Inc. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: MAY 10, 2019	SHEET 1 OF 1

CROSS PURCHASE AND SALE AGREEMENT

THIS CROSS PURCHASE AND SALE AGREEMENT (this "Agreement") is made and entered into as of the Effective Date of this Agreement (as hereinafter defined) by and between **Carolyn R. Young and Geoffrey A. Young** a married couple, (hereinafter referred to as "Young") and **Osceola Lakes, LLC,** a Florida limited liability company (hereinafter referred to as "Osceola"). All capitalized terms used but not immediately thereafter defined shall have the meanings ascribed thereto elsewhere in this Agreement.

Subject to the terms and conditions of this Agreement, Young agrees to sell to Osceola a one-half undivided interest in that approximately 45 acre parcel of real property located in St. Johns County, Florida, being described further on Exhibit "A" hereto, (the "Young Property"), and Osceola agrees to sell to Young a one-half undivided interest in that approximately 40 acre parcel of real property located in St. Johns County, Florida, being described further on Exhibit "B" hereto, (the "Osceola Property"). The obligations of the parties to make the conveyances set forth herein are cross-contingent upon one-another. When referring to the Young Property or the Osceola Property in a general sense or collectively, they may be referred to hereinafter as the "Property" or "Properties".

1. CONSIDERATION. The consideration for the undivided one-half interest in the Young Parcel being conveyed to Osceola (the "Young Parcel Consideration") shall be the payment by Osceola to Young of the amount of One Hundred Thousand and NO/100 Dollars ($100,000.00) which shall be paid within 3 business days of the Effective Date, the other Osceola Obligations set forth hereinbelow, and the conveyance by Osceola to Young of the one-half interest in the Osceola Parcel. The consideration for the undivided one-half interest in the Osceola Parcel being conveyed to Young (the "Osceola Parcel Consideration") shall be the conveyance of the one-half interest in the Young Parcel being conveyed to Osceola, and the other Young Payment Obligations set forth hereinbelow. The parties agree to cooperate with one another in assigning or setting the basis of the cross-transfers for tax purposes so as to be accomplished in such a manner as to be the most mutually beneficial to both parties overall.

The Osceola Payment Obligations, the Young Payment Obligations, and the cross-conveyance of the respective one-half interests set forth above shall occur and be made in accordance with the terms and provisions set forth hereinbelow.

2. SURVEY. Within at least sixty (60) days after the Effective Date, either party may, at their option, obtain a new boundary survey ("Survey") to be made of the other party's Property by a licensed Florida surveyor (the "Surveyor"). Upon receipt of a Survey, any party wishing to object to any encroachment, easement, boundary issue, or other matter thereon shall notify the other party in the same manner with the same procedure and timeframes to be followed as for an objection to the Title Commitment as set forth hereinbelow.

3. TITLE COMMITMENT; TITLE POLICY. Within sixty (60) days after the Effective Date, each party shall, at their expense, procure a commitment in the amount of $500,000

from Chicago Title Insurance Company (the "Title Company") for Owner's ALTA Title Insurance (Form 2006), issued by Escrow Agent ("Commitment") setting forth the state of title to the Premises and all exceptions and restrictions of record including deed restrictions, liens and covenants. Along with such Commitment, each party shall also be furnished with copies of all documents affecting the Property and reflected in the Commitment. In the event any exceptions appear in such Commitment other than the standard printed exceptions (which shall be modified in the Owner's Title Policy as hereafter provided) or in the Survey referenced in Section 2, above, that are reasonably unacceptable to the other party, then said party shall, within fifteen (15) days after the receipt of the Commitment and title documents, notify the delivering party in writing of such fact (such a writing shall be termed a "Title Notice"). The party receiving the Title Notice shall, using good faith commercially reasonable efforts, undertake to eliminate or modify such unacceptable exceptions to the reasonable satisfaction of the objecting party but shall not be obligated to spend in excess of $10,000.00 in the aggregate in order to do so, and shall have no obligation to file any lawsuit to deal with any unacceptable exception, provided however, that each party shall, at or before Closing, cause to be removed as exceptions to title all consensual liens for a liquidated amount and any exceptions or encumbrances which are created by, under or through that party after the Effective Date (collectively, the "Mandatory Removal Liens") except as approved in advance by the other party in writing. In the event the party receiving a Title Notice is unable with the exercise of due diligence to satisfy said obligations (other than Mandatory Removal Liens) within thirty (30) days after receipt of the Title Notice, then that party may, at its option, promptly elect to either (i) accept title subject to the objections raised by the objecting party, without an adjustment in the Consideration, in which event said objections shall be deemed to be waived for all purposes; or (ii) rescind and terminate this Agreement. All matters, except for Mandatory Removal Liens, to which the title remains subject at the Closing Date, shall be referred to herein as the "Permitted Exceptions."

4. ESCROW CLOSING. At the election of Osceola or Young upon notice to the other party not less than seven (7) days prior to the Closing, this sale shall be closed through an escrow with the Title Company, in accordance with the provisions of this Agreement. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of any remaining Consideration and delivery of the Deed shall be made through the escrow and this Agreement and any additional funds added thereto or required to cover closing costs shall be deposited in the escrow.

5. DEVELOPMENT PERIOD. Beginning on the Effective Date, Osceola shall have a period of two years in which to take any and all actions deemed necessary by Osceola to develop the Young Property and the Osceola Property as a combined parcel. The parties acknowledge and agree that these actions may include, but shall not be limited to "grooming" the property so as to maximize greenbelt taxation treatment or minimization of wetlands; creation of ditches, retention ponds, or other surface water management features; filing of concurrency, zoning, or other development approval applications, planting of trees, removal of trees or other plant life, grading or installation of underground or above ground improvements, pipes, roads, or other features, and the taking of any other actions that Osceola reasonably believes is necessary to result in the combined Properties having the highest and best value and use for sale to a third party. The parties acknowledge and agree that Osceola is an experienced land developer and that Young is relinquishing all necessary control and access over the Young Property to Osceola to effect the purposes of this Agreement. Young agrees to execute any and all necessary applications,

paperwork, approvals, owner's authorization of agent, and other required documentation of any sort to enable and allow Osceola to take all necessary actions to effect the purposes of this Agreement and maximization of the development potential and value of the combined Properties.

Young agrees to give Osceola full and complete access to the Young Property to effect the purposes of the development of the combined Properties and the purposes of this Agreement, such access being considered to be an easement in favor of Osceola on, across, and under the Young Property having a term in accordance with the term of this Agreement. In the event that any injury or loss to any person or property occurs during the term of this Agreement then the parties agree that they shall equally bear and shall equally share liability for such damage, injury, or loss to the extent that any such event or loss is not covered by insurance coverage. This provision shall serve as an agreement to cross-indemnify and hold harmless each other between the parties to effect the equal sharing of loss and liability as described above.

In the event that the Development Period ends and Osceola has not either terminated this Agreement, subject to its right to do so as set forth hereinbelow, or delivered notice to close the transaction as set forth hereinbelow, then this Agreement shall terminate and be of no further force or effect.

6. PAYMENT OF DEVELOPMENT COSTS. Prior to the Closing Date, all costs of development related to the Development Period shall be paid by Osceola. Such costs shall be promptly paid so as to not create any lien or encumbrance upon either Property. In the event that the Closing occurs, then after the Closing date any and all development costs or other costs whatsoever associated with the Properties shall be borne equally by the parties. This provision shall survive the closing of this Agreement. For the purposes of Consideration as set forth hereinabove, the obligation of Osceola to pay the costs discussed in this paragraph shall be considered Osceola Payment Obligations.

7. PAYMENT OF REAL ESTATE TAXES. Until the closing date, each party shall pay the real estate taxes on its Property. The obligation of Young to pay the real estate taxes on the Young Property shall be a Young Payment Obligation, for the purposes of Consideration as set forth hereinabove, and the obligation of Osceola to pay the real estate taxes on the Osceola Property shall be an Osceola Payment Obligation for the purposes of Consideration hereinabove.

8. CLOSING DATE. The consummation of the transaction contemplated by this Agreement ("Closing") shall take place at the offices of Briley and Deal, 2215 3rd St S, Jacksonville Beach, FL 32250, or another mutually acceptable location agreed upon by the parties in Duval or St. Johns County, Florida on a date ("Closing Date") that is fifteen (15) days after the date on which Osceola gives written notice to Young (the "Closing Notice") that it intends for the transaction contemplated by this Agreement to close.

9. OSCEOLA'S RIGHT OF TERMINATION. Osceola may, at any time up until the Closing Date, elect in its sole and absolute discretion to terminate this Agreement. In such event Osceola shall give written notice of termination (the "Termination Notice") to Young and upon receipt of the Termination Notice this Agreement shall terminate and be of no further force and effect. In the event of termination Young shall be entitled to keep the $100,000 payment made by Osceola as part of the Consideration, and Osceola shall have no obligation to conduct further work

or improvements upon the Young Property, or to alter or return the condition of the Young Property to the condition in which it was before this Agreement.

10. Right of First Refusal on Additional Young Land. Young owns additional land which is contiguous to the subject Young Property consisting of approximately 18.07 acres and being further described on Exhibit "C" attached hereto, which is herein incorporated by reference (the "Additional Young Land"). The parties acknowledge and agree that Peter P. Legeza Jr. ("Legeza") is presently the principal of Osceola. Young hereby agrees that in consideration of the mutual covenants and promises in this Agreement that Young gives Legeza a perpetual one-time right of first refusal which shall burden and run with the Additional Young Land (the "Right of First Refusal"). The specific terms of the Right of First Refusal shall be as follows. In the event that Young receives a bona fide written offer (a "Purchase Offer") to purchase the Additional Young Land they shall provide Legeza with a true and accurate copy of the Purchase Offer and Legeza shall have 7 business days to respond in writing to Young as to whether or not he is exercising the Right of First Refusal (the "Exercise Notice"). If Legeza does not provide the Exercise Notice within the aforesaid time period then the Right of First Refusal shall terminate and be of no further effect so long as the closing contemplated by the Purchase Offer, on the terms and conditions expressed therein, occurs. If the closing contemplated by the Purchase Offer does not occur on the terms and conditions set forth therein then the Right of First Refusal shall remain in effect. If Legeza elects to exercise the Right of First Refusal and timely provides the Exercise Notice then Legeza shall be required to close on the purchase of the Additional Young Land within and for the same or better terms as set forth in the Purchase Offer. In the event that Legeza does not exercise the Right of First Refusal and any term or condition of the Purchase Offer changes prior to closing thereof, then Young shall be required to provide Legeza with a copy of the amended Purchase Offer and the timeframes set forth hereinabove shall begin anew. For the purposes of this Paragraph, any reference to Legeza or to Young shall also refer to their heirs, successors, and assigns.

11. REPRESENTATIONS AND WARRANTIES. Each party represents, warrants and covenants to the other, that to the best of that party's knowledge, as of the date hereof and the Closing Date:

(a) The person signing this Agreement on behalf of the party is authorized to do so.

(b) There are no leases, tenancies or other rights of occupancy for any portion of the Property other than as set forth and identified in this Agreement.

(c) Neither party is a party to any written agreement with any person, firm, corporation, or other entity that has any right or option to acquire the Property or any portion thereof except for the other party.

(d) There are no judicial proceedings of any type which have been instituted or to either party's knowledge, which are pending or threatened against the Property.

(e) There is not pending, nor has either party received a written threat from a public authority of a contemplated condemnation of the Property.

(f) Each party's execution of and performance under this Agreement in accordance with its terms and conditions shall not constitute a breach of any written agreement, understanding, order, judgment or decree to which either party is bound or to which any part of the Premises may be bound.

(g) Neither party has knowledge of any fact or condition which will result in the termination of access to the Property area from any adjoining street or which will result in discontinuation or refusal of service to the Property by any applicable utility provider.

(h) Pending the Closing, each party agrees that it will not transfer the Property, except as may be contemplated by this Agreement or with the other party's prior written consent, except for mortgages or trust deeds which shall be released at or prior to Closing.

(i) Each party has full power and authority to enter into and to consummate this transaction, and all actions necessary to authorize the execution of this Agreement and conveyance of the Properties have been taken such that, upon execution by all parties hereto, this Agreement shall be the valid and binding obligation of each party and such authority shall be effective on the Closing Date. Neither party has received any written notice of, and has no knowledge of, any special assessments for public improvements against the Property, whether pending or threatened, including, without limitation, those for construction of sewer and water lines or mains, street lights, streets, sidewalks and curbs. If either party receives written notice of any such assessment during the term of this Agreement, that party will promptly notify the other party of same.

(j) There are no tax reduction proceedings pending with respect to the Property.

As used in this Agreement, or in any other agreement, document, certificate or instrument delivered by one party to the other, the phrase "to the party's actual knowledge", "to the best of the party's knowledge" or any similar phrase shall mean the actual, not constructive or imputed, knowledge of Geoffrey Young, Carolyn Young, or Peter Legeza, as applicable, without any obligation on any of their parts to make any independent investigation of the matters being represented and warranted, or to make any inquiry of any other persons, or to search or examine any files, records, books, correspondence and the like. If either party obtains knowledge of any matters prior to Closing which render any of that party's representations and warranties contained herein untrue or false, the other party may either as its sole remedy (a) consummate the acquisition of the Property subject thereto (thereby waiving any claim therefore against the other party) if the party determines to proceed with the purchase of the Property or (b) the party may terminate this Agreement and neither party shall have any further obligations hereunder except those that expressly survive termination of this Agreement. All representations and warranties set forth in

this Agreement shall be continuing and shall be true and correct on and as of the Closing Date, but shall survive the Closing for a period of six months only.

12. CONDITIONS PRECEDENT. This Agreement and each party's obligation to close are subject to the following additional express conditions precedent. Each of the following conditions is intended for the protection and benefit of the other party:

A. The continued validity of each and all of the representations, warranties and covenants of each party contained in this Agreement in all material respects, as of the Closing Date;

B. The delivery of the Closing documents required to be delivered by each party described in this Agreement;

C. Each party shall have substantially performed, observed and complied with all of the covenants, agreements and conditions required by this Agreement to be performed, observed and complied with by the other party prior to or as of the Closing;

D. Each party shall have provided evidence reasonably satisfactory to other party or their counsel that the person executing the closing documents on behalf of that party has full right, power and authority to do so and that the party conveying is not a foreign person within the meaning of the Internal Revenue Code.

E. The Title Company shall be unconditionally committed to issue, immediately following the recording of the Deed, the title policy contemplated by this Agreement, with liability in the amount of the Purchase Price, with extended coverage, insuring each party's fee estate in the Property subject only to (i) non-delinquent property taxes, (ii) the Permitted Exceptions, and (iii) any item arising by, through or under the mutual agreement of the parties.

If any of these conditions precedent are not satisfied at the time of Closing, or such earlier date as may be established within the foregoing paragraphs, either party may elect on or before the Closing Date to terminate this Agreement.

13. PRORATIONS AND TAXES. Ad valorem real estate taxes and any other taxes affecting the Property for the year of Closing shall be prorated based upon the prior year's assessment (November amount) and millage. All special taxes or assessments through the Closing Date shall be paid by each party for their respective Property. At the election of either party, a reproration shall be made after the tax bill is available for year of Closing.

14. DEED/CLOSING MECHANICS. At the Closing of the transaction each party shall deliver to the Closing Agent the following items, which shall be in form and substance satisfactory to the other party and their counsel (acting reasonably):

(a) The Deed, in the form of a Special Warranty Deed suitable for recording, free and clear of all liens and encumbrances, except the Permitted Exceptions and an owners affidavit in form acceptable to the Title Company to eliminate the standard gap, parties in possession and mechanics lien exceptions in the Title Policy;

(b) Possession of the Property;

(c) On the Closing Date, each party shall at their own expense, cause the title company to deliver to the other party a "marked-up" Commitment in the other's favor with coverage in an amount equivalent to $500,000;

(d) An acknowledgment, shall be executed and delivered to each party at Closing so that the other is entitled to rely upon a certification of nonforeign status of that party to establish that the party is not a "foreign person" within the meaning of Internal Revenue Code Section 1445;

(e) Execute and deliver such other documents or instruments as in the reasonable opinion of counsel for either party as may be necessary to effectuate the Closing in accordance with usual and customary standards.

15. CLOSING COSTS. Each party shall pay one-half of all closing costs associated with the transaction.

16. DEFAULT. In the event of any perceived or alleged default under this Agreement, the non-defaulting party shall deliver written notice to the defaulting party specifying with particularity the default and the requested actions to cure the default (the "Default Notice"). The defaulting party shall have 30 days to take the requested actions to cure the default failing which the non-defaulting party may either (i) terminate this contract by delivering written notice of such election to the defaulting party, (ii) bring any required action to specifically enforce the terms and conditions of this Agreement, or (iii) bring any other action under law or equity to recover damages and reasonable attorney's fees.

17. BROKERAGE. The parties agree that no real estate agent or broker was involved in procuring this Agreement and each agrees to indemnify the other against any claims by such brokers or agents claiming compensation on behalf of a party.

18. MISCELLANEOUS PROVISIONS.

A. Assignment. Osceola shall have the right to assign its rights in this Agreement, provided such Assignee is a related person or an entity in which Osceola or Peter P. Legeza Jr. has an ownership interest ("Permitted Assigns). In connection with any assignment, Osceola shall furnish Young with the written executed assignment, a written executed assumption by the assignee of all obligations of Osceola hereunder and a signed written statement of Osceola that it remains liable for all obligations of Osceola hereunder. Except as expressly permitted in this Section Young shall have no right to assign this Agreement.

B. Notices. All notices allowed or required to be given hereunder must be in writing and delivered in person, by email with delivery and read receipt, by overnight express delivery (e.g., Airborne Express, Federal Express, etc.), or by United States certified mail, return receipt requested, and addressed:

If to Young:

Geoffrey or Carolyn Young
655 Wildwood Dr.
St. Augustine, FL 32086

If to Osceola:

Peter P. Legeza, Jr.
c/o Briley and Deal, LLC
2215 3rd St S, Jacksonville Beach, FL 32250
Telephone: (904) 285-5299

Either party hereto may change the address to which any such notice is to be addressed by giving notice in writing to the other party of such change and delivered in the manner noted herein above. Any notice period time limitation provided for in this Agreement shall commence on the date that any notification necessary to commence such time limitation is personally delivered or emailed or faxed to the recipient; if mailed by United States mail, on the date of postmark of any return receipt indicating the date of mailing; or if sent by overnight express delivery, on the day following deposit of the package with the overnight delivery company.

C. Entire Agreement. This Agreement and the exhibits which are attached hereto and made a part hereof constitute the entire agreement between the parties, and there are no other covenants, agreements, promises, terms, provisions, conditions, undertakings, or understandings, either oral or written, between them concerning the Property other than those herein set forth. No subsequent alteration, amendment, change, deletion or addition to this Agreement shall be binding upon either party unless in writing and signed by both parties.

D. Headings. The headings, captions, numbering system, etc., are inserted only as a matter of convenience and may under no circumstances be considered in interpreting the provisions of the Agreement.

E. Binding Effect. All of the provisions of this Agreement are hereby made binding upon the personal representatives, heirs, successors, and assigns of both parties hereto and are governed by Florida law.

F. Time of Essence. Time is of the essence of this Agreement.

G. Unenforceable or Inapplicable Provisions. If any provisions hereof is for any reason unenforceable or inapplicable, the other provisions hereof will remain in full force and effect in the same manner as if such unenforceable or inapplicable provision had never been contained herein.

H. Counterparts. This Agreement may be executed in one or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other party, it being understood that both parties need not sign the same counterpart.

I. Critical Dates. In the event that the Closing Date or any other deadline date described in this Agreement falls on a weekend or a holiday, the Closing Date or other deadline date shall be deemed to be the next business day.

J. Severability. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement or the application thereof to any person or circumstances shall, for any reason and to any extent, be invalid or enforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

K. Recordation. A Memorandum of Agreement may be recorded by either party in the public records of St. Johns, County, Florida, referencing and memorializing this Agreement, with any necessary summary of its terms.

L. Attorney's Fees. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement or any provision hereof or any matter arising therefrom, the prevailing party shall be entitled to recover its reasonable costs, fees and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney, paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal.

M. Effective Date. When used herein, the term "Effective Date" or the phrase "the date hereof" or "the date of this Agreement" shall mean the last date that either party executed this Agreement.

N. Further Acts and Relationship. In addition to the acts and deeds recited herein and contemplated and performed, executed, and/or delivered by either party, each party agrees to perform, execute, and/or deliver or cause to be performed, executed, and/or delivered at the closing or after the closing any and all such further acts, deeds, and assurances as may be reasonably necessary to consummate the transactions contemplated hereby.

O. Joint Preparation. The preparation of this Agreement has been a joint effort of the parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against either party.

(Signatures are on next page)

"YOUNG":

Geoffrey A. Young

Dated: May 3, 2019

Carolyn R. Young

Dated: May 3, 2019

BUYER:

Osceola Lakes, LLC
a Florida limited liability company

By: _____
Name: Peter P. Legeza, Jr.
Its: Manager

Dated: 5-3-19

JOINDER

The undersigned, as Escrow Agent, Title Agent, and Closing Agent hereby joins in the cution of this Agreement to acknowledge and agree to the terms and conditions set forth herein erning the duties and obligations of Escrow Agent.

Escrow Agent
Briley and Deal, LLC
By: _____
Blake F. Deal III

Dated: 5-15-, 2019

Owner's Authorization Form

Robert Walters, Esq. is hereby authorized TO ACT ON BEHALF OF

Osceola Lakes, LLC the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for: Other

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated ( ), have been notified of the Agricultural Enclave Applicatio

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development actifity.

Signature of Owner

Print Name Peter Legeza

Signature of Owner

Print Name

Telephone Number (904) 463-1514

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of September, 2026, by Peter Legeza as Manager for Osceola Lakes, LLC.

Barbara A Wilson
Notary Public, State of Florida
Name:
My Commission Expires:
My Commission Number is:

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced ____

Revised August 30, 2011

BARBARA A. WILSON
Commission # HH 300509
Expires December 12, 2026

PARCEL 1372410010

LOT 1, YOUNG'S ESTATES AS RECORDED IN MAP BOOK 58, PAGES 68 and 69 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PART OF LOT 1, YOUNG'S ESTATES AS RECORDED IN MAP BOOK 58, PAGES 68 and 69 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°56'40” WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1454.23 FEET; THENCE SOUTH 89°39'06" WEST, A DISTANCE OF 916.48 FEET TO AN INTERSECTION WITH A SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 2 OF SAID YOUNG'S ESTATES; THENCE NORTH 00°40°53” WEST, ALONG SAID SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 2 AND ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1038.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DEER CHASE DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1485 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1145.92 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 358.68 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 80°01'19" WEST, 357.22 FEET TO THE WEST LINE OF SAID LOT 1 AND TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING THREE COURSES: No. 1 — SOUTH 00°03'35” WEST, A DISTANCE OF 1374.83 FEET; No. 2 NORTH 89°39'06" EAST, A DISTANCE OF 263.36 FEET; No. 3 — SOUTH 00°02°05” EAST, A DISTANCE OF 1056.55 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°45'12” EAST, ALONG SAID SOUTH LINE OF LOT 1, A DISTANCE OF 1042.05 FEET TO THE POINT OF BEGINNING.

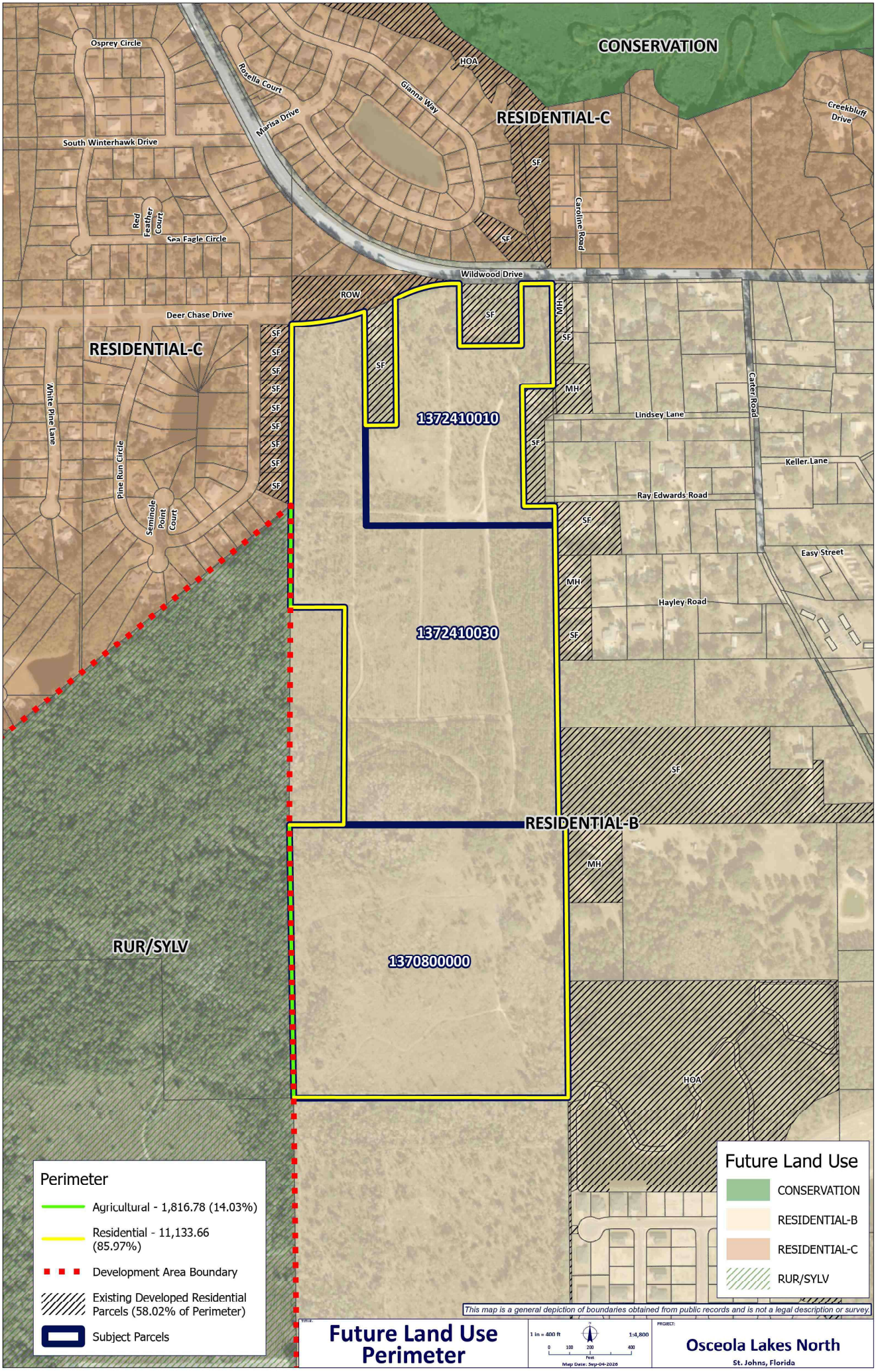
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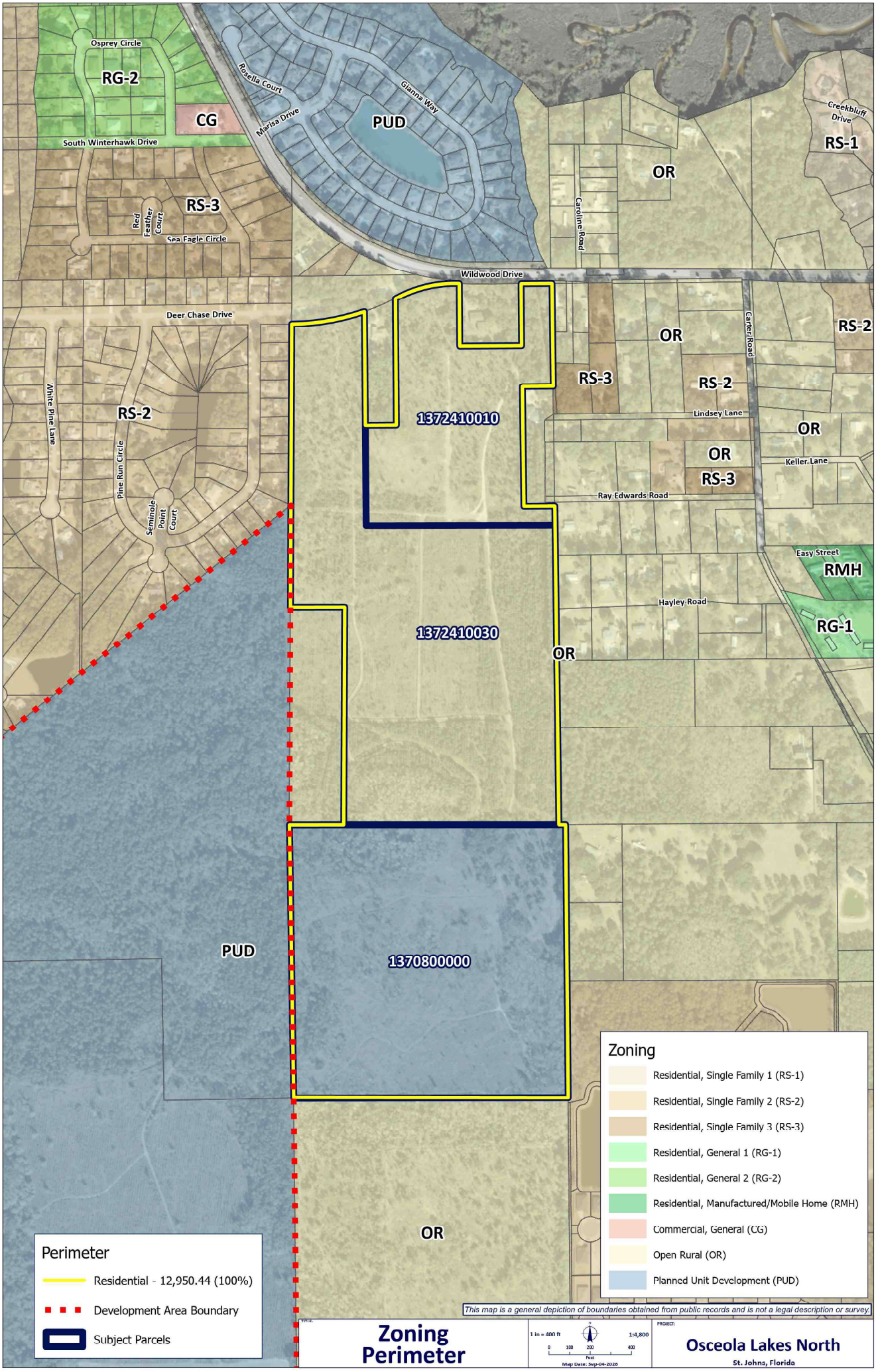
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OF 1056.55 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°45'12” EAST, ALONG SAID SOUTH LINE OF LOT 1, A DISTANCE OF 1042.05 FEET TO THE POINT OF BEGINNING.

PARCEL 137080-0000

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.


CONSERVATION
HOA
RESIDENTIAL-C
Osprey Circle
Rosella Court
Gianna Way
Marisa Drive
South Winterhawk Drive
Red Feather Court
Sea Eagle Circle
Creekbluff Drive
Caroline Road
Wildwood Drive
ROW
Deer Chase Drive
RESIDENTIAL-C
White Pine Lane
Pine Run Circle
Seminole Point Court
1372410010
Lindsey Lane
Carter Road
Keller Lane
Ray Edwards Road
Easy Street
Hayley Road
1372410030
RESIDENTIAL-B
1370800000
RUR/SYLV
HOA
SF
MH
Perimeter
Agricultural - 1,816.78 (14.03%)
Residential - 11,133.66 (85.97%)
Development Area Boundary
Existing Developed Residential Parcels (58.02% of Perimeter)
Subject Parcels
Future Land Use
CONSERVATION
RESIDENTIAL-B
RESIDENTIAL-C
RUR/SYLV
This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.
Future Land Use Perimeter
1 in = 400 ft
1:4,800
0 100 200 400
Feet
Map Date: Sep-04-2026
Osceola Lakes North
St. Johns, Florida


Osprey Circle
RG-2
CG
South Winterhawk Drive
Rosella Court
Marisa Drive
Gianna Way
PUD
Creekbluff Drive
RS-1
OR
Caroline Road
RS-3
Red Feather Court
Sea Eagle Circle
Wildwood Drive
Deer Chase Drive
White Pine Lane
RS-2
Pine Run Circle
Seminole Point Court
1372410010
OR
RS-3
RS-2
Carter Road
RS-2
Lindsey Lane
OR
OR
Keller Lane
RS-3
Ray Edwards Road
Easy Street
RMH
Hayley Road
RG-1
1372410030
OR
PUD
1370800000
OR
Zoning
Residential, Single Family 1 (RS-1)
Residential, Single Family 2 (RS-2)
Residential, Single Family 3 (RS-3)
Residential, General 1 (RG-1)
Residential, General 2 (RG-2)
Residential, Manufactured/Mobile Home (RMH)
Commercial, General (CG)
Open Rural (OR)
Planned Unit Development (PUD)
Perimeter
Residential - 12,950.44 (100%)
Development Area Boundary
Subject Parcels
This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.
Zoning Perimeter
1 in = 400 ft
1:4,800
0 100 200 400
Feet
Map Date: Sep-04-2026
Osceola Lakes North
St. Johns, Florida

Instr #2021050210 BK: 5256 PG: 1006, Filed & Recorded: 5/4/2021 2:12 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

Prepared by, Record and Return to:
Blake F. Deal III, Esq.-Briley & Deal, LLC
1525B The Greens Way, Suite 200
Jacksonville Beach, FL 32250

NOTE TO CLERK: This conveyance is a gift of a 50% undivided interest in unencumbered property and as such minimum deed stamps in the amount of $.70 are being paid.

WARRANTY DEED

This Warranty Deed made as of the 3rd day of May, 2021, between **GEOFFREY A. YOUNG,** an unremarried widower whose address is 655 Wildwood Dr., St. Augustine, FL 32086, hereinafter called the GRANTOR, and **OSCEOLA LAKES, LLC,** a Florida limited liability company, whose address is c/o Briley & Deal, LLC, 1525B The Greens Way, Suite 200, Jacksonville Beach, FL 32250, and **GEOFFREY A. YOUNG,** an unremarried widower, whose address is above, each as to a 50% undivided interest as Tenants in Common, hereinafter collectively referred to as the GRANTEE (Wherever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

COPY

W I T N E S S E T H:

That the said Grantor, for and in consideration of $10 the receipt and sufficiency of which is hereby acknowledged and accepted, has granted, bargained and sold to the said Grantees, their heirs, successors and assigns forever, the following described real property, situate, lying and being in the County of St. Johns State of Florida, to wit:

A PART OF LOT 1, YOUNG'S ESTATES AS RECORDED IN MAP BOOK 58, PAGES 68 and 69 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°56'40" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1454.23 FEET; THENCE SOUTH 89°39'06"
WEST, A DISTANCE OF 916.48 FEET TO AN INTERSECTION WITH A SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 2 OF SAID YOUNG'S ESTATES; THENCE NORTH 00°40'53" WEST, ALONG SAID SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 2 AND ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1038.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DEER CHASE DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1485 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1145.92 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 358.68 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 80°01'19" WEST, 357.22 FEET TO THE WEST LINE OF SAID LOT 1 AND TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 13,

TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING THREE COURSES: No. 1 — SOUTH 00°03'35" WEST, A DISTANCE OF 1374.83 FEET; No. 2 NORTH 89°39'06" EAST, A DISTANCE OF 263.36 FEET; No. 3 — SOUTH 00°02°05" EAST, A DISTANCE OF 1056.55 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°45'12" EAST, ALONG SAID SOUTH LINE OF LOT 1, A DISTANCE OF 1042.05 FEET TO THE POINT OF BEGINNING.

The real estate parcel number for the property herein conveyed is: **137241-0010**

SUBJECT TO (1) any taxes or assessments levied subsequent to the date hereof; (2) riparian rights, if any; and (3) covenants, easements, and restrictions of record.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining, although this Deed shall not act to re-impose same.

COPY

And the said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except the aforesaid covenants, easements, and restrictions of record and taxes accruing subsequent to the date hereof;

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

PRINT NAME Barbara Wilson

PRINT NAME Blake F. Deal III

"GRANTOR"

GEOFFREY A. YOUNG

STATE OF FL
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of May, 2021, by means of physical presence by GEOFFREY A. YOUNG, who is __ personally known to me or who has ✓ produced a Driver's License as identification (and who did/did not take an oath.)

BLAKE F. DEAL III
Commission # GG 249897
Expires October 29, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State and County Aforesaid
AFFIX SEAL

Public Records of St. Johns County, FL Clerk # 2005080128, O.R. 2545 PG 693,
09/27/2005 at 02:11 PM REC. $9.00 SUR. $9.50 Doc. D $.70

(2)

THIS QUIT CLAIM DEED, Executed this 23 day of September A.D. 2005, by CAROLYN R.YOUNG, a married woman, whose post office address is 655 Wildwood Drive, St. Augustine, Florida 32086 first party, to CAROLYN R.YOUNG and GEOFFREY A. YOUNG, her husband, creating a husband and wife Estate By The Entirety, whose post office address is , 655 Wildwood Drive, St. Augustine, Florida 32086.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

WITNESSETH, That the said first party with, no monetary consideration paid, love and affection and other good and valuable considerations in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

COPY

Legal description as set forth by the St. Johns County Tax Collector having Parcel I.D. Number or Account Number 137240-0000 ; shown as WILDWOOD LAND VALUE AS OF YEAR 2004 = 26,830 IMP VALUE = 0 66.28 acres 12 Lot 3 (EX PT IN OR 21/515 & R/W OF CO RD IN DB255/249) See additional legal on Tax Roll

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

NOTE TO DOCUMENT STAMP EXAMINERS: This conveyance is from one spouse to the other spouse with no monetary consideration being paid. Therefore, minimum documentary stamps are due and payable.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Print name RALPH G MITCHELL

Carolyn R. Young
CAROLYN R. YOUNG 655 Wildwood ~~Drive~~
St. Augustine, FL 32086

Nancy Bolinger
Print name NANCY BOLINGER

QUIT CLAIM DEED PAGE 2

STATE OF FLORIDA)
) SS
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me this 23 day of September, 2005 by CAROLYN R. YOUNG, who is personally known to me ____ or who has produced a FL photo driver license (type of identification) and who did not take an oath.

RALPH G. MITCHELL
MY COMMISSION # DD 164291
EXPIRES: February 23, 2007
Bonded Thru Budget Notary Services

Notary Public State of Florida
Name: RALPH G MITCHELL
Certifcate No. Or Serial No. _____
AFFIX SEAL

COPY

My commission expires:

THIS INSTRUMENT PREPARED BY:
Ralph g. Mitchell, Attorney At Law, 2730 U.S. 1 South, Suite d St. Augustine, Florida 32086

RETURN TO: Carolyn R. Young, 655 Wildwood Dr. St. Augustine, FL 32086

Instr #2021050185 BK: 5256 PG: 921, Filed & Recorded: 5/4/2021 1:37 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

Prepared by, Record and Return to:
Blake F. Deal III, Esq.-Briley & Deal, LLC
1525B The Greens Way, Suite 200
Jacksonville Beach, FL 32250

NOTE TO CLERK: This conveyance is a gift of a 50% undivided interest in unencumbered property and as such minimum deed stamps in the amount of $.70 are being paid.

WARRANTY DEED

This Warranty Deed made as of the 3rd day of May, 2021, between **OSCEOLA LAKES, LLC,** a Florida limited liability company, whose address is c/o Briley & Deal, LLC, 1525B The Greens Way, Suite 200, Jacksonville Beach, FL 32250, hereinafter called the GRANTOR, and **GEOFFREY A. YOUNG,** an unremarried widower whose address is 655 Wildwood Dr., St. Augustine, FL 32086, and **OSCEOLA LAKES, LLC,** a Florida limited liability company , whose address is set forth above, each as to a 50% undivided interest as tenants in common, hereinafter collectively called the GRANTEE (Wherever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

W I T N E S S E T H:

That the said Grantor, for and in consideration of $10 the receipt and sufficiency of which is hereby acknowledged and accepted, has granted, bargained and sold to the said Grantees, their heirs, successors and assigns forever, the following described real property, situate, lying and being in the County of St. Johns State of Florida, to wit:

THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

The real estate parcel number for the property herein conveyed is: **137080-0000**

SUBJECT TO (1) any taxes or assessments levied subsequent to the date hereof; (2) riparian rights, if any; and (3) covenants, easements, and restrictions of record.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining, although this Deed shall not act to re-impose same.

And the said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances

except the aforesaid covenants, easements, and restrictions of record and taxes accruing subsequent to the date hereof;

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

PRINT NAME Barbara Wilson

PRINT NAME Blake F. Deal III

"GRANTOR"

OSCEOLA LAKES, LLC
A Florida limited liability company
by: Peter P. Legeza, Jr.
Manager

COPY

STATE OF FL
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of May, 2021, by means of physical presence, by Peter P. Legeza, Jr., as Manager of Osceola Lakes, LLC, a Florida limited liability company, on behalf of the company, who is __ personally known to me or who has ✓ produced a Driver's License as identification (and who did/did not take an oath.)

Notary Public
State of: _____
AFFIX SEAL

BLAKE F. DEAL III
Commission # GG 249897
Expires October 29, 2022
Bonded Thru Troy Fain Insurance 800-365-7019

AFFIDAVIT OF PETER P. LEGEZA

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

BEFORE ME, the undersigned authority, personally appeared Peter P. Legeza, Jr., who, being first duly sworn, deposes and says:

1. My name is Peter P. Legeza, Jr. I am over the age of 18 and competent to make the statements in this affidavit. I am the sole member and manager of Osceola Lakes, LLC.

2. Parcel ID Nos. 137241-0030 and 137080-0000 were subject to a Cross Purchase Agreement entered into on May 3, 2019 between Osceola Lakes LLC, Geoffrey Young, and Carolyn Young.[1] Per the terms of the Cross Purchase Agreement, the Youngs and Osceola Lakes would each maintain a 50% ownership interest in each parcel.

3. Subsequent to the Cross Purchase Agreement, on behalf of Osceola Lakes, I entered into a Joint Venture Agreement ("JV Agreement") with Mr. Young on May 10, 2021. The JV Agreement granted sole control and authority to Osceola Lakes to maintain and sell the property subject to the agreement, which included Parcel ID Nos. 137241-0030, 137080-0000, and 137241-0010. Thus, Osceola Lakes possesses the legal authority to control all ownership interests of Parcel ID Nos. 137241-0030, 137080-0000, and 137241-0010.

[1] Ms. Young passed away on July 10, 2020.

4. Prior to my involvement with the Youngs, I have also maintained other property throughout St. Johns County and immediately adjacent to the Youngs property. Many of the parcels surrounding and including the parcels subject to the Joint Venture Agreement, have been utilized for timber operations.

5. The parcels subject to the Joint Venture Agreement, including 137241-0030, 137241-0010, and 137080-0000, have been utilized for a bona fide agricultural purpose for at least the last 30 years as an active timber operation.

6. Parcel ID Nos. 137080-0000 and 137241-0010 have received an agricultural classification from the St. Johns County Property Appraiser since at least 2018 and have been used a timber farm. Parcel ID No. 1372410-0030 has received an agricultural classification from the St. Johns County Property since at least 2018, except in 2022 due to a change in ownership being recorded. After Parcel ID No. 1372410-0030 was created via the change in ownership recorded in 2021, a new agricultural classification application needed to be submitted to maintain the classification for the 2022 tax roll, however such application was not submitted until the following year. The application was approved. Despite the one-year lapse of not receiving an agricultural classification simply because it was not applied for, the parcel continued to be utilized as a timber operation.

7. I have personally walked and maintained all the property subject to the JV Agreement for at least the last seven years. I have personally overseen the maintenance of the property as a timber operation, including participating in clearing the property for firebreaks, replanting stands, building new and clearing existing timber roads, and maintaining drainage ditches on the property. I have also been personally involved in the

sale and harvest of the timber on the property, including sales that occurred in 2022 and 2023.

[Intentionally left blank.]

FURTHER AFFIANT SAYETH NAUGHT.

Peter P. Legeza, Jr.

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

SWORN TO (or AFFIRMED) before me this 10 day of September 2026, by Peter P. Legeza, Jr., who is personally known to me ____ or has produced Fl. Driver license as identification.

Notary Public (signature)

Bindu B. Patel

Notary Public (print or type)

Serial No. (if any) HH319015

My commission expires: 02/04/2027

BINDU B. PATEL
MY COMMISSION # HH 319015
EXPIRES: February 4, 2027

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

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

Parcel ID	1372410010
Location Address	WILDWOOD DR SAINT AUGUSTINE 32086-0000
Neighborhood	M&B Wildwood/Datil Pepper area (DEV) (6841.69)
Tax Description*	58/68-69 YOUNGS ESTATE NE PART OF LOT 1 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland 80-89 (5500)
Subdivision	Young's Estates
Sec/Twp/Rng	13-8-29
District	County (District 300)
Millage Rate	13.4686
Acreage	18.030
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Skip to main content

St. Johns County, FL

No Image Available

Owner Information

YOUNG GEOFFREY A
100%
655 WILDWOOD DR
SAINT AUGUSTINE, FL 32086-5809

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$573,602.00
Agricultural (Assessed) Value	$6,858.00
Agricultural (Market) Value	$573,602.00
Just Market	**$573,602.00**
Total Deferred	$0.00
Assessed Value	**$6,858.00**
Total Exemptions	$0.00
Taxable Value	**$6,858.00**

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	Ag (Assessed) Value	Assessed Value
2025	$0	$0	$573,602	$573,602	$6,925	$6,925
2024	$0	$0	$573,602	$573,602	$6,925	$6,925
2023	$0	$0	$246,402	$246,402	$6,925	$6,925
2022	$0	$0	$246,402	$246,402	$6,107	$6,107
2021	$0	$0	$437,802	$437,802	$22,137	$22,137
2020	$0	$0	$437,802	$437,802	$22,137	$22,137
2019	$0	$0	$436,938	$436,938	$22,137	$22,137
2018	$0	$0	$436,938	$436,938	$18,198	$18,198
2017	$0	$0	$436,938	$436,938	$18,198	$18,198
2016	$0	$0	$436,938	$436,938	$18,198	$18,198
2015	$0	$0	$436,938	$436,938	$18,198	$18,198

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	16.36	AC	$6,708
Timberlands Wetlands	0	0	1.67	AC	$150
Market Ag Uplands	0	0	16.36	AC	$572,600
Market Ag Wetlands	0	0	1.67	AC	$1,002

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information, Sale 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.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/11/2026, 3:56:56 AM

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St. Johns County, FL

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Apply for Exemptions

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Homestead Compliance

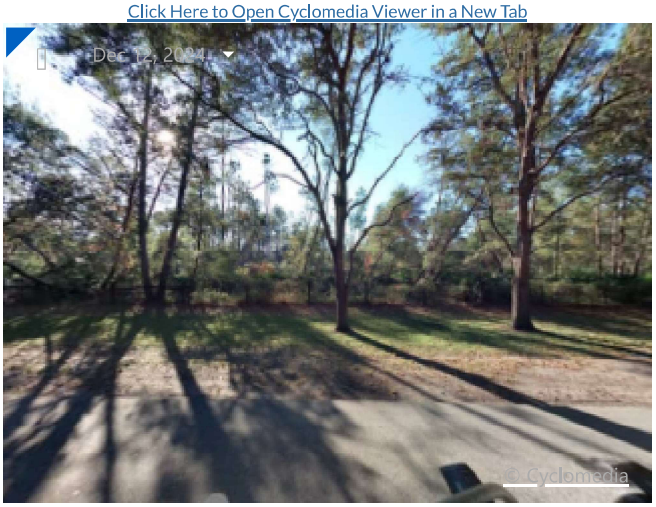
2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

Parcel ID	1372410030
Location Address	WILDWOOD DR SAINT AUGUSTINE 32086-0000
Neighborhood	M&B Wildwood/Datil Pepper area (DEV) (6841.69)
Tax Description*	58/68-69 YOUNGS ESTATE SW PART OF LOT 1 OR5256/1006 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland 80-89 (5500)
Subdivision	Young's Estates
Sec/Twp/Rng	13-8-29
District	County (District 300)
Millage Rate	13.4686
Acreage	45.040
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

YOUNG GEOFFREY A	OSCEOLA LAKES LLC ETAL
50%	50%
822 A1A N STE 208	822 A1A N STE 208
PONTE VEDRA BEACH, FL 32082-8213	PONTE VEDRA BEACH, FL 32082-8213

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$1,492,120.00
Agricultural (Assessed) Value	$17,682.00
Agricultural (Market) Value	$1,492,120.00
Just Market	**$1,492,120.00**
Total Deferred	$0.00
Assessed Value	**$17,682.00**
Total Exemptions	$0.00
Taxable Value	**$17,682.00**

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	Ag (Assessed) Value	Assessed Value
2025	$0	$0	$1,492,120	$1,492,120	$17,780	$17,780
2024	$0	$0	$1,492,120	$1,492,120	$17,780	$17,780
2023	$0	$0	$344,916	$344,916	$17,780	$17,780
2022	$0	$0	$344,058	$0	$0	$344,058
2021	$0	$0	$0	$0	$0	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	42.59	AC	$17,462
Timberlands Wetlands	0	0	2.45	AC	$220
Market Ag Uplands	0	0	42.59	AC	$1,490,650
Market Ag Wetlands	0	0	2.45	AC	$1,470

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
5/4/2021	5/3/2021	$100.00	WARRANTY DEED	5256	1006	U	V	YOUNG GEOFFREY A	OSCEOLA LAKES LLC ETAL

No data available for the following modules: Sales Questionnaire Form, 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.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/11/2026, 3:56:56 AM

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

Parcel ID	1370800000
Location Address	CARTER RD SAINT AUGUSTINE 32086-0000
Neighborhood	M&B Wildwood/Datil Pepper area (DEV) (6841.69)
Tax Description*	17 NW1/4 OF SW1/4 OR4382/772 & 4626/83(C/D) & 5256/921 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	13-8-29
District	County (District 300)
Millage Rate	13.4686
Acreage	40.220
Homestead	N

No Image Available

Owner Information

YOUNG GEOFFREY A	OSCEOLA LAKES LLC
50%	50%
655 WILDWOOD DR	655 WILDWOOD DR
SAINT AUGUSTINE, FL 32086-0000	SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$876,078.00
Agricultural (Assessed) Value	$11,935.00
Agricultural (Market) Value	$873,300.00
Just Market	**$876,078.00**
Total Deferred	$0.00
Assessed Value	**$14,713.00**
Total Exemptions	$0.00
Taxable Value	**$14,713.00**

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	Ag (Assessed) Value	Assessed Value
2025	$0	$0	$876,078	$873,300	$11,935	$14,713
2024	$0	$0	$1,894,928	$1,892,150	$11,935	$14,713
2023	$0	$0	$1,894,928	$1,892,150	$11,935	$14,713
2022	$0	$0	$125,555	$118,125	$3,780	$7,438
2021	$0	$0	$125,555	$118,125	$3,780	$7,105
2020	$0	$0	$125,555	$118,125	$3,780	$6,803
2019	$0	$0	$125,555	$118,125	$3,780	$6,528
2018	$0	$0	$229,298	$226,800	$8,921	$11,419
2017	$0	$0	$75,957	$0	$0	$75,957
2016	$0	$0	$75,957	$0	$0	$75,957
2015	$0	$0	$75,957	$0	$0	$75,957

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	0	0	11.11	AC	$2,778
Timberland 80-89	0	0	29.11	AC	$11,935
Market Ag Uplands	0	0	29.11	AC	$873,300

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
5/4/2021	5/3/2021	$100.00	WARRANTY DEED	5256	921	U	V	OSCEOLA LAKES LLC	YOUNG GEOFFREY A
10/12/2018	9/20/2018	$100.00	CORRECTIVE DEED	4626	83	U	V	BYRD WILLIAM D JR,DINA	OSCEOLA LAKES LLC
6/5/2018	5/22/2018	$200,000.00	WARRANTY DEED	4558	1468	U	V	BYRD WILLIAM D REVOCABLE LIVING TRUST D:1-20-2004	BYRD WILLIAM D JR,DINA
6/1/2017	6/1/2017	$1,400,000.00	WARRANTY DEED	4382	772	Q	V	BYRD WILLIAM D REVOCABLE LIVING TRUST D:1-20-2004	OSCEOLA LAKES LLC
12/17/2015	12/17/2015	$100.00	CERTIFICATE OF TITLE	4125	1001	U	V	CROWE LAND TRUST	BYRD WILLIAM D REVOCABLE LIVING TRUST D:1-20-2004
7/9/2014	7/8/2014	$0.00	LIS PENDENS	3901	1317	U	V	BYRD CAROLYN F & CLARK RONALD E	CROWE LAND TRUST
	7/21/2010	$0.00	LIS PENDENS	3337	80	U	V	KIMLEY-HORN & ASSOCIATES INC	CROWE LAND TRUST
	2/8/2010	$0.00	LIS PENDENS	3284	1880	U	V	KIMLEY-HORN & ASSOC INC VS:	HELD MICHAEL J TRUSTEE/CROWE LAND TRUST
	4/12/2006	$3,932,700.00	WARRANTY DEED	2687	1933	Q	V	STONEGATE PARTNERSHIP LTD	HELD ROBERT T SR TRUSTEE
	5/15/1997	$705,500.00	WARRANTY DEED	1245	1367	Q	V	ST JOHNS DEVELOPERS LTD	STONEGATE PARTNERSHIP LTD
	12/17/1996	$690,100.00	WARRANTY DEED	1216	956	Q	V	RAYLAND COMPANY INC	ST JOHNS DEVELOPERS LTD
	6/1/1989	$0.00		831	1729	Q	V		RAYLAND COMPANY INC

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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SOUTHERN LAND
MANAGEMENT SERVICES

Bona Fide Agricultural Purpose Analysis

Executive Summary: Pete Legeza requested an analysis regarding the historical and continued use of three parcels in St. Johns County for compliance with section 193.461, Florida Statutes. Based upon my professional experience as a forest management expert in addition to my first-hand knowledge of each of the three parcels, it is my professional opinion that the three parcels meet the statutory criteria as they have been used as an active timber farm for at least the past seventy years, the property value is commensurate of other agricultural lands, the size of the property, and standard agricultural practices have been utilized.

Background: I currently serve as Principal of The Southern Land Management Services, LLC and previously worked for Rayonier. During my career with Rayonier, I managed timber properties in St. Johns County and four other Florida counties, including Rayonier timberlands located immediately west and south of the property referenced herein. My resume is attached as **Attachment 1**.

Throughout my career, I have managed all aspects of forestry operations, with expertise in timber harvesting, silviculture, timber establishment, road and firebreak maintenance, site preparation, and related forestry activities. I am thoroughly familiar with accepted and industry-standard practices for commercial timber farming and forest management in Florida. During my tenure with Rayonier, I was directly responsible for the planting, maintenance, management, and harvesting of timber across hundreds of thousands of acres and was responsible for the planting of more than 75,000,000 seedlings during my career with them.

In addition to my professional familiarity with the area, I have lived for many years in the neighborhood immediately adjacent to the subject property and have hunted the adjoining timberlands as a member of a local hunt club. As a result of both my professional responsibilities and my longstanding personal familiarity with the surrounding lands, I am intimately familiar with the subject property, the adjoining timberlands, and the history and characteristics of forestry operations in this immediate area.

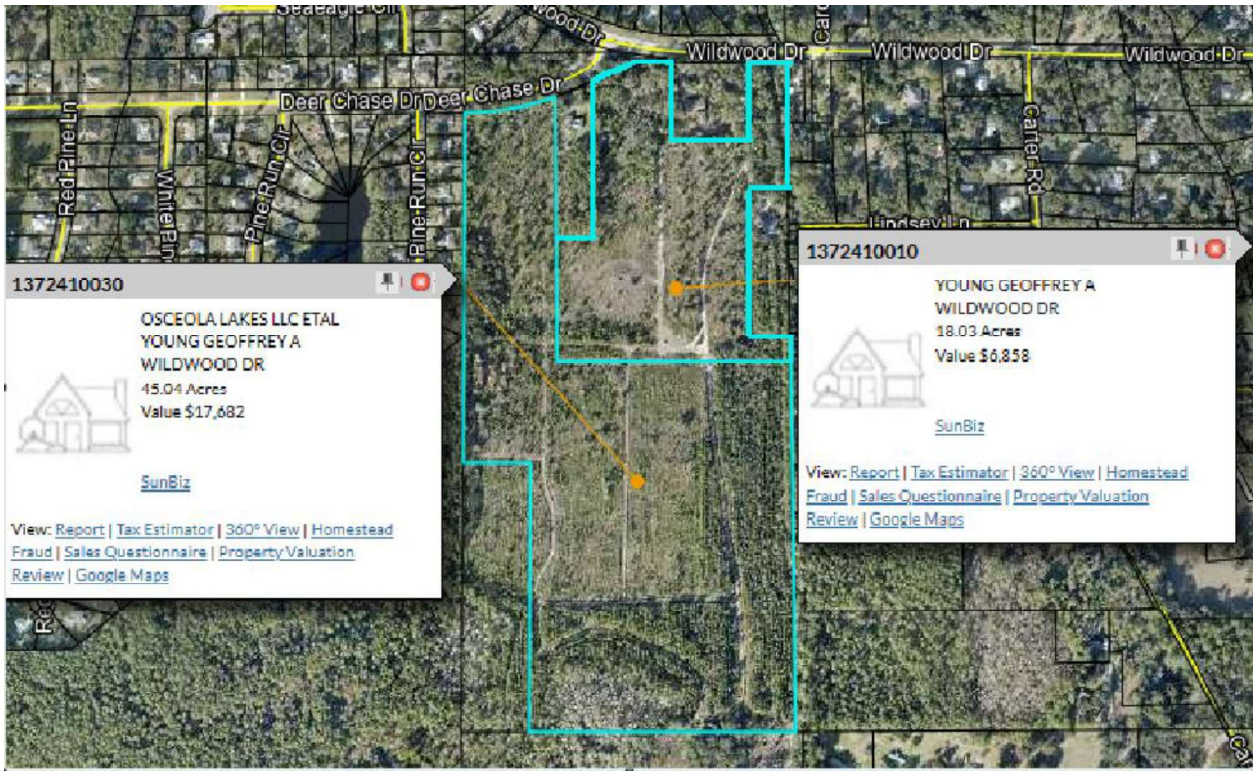
In preparing this analysis, I reviewed and evaluated extensive historical documentation concerning the forestry and silvicultural activities conducted on each of the three parcels. These materials include historical aerial photographs, forest management plans, planting records, timber sale contracts, timber harvest and replanting records, agricultural classification (Greenbelt) applications, timber sale logs, correspondence with Greg Dunn, a Senior Forester with the State of Florida, detailed expense records documenting ongoing silvicultural activities, and photographs and videos documenting forestry and silvicultural work performed on the subject parcels.

Together with my firsthand knowledge of the three parcels individually and my analysis and review of the supporting documents, I firmly attest that all three parcels have been in continuous use as a timber farm for at least the past 30 years, and because of such knowledge and expertise, the three parcels meet the bona fide agricultural purpose criteria in section 193.461, Florida Statutes.

Overview of Timber Operations: Timber operations, unlike other forms of agricultural operations, do not require daily maintenance. Instead, they are operations that require steady investments over a 10-to-25-year period, and typically longer, as trees mature and ready for harvest. Once the initial investments have been made during the first few years as the new trees establish, the hands-on nature to maintain the property lessens as the trees mature over the next decade or more. During the period of time when trees have matured, the property owner, in consultation with forestry management professionals, will then evaluate when and how to conduct a harvest on all or portions of the property, and then start the process of replanting. Timber operations can consist of stands that are the same age (even-aged stand management) or varying groupings of mature and young trees (un-even stand management) depending on the type of harvesting and regeneration methods recommended by the management professionals. *See* **Attachment 2**. Thus, even if the first planting occurred 30 years ago, there can be clusters of trees ranging from 5 to 10 to 15 years depending on when the first harvest occurred and then when subsequent replanting took place.

Supporting Documentation	
Attachment	Description
1.	Billy Lipthrott Resume
2.	Uneven Aged Management - UF (https://programs.ifas.ufl.edu/florida-land-steward/forest-management/uneven-aged-management/#d.en.789357)
3.	Warranty Deed OR 1378 PG 1790 - Stevens to Youngs
4.	Parcel ID No. 137240-0020 Tax History
5.	Warranty Deed - Young to Osceola Lakes
6.	(PA printout) Parcel ID No. 137241-0010
7.	(PA printout) Parcel ID No. 137241-0030
8.	1992 Forestry Management Plan
9.	Proof of 1998 harvest
10.	1999 Forestry Management Plan
11.	2014 Forestry Management Plan
12.	2018 Harvest
13.	2022 Confirmation of Seeding
14.	2022 Sale Agreement
15.	2023 Timber Sale Invoice
16.	2024/2025 Forestry Management Plan
17.	Greg Dunn Letter
18.	2018 St. Johns County Property Appraiser Agricultural Classification Application
19.	2018 Forestry Management Plan
20.	Geotagged Photos (Sharefile Link) https://stearnsweaver.sharefile.com/d-s3a1e1b2ffe9d478dbf9c1245ffa1b79b

Parcel ID No. 137241-0010 and 137241-0030 | Current Status: Agricultural Classification



Ownership and Classification History: The property entailing Parcel ID Nos. 137241-0010 and 137241-0030 have been continuously used for timber operations for decades. Geoffrey and Carolyn[1] Young purchased property presently assigned Parcel ID Nos. 137241-0010 and 137241-0030 from Rose J. Stevens in 1999. *See* **Attachment 3**. The purchase included the primary residence of Mr. Young (Parcel ID No. 137240-0020) and other parcels of land that were subsequently sold to other individuals. Until 2006, Parcel ID Nos. 137241-0010 and 137241-0030 were identified as Parcel ID No. 137240-0000 ("Parent Parcel") as referenced in the **Attachment 3**. In or around 2006 due to parcels of land being sold, the Parent Parcel was subdivided with the Property Appraiser assigning new Parcel ID Nos. In 2021, Mr. Young deeded a 50% ownership interest in the property described as Parcel ID No. 137241-0030 to Osceola Lakes, LLC. *See* **Attachment 5**.

The St. Johns County Property Appraiser has continuously classified Parcel ID No. 137241-0010 as agricultural since at least 1999 (when it was previously assigned Parcel ID No. 137240-0000) until present day based on the determination that the property is used for a bona fide agricultural purpose as prescribed in section 193.461, Florida Statutes. *See* **Attachment 6.** Prior to deeding a 50% ownership interest to Osceola Lakes, the Property Appraiser classified the property presently assigned Parcel ID No. 137241-0030 as agricultural, as it was part of the same timber operation with Parcel ID No. 137241-0010 as explained below.

[1] Ms. Young passed away in 2021.

Due to the ownership change and assignment of a new parcel identification number, Osceola Lakes was required to submit a new agricultural classification application. Osceola Lakes did not submit until the next year wherein the Property Appraiser approved the application. Nevertheless, Parcel ID No. 137241-0030 has continuously received an agricultural classification from the Property Appraiser from 1999 to present day, except in 2022 due to a change in ownership as a new application inadvertently not being submitted to ensure the property was properly classified. *See* **Attachment 7**. Despite no classification for the 2022 assessment year, as detailed below, Parcel ID No. 137241-0030 continued to operate as a timber operation, and was used for a bona fide agricultural purpose.

Timber Management: Since purchasing the property, the Youngs continued to utilize Parcel ID Nos. 137241-0010 and 137241-0030 as timber operations as had the Stevens done previously. Prior to the Young's purchase, Ms. Stevens commissioned a Forestry Management Plan in 1992 which provided an overview of the state of the property at the time of the review and provided various options for Ms. Stevens to continue to utilize the property as a timber operation. *See* **Attachment 8**. The property was harvested in 1998. *See* **Attachment 9**.

After purchasing the property, the Youngs also commissioned a Forest Management Plan ("1999 FMP") for the property. *See* **Attachment 10**. The 1999 FMP detailed the status of the property at the time of the review and prepared different options for how the Youngs could continue to utilize the property as a working timber operation given a wildfire that occurred the previous year. As noted in the plan, planting was scheduled to take place between November 1999 and March 2000. The Youngs commissioned a subsequent Forestry Management Plan in 2014 ("2014 FMP"). *See* **Attachment 11**. The 2014 FMP detailed the current status of the property at the time the review was conducted, noting that since the last planting, parts of the property was ready to be harvested and replanted, and parts needed to be thinned to allow for mature growth of trees. The Youngs harvested the property in 2018. *See* **Attachment 12**.

Subsequent to Mr. Young deeding an interest in the property described as Parcel ID No. 137241-0030 to Osceola Lakes, LLC in 2021, Peter Legeza took over management of the property, and included Parcel ID No. 137241-0030 (analyzed below) in the overall management. In 2022, the property was seeded by Crews Custom Services. *See* **Attachment 13**. Additionally in 2022, Osceola Lakes and Geoffrey Young entered into a Timber Sale Agreement ("2022 Sale Agreement") with Gator Timber & Land Inc. for the purchase and harvest of timber on Parcel ID Nos. 137241-0010, 137241-0030, and 137241-0030. *See* **Attachment 14**. In 2023, Gator Timber purchased and harvested more timber on the three parcels ("2023 Sale"). *See* **Attachment 15**. Finally, in 2024, Osceola Lakes commissioned a Forestry Management Plan for Parcel ID Nos. 137241-0010, 137241-0030, and 137241-0030, which reviewed the current status of the property, and provided recommendations for advancing the objectives of the property owners by increasing the yield of harvestable timber. *See* **Attachment 16**.

In addition to the documentation provided by the Stevens, Youngs, and Osceola Lakes, Greg Dunn, a Senior Forester for the Florida Forest Service, has personal knowledge of the use of the property from at least 1992 to present day. *See* **Attachment 17**.

Annual Bona Fide Agricultural Classification Analysis:

Parcel ID No. 137241-0010		
Year	**Ag. Classification**	**Additional Justification**
2021	Yes	After Osceola Lakes took over control of the property through a Joint Venture with Mr. Young, Mr. Legeza began maintaining the property. Mr. Legeza documented much of this activity through photos, which have been geotagged to the specific parcel.
2022	Yes	**Attachment 14 – Timber Sale Contract** Osceola Lakes and Mr. Young entered into a harvest and purchase contract with Gator Timber for the property.
2023	Yes	**Attachment 15 – 2023 Timber Sales** After the 2023 harvest, additional timber was purchased and harvested from the property by Gator Timber.
2024	Yes	**Attachment 16 – 2024/2025 FMP** Osceola Lakes commissioned a Forestry Management Plan plan for the property in consultation with RWS Forest Services for the continued maintenance and harvest of the property.
2025	Yes	Continued use of the property as a timber operation and continued approval by the Property Appraiser as agricultural.
2026	Yes	Continued use of the property as a timber operation and continued approval by the Property Appraiser as agricultural.

Parcel ID No. 137241-0030		
Year	**Ag. Classification**	**Additional Justification**
2021	Yes (Under Prior Parcel ID No.)	After Osceola Lakes was deeded a 50% ownership interest in the property, Mr. Legeza began maintaining the property. Mr. Legeza documented much of this activity through photos, which have been geotagged to the specific parcel.
2022	No Application Submitted	**Attachment 14 – Timber Sale Contract** Osceola Lakes and Mr. Young entered into a harvest and purchase contract with Gator Timber for the property.
2023	Yes	**Attachment 15 – 2023 Timber Sales** After the 2023 harvest, additional timber was purchased and harvested from the property by Gator Timber.
2024	Yes	**Attachment 16 – 2024/2025 FMP** Osceola Lakes commissioned a Forestry Management Plan plan for the property in consultation with RWS Forest Services for the continued maintenance and harvest of the property.
2025	Yes	Continued use of the property as a timber operation and

		continued approval by the Property Appraiser as agricultural.
2026	Yes	Continued use of the property as a timber operation and continued approval by the Property Appraiser as agricultural.

Statutory Analysis:

- *The length of time the land has been so used.* For over 70 years, owners grew and harvested timber on the property presently described as Parcel ID Nos. 137241-0010 and 137241-0030. Concrete evidence of such activity going back at least 34 years has been provided as part of this analysis, including Forestry Management Plans and invoices for harvests documented between the prior and current owners.

- *Whether the use has been continuous.* As demonstrated by substantial evidence, the Stevens, the Youngs, and now Osceola Lakes has continued to utilize the property as timber operations. Multiple FMPs demonstrate that the owners continued maintaining the property for timber operations and sales contracts and invoices demonstrate previous and present use of the property as economically viable agricultural operations. Additionally, timber has routinely been harvested and replanted from the property over the past 30 years, including but not limited to the following years: 1998, 2018, 2022, and 2023.

- *The purchase price paid.* Parcel ID Nos. 137241-0010 and 137241-0030 were part of a larger cross sale agreement between Osceola Lakes and Mr. Young, with the approximate per acre value below $10,000, which is commensurate with the cost per acre for agricultural land.

- *Size, as it relates to specific agricultural use, but a minimum acreage may not be required for agricultural assessment.* The size of the property is ~63 acres, which is a typical size for a timber operation.

- *Whether an indicated effort has been made to care sufficiently and adequately for the land in accordance with accepted commercial agricultural practices, including, without limitation, fertilizing, liming, tilling, mowing, reforesting, and other accepted agricultural practices.* The property owners have continuously maintained the property for timber operations for the last 30 years, including commissioning FMPs, harvesting timber, replanting, and performing other maintenance activity on the property to maintain its use as a timber operation. Additionally, timber has routinely been harvested and replanted from the property over the past 30 years, including but not limited to the following years: 1998, 2018, 2022, and 2023.

Conclusion: Since at least 1992 until present day and as demonstrated by the Stevens use of the property, Parcel ID Nos. 137241-0010 and 137241-0030 have been used for a bona fide agricultural purpose as a timber operation. The has been documented through multiple iterations of Forestry Management Plans, multiple invoices for harvests and purchases of timber from the

property, and well-documented use of the property over the last decades via aerial imagery and contemporaneously captured images. The property meets all the statutory criteria for bona fide agricultural purpose and it is clear that it has been utilized as such every year since 1992.

Parcel ID No. 137080-0000 | Current Status: Agricultural Classification



Ownership and Classification History: Osceola Lakes, LLC purchased the property entailing Parcel ID No. 137080-0000 on June 1, 2017. The ~40-acre parcel was part of a larger ~531.9 tract of land purchased by Osceola Lakes. Since purchasing the property, the Property Appraiser has classified the property as agricultural beginning with the 2018 tax roll after Osceola Lakes submitted an application. *See* **Attachment 18**.

Timber Management: Owners of the property consisting of now assigned Parcel ID No. 137080-0000 have utilized the land for timber operations going back decades. Since purchasing the property in 2017, Osceola Lakes continued to utilize the property as a timber operation. In 2018, Osceola Lakes commissioned a Forestry Management Plan ("2018 FMP") to assess the status of the property and provide options for how to continue to utilize the property as a timber operation. *See* **Attachment 19**. The 2018 FMP provided an in-depth analysis of the entirely of the ~531 acre property and noted those parts of Parcel ID No. 137080-0000 had a planted stand from 1985 that was mature enough to be harvested. Since the 2018 FMP, Osceola Lakes continued to maintain the property as timber operation and documented contemporaneously individuals working the land, in addition to building timber roads in 2029 and 2020. *See* **Attachment 20**.

Osceola Lakes has contracted for the harvest and purchase of timber from Parcel ID No. 137080-0000 including in 2022 and 2023. *See* **Attachment 14**. In 2022, approximately 15 acres of the 40 acre parcel was harvested. Since the 2022 and 2023 harvests and replanting, Osceola Lakes continued to maintain the property. An additional Forestry Management Plan was commissioned in 2024, which further detailed the necessary maintenance on the property, including installing fire breaks, prescribed burns, weed control, and additional replanting on the property. *See* **Attachment 16.**

Annual Bona Fide Agricultural Classification Analysis:

Parcel ID No. 137080-0000		
Year	**Ag. Classification**	**Additional Justification**
2021	Yes	Continued use of the property as a timber operation and continued approval by the Property Appraiser as agricultural.
2022	Yes	**Attachment 14 – Timber Sale Contract** Osceola Lakes and Mr. Young entered into a harvest and purchase contract with Gator Timber for the property.
2023	Yes	**Attachment 15 – 2023 Timber Sales** After the 2023 harvest, additional timber was purchased and harvested from the property by Gator Timber.
2024	Yes	**Attachment 16 – 2024/2025 FMP** Osceola Lakes commissioned a Forestry Management Plan plan for the property in consultation with RWS Forest Services for the continued maintenance and harvest of the property.
2025	Yes	Continued use of the property as a timber operation and continued approval by the Property Appraiser as agricultural.
2026	Yes	Continued use of the property as a timber operation and continued approval by the Property Appraiser as agricultural.

Statutory Analysis:

- *The length of time the land has been so used.* For over 70 years, owners grew and harvested timber on the property presently described as Parcel ID No. 137241-0030. Concrete evidence of such activity going back at least 10 years has been provided as part of this analysis, including Forestry Management Plans and invoices for harvests documented between the prior and current owners.

- *Whether the use has been continuous.* As demonstrated by substantial evidence, Osceola Lakes has continued to utilize the property as timber operations. Multiple FMPs demonstrate that the owners continued maintaining the property for timber operations and sales contracts and invoices demonstrate previous and present use of the property as economically viable agricultural operations.

- *The purchase price paid.* Osceola Lakes purchased Parcel ID No. 137241-0030, as presently assigned, as part of a larger ~531 acre sale for $1,400,000, or approximately for $2,367 per acre, which is commensurate with the cost per acre for agricultural land.

- *Size, as it relates to specific agricultural use, but a minimum acreage may not be required for agricultural assessment.* The size of the property is ~40 acres, which is a typical size for a timber operation.

- *Whether an indicated effort has been made to care sufficiently and adequately for the land in accordance with accepted commercial agricultural practices, including, without limitation, fertilizing, liming, tilling, mowing, reforesting, and other accepted agricultural practices.* The property owners have continuously maintained the property for timber operations for the last 30 years, including commissioning FMPs, harvesting timber, replanting, and performing other maintenance activity on the property to maintain its use as a timber operation.

Conclusion: For at least the past three decades until present day Parcel ID No. 137080-0000 has been used for a bona fide agricultural purpose as a timber operation. The Property Appraiser has classified the property as agricultural since at least 2018. This has been documented through multiple iterations of Forestry Management Plans, multiple invoices for harvests and purchases of timber from the property, and well-documented use of the property over the last decades via aerial imagery and contemporaneously captured images. The property meets all the statutory criteria for bona fide agricultural purpose and it is clear that it has been utilized as such every year since at least 2018.

SOUTHERN
LAND
MANAGEMENT SERVICES

To Whom this may Concern:

I have more than 35 years of professional experience in forestry management, including more than 31 years serving with Rayonier, Inc. as a Resource Land Manager. I recently retired from Rayonier and established my own forestry consulting company, The Southern Land Management Services, LLC. It has long been a goal of mine to assist private landowners and share the knowledge and experience I have gained through more than three decades of professional forestry and silvicultural management.

I currently serve as Principal of The Southern Land Management Services, LLC. During my career with Rayonier, I managed timber properties in St. Johns County and four other Florida counties, including Rayonier timberlands located immediately west and south of the property referenced herein.

Throughout my career, I have managed all aspects of forestry operations, with expertise in timber harvesting, silviculture, timber establishment, road and firebreak maintenance, site preparation, and related forestry activities. I am thoroughly familiar with accepted and industry-standard practices for commercial timber farming and forest management in Florida. During my tenure with Rayonier, I was directly responsible for the planting, maintenance, management, and harvesting of timber across hundreds of thousands of acres and was responsible for the planting of more than 75,000,000 seedlings during my career with them. One of my greatest professional

accomplishments was establishing and maintaining strong working relationships with forestry contractors and adjoining landowners.

In addition to my professional familiarity with the area, I have lived for many years in the neighborhood immediately adjacent to the subject property and have hunted the adjoining timberlands as a member of a local hunt club. As a result of both my professional responsibilities and my longstanding personal familiarity with the surrounding lands, I am intimately familiar with the subject property, the adjoining timberlands, and the history and characteristics of forestry operations in this immediate area.

In preparation for this letter, I have personally and regularly witnessed and evaluated the timber farming operations on the subject parcels over an extended period. During those visits, I have personally observed timber harvesting, planting, maintenance of firebreaks and roads, spraying, and other activities consistent with ongoing commercial timber farming and silvicultural operations. Many of the same forestry contractors that I utilized during my tenure with Rayonier also performed work for Mr. Pete Legeza on the subject property. These crews were Master Logger certified and experienced in commercial forestry operations.

I have also reviewed, together with Mr. Pete Legeza, extensive historical documentation concerning the forestry and silvicultural activities conducted on the subject property. These materials include historical aerial photographs, forest management plans, planting records, timber sale contracts, timber harvest and replanting records, agricultural classification (Greenbelt) applications, timber sale logs, correspondence with Greg Dunn, a Senior Forester with the State of Florida, detailed expense records documenting ongoing silvicultural activities, and photographs and videos documenting forestry and silvicultural work performed on the subject parcels.

With respect specifically to Parcel 137090-0000, the southern 40-acre parcel, the historical records and physical condition of the timber stands are consistent with forestry activities conducted by prior owners, including timber harvesting, planting, and the retention of mature seed trees following harvests. The retention of seed trees is a recognized forestry practice used to facilitate natural regeneration and forest restoration

following timber harvests. These activities are consistent with the parcel's longstanding use and management as a commercial timber-producing property.

My review of these records, photographs, and videos, together with my personal observations of the property and my professional experience managing timberlands in this immediate area, supports my opinion that the subject parcels have been continuously and actively managed as bona fide timber farming and silvicultural operations in excess of two decades.

I understand that Parcel 13724-10030 did not receive an agricultural tax exemption classification for the 2022 tax year and that Parcel 137090-0000 did not receive an agricultural tax exemption prior to 2023. I further understand that the owner seeks to establish that these parcels, along with the other subject parcels, were being used for bona fide agricultural purposes for at least five years preceding the date of this letter.

With regard to the Southern most parcel (137090-0000) I have personally observed Mr. Pete Legeza Jr., on the property with his farming equipment conducting activities including spraying, ditch cleaning, road maintenance, and other timber farming and silvicultural work since March 2022. I have also personally observed timber clearing and harvesting, the replanting of seedlings, and the retention of mature pine trees as seed trees following timber harvests.

Based upon my personal observations of the property, my longstanding familiarity with the subject property and surrounding timberlands, my review of the historical records and documentation described above, and my more than 35 years of professional forestry management experience, it is my professional opinion that the subject parcels have been continuously and actively used and managed for bona fide timber farming and silvicultural purposes for at least the five years preceding the date of this letter and, based upon the available records, my personal knowledge, and the physical characteristics of the timber stands, for substantially longer—at least 20 years preceding the date of this letter.

This opinion is supported by the documented history of forestry activities on the property, my direct personal knowledge and observations, the records and other historical materials I have reviewed, and the physical evidence of long-term timber

farming and forest management present on the property. Such evidence includes the age, composition, condition, and growth patterns of the existing timber stands, as well as physical indications of prior harvesting, replanting, road and firebreak maintenance, spraying, and other customary silvicultural practices.

In my professional experience, the foregoing activities are consistent with an ongoing and bona fide commercial timber farming operation and are not indicative of property merely being held in an unmanaged or passive forested condition.

I offer this opinion based upon my personal knowledge, professional experience, direct observations, and review of the historical documentation made available to me.

Sincerely,

BILLY LIPTHROTT

The Southern Land Management Services, LLC

Billy Lipthrott

Forestry Consultant & Land Resource Management Professional

St. Augustine, Florida | (904) 669-6114 | southernlandmanagementservices.com

Professional Summary

Forestry and land resource management professional with more than 35 years of experience, including 31 years with Rayonier in North Florida. Former Rayonier Resource Land Manager / Land Resource Unit Manager and current principal and forestry consultant with Southern Land Management Services, LLC. Experience spans timber sales, stand establishment and regeneration, inventory and appraisal, thinning and harvest planning, storm response, contractor oversight, forest access and drainage, and silvicultural Best Management Practices.

Professional Experience

Southern Land Management Services, LLC | St. Augustine, Florida

Principal & Forestry Consultant | 2025-Present

- Provide site-specific consulting for private landowners in North Florida and Southern Georgia, evaluating soil, drainage, landscape, understory, stand condition, and ownership objectives.
- Plan and administer timber sales, including inventory and readiness review, bid packages, buyer outreach, contracts, scale-ticket reconciliation, and closeout.
- Direct reforestation, thinning and rotation planning, storm salvage, harvest oversight, road and culvert work, contractor coordination, and BMP / SMZ compliance.

Rayonier | North Florida

Resource Land Manager / Land Resource Unit Manager | 31 years

- Sold and stewarded timber across ten North Florida counties: St. Johns, Putnam, Clay, Marion, Union, Columbia, Baker, Nassau, Flagler, and Suwannee.
- Managed stand establishment, site preparation, planting, vegetation control, thinning, harvest, regeneration, roads, drainage, and long-term rotations.
- Planted nearly 100 million seedlings and guided stands through two full timber rotations during a forestry career spanning more than 35 years.
- Provided professional guidance on timber inventory, harvest economics, land clearing, and small-tract wood utilization while serving in land resource management.

Core Forestry Qualifications

- Silviculture: planted and natural regeneration; genetics; site preparation; release; thinning; final harvest; rotation planning.
- Timber transactions: inventory and appraisal; market timing; bid packages; buyer coordination; contracts; scale tickets; closeout.
- Field operations: harvest and contractor oversight; storm salvage; roads, access, drainage, and culverts; final inspection.
- Stewardship and regional practice: Florida BMPs, streamside management zones, NOI coordination, and operating knowledge across ten North Florida counties and Southern Georgia.

Education

Forestry Studies | LCCC
1988-1990

Selected Professional Contributions

- Supported a 2013 peer-reviewed forest management and regional water-yield study using stand data from the Hargrove Pasture parcel in Flagler County.
- Provided professional guidance in 2016 and 2019 on timber inventory, sale feasibility, land clearing, and wood utilization.
- Managed and represented Rayonier timberland interests in Flagler County as part of broader North Florida responsibilities.

Certification and Signature

I have reviewed this professional resume and certify that it accurately summarizes my education, experience, responsibilities, and professional contributions to the best of my knowledge.

W. B. Lipthrott — August 21, 2026

Billy Lipthrott - Signature | Date

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  - Financial Planning: Taxes and Greenbelt
  - Succession and Estate Planning
  - Conservation Easements
  - Technical & Cost-share Assistance
  - Environmental Regulations
  - Opportunities
  - Wildland-Urban Interface

Florida Land Steward

Florida Land Steward



Uneven-aged Management - A "Natural" Approach to Timber

With timber prices down for many products, less interest in investing in costly regeneration after harvest, and greater interest in a more natural approach to forest management, many landowners are looking for alternatives to the traditional plant, thin and harvest approach of timber management. Uneven-age management is an alternative that sustains the forest cover, provides income at more frequent intervals, minimizes regeneration costs and provides many wildlife habitat and recreational benefits.

An **uneven-aged stand** is a group of trees that differ significantly in ages; by convention, the spread of ages exceeds 25% of the planned life span for an age class.

In uneven-aged management, we remove mature trees, or groups of them, leaving gaps and young trees to grow, allocating a portion of the growing space to regeneration.

To contrast, we remove all of the trees when harvesting an even-aged stand in order to allocate all of the growing space to regeneration. When growing southern pines for timber, an even-aged management scheme is commonly used. To see the advantages and disadvantages associated with using these reproduction methods, visit our Even- vs. Uneven-Aged Reproduction Methods section.

In both cases, we are opening up a temporary void in the ecosystem so that the space can be occupied by a new age class to replace the one removed in the harvest.

For more information on converting an even-aged stand to uneven-age, read the University of Florida Extension Publication, Opportunities for Uneven-age mangement in second growth longleaf pine stands in Florida.

- Structure Of An Uneven-Aged Stand +
- The Selection System +
- Even Vs. Uneven-Aged Reproduction Methods —

Even- and uneven-aged reproduction methods have several advantages and disadvantages associated with them. When choosing a reproduction method it is first necessary to determine:

- what you seek
- what species and stand conditions will satisfy your objectives
- the type of stand you want, given the species sought or uses intended
- what physical or economic constraints you face in achieving the desired results

EVEN-AGED		UNEVEN-AGED	
Advantages	**Disadvantages**	**Advantages**	**Disadvantages**
Allows almost complete control over stand establishment	Supply of seed or seedlings must come from outside of the stand to be established, unless shelterwood or seed tree reproduction methods are employed	Seed supply comes from the residual stand, ease and certainty of natural regeneration with some species (especially loblolly)	Depending on species, control over stand establishment may be more difficult to achieve
Less root competition in the regenerated stand	Higher potential for damaging erosion to occur	Lower potential for damaging erosion to occur	Dependign on size of cuts and species, may be more root competition in the residual stand

Suitable for regenerating shade-intolerant tree species.	Shade-tolerant species may be overly exposed	Depending on size of cuts and species, may be suitable for regenerating shade-tolerant tree species	Depending on size of cuts and species, may not be suitable for regenerating shade-intolerant tree species
Enables use of genetic improvements, if necessary, when planted	Usually less biologically diverse, particularly young stands	Usually more biologically diverse	May be difficult to use genetic improvements, if necessary
Relatively simple to achieve a balanced, sustained yield of forest products	Modest income at thinnings, significant income only at final harvest	Growth capacity of site can be converted to revenue at short intervals	More challenging to to achieve a balanced, sustained yield of forest products
	Costly site preparation, including use of pesticides and heavy equipment, is usually necessary	Site preparation is usually unnecessary	
	May be higher risk of disease, insect problems, and wildfire	Depending on density and other variables, may be lower risk of disease, insect problems, and wildfire	

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#452

Prepared by and return to:

John Galletta, Jr., Esquire
103 "F" Street
St. Augustine, Florida 32084

Public Records of
St. Johns County, FL
Clerk# 99002088
O.R. 1378 PG 1790
08:32AM 01/15/1999
REC $5.00 SUR $1.00

Warranty Deed

This Indenture, Made this 11th day of January, 1999 between **ROSE J. STEVENS, unremarried surviving spouse of STANLEY M. STEVENS, deceased**, grantor*, whose post office address is 655 Wildwood Drive, St. Augustine, Florida 32086, and **CAROLYN R. YOUNG**, grantee*, whose post office address is 655 Wildwood Drive, St. Augustine, Florida 32086.

*"grantor" and "grantee" are used for singular or plural, as context requires

WITNESSETH: That said grantor, for and in consideration of the sum of LOVE AND AFFECTION and other valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns County, Florida, wit:

ALL OF GOVERNMENT LOT 3, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PARCEL OF LAND IN THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, AS DESCRIBED IN OFFICIAL RECORDS BOOK 21, PAGE 515, PUBLIC RECORDS OF SAID COUNTY, AND EXCEPTING THEREFROM RIGHT OF WAY FOR COUNTY ROAD, AS DESCRIBED IN DEED BOOK 255, PAGE 249 AND OFFICIAL RECORDS BOOK 786, PAGE 1485, OF SAID PUBLIC RECORDS.

COPY

PARCEL ACCOUNT NO. 137240-0000.

THIS CONVEYANCE IS BETWEEN MOTHER AND DAUGHTER AND IS SUBJECT TO NO ENCUMBRANCES.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND LIMITATION OF RECORD, IF ANY, AND TAXES FOR THE YEAR 1999 AND SUBSEQUENT YEARS.

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

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

Witnesses:

John Galletta
(witness signature)
Print witness name John Galletta, Jr.

Luanne R. Hickey
(witness signature)
Print witness name Luanne R. Hickey

Rose J. Stevens
Rose J. Stevens

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I am a Notary Public of the State of Florida and my commission expires: 9/26/99.
THE FOREGOING INSTRUMENT was acknowledged before me by ROSE J. STEVENS on January 11, 1999, who is personally known to me or who produced _____ as identification.

Luanne R. Hickey
Notary Public, State of Florida
Commission No. CC 498043
My Commission Expires 09/26/99
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

Luanne R. Hickey
Notary Public
Print Name: Luanne R. Hickey
My commission expires: 9/26/99

Tax Bill Detail

Property Tax Account: 137240-0000
YOUNG CAROLYN R,GEOFFREY A

Year: 2006
Tax District: 400

Bill Number: 157875
Property Type: Real Estate

Owner: YOUNG CAROLYN R,GEOFFREY A

MAILING ADDRESS:
YOUNG CAROLYN R,GEOFFREY A
655 WILDWOOD DR
SAINT AUGUSTINE FL 32086-5809

PROPERTY ADDRESS:

Taxes **Assessments** **Legal Description** **Payment History**

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
COUNTY				
GENERAL COUNTY	4.9275	$90.88	$90.87	$0.01
ROAD	0.9000	$16.60	$16.60	$0.00
HEALTH	0.0200	$0.36	$0.37	($0.01)
Subtotal	5.8475	$107.84	$107.84	$0.00
SCHOOL				
SCHOOL - STATE LAW	5.0310	$92.78	$92.78	$0.00
SCHOOL - LOCAL BOARD	2.6380	$48.66	$48.66	$0.00

SCHOOL BOND DEBT '89	0.1800	$3.32	$3.32	$0.00
Subtotal	7.8490	$144.76	$144.76	$0.00
SJRWMD	0.4620	$8.52	$8.52	$0.00
FIRE	1.2000	$22.13	$22.13	$0.00
MOSQUITO	0.1500	$2.77	$2.77	$0.00
AIRPORT	0.2055	$3.79	$3.79	$0.00
FL INLAND NAV DISTRICT	0.0385	$0.71	$0.71	$0.00
TOTAL	15.7525	$290.52	$290.52	$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
2006 S W DISPOSAL	$58.56	$58.56	$0.00
2007 S W COLLECTION	$93.12	$93.12	$0.00
2007 S W RECYCLING	$17.28	$17.28	$0.00
TOTAL	$168.96	$168.96	$0.00

Year	Due
2006	**$0.00**
2005	$0.00
2004	$0.00
2003	$0.00
2002	$0.00
2001	$0.00
2000	$0.00
1999	$0.00
1998	$0.00
1997	$0.00

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 157875 -- No Amount Due

Pay All Bills

Print Bill / Receipt

PublicSoft © 2026 - Powered by Phenix.net

Instr #2021050210 BK: 5256 PG: 1006, Filed & Recorded: 5/4/2021 2:12 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

Prepared by, Record and Return to:
Blake F. Deal III, Esq.-Briley & Deal, LLC
1525B The Greens Way, Suite 200
Jacksonville Beach, FL 32250

NOTE TO CLERK: This conveyance is a gift of a 50% undivided interest in unencumbered property and as such minimum deed stamps in the amount of $.70 are being paid.

WARRANTY DEED

This Warranty Deed made as of the 3rd day of May, 2021, between **GEOFFREY A. YOUNG,** an unremarried widower whose address is 655 Wildwood Dr., St. Augustine, FL 32086, hereinafter called the GRANTOR, and **OSCEOLA LAKES, LLC,** a Florida limited liability company, whose address is c/o Briley & Deal, LLC, 1525B The Greens Way, Suite 200, Jacksonville Beach, FL 32250, and **GEOFFREY A. YOUNG,** an unremarried widower, whose address is above, each as to a 50% undivided interest as Tenants in Common, hereinafter collectively referred to as the GRANTEE (Wherever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

COPY

W I T N E S S E T H:

That the said Grantor, for and in consideration of $10 the receipt and sufficiency of which is hereby acknowledged and accepted, has granted, bargained and sold to the said Grantees, their heirs, successors and assigns forever, the following described real property, situate, lying and being in the County of St. Johns State of Florida, to wit:

A PART OF LOT 1, YOUNG'S ESTATES AS RECORDED IN MAP BOOK 58, PAGES 68 and 69 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°56'40" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1454.23 FEET; THENCE SOUTH 89°39'06"
WEST, A DISTANCE OF 916.48 FEET TO AN INTERSECTION WITH A SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 2 OF SAID YOUNG'S ESTATES; THENCE NORTH 00°40'53" WEST, ALONG SAID SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 2 AND ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1038.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DEER CHASE DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1485 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1145.92 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 358.68 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 80°01'19" WEST, 357.22 FEET TO THE WEST LINE OF SAID LOT 1 AND TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 13,

TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING THREE COURSES: No. 1 — SOUTH 00°03'35" WEST, A DISTANCE OF 1374.83 FEET; No. 2 NORTH 89°39'06" EAST, A DISTANCE OF 263.36 FEET; No. 3 — SOUTH 00°02°05" EAST, A DISTANCE OF 1056.55 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°45'12" EAST, ALONG SAID SOUTH LINE OF LOT 1, A DISTANCE OF 1042.05 FEET TO THE POINT OF BEGINNING.

The real estate parcel number for the property herein conveyed is: **137241-0010**

SUBJECT TO (1) any taxes or assessments levied subsequent to the date hereof; (2) riparian rights, if any; and (3) covenants, easements, and restrictions of record.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining, although this Deed shall not act to re-impose same.

COPY

And the said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except the aforesaid covenants, easements, and restrictions of record and taxes accruing subsequent to the date hereof;

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

PRINT NAME Barbara Wilson

PRINT NAME Blake F. Deal III

"GRANTOR"

GEOFFREY A. YOUNG

STATE OF FL
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of May, 2021, by means of physical presence by GEOFFREY A. YOUNG, who is __ personally known to me or who has ✓ produced a Driver's License as identification (and who did/did not take an oath.)

BLAKE F. DEAL III
Commission # GG 249897
Expires October 29, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State and County Aforesaid
AFFIX SEAL

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

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

Parcel ID	1372410010
Location Address	WILDWOOD DR SAINT AUGUSTINE 32086-0000
Neighborhood	M&B Wildwood/Datil Pepper area (DEV) (6841.69)
Tax Description*	58/68-69 YOUNGS ESTATE NE PART OF LOT 1 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland 80-89 (5500)
Subdivision	Young's Estates
Sec/Twp/Rng	13-8-29
District	County (District 300)
Millage Rate	13.4686
Acreage	18.030
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

YOUNG GEOFFREY A
100%
655 WILDWOOD DR
SAINT AUGUSTINE, FL 32086-5809

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$573,602.00
Agricultural (Assessed) Value	$6,858.00
Agricultural (Market) Value	$573,602.00
Just Market	**$573,602.00**
Total Deferred	$0.00
Assessed Value	**$6,858.00**
Total Exemptions	$0.00
Taxable Value	**$6,858.00**

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	Ag (Assessed) Value	Assessed Value
2025	$0	$0	$573,602	$573,602	$6,925	$6,925
2024	$0	$0	$573,602	$573,602	$6,925	$6,925
2023	$0	$0	$246,402	$246,402	$6,925	$6,925
2022	$0	$0	$246,402	$246,402	$6,107	$6,107
2021	$0	$0	$437,802	$437,802	$22,137	$22,137
2020	$0	$0	$437,802	$437,802	$22,137	$22,137
2019	$0	$0	$436,938	$436,938	$22,137	$22,137
2018	$0	$0	$436,938	$436,938	$18,198	$18,198
2017	$0	$0	$436,938	$436,938	$18,198	$18,198
2016	$0	$0	$436,938	$436,938	$18,198	$18,198
2015	$0	$0	$436,938	$436,938	$18,198	$18,198

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	16.36	AC	$6,708
Timberlands Wetlands	0	0	1.67	AC	$150
Market Ag Uplands	0	0	16.36	AC	$572,600
Market Ag Wetlands	0	0	1.67	AC	$1,002

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information, Sale 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.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/11/2026, 3:56:56 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

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

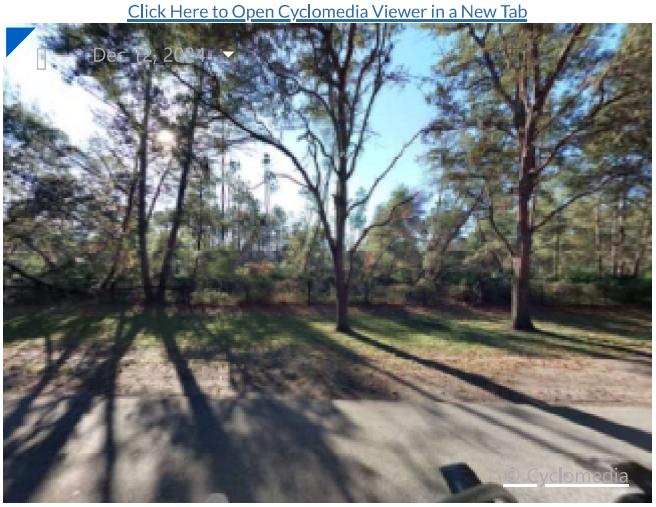
2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

Parcel ID	1372410030
Location Address	WILDWOOD DR SAINT AUGUSTINE 32086-0000
Neighborhood	M&B Wildwood/Datil Pepper area (DEV) (6841.69)
Tax Description*	58/68-69 YOUNGS ESTATE SW PART OF LOT 1 OR5256/1006 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland 80-89 (5500)
Subdivision	Young's Estates
Sec/Twp/Rng	13-8-29
District	County (District 300)
Millage Rate	13.4686
Acreage	45.040
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

YOUNG GEOFFREY A	OSCEOLA LAKES LLC ETAL
50%	50%
822 A1A N STE 208	822 A1A N STE 208
PONTE VEDRA BEACH, FL 32082-8213	PONTE VEDRA BEACH, FL 32082-8213

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$1,492,120.00
Agricultural (Assessed) Value	$17,682.00
Agricultural (Market) Value	$1,492,120.00
Just Market	**$1,492,120.00**
Total Deferred	$0.00
Assessed Value	**$17,682.00**
Total Exemptions	$0.00
Taxable Value	**$17,682.00**

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	Ag (Assessed) Value	Assessed Value
2025	$0	$0	$1,492,120	$1,492,120	$17,780	$17,780
2024	$0	$0	$1,492,120	$1,492,120	$17,780	$17,780
2023	$0	$0	$344,916	$344,916	$17,780	$17,780
2022	$0	$0	$344,058	$0	$0	$344,058
2021	$0	$0	$0	$0	$0	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	42.59	AC	$17,462
Timberlands Wetlands	0	0	2.45	AC	$220
Market Ag Uplands	0	0	42.59	AC	$1,490,650
Market Ag Wetlands	0	0	2.45	AC	$1,470

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
5/4/2021	5/3/2021	$100.00	WARRANTY DEED	5256	1006	U	V	YOUNG GEOFFREY A	OSCEOLA LAKES LLC ETAL

No data available for the following modules: Sales Questionnaire Form, 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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Last Data Upload: 9/11/2026, 3:56:56 AM

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FOREST MANAGEMENT PLAN

FOR THE

"ROSE J. STEVENS TRACT"

ST. JOHNS COUNTY, FLORIDA

PREPARED BY:
SONNY MASK
FOREST MANAGEMENT TECHNICIAN
August 1992

LOCATION

The Rose J. Stevens tract containing approximately 71 acres, is located in Section 13, Township 8 South, Range 29 East, St. Johns County, Florida. Access may be gained by traveling approximately one mile west from U.S. 1 down Wildwood Drive.

OBJECTIVE

It is the owners objective to maintain the silvicultural integrity of the property through Forestry practices.The owner has opted to employ natural(site preparation and natural seed) methods of pine regeneration.

SOILS

There are basically four types of soil found within this piece of property. They are Tocoi fine sand, St. Johns fine sand, Smyrna fine sand, and Pomona fine sand.

(a) These soils have a moderate potential for Slash Pine under high-level management. A high water table during periods of higher rain fall limits this soil for this use. Equipment mobility during we seasons, seedling mortality and plant competition are management concerns. Timely scheduling of site preparation, planting and harvesting is required. Site preparation should include bedding of rows.
(b) Potential for community development is medium. Wetness that is the result of seasonal high water table rising to within ten inches of the surface is the main limitation.

GENERAL CONDITIONS

The forest consist of a mixed stand of natural Longleaf Pine and Sand Pine along with scattered hardwood.

RECOMMENDATIONS :

Option #1- Harvest all but 12-15 of the best seed trees per acre to use as the source of the next pine generation. Seed bed preparation shall consist of chopping, burning (if posssible) and heavy raking to be completed by the end of August. Seed fall should begin during mid-September completed by November depending on the species selected as a seed tree.

Option #2- Includes the harvesting of all pine resources followed by chopping, burning (if possible) and raking followed by bedding and then by the planting of gene improved Slash Pine Seedlings.

Site preparation shall consist of chopping, raking, burning, bedding and planting.

SITE PREPARATION

Mechanical site preparation treatments to be conducted prior to planting and their approximate costs include, but are not limited to:

OPTION #2

TREATMENT *	**APPROXIMATE COSTS**
Single Drum Chopping	$50.00/acre
Raking	$65.00/hr
Burning	$15.00/hr
Bed	$35.00/acre
Plant	$35.00/acre

Treatments should be initiated during late summer months and be completed at least six weeks prior to planting.

***Availability of vendors may determine the type treatment prescribed and or performed.**

PLANTING DATES

Plant Seedlings or apply seed during November - March, opting for earlier (November) dates, if available.

SEEDLING AND SEED SELECTION:
On all sites, genetically improved (high rust-resistant high growth potential) Slash Pine Seedling should be selected for planting.

PLANTING DENSITY

OPTION #1:
Plant 726 Seedlings per acre on rows spaced ten feet apart and individually spaced trees six feet apart.

LIGHTERED STUMPS

Lightered Stumps are found through out the property. Harvest these products following timber removal and prior to reforestation plan.

WILD FIRES

Wild Fires can play a role in the forest development. Therefore we recommend CONTROL BURNING.

CONTROL BURNING

Fire, under control, is one of the Forest's healthiest management tools. Burning reduces the amount of hazardous fuel, enhance wildlife production, improves water quality and increases timber growth. Unfortunately, expertise in managing this valuable tool has declined, while its associated liabilities have increased. Due to the proximity to a neighborhood and major highways, control burning may not be a viable Forest management tool.

Each up-land Pine site is a candidate for control burning, either prior to harvest or in conjunction with site preparation for debris removal.

Use the backfire method of prescribe burning. This technique basically allows for the fire to be set against a control line and backs into the wind, It is slower than other methods, but much safer.

Following the pine establishment and during the growth phase, protect the area from wildfire by plowing per-suppression firelines every two years. Consider control burning the stand when pines reach about twenty to twenty-five feet in height and repeat process every three to five years after initial burn.

NOTE: USE ONLY PROFESSIONALLY TRAINED PERSONNEL

SITE PREPARATION COST SHARE ASSISTANCE

Cost share assistance may be available to property owners who wish to participate in the reforestation of their land by natural and/or artificial means through the St. Johns County AS & CS office located in Hastings, Florida. Application and information concerning the program the program requirements of ACP/FIP may be obtained from Mrs. Catheline Deford at (904) 692-1682.
Basically, the ACP/FIP program reimburses a landowner for their expense up to a certain limit based on the type of treatment performed according to prescriptions outlines. The ACP program maximum limit during 1992 was 3500, while the maximum limit of FIP was 10,000.
Reimbursement rates for specific treatments during 1992 were; chopping $24.50/a. Basically what the program intends to accomplish is to reimburse participates about 65% of the cost.
The program requirement changes annually and all questions concerning the program should be directed to the appropriate party.

SECURITY

The property is well secured against unauthorized entry.

ROADS

For the purpose of implementing management systems, the roads are adequate. Continue routine maintenance as required.

SUMMARY

(1) Make application with the St. Johns County Property Appraiser for GREENBELT.
(2) Harvest Pine stands during 1992.
(3) Site prepare during 1992.
(4) Utilize the cost share program for Pine tree establishment.
(5) Certify properties as "TREE FARM".
(6) Clarify property boundaries.
(7) Initiate road maintenance projects as needed.

Trees Planted 2/22/00
Finally

FORM APPROVED
OMB NO. 0560-0082

AD-245
(09-11-95)

U.S. DEPARTMENT OF AGRICULTURE
REQUEST FOR COST-SHARES

ST. & CO. & C/D	CONTROL NO.(F/Y & NO.)
12 109	99003

(AD-245 replaces ACP-245 and SIP-245)

FARM NO.	NAME AND ADDRESS	FARMLAND	PROGRAM CODE	FUND CODE	CONTRACT/LTA & ITEM NO.	PRIMARY PURPOSE	OTHER FARMS / /YES / /No
427	Rose Stevens						
TRACT No.	8131 S W 8th CT	CROPLAND	FIP	FP1		wood production	
459	North Lauderdale, Florida 33068-2032						
	Telephone No. (904)797-7195						

DESCRIPTION OF PRACTICE OBJECTIVE

PRACTICE LOCATION

FOR USE BY THE APPROVING OFFICIAL

Number - A -	Practice Title - B -	Extent Requested - C -	Extent Approved - D -	Rate - E -	C/S Approved - F -	I plan to start the practice
C5A	Machine Planting	55	55	33.0	1815	
C5H	Tandum Chop	55	55	33.0	1815	4/99
C5G	Bedding	55	55	24.0	1320	
C5K	Piling Debris-Spot Raking	55	55	28.0	1540	I plan to complete the practice
						4/2000

CONSERVATION PLAN: Farm Plan By NRCS / /Yes / /No | Forest Plan By FS / /Yes / /No | Other Plan / /Yes / /No | PARTNERSHIP Joint Venture / /Yes / /No

APPLICANTS REQUEST

I request cost-share assistance under the program to meet the objective described above. This practice would not be performed without Federal cost-sharing. If cost-sharing is approved for the practice requested, I agree to refund all or part of the funds paid to me as determined by the Approving Official, if, before expiration of the specified practice lifespan I, (a) destroy the approved practice, or (b) voluntarily relinquish control or title to the land on which the approved practice has been established and the new owner and/or operator of the land does not agree in writing to properly maintain the practice for the remainder of its lifespan. I have not yet started this practice, and except for FCP requests, I understand that if I begin the practice before receiving written approval I may be denied funding. I authorize a representative of USDA to have access to the practice site area. I understand that form "CONTINUATION FOR AD-245" is by reference incorporated herein.

SIGNATURE:	DATE:	Estimated $ C/S Value	6,490	C/S Willing to Approve $
Rose Stevens	11/2/98			

APPROVAL ACTION The Approving Official approved the extent shown in BLOCK D above and the cost-shares shown in BLOCK F above for this practice.

FOR THE APPROVING OFFICIAL	DATE:	Practice Expiration Date

REMARKS

Trees must be maintained for the 10 years life span of this practice.

For SIP and FIP Only: I certify that I / /do / /do not own more 1000 acres of eligible forestland in the United States or any territory or possession of the U.S.	Acres if more than 1,000	Date Waiver Approved
SIGNATURE: Rose Stevens DATE: 11/2/98		

PARTICIPATION IN USDA PROGRAMS IS OPEN TO ALL ELIGIBLE APPLICANTS WITHOUT REGARD TO RACE, COLOR, RELIGION, NATIONAL ORIGIN, AGE, SEX, MARITAL STATUS, OR DISABILITY.

FORM APPROVED
OMB NO. 0560-0082

245
-11-95) U.S. DEPARTMENT OF AGRICULTURE
PRACTICE APPROVAL AND PAYMENT APPLICATION

ST. & CO. & C/D	CONTROL NO.(F/Y & NO.)
12 109	99003

-245 replaces ACP-245 and SIP-245)

N NO.	NAME AND ADDRESS	FARMLAND	PROGRAM CODE	FUND CODE	CONTRACT/LTA & ITEM NO.	PRIMARY PURPOSE	EXPIRATION NOTICE
27	Rose Stevens		FIP	FP1			Practice must be completed and reported by 7/15/2000
CT No.	8131 S W 8th CT	CROPLAND				Wood	
59	North Lauderdale					Production	
	Telephone No.						ID

request for program cost-sharing to perform the practice shown below is approved for the farm identified above. If you decide to perform this practice, or if you cannot complete it by the expiration date, please notify the Approving Official's office in ting at once.

CRIPTION OF PRACTICE OBJECTIVE

APPROVING OFFICIAL USE

ber A	Practice Title B	Extent Requested C	Extent Approved D	Rate E	Cost-Shares Approved F	Extent Performed G	Cost-Shares Earned H
5A	Machine Planting	55	55	33.0	1815.00		
5H	Tandum Chop	55	55	33.0	1815.00		
6G	Bedding	55	55	24.0	1320.00		
5K	Piling Debris-Spot Raking	55	55	28.0	1540.00		

RUCTIONS TO PARTICIPANT To receive payment or credit for any cost-shares ed on this practice, report performance in col. G and complete ITEMS X Y below; date and sign the certification below; and file with the issuing ce by the date noted in EXPIRATION NOTICE.

APPROVAL ISSUED BY APPROVING OFFICIAL (FOR SIP) APPROVAL MAILED BY CED

DATE

Did you bear all the expense (except for program cost-sharing) for performing this practice? (If No, report name(s) and address(es) of other person(s) or agency who bore any part of the expenses. Also show kind, extent and value of their contribution.)

/X NO /_/

During the current fiscal year Oct. 1 - Sep. 30, have you received or will you receive a cost-share payment under the same program on this or any other farm other than through this AD-2457 (If yes, report State, County, and amount by farm).

YES /_/ NO /X/

Total Cost-Shares Earned	
Payment Advance (Partial Payment)	
Is Partic. on FSA Debt Reg.? Y / / N / /	
Setoff	
Debt Assignment	
Net Payment	

Payment Approved (Initials) (For SIP) C/S Earned Approved By/Date	ACH/Check Number (For SIP) Calc. Verif. By/Date

TIFICATION BY PARTICIPANT I certify that the above information is true and correct. I further certify that the entry in Column hows that the practice was performed in accordance with the practice specifications and other program requirements. I hereby fy for payment to the extent that the Approving Official has determined that the practice has been performed and further certify t this payment is not a duplicate of any other earned by me. I agree to maintain this practice for at least __ years following year the practice is completed. I agree to refund all or part of the cost-share assistance paid to me, as determined by the roving Offical, if before expiration of the practice lifespan specified above, I (a) destroy the practice installed, or voluntarily relinquish control or title to the land on which the installed practice has been established and the new owner /or operator of the land does not agree in writing to properly maintain the practice for the remainder of its specified lifespan. nderstand that form "CONTINUATION FOR AD-245" is by reference incorporated herein and with this page constitutes the entire eement between the parties.

NATURE: Rose Stevens

DATE: 3-10-2000

TICIPATION IN USDA PROGRAMS IS OPEN TO ALL ELIGIBLE APPLICANTS WITHOUT REGARD TO RACE, COLOR, RELIGION, NATIONAL ORIGIN, AGE, MARITAL STATUS, OR DISABILITY.

FORM APPROVED
OMB NO. 0560-0082

D-245
09-11-95)

U.S. DEPARTMENT OF AGRICULTURE
PRACTICE APPROVAL AND PAYMENT APPLICATION

ST. & CO. & C/D	CONTROL NO.(F/Y & NO.)
12 109	99003

AD-245 replaces ACP-245 and SIP-245)

ARM NO.	NAME AND ADDRESS	FARMLAND	PROGRAM CODE	FUND CODE	CONTRACT/LTA & ITEM NO.	PRIMARY PURPOSE	EXPIRATION NOTICE
427	Rose Stevens		FIP	FP1			Practice must be completed and reported by 7/15/2000
RACT No.	8131 S W 8th CT	CROPLAND				Wood	
459	North Lauderdale					Production	
	Telephone No.						ID

ur request for program cost-sharing to perform the practice shown below is approved for the farm identified above. If you decide t to perform this practice, or if you cannot complete it by the expiration date, please notify the Approving Official's office in iting at once.

ESCRIPTION OF PRACTICE OBJECTIVE

OR APPROVING OFFICIAL USE

mber	Practice Title	Extent Requested	Extent Approved	Rate	Cost-Shares Approved	Extent Performed	Cost-Shares Earned
A	B	C	D	E	F	G	H
E5A	Machine Planting	55	55	33.0	1815.00		
E5H	Tandum Chop	55	55	33.0	1815.00		
E5G	Bedding	55	55	24.0	1320.00		
E5K	Piling Debris-Spot Raking	55	55	28.0	1540.00		

STRUCTIONS TO PARTICIPANT To receive payment or credit for any cost-shares rned on this practice, report performance in col. G and complete ITEMS X d Y below; date and sign the certification below; and file with the issuing ffice by the date noted in EXPIRATION NOTICE.

APPROVAL ISSUED BY APPROVING OFFICIAL (FOR SIP) APPROVAL MAILED BY CED

DATE

Did you bear all the expense (except for program cost-sharing) for performing this practice? (If No, report name(s) and address(es) of other person(s) or agency who bore any part of the expenses. Also show kind, extent and value of their contribution.)

S /_/ NO /_/

Total Cost-Shares Earned

Payment Advance (Partial Payment)

Is Partic. on FSA Debt Req.? Y / / N / /

Setoff

Debt Assignment

Net Payment

During the current fiscal year Oct. 1 - Sep. 30, have you received or will you receive a cost-share payment under the same program on this or any other farm other than through this AD-245? (If yes, report State, County, and amount by farm).

YES /_/ NO /_/

Payment Approved (initials) (For SIP) C/S Earned Approved By/Date

ACH/Check Number (For SIP) Calc. Verif. By/Date

RTIFICATION BY PARTICIPANT I certify that the above information is true and correct. I further certify that the entry in Column shows that the practice was performed in accordance with the practice specifications and other program requirements. I hereby ply for payment to the extent that the Approving Official has determined that the practice has been performed and further certify at this payment is not a duplicate of any other earned by me. I agree to maintain this practice for at least __ years following e year the practice is completed. I agree to refund all or part of the cost-share assistance paid to me, as determined by the proving Offical, if before expiration of the practice lifespan specified above, I (a) destroy the practice installed, or) voluntarily relinquish control or title to the land on which the installed practice has been established and the new owner d/or operator of the land does not agree in writing to properly maintain the practice for the remainder of its specified lifespan. understand that form "CONTINUATION FOR AD-245" is by reference incorporated herein and with this page constitutes the entire reement between the parties.

GNATURE:

DATE:

RTICIPATION IN USDA PROGRAMS IS OPEN TO ALL ELIGIBLE APPLICANTS WITHOUT REGARD TO RACE, COLOR, RELIGION, NATIONAL ORIGIN, AGE, X, MARITAL STATUS, OR DISABILITY.

FORM APPROVED
OMB NO. 0560-0082

AD-245
(09-11-95)

U.S. DEPARTMENT OF AGRICULTURE
REQUEST FOR COST-SHARES

ST. & CO. & C/D	CONTROL NO.(F/Y & NO.)
12 109	99003

(AD-245 replaces ACP-245 and SIP-245)

FARM NO.	NAME AND ADDRESS	FARMLAND	PROGRAM CODE	FUND CODE	CONTRACT/LTA & ITEM NO.	PRIMARY PURPOSE	OTHER FARMS
427	Rose Stevens						/ /YES
TRACT No.	8131 S W 8th CT	CROPLAND	FIP	FP1			/ /No
459	North Lauderdale, Florida 33068-2032					wood production	
	Telephone No. (904)797-7195						

DESCRIPTION OF PRACTICE OBJECTIVE

PRACTICE LOCATION

FOR USE BY THE APPROVING OFFICIAL

Number	Practice Title	Extent Requested	Extent Approved	Rate	C/S Approved	I plan to start the practice
-- A --	-------- B --------	---- C ----	---- D ----	-- E --	---- F ----	
E5A	Machine Planting	55	55	33.0	1815	
E5H	Tandum Chop	55	55	33.0	1815	4/99
E5G	Bedding	55	55	24.0	1320	
E5K	Piling Debris-Spot Raking	55	55	28.0	1540	I plan to complete the practice
						4/2000

CONSERVATION PLAN: Farm Plan By NRCS / /Yes / /No | Forest Plan By FS / /Yes / /No | Other Plan / /Yes / /No | PARTNERSHIP Joint Venture / /Yes / /No

APPLICANTS REQUEST

I request cost-share assistance under the program to meet the objective described above. This practice would not be performed without federal cost-sharing. If cost-sharing is approved for the practice requested, I agree to refund all or part of the funds paid to me as determined by the Approving Official, if, before expiration of the specified practice lifespan I, (a) destroy the approved practice, or (b) voluntarily relinquish control or title to the land on which the approved practice has been established and the new owner and/or operator of the land does not agree in writing to properly maintain the practice for the remainder of its lifespan. I have not yet started this practice, and except for FCP requests, I understand that if I begin the practice before receiving written approval I may be denied funding. I authorize a representative of USDA to have access to the practice site area. I understand that form "CONTINUATION FOR AD-245" is by reference incorporated herein.

SIGNATURE:	DATE	Estimated $ C/S Value	C/S Willing $ to Approve
Rose Stevens	11/2/98	6,490	

APPROVAL ACTION The Approving Official approved the extent shown in BLOCK D above and the cost-shares shown in BLOCK E above for this practice.

FOR THE APPROVING OFFICIAL	DATE:	Practice Expiration Date

REMARKS

Trees must be maintained for the 10 years life span of this practice.

For SIP and FIP Only: I certify that I / /do / /do not own more 1000 acres of eligible forestland in the United States or any territory or possession of the U.S.

SIGNATURE:	DATE:	Acres if more than 1,000	Date Waiver Approved
Rose Stevens	11/2/98		

PARTICIPATION IN USDA PROGRAMS IS OPEN TO ALL ELIGIBLE APPLICANTS WITHOUT REGARD TO RACE, COLOR, RELIGION, NATIONAL ORIGIN, AGE, SEX, MARITAL STATUS, OR DISABILITY.

THINGS TO DO

11/9/99

Hope this is enough to get the job done.
If not call me and if I can help in any other way I'll try!

I love you, Geoff David and little family -

Love,
Mom

Sonny's copy

Mrs. Young:

(1) NAME - Address - Phone
(2) Same
(3) Section 13, Township 8 South, Range 29 EAST, ST. Johns Co. 70.7+ acres
(4) 27 yr - 68.33 Acres
(5) 1999 - Timber - 0 - 0 - 0
(6) JAN 1999 — 0
(7) NO
(8) NO
(9) NO
(10) 1999

Sign & Date

Call Me For Questions Anytime!

Sonny Mask

DR-482
R. 12/96

Application and Return for Agricultural or High-Water Recharge Classification of Lands

The undersigned, hereby request that the lands listed hereon, where appropriate, be classified as ☑ Agricultural Lands or ☐ High-Water Recharge Lands, for property tax purposes, by the property appraiser of the county in which the lands are located. (Please check the approciate box)

This form must be signed and both copies returned before March 1st.

(1) **Applicant's Name and Address:**
CAROLYN R. Young
655 Wildwood Drive
ST. Augustine, Fl 32086

Telephone No. (904) 797-7195

(2) **Return To:**
655 Wildwood Drive
ST. Augustine, Fl 32086

Legal Description **Property I.D. Number** 137240-0000
Section 13 Township 8 South, Range 29 East, in St. Johns County 70.1 +-

☐ **I request High-Water Recharge Classification of Lands based on the formula adopted by the County.**

Lands used primarily for agricultural purposes are as follows: **How Long in this use?**

Citrus		Acres		Yrs.
Cropland		Acres		Yrs.
Grazing Land		Acres		Yrs.
No. of Livestock				
Timberland	X	Acres	27	Yrs.
Poultry, Swine or Beeyards		Acres		Yrs.
Other		Acres		Yrs.

Agricultural Income from this property (Please complete for the past four (4) Years).

Year	Crop or Use	Gross Income	Expense	Net Income
1999	Timber	0	0	0
1998	Timber	0	0	0
1997	Timber	0	0	0
1996	Timber	0	0	0

(6) Date Purchased: JANUARY 1999
Purchase Price: -0- (Family property for generations)

(7) Has a Tangible Personal Property Tax Return been filed with the County Property Appraiser for machinery and equipment.
(8) Yes ☐ No ☒ If yes, what name was the Tangible Return filed under? _____
Is the real property leased to others? Yes ☐ No ☒ **If Yes, attach copy of Lease Agreement.**
(9) **Has the real property been zoned to a nonagricultural use at the request of the owner?** Yes ☐ No ☒
(10) As of January 1st of this year, 1999 the lands listed above were used **primarily** for "Bona Fide" Agricultural Purposes. Bona Fide Agricultural Purpose means "Good Faith **Commercial** Agricultural use of the Land."

I understand that the property appraiser may require supplemental and additional information, other than the application, and I am willing to comply with any reasonable request to furnish such information.

Under penalties of perjury, I declare that I have read the forgoing application and that the facts stated in it are true. If prepared by someone other than the applicant, his/her declaration is based on all information of which he/she has any knowledge.

Signature: Carolyn R. Young **Date:** _____

For Record Purposes Only

This acknowledges receipt of your Application for: ☐ Agricultural Classification of Lands ☐ High-Water Recharge Classification of Lands

Property Appraiser: _____ County _____

Record of Action of County Property Appraiser
(Check Only the Appropriate Box Below)

1. Application approved and all lands are classified: ☐ Agricultural or ☐ High-Water Recharge
2. Application disapproved and ☐ Agricultural Classification of Lands ☐ High-Water Recharge Classification of Lands denied on all Lands.
3. Application ☐ approved in part, and ☐ disapproved in part

☐ Agricultural Classification of Lands or ☐ High-Water Recharge Classification of Lands approved on following described portion
(Use this space only if item 3 above is checked)

DR-482
R. 12/96

Application and Return for Agricultural or High-Water Recharge Classification of Lands

The undersigned, hereby request that the lands listed hereon, where appropriate, be classified as ☐ Agricultural Lands or ☐ High-Water Recharge Lands, for property tax purposes, by the property appraiser of the county in which the lands are located. (Please check the approciate box)

This form must be signed and both copies returned before March 1st.

Applicant's Name and Address:

Return To:

Telephone No. (___)

Legal Description **Property I.D. Number** 137240-0000

☐ **I request High-Water Recharge Classification of Lands based on the formula adopted by the County.**

Lands used primarily for agricultural purposes are as follows: **How Long in this use?**

Citrus ____ Acres ____ Yrs.
Cropland ____ Acres ____ Yrs.
Grazing Land ____ Acres ____ Yrs.
No. of Livestock ____
Timberland ____ Acres ____ Yrs.
Poultry, Swine or Beeyards ____ Acres ____ Yrs.
Other ____ Acres ____ Yrs.

Agricultural Income from this property (Please complete for the past four (4) Years).

Year	Crop or Use	Gross Income	Expense	Net Income
19__				
19__				
19__				
19__				

Date Purchased: ____

Purchase Price: ____

Has a Tangible Personal Property Tax Return been filed with the County Property Appraiser for machinery and equipment.
Yes ☐ No ☐ If yes, what name was the Tangible Return filed under? ____

Is the real property leased to others? Yes ☐ No ☐ **If Yes, attach copy of Lease Agreement.**

Has the real property been zoned to a nonagricultural use at the request of the owner? Yes ☐ No ☐

As of January 1st of this year, 19____ the lands listed above were used **primarily** for "Bona Fide" Agricultural Purposes. Bona Fide Agricultural Purpose means "Good Faith **Commercial** Agricultural use of the Land."

I understand that the property appraiser may require supplemental and additional information, other than the application, and I am willing to comply with any reasonable request to furnish such information.

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Signature: ____ **Date:** ____

For Record Purposes Only

This acknowledges receipt of your Application for: ☐ Agricultural Classification of Lands ☐ High-Water Recharge Classification of Lands

Property Appraiser: ____ County ____

Record of Action of County Property Appraiser

(Check Only the Appropriate Box Below)

1. Application approved and all lands are classified: ☐ Agricultural or ☐ High-Water Recharge
2. Application disapproved and ☐ Agricultural Classification of Lands ☐ High-Water Recharge Classification of Lands denied on all Lands.
3. Application ☐ approved in part, and ☐ disapproved in part

☐ Agricultural Classification of Lands or ☐ High-Water Recharge Classification of Lands approved on following described portion (Use this space only if item 3 above is checked)

DR-482
R. 12/96

Application and Return for Agricultural or High-Water Recharge Classification of Lands

The undersigned, hereby request that the lands listed hereon, where appropriate, be classified as ☐ Agricultural Lands or ☐ High-Water Recharge Lands, for property tax purposes, by the property appraiser of the county in which the lands are located. (Please check the approciate box)

This form must be signed and both copies returned before March 1st.

Applicant's Name and Address:

Return To:

Telephone No. (___)

Legal Description

Property I.D. Number 137240-0000

☐ **I request High-Water Recharge Classification of Lands based on the formula adopted by the County.**

Lands used primarily for agricultural purposes are as follows: **How Long in this use?**

Citrus ____ Acres ____ Yrs.
Cropland ____ Acres ____ Yrs.
Grazing Land ____ Acres ____ Yrs.
No. of Livestock ____
Timberland ____ Acres ____ Yrs.
Poultry, Swine or Beeyards ____ Acres ____ Yrs.
Other ____ Acres ____ Yrs.

Agricultural Income from this property (Please complete for the past four (4) Years).

Year	Crop or Use	Gross Income	Expense	Net Income
19__				
19__				
19__				
19__				

Date Purchased: ____

Purchase Price: ____

Has a Tangible Personal Property Tax Return been filed with the County Property Appraiser for machinery and equipment.
Yes ☐ No ☐ If yes, what name was the Tangible Return filed under? ____

Is the real property leased to others? Yes ☐ No ☐ **If Yes, attach copy of Lease Agreement.**

Has the real property been zoned to a nonagricultural use at the request of the owner? Yes ☐ No ☐

As of January 1st of this year, 19____ the lands listed above were used **primarily** for "Bona Fide" Agricultural Purposes. Bona Fide Agricultural Purpose means "Good Faith **Commercial** Agricultural use of the Land."

I understand that the property appraiser may require supplemental and additional information, other than the application, and I am willing to comply with any reasonable request to furnish such information.

Under penalties of perjury, I declare that I have read the forgoing application and that the facts stated in it are true. If prepared by someone other than the applicant, his/her declaration is based on all information of which he/she has any knowledge.

Signature: ____ **Date:** ____

For Record Purposes Only

This acknowledges receipt of your Application for: ☐ Agricultural Classification of Lands ☐ High-Water Recharge Classification of Lands

Property Appraiser: ____ County ____

Record of Action of County Property Appraiser

(Check Only the Appropriate Box Below)

1. Application approved and all lands are classified: ☐ Agricultural or ☐ High-Water Recharge
2. Application disapproved and ☐ Agricultural Classification of Lands ☐ High-Water Recharge Classification of Lands denied on all Lands.
3. Application ☐ approved in part, and ☐ disapproved in part

☐ Agricultural Classification of Lands or ☐ High-Water Recharge Classification of Lands approved on following described portion (Use this space only if item 3 above is checked)

12 LOT 3 (EX PT IN OR21/515 &
R/W OF CO RD IN DB255/249)
(EX OR786/1485) OR221/720
&1378/1790

YOUNG CAROLYN R
655 WILDWOOD DRIVE

ST AUGUSTINE FL 32086-0000

137240-0000
St. Johns County
PRINTED 3/24/1999 10:07
APPR 1/01/1997

1999 R
CARD 002 of 002
BY SLS2

USE
MOD
EXW
%
RCVR
%
RSTR
INT
%
FLR
%
HTTP
A/C
QUAL
FNDN
SIZE
CEIL
ARCH
FRME
KTCH
WNDO
CLAS
OCC
COND
%

AE?
BATH
FIXT
BDRM
RMS
UNTS
C-W%
HGHT
PMTR
STYS
ECON
FUNC
SPCD
DEPR
UD-1
UD-2
UD-3
UD-4
UD-5
UD-6
UD-7
UD-8
UD-9
%

HTD AREA .000 INDEX 2250.00 NBHD
EFF AREA E-RATE .000 INDX
RCN AYB
%GOOD BLDG VAL EYB

PROP USE 005600 TIMBERLAND 70-7
STR 13 - 8 -29
MKT AREA 03
(PUD1
AC 68.330
NTCD AG
APPR CD
CNDO
SUBD
BLK
LOT 12
MAP# 4F12SX
HX WX
TXDT 400

63,570	BLDG
1,560	XFOB
15,000	LAND
17,110	AG
342,030	MKAG
422,160	JUST
97,240	CLAS
0	SOHD
97,240	ASSD
25,500	EXPT
71,740	TXBL

FIELD CK:
LOC: 655 WILDWOOD DR ST AUGUSTINE

BLDG TRAVERSE

SUB A-AREA % E-AREA SUB VALUE

TOTAL

PERMITS

NUMBER	DESC	AMT	ISSUED

SALE

BOOK	PAGE	DATE	PRICE

GRANTOR
GRANTEE

GRANTOR
GRANTEE

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	FIELD CK: ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE

AE	LAND CODE	DESC	ZONE / TOPO	ROAD / UTIL	UD1 / UD2	UD3 / UD4	FRONT	DEPTH	DT	FIELD CK: ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
N	005600	TMBR 70-79	OR 0001	0002						1.00 1.00 1.00 1.00	54.000	AC	310.000	310.00	16,740AG
N	005930	NON-PRO AC	OR 0001	0001						1.00 1.00 1.00 1.00	8.000	AC	10.000	10.00	80AG
N	005900	TMBR NON	OR 0001	0002						1.00 1.00 1.00 1.00	5.330	AC	55.000	54.41	290AG

12 LOT 3 (EX PT IN OR21/515 &
R/W OF CO RD IN DB255/249)
(EX OR786/1485) OR221/720
&1378/1790

YOUNG CAROLYN R
655 WILDWOOD DRIVE

ST AUGUSTINE FL 32086-0000

137240-0000
St. Johns County
PRINTED 3/24/1999 10:07
APPR 1/01/1997

1999 R
CARD 002 of 002
BY SLS2

USE	AE?	HTD AREA	.000	INDEX	2250.00	NBHD	PROP USE 005600 TIMBERLAND 70-7
MOD	BATH	EFF AREA		E-RATE	.000	INDX	STR 13 - 8 -29
EXW	FIXT	RCN				AYB	MKT AREA 03 63,570 BLDG
%	BDRM	%GOOD		BLDG VAL		EYB	(PUD1 1,560 XFOB
RCVR	RMS						AC 68.330 15,000 LAND
%	UNTS	FIELD CK:					NTCD AG 17,110 AG
RSTR	C-W%	LOC: 655 WILDWOOD DR ST AUGUSTINE					APPR CD 342,030 MKAG
INT	HGHT						CNDO 422,160 JUST
%	PMTR						SUBD 97,240 CLAS
FLR	STYS						BLK
%	ECON						LOT 12 0 SOHD
HTTP	FUNC						MAP# 4F12SX 97,240 ASSD
A/C	SPCD						HX WX 25,500 EXPT
QUAL	DEPR						TXDT 400 71,740 TXBL
FNDN	UD-1						
SIZE	UD-2						
CEIL	UD-3						
ARCH	UD-4						
FRME	UD-5						
KTCH	UD-6						
WNDO	UD-7						
CLAS	UD-8						
OCC	UD-9						
COND	%						

BLDG TRAVERSE

SUB	A-AREA	%	E-AREA	SUB VALUE
TOTAL				

PERMITS

NUMBER	DESC	AMT	ISSUED

SALE

BOOK	PAGE	DATE	PRICE
GRANTOR			
GRANTEE			
GRANTOR			
GRANTEE			

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE

FIELD CK:

AE	LAND CODE	DESC	ZONE TOPO	ROAD UTIL	UD1 UD2	UD3 UD4	FRONT BACK	DEPTH DT	ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
N	005600	TMBR 70-79	OR 0001	0002					1.00 1.00 1.00 1.00	54.000	AC	310.000	310.00	16,740AG
N	005930	NON-PRO AC	OR 0001	0001					1.00 1.00 1.00 1.00	8.000	AC	10.000	10.00	80AG
N	005900	TMBR NON	OR 0001	0002					1.00 1.00 1.00 1.00	5.330	AC	55.000	54.41	290AG

12 LOT 3 (EX PT IN OR21/515 &
R/W OF CO RD IN DB255/249)
(EX OR786/1485) OR221/720
&1378/1790

YOUNG CAROLYN R
655 WILDWOOD DRIVE

ST AUGUSTINE FL 32086-0000

137240-0000
St. Johns County
PRINTED 3/24/1999 10:07
APPR 1/01/1997

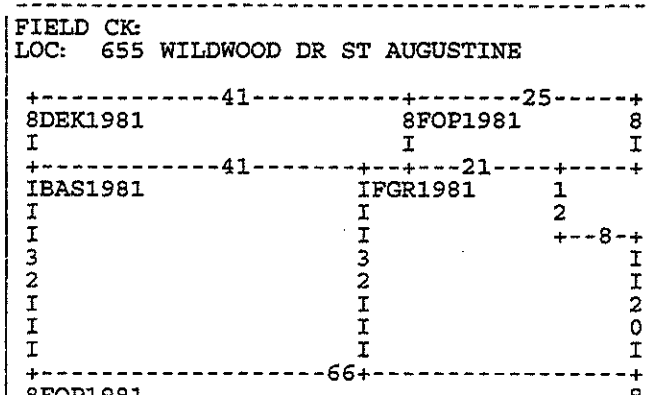
1999 R
CARD 001 of 002
BY SLS2

USE 000100 SINGLE FAM AE? Y
MOD 1 SFR BATH
EXW HB HARDBOARD FIXT 7
% N/A BDRM
RCVR CS COMP SHNGL RMS
% N/A UNTS 1
RSTR GH GABLE/HIP C-W%
INT DW DRYWALL HGHT
% N/A PMTR
FLR SV SHT VINYL STYS 1.0
50% CP CARPET ECON
HTTP FA FORCED AIR FUNC
A/C NO NONE SPCD
QUAL GO GOOD DEPR 01
FNDN PF CONC PR FT UD-1 05 100% C&
SIZE N/A UD-2 N/A
CEIL N/A UD-3 GO GOOD
ARCH N/A UD-4 N/A
FRME WF WOOD FRAME UD-5 N/A
KTCH N/A UD-6 N/A
WNDO N/A UD-7 WF WOOD FR
CLAS N/A UD-8 ROUGH-I
OCC N/A UD-9 N/A
COND GO GOOD 10% PG PREFAB

SUB	A-AREA	%	E-AREA	SUB VALUE
BAS81	1184	100	1184	40532
FOP81	728	30	218	7462
DEK81	328	12	39	1335
FGR81	832	50	416	14241
TOTAL	3072		1857	63570

1184 HTD AREA .000 INDEX 2250.00 NBHD PROP USE 005600 TIMBERLAND 70-7
1857 EFF AREA 40.274 E-RATE 100.000 INDX STR 13 - 8 -29
74789 RCN 1981 AYB MKT AREA 03 63,570 BLDG
85.00 %GOOD 63,570 C BLDG VAL 1981 EYB (PUD1 1,560 XFOB
AC 68.330 15,000 LAND
NTCD AG 17,110 AG
APPR CD 342,030 MKAG
CNDO 422,160 JUST
SUBD 97,240 CLAS
BLK
LOT 12 0 SOHD
MAP# 4F12SX 97,240 ASSD
HX WX 25,500 EXPT
TXDT 400 71,740 TXBL

FIELD CK:
LOC: 655 WILDWOOD DR ST AUGUSTINE



BLDG TRAVERSE
PTR=N32 DEK1981=E41N8W41S8$ S32$FOP1981=
S8E66N8W66$ PTR= E37 FGR1981=N32E21S12E8S
20W29$W37$ PTR=N32E41 FOP1981=N8E25 S8W25$
S32W41$ BAS1981=N32E37 S32W37$.

PERMITS

NUMBER	DESC	AMT	ISSUED

SALE

BOOK	PAGE	DATE		PRICE
1378	1790	1/11/1999	U I	

GRANTOR STEVENS ROSE J
GRANTEE YOUNG CAROLYN R (DAUGHTER)

GRANTOR
GRANTEE

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE
Y		STGB	STOR BUILD	10	10		1		1990	1.00	100.000	UT	4.750	4.750		80.00	380
Y		STGB	STOR BUILD	25	12		1		1991	1.00	300.000	UT	4.750	4.750		82.50	1,180

FIELD CK:

AE	LAND CODE	DESC	ZONE / TOPO	ROAD / UTIL	UD1 / UD2	UD3 / UD4	FRONT	DEPTH / BACK	DT	ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
N	009910	MKT AG	OR 0001	0004						1.00 1.00 1.00 1.00	54.000	AC	6000.000	6000.00	324,000MK
N	009950	MKT AG WST	OR 0001	0004						1.00 1.00 1.00 .30	8.000	AC	6000.000	1800.00	14,400MK
N	009940	MKT AG UND	OR 0005	0002						1.00 1.00 1.00 1.00	3.500	AC	250.000	251.43	880MK
N	009940	MKT AG UND	OR 0005	0004						1.00 1.00 1.00 1.00	1.830	AC	1500.000	1502.73	2,750MK
Y	005009	AG HOMESIT	OR 0001	0004						1.00 1.00 1.00 1.00	1.000	AC	15000.000	15000.00	15,000

12 LOT 3 (EX PT IN OR21/515 &
R/W OF CO RD IN DB255/249)
(EX OR786/1485) OR221/720
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YOUNG CAROLYN R
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PRINTED 3/24/1999 10:07
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1999 R
CARD 002 of 002
BY SLS2

USE	AE?	HTD AREA	.000	INDEX	2250.00	NBHD	PROP USE 005600 TIMBERLAND 70-7
MOD	BATH	EFF AREA		E-RATE	.000	INDX	STR 13 - 8 -29
EXW	FIXT	RCN				AYB	MKT AREA 03 63,570 BLDG
%	BDRM	%GOOD		BLDG VAL		EYB	(PUD1 1,560 XFOB
RCVR	RMS						AC 68.330 15,000 LAND
%	UNTS						NTCD AG 17,110 AG
RSTR	C-W%						APPR CD 342,030 MKAG
INT	HGHT						CNDO 422,160 JUST
%	PMTR						SUBD 97,240 CLAS
FLR	STYS						BLK
%	ECON						LOT 12 0 SOHD
HTTP	FUNC						MAP# 4F12SX 97,240 ASSD
A/C	SPCD						HX WX 25,500 EXPT
QUAL	DEPR						TXDT 400 71,740 TXBL
FNDN	UD-1						
SIZE	UD-2						
CEIL	UD-3						
ARCH	UD-4						
FRME	UD-5						
KTCH	UD-6						
WNDO	UD-7						
CLAS	UD-8						
OCC	UD-9						
COND	%						

FIELD CK:
LOC: 655 WILDWOOD DR ST AUGUSTINE

BLDG TRAVERSE

SUB	A-AREA	%	E-AREA	SUB VALUE
TOTAL				

PERMITS

NUMBER	DESC	AMT	ISSUED

SALE

BOOK	PAGE	DATE	PRICE
GRANTOR			
GRANTEE			
GRANTOR			
GRANTEE			

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE

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N	005900	TMBR NON	OR 0001	0002					1.00 1.00 1.00 1.00	5.330	AC	55.000	54.41	290AG

St. Johns County
Florida

SHARON OUTLAND, C.F.A.

Property Appraiser, St. Johns County

4030 Lewis Speedway
St. Augustine, Florida 32095

JACKSONVILLE, FL 322
MAR 24

Carolyn Young
8131 SW 8th Ct
North Lauderdale, Fl
33068

33068-2032 01

(2)

All I have is Maguire Timber Corp. the old company we dealt with when Sonny was with them. I need a need management book from Sonny! + also his business card.

I love you very much.
Hugs & Kiss's.
Carol

3/27/98 (1)

Mom,
When I called the Property Appraiser office Maureen advised I need to return the enclosed completed & signed form along with my current Management Company Book showing all that has been done in the past & plans for the future. She made it ~~sound~~ sound to me if it is getting tighter. Ask Sonny for Help!!!

TIMBER MARKETING • REFORESTATION
LAND MANAGEMENT • GAME MANAGEMENT

Office: 904-346-1149 • Home: 904-388-4556 • Mobile: 904-826-5444



NORTH FLORIDA LAND
MANAGEMENT SERVICES, INC.

Sonny Mask
President

P.O. Box 37398
Jacksonville, FL 32236-7398

NORTH FLORIDA LAND MANAGEMENT SERVICES, INC.
P.O. Box 37398 * Jacksonville, Florida 32236-7398
(904) 346-1149 Office * (904) 388-4556 Home * (904) 826-5444 Mobile

LAND MANAGEMENT PLAN

FOR THE

" CAROLYN YOUNG PROPERTY "

ST. JOHNS COUNTY, FLORIDA

PREPARED BY :
SONNY MASK
APRIL 1999

LOCATION

The Carolyn Young property, consisting of approximately 71.1+- acres, is located in Section 13, Township 8 South, Range 29 East in St. Johns County. Access may be gained by traveling approximately one mile west down Wildwood Drive from US 1 South to 655 Wildwood Drive and turn right onto property.

OBJECTIVE

It is the landowner's objective to re-establish and maintain the silvicultural integrity of the property through forestry practices after the wildfires of 1998 which destroyed approximately 55 +- acres of pine plantation. The landowner has opted to employ OPTION # 1 as the method of re-re-establishing the pine plantation destroyed by the wildfires. The landowner will continue the current agricultural treatments already in use to maintain a healthy crop of pine. The Silviculture Best Management Practices of the State of Florida will be followed at all times.

GENERAL CONDITIONS

The Carolyn Young Property consist of 68.1+- acres of mixed pine, hardwood and a 2+- acre home site.

SITE PREPARATION

Recommendations :

OPTION # 1 - Conduct the proper site preparations and replant with improved slash pine at the rate of 726 trees per acre.

Mechanical site preparation treatments prior to planting and their approximate estimated cost include, but are not limited to :

*	TREATMENT	COST
1.	Apply for F. I. P. cost shares for 1999-2000 planting season.	
2.	Tandem chop	$ 70.00 per acre
3.	Rake	$ 65.00 per hour

OPTION 1 COST CON'T.

4. Bed	$ 38.00 per acre
5. Plant	$ 38,00 per acre
6. Seedlings (Slash)	$ 1,460.00 (40,000)

* AVAILABILITY OF VENDORS MAY DETERMINE THE TYPE TREATMENT PRESCRIBED AND / OR PERFORMED.

PLANTING DATES

Planting is planned at this time and should take place during November 1999 - March 2000, opting for earlier (November) dates, if possible. Site preparation should start early spring and completed by November if weather permits.

SEEDLING SELECTION AND DENSITY

On all planting sites, Superior Slash seedlings should be selected for planting.
Plant 726 seedlings per acre on a 5x12 spacing.

LIGHTERED STUMPS

No merchantable lightered stumps are found through out the property.

WILD FIRES

Wild fires can play a role in the pine plantation development. Therefore, we recommend CONTROL BURNING AND FIRELINE IMPLANTATION.

CONTROL BURNING

Fire, under control, is one of the Forest's healthiest management tools. Control burning reduces the amount of hazardous fuel, enhances wildlife production, improves water quality and increases timber growth.

NORTH FLORIDA LAND MANAGEMENT SERVICES, INC.
P.O. Box 37398 * Jacksonville, Florida 32236-7398
(904) 346-1149 Office * (904) 388-4556 Home * (904) 826-5444 Mobile

NORTH FLORIDA LAND MANAGEMENT SERVICES, INC.
P.O. Box 37398 * Jacksonville, Florida 32236-7398
(904) 346-1149 Office * (904) 388-4556 Home * (904) 826-5444 Mobile

Use the backfire method prescribed burning to rid the property of all of the debris. This method also allows the fire to be set against a control line and backs into the wind, it is slower than other methods, but is much safer. Following the pine establishment and during the growth phase, protect the area from wildfire by plowing pre-suppression firelines every two years. Consider control burning the stand when the pines reach 20-25ft. in height. Use the backfire method and repeat the process every 3-5 years after initial burn. **

**** USE ONLY PROFESSIONALLY TRAINED PERSONNEL.**

SITE PREPARATION COST SHARE ASSISTANCE

Cost share assistance may be available to the Carolyn Young Property owners who wish to participate in the reforestation of their lands by natural and/or artificial means through the St. Johns County NRCS office located in Palatka, Florida. Application and information concerning the program requirements may be obtained from the office located in Palatka, Florida.

SECURITY

The main entrance and boundary lines are secured against unauthorized entry. Painting of boundary lines should be maintained.

ROADS

For the purpose of implementing logging and management systems, some road construction may be necessary. Continue routine maintenance as required.

SUMMARY

1. Make application with the St. Johns County Property Appraiser for Greenbelt status.
2. Site prepare and plant during 1999-2000.
3. Utilize the cost share programs for pine tree establishment.
4. Certify property as " TREE FARM ".
5. Clarify property boundaries.
6. Initiate road maintenance projects as needed.

Cremer Wood, Inc.

2508 Reid Street Palatka, FL 32177 (386) 325-7326

LAND MANAGEMENT PLAN

FOR THE

"CAROLYN YOUNG PROPERTY"

ST. JOHNS COUNTY, FLORIDA

PREPARED BY:

MIKE BARICAN

(386) 546-8604

JANUARY 2014

LOCATION

The Young property, consisting of approximately 71.1+/- acres, is located in Section 13, Township 8 South, Range 29 East in St. Johns County. Access may be gained by traveling approximately one mile west down Wildwood Drive from US 1 South to 655 Wildwood Drive and turn left onto property.

GENERAL CONDITIONS

The Young Property consists of 69.1+/- acres of mixed pine, hard wood, and a 2+/- acre home site.

OBJECTIVE

It is the landowner's objective to maintain silvicultural integrity of the property through best management practices of the State of Florida. The property has approximately 65 acres of planted pines that need to be thinned, in order to maintain a healthy plantation. Doing so will increase the production of timber, as well as benefit the wildlife. The 2014 plan includes thinning of approximately 45-50 acres of plantation down to a 65 basil area, and clear cutting and replanting of approximately 15 acres, which will add age diversity to the property. (Landowner's request is to flat plant the 15 acres of clear cut)

SITE PREPARATION

Recommendations:

Conduct the proper site preparations and replant with slash pine at a rate of 750 trees per acre.

Mechanical site preparation treatments prior to planting include, but are not limited to:

1.) Rake

2.) Tandem Chop

3.) Bed

4.) Seedlings

5.) Plant

REPLANTING

Replanting should be planned a year after harvest with site preparation in the fall and planting that winter. On all planting sites, Slash seedlings should be selected.

CONTROL BURNING

Fire, under control, is one of the Forest's healthiest management tools. Control burning reduces the amount of hazardous fuel, enhances wildlife production, improves water quality, and increases timber growth.

****Note: Due to the adjacent residential housing, this property is not considered a candidate for controlled burns.**

SECURITY

The main entrance is gated and boundary lines are secured against unauthorized entry. Painting of boundary lines should be maintained.

ROADS

For the purpose of implementing logging and management systems, some road construction may be necessary. Continue routine maintenance as required.

SUMMARY

This is an established tree farm that requires ongoing practices to keep the property in an agricultural classification. These practices include but are not limited to:

- Thinning
- Clear cutting
- Wildfire mowing
- Replanting

NOTES:

From: **Cremer Wood Inc.** cremerwoodinc@gmail.com
Subject: Young Property
Date: June 8, 2026 at 4:32 PM
To: petelegeza@yahoo.com

Pete,
We were contracted to harvest timber on the "Young" property , and completed that harvest in 2018. The proceeds were paid to Carolyn R Young of 655 Wildwood Dr, St Augustine, FL 32086.
I hope this helps you guys out.

Sincerely,
Christy Brauman

CREMER WOOD
INC.

CONFIDENTIALITY NOTICE:The information contained in this communication, including attachments is privileged and confidential. It is intended only for the exclusive use of the addressee. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us by telephone immediately. Thank you.

Bielling Site Prep & Reforestation
6074 West State Road
Lake Butler, Florida 32054
386-755-4162 Office

June 12, 2026

Mr. Pete Legeza

Re: Reforesting of Timber Land Located at:
655 Wildwood Drive
St. Augustine, FL 32086

Dear Mr. Legeza,

Please accept this letter as acknowledgement that our Planting Contractor, Crews Custom Services, Inc. planted pine seedlings on March 23, 2022 for Mrs. Carolyn R. Young of the above mentioned address.

If you should need any further assistance, please feel free to call.

Jimmy Bielling

Jesse R. "Jimmy" Bielling, III
Owner

State of Florida
County of St. Johns

TIMBER SALE AGREEMENT

THIS TIMBER SALE AGREEMENT ("Agreement) is made and entered into as of this 7th day of December, 2022 ("Effective Date"), and is by and between **Geoffrey Young and Osceola Lakes LLC,** hereinafter referred to as "Sellers", and **Gator Timber & Land Inc.,** hereinafter referred to as "Purchaser."

WITNESSETH:

WHEREAS, Sellers have rights to certain standing timber; and,

WHEREAS, Purchaser has inspected and desires to purchase and harvest the timber;

NOW THEREFORE, Sellers and Purchaser agree as follows:

1.0 **Timber Identification and Specifications:** Sellers agree to sell and Purchaser agrees to purchase all pine timber (collectively, the "Timber") designated for sale as shown on "Exhibit A," attached hereto and made a part hereof.

Clearcut Sale: Clearcut of 66 +/- acres of planted slash pine and planted thinned slash pine, natural pine, hardwood, and cypress as follows:

- Natural pine: 10.2 ± acres
- Planted Slash pine 1997 thinned: 11.7 ± acres
- Hardwood natural pine: 24.1 ± acres
- Cypress hardwood: 4.0 ± acres
- Planted slash pine 1982: 11.4 ± acres
- Hardwood natural pine cypress: 4.6 ± acres

2.0 **Timber Location:** The Timber is located in Section 13, Township 8S, Range 29 East, St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto and a part hereof (the "Premises"). .

3.0 **Transfer of Title:** All rights, title, and interest in and to the Timber conveyed by this Agreement shall remain in the Sellers until the Timber is severed from the stump.

4.0 **Cutting Access Rights**: Sellers hereby grant to Purchaser the right of ingress and egress on the Premises, but only to the extent necessary to conduct such Timber cutting and removal from the Sale Area. Purchaser's use of Sellers' roads and those on which Sellers have a recorded ingress and egress easement shall be at Purchaser's own risk. Sellers shall not be liable for any latent or patent defect in any roadway nor shall Sellers be liable for any damages or injuries sustained by the Purchaser, Purchaser's agents, employees, contractors, assigns or any other individual or entity acting by, for or on behalf of Purchaser hereunder, arising out of or resulting from the use of said roads.

5.0 **Sellers' Representative, Price and Payment:**

5.1 **Sellers' Representative:** For purposes of this sale, **Jowett & Wood, Inc**. is identified as Sellers' Representative.

5.2 **Purchase Price**: Purchaser agrees to pay Sellers for the Timber:

$16.00 per ton (2000 lbs.) for all pine pulpwood (tree length and topwood), minimum 4.5″ DBH to a minimum 3″ DIB top, minimum 16′ length.

$24.00 per ton (2000 lbs.) for all pine chip-n-saw, minimum 29′ length to a 5″ DIB top.

$27.00 per ton (2000 lbs.) for all pine sawtimber, minimum 11″ DBH to an 8″ DIB top.

$30.00 per ton (2000 lbs.) for all pine poles, minimum 10″ DBH, minimum length 37′ to a 6″ DIB top.

$14.00 per ton (2,000 lbs.) for cypress mulch, 2″ DIB top.

$40.00 per ton (2,000 lbs.) for cypress sawlogs, 8″ DIB top, minimum length 38′.

5.3 **Deductions:** Purchaser is responsible for mistakes made in sorting products. Sellers will be paid for each ton removed, regardless of any variation or deduction from scale measurement.

5.4 **Advance:** Purchaser shall deposit **$15,000** by check payable to **Geoffrey Young** as a prepayment to be credited against the initial scale tickets. The check will be mailed to:

Geoffrey Young
655 Wildwood zdrive
St. Augustine, FL 32086

The Purchaser acknowledges that the deposit is made to the Seller prior to any timber harvesting taking place. The deposit will be liquidated at a rate equal to the purchase price per product as specified in paragraph 5.2. All unliquidated advance payment at the end of the contract period shall be returned to the Purchaser within 30 days.

5.5 **Performance Bond**: A performance bond in the amount of **$2,500** shall be deposited with the Sellers' Representative by Purchaser on the Effective Date of this Agreement, to be returned upon satisfactory completion of the terms of this Agreement. The performance deposit may be used to reimburse Sellers for damage or loss of trees as set forth in Paragraph 10.0 or to remedy violations of Paragraphs 8.0 and/or 9.0. The check shall be made payable to **Jowett & Wood, Inc. Trust Account.**

5.6 **Payment:** Payment for Timber severed from the stump along with settlement sheets will be mailed in the form of a check made payable to:

Osceola Lakes LLC
c/o Pete Legeza
P. O. Box 924
Ponte Vedra Beach, FL 32004

Scale tickets, settlement sheets, and advance will be mailed to:

Jowett & Wood, Inc.
P. O. Box 6339
Fernandina Beach, FL 32035

Timber severed from the stump must be removed from the Sale Area within two (2) weeks. Settlements and scale tickets for wood cut during any week are due Friday, two weeks after the week harvested. Settlements are considered delinquent if left unpaid in excess of seven (7) days and shall bear interest at EIGHTEEN (18) PERCENT per annum on the monthly amount outstanding. Settlements remaining delinquent in excess of FOURTEEN (14) DAYS shall allow Sellers to suspend harvesting activities until settlements are current. If settlements remain delinquent for an additional FOURTEEN (14) DAYS thereafter, Sellers may declare this Agreement in default and terminate the Agreement.

6.0 **Title and Representations:**

6.1 **Title:** Sellers warrant sufficient title and right to sell the Timber and that said Timber and the lands upon which said timber exists is free and clear of any liens which would impair harvest and removal of said Timber.

6.2 **Representations:** Sellers and Sellers' Representative make no representation or warranty to Purchaser as to the quality or value of this Timber or the logging conditions associated with it.

7.0 **Contract Term:** Purchaser is granted the right to conduct harvesting operations in the Sale Area consistent with the terms of this Agreement until **May 7, 2023**. At that time this Agreement shall expire and Purchaser shall have no further rights hereunder.

8.0 **Harvest Specifications:**

8.1 Purchaser agrees to harvest and purchase all Timber.

8.2 Cutting shall be done only in the Sale Area using the ditched interior roads.

8.3 Purchaser shall notify the Sellers or the Sellers' Representative prior to entering upon the Premises. Sellers reserve the right to view harvesting operations to verify compliance with the terms of this Agreement.

8.4 Purchaser agrees to keep all roads, ditches, fire lanes, and waterways free of logging debris at all times. All logging debris will be confined to the Sale Area. Debris must be removed the same day it becomes an obstruction in a fire lane, road, or ditch.

8.5 Purchaser agrees to maintain logging roads in such condition as to be passable by normal two-wheel drive truck traffic.

8.6 Any working fences damaged by the logging operation will be repaired by the Purchaser immediately using comparable fencing materials.

8.7 Stump height shall not exceed 5 inches for stumps with a surface diameter of 13 inches or less, or 7 inches for stumps with a surface diameter greater than 13 inches. Heights will be measured from preharvest ground level.

8.8 Purchaser agrees to remove all trash, cans, bottles, used filters, oil containers, tires, equipment, parts of equipment, or household garbage left on the property of the Sellers by the logging crew prior to the completion of this Agreement.

8.9 Purchaser agrees to comply with SILVICULTURE BEST MANAGEMENT PRACTICES as published by the Florida Department of Agriculture and Consumer Services.

8.10 Should any timber become damaged by fire, ice, wind, or beetle, Purchaser shall immediately begin salvage of same.

8.11 Purchaser is required to use Jowett and Wood's two-part load tickets and loader sheets.

9.0 **Environmental Compliance:**

9.1 Purchaser will not dispose of waste petroleum products, batteries, or any other potentially hazardous materials on the Sellers' property. Should any contamination occur as a result of harvesting operations, Purchaser will be responsible and liable for removing contaminated soil at Purchaser's expense.

9.2 Purchaser shall take reasonable precautions to prevent wildfires, which might occur as the result of harvesting activities.

9.3 In the event of wet and adverse logging conditions, Sellers reserve the right to halt harvesting to protect Premises. If said action should occur, Sellers shall extend the term of this Agreement by the length of time Purchaser is denied access to the Premises.

9.4 Purchaser shall obtain any and all applicable permits or licenses which may be necessary or desirable, from any local, state, federal or other governmental or administrative agency.

10.0 **Wrongful Cutting:** If the Sellers' Representative finds any trees cut that were not identified in Paragraph 1.0 as Timber, the Purchaser shall pay for such trees as follows:

$100.00 for trees with stump diameter greater than or equal to 12 inches;
$100.00 for any marked boundary line trees; and
$ 25.00 for trees with stump diameter less than 12 inches.

At the conclusion of the sale, and after having been notified by Sellers' Representative, an appropriate sum may be deducted from the performance deposit.

11.0 **Laws:** Purchaser agrees to comply with all applicable federal, state, and local laws, ordinances, rules, and regulations of any governmental authority having jurisdiction over any activities resulting from the Agreement.

12.0 **Default:** If the Purchaser fails to perform any obligation or breaks any provision of the Agreement, and fails to remedy the situation to the satisfaction of the Sellers after notice and demand for remedy, the Sellers may declare this Agreement to be in default and, at its option, (1) compel specific performance of the Agreement, (2) suspend harvesting operations and Timber removal until the default has been remedied, or (3) cancel the Agreement and seek other forms of relief available by law and/or equity, in which case, the performance bond would be retained by the Sellers.

13.0 **Inability to Perform:** Should either party be unable to perform any of its obligations under this Agreement by reason of (a) war, (b) acts of God, (c) prohibition by any government entity, (d) failure of title, (e) mill closure, (f) rainfall on the Sale Areas which prohibits logging in excess of 50% of the Agreement period (as determined by Sellers' Representative), or (g) other causes beyond the reasonable control of either party, then the obligations of the affected party may be suspended without liability by written agreement for a period of time equal to the period of disability or SIX (6) months, whichever is less.

14.0 **Indemnity and Hold Harmless:** Sellers shall in no way be liable or responsible for any personal injuries (including death), whether the same be injuries to its employees, agents, contractors or assigns or other persons, or damage to any type of property, caused by, resulting from or attributable to the operations on the Premises of Purchaser, its officers, employees, agents, contractors or assigns under this Agreement, and Purchaser does hereby agree to indemnify and hold harmless Sellers in connection with and from any and all causes of action, liabilities, losses, damages, injuries, claims, costs (including attorney fees) or litigation, arising out of, attributable to, resulting from or incurred due to Purchaser's activities and/or operations on the Premises or on any roads contained within or serving the Premises. This indemnification shall survive the expiration or termination of this Agreement.

15.0 **Insurance:** Purchaser shall obtain and maintain the following types of insurance, in addition to any other insurance required by law: (a) Worker's Compensation and Employer's Liability Insurance fully covering Purchaser's operations hereunder; (b) Comprehensive Vehicle Liability Insurance, including owned, hired and non-owned vehicles, with limits not less than $500,000 single occurrence and $1,000,000 cumulative bodily injury liability; and (c) Comprehensive General Liability Insurance, including all contractual liability hereunder, with limits not less than $1,000,000 single occurrence and $1,000,000 cumulative bodily injury liability. Purchaser shall also ensure that any and all contractors retained by Purchaser shall have Worker's Compensation and Employer's Liability Insurance fully covering said contractor's operations hereunder.

Prior to beginning operations hereunder, evidence of all such insurance shall be furnished to Sellers and such insurance shall provide for at least ten (10) days' notice to Sellers of cancellation or of any material change in such insurance policies. In the event of failure by Purchaser to furnish such evidence, Sellers may immediately terminate this Agreement without further action.

16.0 **Venue:** Venue for any action arising from this Agreement is stipulated for the court district, whether state or federal, having jurisdiction over St. Johns County, Florida. In any action brought to interpret or enforce this Agreement, the prevailing party's attorney's fees and costs shall be reimbursed by the non-prevailing party.

12/19/22

17.0 **Entire Agreement**: This Agreement constitutes the entire agreement of the parties and the same may be amended or modified only by further agreement in writing, duly executed by the parties hereto. All understandings, representations, and undertaking heretofore had between the parties are fully expressed in the Agreement, executed by the parties hereto. All consents herein required must be in writing.

Notary Public State of Florida
Bindu B Patel
My Commission GG 298033
Expires 02/04/2023

18.0 **Successors and Assigns**: This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto, except this Agreement shall not be assigned by the Purchaser without the written consent of the Sellers. This Agreement shall not be recorded in the Official Records.

19.0 Purchaser shall allow no liens to be filed against the Premises and shall immediately cause any liens filed to be removed.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and delivered these presents as of the day and year first written above.

Seller: _____ **Federal Tax I.D #** _____

By: GEOFFREY A. YOUNG

Title: OWNER **Date:** 12/19/2022

Witness: _____

By: Bindu Patel **Date:** 12/19/2022

Seller: OSCEOLA LAKES LLC **Federal Tax I.D #** 82-2001279

By: PETE LEGEZA

Title: MANAGER **Date:** 12-19-22

Witness: _____

By: Bindu Patel **Date:** 12/19/2022

Purchaser: _____ **Federal Tax I.D. #** _____

By: _____

Title: _____ **Date:** _____

Witness: _____

By: _____ **Date:** _____

Notary Public State of Florida
Bindu B Patel
My Commission GG 298033
Expires 02/04/2023

12/19/2022

Geoffrey Young & Osceola Lakes LLC
St. Johns County, FL
Timber Sale Map Exhibit "A"

N

0 660 Feet

2021 imagery
map date 12-22

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	Description	Acres
1	Natural Pine	10.2
2	Planted Slash 1997 thinned	11.7
3	Hardwood Natural Pine	24.1
4	Cypress Hardwood	4.0
5	Planted Slash 1982	11.4
6	Hardwood Natural Pine Cypress	4.6
		66.0

LEGEND

Boundary

Stands

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/5/2023**
Location _____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
12	379.69	OL G Young	pine p/w	$16.00	$6,075.04	GP, Palatka
9	284.1	OL G Young	pine cns	$24.00	$6,818.40	West Fraser, Maxville
5	151.51	OL G/P	pine p/w	$16.00	$2,424.16	GP, Palatka
9	283.05	OL G/P	pine cns	$24.00	$6,793.20	West Fraser, Maxville
2	63.49	OL G/P	pine swt	$27.00	$1,714.23	Tatum, Lawtey
1	32.51	OL G/P	pine poles	$30.00	$975.30	Robbins, Lake City
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
38	1194.35				$24,800.33	

LESS DEDUCTIONS:

Dealer's Advance:	**$25,000.00**
	$0.00
Total Deductions:	**$24,684.33**
Advance Balance:	**$315.67**

24,800.33
199.67

Prepared By: S Browning

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. WEEK ENDING: **5/5/2023**

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Osceola Lake	Robbins, LC	poles	78476	5/3/2023	45916	32.51
2		Geoff/Pete						
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	32.51
1	Huntley	Osceola Lake	Tatum, Lawtey	swt	78473	5/3/2023	33285	31.59
2		Geoff/Pete			78482	5/3/2023	33288	31.9
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	63.49
1	Huntley	Osceola Lake	GP, Palatka	pine p/w	78472	5/2/2023	668049	29.26
2		Geoff/Pete			78477	5/3/2023	668081	28.45
3					78479	5/3/2023	668143	31.55
4					78481	5/3/2023	668151	31.07
5					78480	5/3/2023	668153	31.18
6								
7								
8								
9								
10								
							TOTAL=	151.51
1	Huntley	Osceola Lake	WestFrsr, MX	cns	78466	5/2/2023	3578042	30.69
2		Geoff/Pete			78465	5/2/2023	3578047	31.92
3					78464	5/2/2023	3578049	31.05
4					78467	5/2/2023	3578053	30.93
5					78471	5/2/2023	3578061	32.44
6					78474	5/2/2023	3578072	31.62
7					78478	5/3/2023	3578092	31.3
8					78475	5/3/2023	3578100	31.55
9					78484	5/3/2023	3578114	31.55
10								
							TOTAL=	283.05

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. | **WEEK ENDING-** | **5/5/2023**

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Young	GP, Palatka	pine p/w	78447	4/28/2023	667616	33.3
2					78450	4/28/2023	667646	31.41
3					78453	4/28/2023	667674	29.85
4					78454	5/1/2023	667690	33.99
5					78446	5/1/2023	667716	31.45
6					78455	5/1/2023	667738	29.68
7					78456	5/1/2023	667746	32.71
8					78457	5/1/2023	667762	32.77
9					78459	5/1/2023	667787	32.04
10					78468	5/2/2023	667932	30.78
11					78470	5/2/2023	667984	29.35
12					78469	5/2/2023	668005	32.36
13								
14								
15								
16								
17								
18								
19								
20								
21							**TOTAL=**	379.69
1	Huntley	Young	WestFrsr, MX	cns	78448	4/28/2023	3577994	31.25
2					78451	4/28/2023	3577997	29.02
3					78452	4/28/2023	3577999	32.84
4					78449	5/1/2023	3578006	32.33
5					78458	5/1/2023	3578017	32.47
6					78460	5/1/2023	3578022	31.55
7					78461	5/1/2023	3578024	32.19
8					78462	5/1/2023	3578026	31.08
9					78463	5/1/2023	3578035	31.37
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24							**TOTAL=**	284.1

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/3/2023 at 12:09 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668153**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 12
Driver: ED
Load Slip: 078480
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 91100 lbs on ScaleIn1
At: 5/3/2023 11:56 by WSRAS

Out: 28740 lbs on UDP_ScaleOut3
At: 5/3/2023 12:09 by WSRAS

Net: 62,360 lbs. 31.18 tons

1 TON = 2000 LBS

Hard Hats Required!

1292844

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/3/2023 at 12:03 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668151**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 05
Driver: RANDY
Load Slip: 078481
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 91500 lbs on ScaleIn1
At: 5/3/2023 11:51 by WSRAS

Out: 29360 lbs on UDP_ScaleOut3
At: 5/3/2023 12:03 by WSRAS

Net: 62,140 lbs. 31.07 tons

1 TON = 2000 LBS

Hard Hats Required!

1292842

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/3/2023 at 7:02 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668081**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 04
Driver: BEN
Load Slip: 078477
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 86560 lbs on ScaleIn1
At: 5/3/2023 06:44 by WSRAS

Out: 29660 lbs on UDP_ScaleOut3
At: 5/3/2023 07:02 by WSRAS

Net: 56,900 lbs. 28.45 tons

1 TON = 2000 LBS

Hard Hats Required!

1292767

JW 078479

Pacific Corporation
ipmill
Wood 'P' Scale Ticket

at 11:29 AM

Jeff & Pete

71515971
Palatka Chipmill
668143

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
Geoffrey Young
Saint Johns, FL
Chanclor, Michael
9
BILLY
Load Slip: 78479
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 91420 lbs on ScaleIn1
At: 5/3/2023 11:15 by WSRAS

Out: 28320 lbs on UDP_ScaleOut3
At: 5/3/2023 11:29 by WSRAS

Net: 63,100 lbs. 31.55 tons

1 TON = 2000 LBS

Hard Hats Required!

1292833

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/2/2023 at 5:26 PM

Authoriz:	**71515971**
Location:	**Palatka Chipmill**
Ticket #:	**668049**
Supplier:	Gator Timber & Land LLC
Logger:	John Huntley - Huntley
Stem...	
Hauler:	Gator Timber & Land LLC
Tract:	Osceola Lakes 71515971
Landowner:	Geoffrey Young
County:	Saint Johns, FL
Forester:	Chanclor, Michael
Trailer:	12
Driver:	ED
Load Slip:	078472
Status:	COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 87120 lbs on ScaleIn1
At: 5/2/2023 17:08 by WSRAS

Out: 28600 lbs on UDP_ScaleOut3
At: 5/2/2023 17:26 by WSRAS

Net: 58,520 lbs. 29.26 tons

1 TON = 2000 LBS

BLK #2

Hard Hats Required!

1292731

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

4/28/2023 at 6:54 PM

Authoriz: **71515951**
Location: **Palatka Chipmill**
Ticket #: **667674**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Heritage Development
71515951
Landowner: Heritage Development LLC
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 1
Driver: ED
Load Slip: 078453
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 88340 lbs on ScaleIn1
At: 4/28/2023 18:40 by WSRAS

Out: 28640 lbs on UDP_ScaleOut3
At: 4/28/2023 18:54 by WSRAS

Net: 59,700 lbs. 29.85 tons

BIK #1

1 TON = 2000 LBS

Hard Hats Required!

1292314

WILDWOOD Rd
OFF
No CARD USED ONE FROM LAST JOB

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

4/28/2023 at 3:31 PM

Authoriz: **71515951**
Location: **Palatka Chipmill**
Ticket #: **667646**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Heritage Development
71515951
Landowner: Heritage Development LLC
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 12
Driver: ED
Load Slip: 078450
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 91600 lbs on ScaleIn1
At: 4/28/2023 14:58 by WSRAS

Out: 28780 lbs on UDP_ScaleOut3
At: 4/28/2023 15:30 by WSRAS

Net: 62,820 lbs. 31.41 tons

BIK 1

1 TON = 2000 LBS

Hard Hats Required!

1292281

OFF Wild wood
NO CARD USED ONE FROM LAST JOB

JW 078469

-Pacific Corporation
hipmill
d Wood 'P' Scale Ticket

at 2:08 PM

71515971
Palatka Chipmill
668005

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
r: Geoffrey Young
Saint Johns, Fl
Chanclor, Michael
9
BILLY
Load Slip: 78469
Status: COMPLETED

New Block Jeff

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 92960 lbs on ScaleIn1
At: 5/2/2023 13:42 by WSRAS

Out: 28240 lbs on UDP_ScaleOut3
At: 5/2/2023 14:08 by WSRAS

Net: 64,720 lbs. 32.36 tons

1 TON = 2000 LBS

Hard Hats Required!

1292683

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

4/28/2023 at 1:49 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **667616**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 08
Driver: RANDY
Load Slip: 078447
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 93960 lbs on ScaleIn1
At: 4/28/2023 12:58 by WSRAS

Out: 27360 lbs on UDP_ScaleOut3
At: 4/28/2023 13:49 by WSRAS

Net: 66,600 lbs. 33.30 tons

1 TON = 2000 LBS

Hard Hats Required!

1292249

JW 078457

a-Pacific Corporation
Chipmill
d Wood 'P' Scale Ticket

3 at 10:52 AM

:	**71515971**
:	**Palatka Chipmill**
	667762
	Gator Timber & Land LLC
	John Huntley - Huntley
	Gator Timber & Land LLC
	Osceola Lakes 71515971
er:	Geoffrey Young
	Saint Johns, FL
	Chanclor, Michael
	5
	BILLY
	78457
Status:	COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 95660 lbs on ScaleIn1
At: 5/1/2023 10:41 by WSRAS

Out: 30120 lbs on UDP_ScaleOut3
At: 5/1/2023 10:52 by WSRAS

Net: 65,540 lbs. 32.77 tons

1 TON = 2000 LBS

Hard Hats Required!

1292413

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/1/2023 at 6:42 AM

Authoriz:	**71515971**
Location:	**Palatka Chipmill**
Ticket #:	**667690**
Supplier:	Gator Timber & Land LLC
Logger:	John Huntley - Huntley
Stem...	
Hauler:	Gator Timber & Land LLC
Tract:	Osceola Lakes 71515971
Landowner:	Geoffrey Young
County:	Saint Johns, FL
Forester:	Chanclor, Michael
Trailer:	08
Driver:	BEN
Load Slip:	078454
Status:	COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 95360 lbs on ScaleIn1
At: 5/1/2023 06:22 by WSRAS

Out: 27380 lbs on UDP_ScaleOut3
At: 5/1/2023 06:42 by WSRAS

Net: 67,980 lbs. 33.99 tons

1 TON = 2000 LBS

Hard Hats Required!

1292335

NCV Block

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/1/2023 at 9:59 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **667746**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 06
Driver: RANDY
Load Slip: 078456
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 94680 lbs on ScaleIn1
At: 5/1/2023 09:49 by WSRAS

Out: 29260 lbs on UDP_ScaleOut3
At: 5/1/2023 09:59 by WSRAS

Net: 65,420 lbs. 32.71 tons

1 TON = 2000 LBS

Hard Hats Required!

1292396

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/1/2023 at 12:23 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **667787**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 01
Driver: RANDY
Load Slip: 078459
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 91940 lbs on ScaleIn1
At: 5/1/2023 12:07 by WSRAS

Out: 27860 lbs on UDP_ScaleOut3
At: 5/1/2023 12:23 by WSRAS

Net: 64,080 lbs. 32.04 tons

1 TON = 2000 LBS

Hard Hats Required!

1292445

078446

ia-Pacific Corp.
Chipmill
nd Wood 'P' Scale Ticket

3 at 8:22 AM

z: 71515971
: Palatka Chipmill
667716

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
r: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
1
BILLY
Load Slip: 78446
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 91320 lbs on ScaleIn1
At: 5/1/2023 08:12 by WSRAS

Out: 28420 lbs on UDP_ScaleOut3
At: 5/1/2023 08:22 by WSRAS

Net: 62,900 lbs. 31.45 tons

1 TON = 2000 LBS

Hard Hats Required!

1292363

#1

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/2/2023 at 10:09 AM

Authoriz: 71515971
Location: Palatka Chipmill
Ticket #: 667932

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 02
Driver: BEN
Load Slip: 078468
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 89840 lbs on ScaleIn1
At: 5/2/2023 09:54 by WSRAS

Out: 28280 lbs on UDP_ScaleOut3
At: 5/2/2023 10:09 by WSRAS

Net: 61,560 lbs. 30.78 tons

1 TON = 2000 LBS

Hard Hats Required!

1292605

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/2/2023 at 12:53 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **667984**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 04
Driver: RANDY
Load Slip: 078470
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 88840 lbs on ScaleIn1
At: 5/2/2023 12:28 by WSRAS

Out: 30140 lbs on UDP_ScaleOut3
At: 5/2/2023 12:53 by WSRAS

Net: 58,700 lbs. 29.35 tons

1 TON = 2000 LBS

Hard Hats Required!

1292660

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/1/2023 at 9:38 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **667738**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 1
Driver: ED
Load Slip: 078455
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 87820 lbs on ScaleIn1
At: 5/1/2023 09:22 by WSRAS

Out: 28460 lbs on UDP_ScaleOut3
At: 5/1/2023 09:38 by WSRAS

Net: 59,360 lbs. 29.68 tons

WILD WOOD

BIK 1

Correct CARD

1 TON = 2000 LBS

Hard Hats Required!

1292388

West Fraser
Maxville(572)

Driver:	BEN
TruckID:	003/1 / NRM
Date In:	5/3/2023 10:04:25 AM
Date Out:	5/3/2023 10:18:51 AM
Ticket #	3578100
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	62/44
AVG SED:	5.000
BOL (Alt Ref):	075475

	Tons	Lbs
Gross:	45.20	90,400
Deduct:	0.00	0
Tare:	13.65	27,300
Net:	31.55	63,100

Init CAT:	CS
Init PLF:	23.13
Yard ID:	MAX-01
Load ID#:	249855
Scaler:	MCOVINGTON
Comments:	

West Fraser
Maxville(572)

Driver:	ED
TruckID:	02/1 / NRM
Date In:	5/2/2023 11:59:31 AM
Date Out:	5/2/2023 12:15:17 PM
Ticket #	3578053
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	48/49
AVG SED:	5.000
BOL (Alt Ref):	078467

	Tons	Lbs
Gross:	45.08	90,160
Deduct:	0.00	0
Tare:	14.15	28,300
Net:	30.93	61,860

Init CAT:	CS
Init PLF:	26.3
Yard ID:	MAX-01
Load ID#:	249807
Scaler:	MCOVINGTON
Comments:	

BLK # 2

West Fraser
Maxville(572)

Driver:	ED
TruckID:	02/1 / NRM
Date In:	5/3/2023 7:51:45 AM
Date Out:	5/3/2023 8:06:50 AM
Ticket #	3578092
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	36/49
AVG SED:	5.000
BOL (Alt Ref):	078478

	Tons	Lbs
Gross:	45.54	91,080
Deduct:	0.00	0
Tare:	14.24	28,480
Net:	31.30	62,600

Init CAT:	CS
Init PLF:	35.49
Yard ID:	MAX-01
Load ID#:	249847
Scaler:	MCOVINGTON
Comments:	

#2

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/1 / NRM
Date In: 5/3/2023 3:16:32 PM
Date Out: 5/3/2023 3:27:02 PM
Ticket # 3578114
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 55/49
AVG SED: 5.000
BOL (Alt Ref): 078484

	Tons	Lbs
Gross:	45.23	90,460
Deduct:	0.00	0
Tare:	13.68	27,360
Net:	31.55	63,100

Init CAT: CS
Init PLF: 23.41

Yard ID: MAX-01
Load ID#: 249869
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

Driver: RANDY
TruckID: 001/2 / NRM
Date In: 5/2/2023 3:42:48 PM
Date Out: 5/2/2023 3:55:23 PM
Ticket # 3576072
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 56/42
AVG SED: 5.000
BOL (Alt Ref): 078474

	Tons	Lbs
Gross:	46.17	92,340
Deduct:	0.00	0
Tare:	14.55	29,100
Net:	31.62	63,240

Over: .17 Tons

Init CAT: CS
Init PLF: 26.89

Yard ID: MAX-01
Load ID#: 249827
Scaler: TBENT
Comments:

West Fraser
Maxville(572)

Driver: BEN
TruckID: 003/4 / NRM
Date In: 5/2/2023 6:42:05 AM
Date Out: 5/2/2023 6:54:40 AM
Ticket # 3578042
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 43/35
AVG SED: 5.000
BOL (Alt Ref): 078466

	Tons	Lbs
Gross:	45.34	90,680
Deduct:	0.00	0
Tare:	14.65	29,300
Net:	30.69	61,380

Init CAT: SS
Init PLF: 40.78

Yard ID: MAX-01
Load ID#: 249796
Scaler: TROBSON
Comments:

Jeff & Pete

West Fraser
Maxville(572)

Driver:	RANDY
TruckID:	001/8 / NRM
Date In:	5/2/2023 9:30:08 AM
Date Out:	5/2/2023 9:42:26 AM
Ticket #	3578047
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	55/46
AVG SED:	5.000
BOL (Alt Ref):	078465

	Tons	Lbs
Gross:	45.53	91,060
Deduct:	0.00	0
Tare:	13.61	27,220
Net:	31.92	63,840

Init CAT:	CS
Init PLF:	25.23
Yard ID:	MAX-01
Load ID#:	249801
Scaler:	MCOVINGTON
Comments:	

jw 078464

West Fraser
Maxville(572)

	BILLY
	02/1 / NRM
	5/2/2023 10:28:16 AM
t:	5/2/2023 10:38:33 AM
	3578049
#:	0000034564
	GATOR TIMBER & LAND LLC
	M1039410 (Gator-Young & Osceola L
	SW/YP
n:	LL (Long Log. Entire
	YOUNG & OSCEOLA
r:	1QR
	HUNTLEY STEMWOOD, INC.
unty:	FL/ST. JOHNS
de:	25-TIER
Len:	63/45
):	5.000
BOL (Alt Ref):	78464

	Tons	Lbs
Gross:	45.28	90,560
Deduct:	0.00	0
Tare:	14.23	28,460
Net:	31.05	62,100

Init CAT:	CS
Init PLF:	21.9
Yard ID:	MAX-01
Load ID#:	249803
Scaler:	MCOVINGTON
Comments:	

#2

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

Driver:	BEN
TruckID:	003/05 / NRM
Date In:	5/2/2023 1:28:43 PM
Date Out:	5/2/2023 1:40:41 PM
Ticket #	3578061
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	36/45
AVG SED:	5.000
BOL (Alt Ref):	078471

	Tons	Lbs
Gross:	47.15	94,300
Deduct:	0.00	0
Tare:	14.71	29,420
Net:	32.44	64,880

Over: 1.15 Tons

Init CAT:	SS
Init PLF:	40.05
Yard ID:	MAX-01
Load ID#:	249816
Scaler:	MCOVINGTON
Comments:	

West Fraser
Maxville(572)

Driver: ED
TruckID: 02/1 / NRM
Date In: 5/1/2023 7:38:22 PM
Date Out: 5/1/2023 7:55:28 PM
Ticket # 3578035
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 40/36
AVG SED: 7.000
BOL (Alt Ref): 078463

	Tons	Lbs
Gross:	45.60	91,200
Deduct:	0.00	0
Tare:	14.23	28,460
Net:	31.37	62,740

Init CAT: SS
Init PLF: 43.57

BIK# 2

Yard ID: MAX-01
Load ID#: 249788
Scaler: TBENT
Comments:

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

Driver: RANDY
TruckID: 001/8 / NRM
Date In: 4/28/2023 4:33:46 PM
Date Out: 4/28/2023 4:44:51 PM
Ticket # 3577999
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 54/40
AVG SED: 5.000
BOL (Alt Ref): 078452

Over: 1.21 Tons

	Tons	Lbs
Gross:	47.21	94,420
Deduct:	0.00	0
Tare:	14.37	28,740
Net:	32.84	65,680

Init CAT: CS
Init PLF: 30.41

Yard ID: MAX-01
Load ID#: 249752
Scaler: TBENT
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/6 / NRM
Date In: 5/1/2023 3:26:26 PM
Date Out: 5/1/2023 3:41:35 PM
Ticket # 3578026
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 42/45
AVG SED: 7.000
BOL (Alt Ref): 078462

	Tons	Lbs
Gross:	45.63	91,260
Deduct:	0.00	0
Tare:	14.55	29,100
Net:	31.08	62,160

Init CAT: CS
Init PLF: 32.89

Yard ID: MAX-01
Load ID#: 249779
Scaler: TBENT
Comments:

#1

West Fraser
Maxville(572)

Driver:	BEN
TruckID:	003/9 / NRM
Date In:	5/1/2023 1:53:11 PM
Date Out:	5/1/2023 2:07:46 PM
Ticket #	3578022
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	48/48
AVG SED:	5.000
BOL (Alt Ref):	078466

	Tons	Lbs
Gross:	45.15	90,300
Deduct:	0.00	0
Tare:	13.60	27,200
Net:	31.55	63,100

Init CAT:	CS
Init PLF:	27.39
Yard ID:	MAX-01
Load ID#:	249775
Scaler:	MCOVINGTON
Comments:	

JW 078448

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

	BILLY
	002/2 / NRM
	4/28/2023 2:03:51 PM
	4/28/2023 2:19:13 PM
	3577994
	0000034564
	GATOR TIMBER & LAND LLC
	M1039410 (Gator-Young & Osceola L
	SW/YP
	LL (Long Log. Entire
	YOUNG & OSCEOLA
	1QR
	HUNTLEY STEMWOOD, INC.
County:	FL/ST. JOHNS
Code:	25-TIER
g Len:	64/47
ED:	5.000
BOL (Alt Ref):	78448

	Tons	Lbs
Gross:	46.19	92,380
Deduct:	0.00	0
Tare:	14.94	29,880
Net:	31.25	62,500

Over: .19 Tons

Init CAT	CS
Init PLF:	20.76
Yard ID:	MAX-01
Load ID#:	249746
Scaler:	MCOVINGTON
Comments:	

New Blk C.K

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

Driver:	ED
TruckID:	02/12 / NRM
Date In:	5/1/2023 1:26:43 PM
Date Out:	5/1/2023 1:43:06 PM
Ticket #	3578017
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	55/42
AVG SED:	5.000
BOL (Alt Ref):	078458

	Tons	Lbs
Gross:	46.81	93,620
Deduct:	0.00	0
Tare:	14.34	28,680
Net:	32.47	64,940

Over: .81 Tons

Init CAT:	CS
Init PLF:	28.11
Yard ID:	MAX-01
Load ID#:	249770
Scaler:	MCOVINGTON
Comments:	

BLK#1

#1

JW 078461

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

New
&
Block
Jeff

BILLY
002/S / NRM
5/1/2023 2:37:36 PM
5/1/2023 3:06:51 PM
3578024
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
ity: FL/ST. JOHNS
: 25-TIER
in: 65/42
AVG SED: 5.000
BOL (Alt Ref): 78461

	Tons	Lbs	Over: 1.14 Tons
Gross:	47.14	94,280	
Deduct:	0.00	0	
Tare:	14.95	29,900	
Net:	32.19	64,380	

Init CAT: CS
Init PLF: 23.58

Yard ID: MAX-01
Load ID#: 249777
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: BEN
TruckID: 003/04 / NRM
Date In: 4/28/2023 3:54:10 PM
Date Out: 4/28/2023 4:04:37 PM
Ticket #: 3577997
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/50
AVG SED: 5.000
BOL (Alt Ref): 078451

	Tons	Lbs
Gross:	43.64	87,280
Deduct:	0.00	0
Tare:	14.62	29,240
Net:	29.02	58,040

Init CAT: CS
Init PLF: 24.18

Yard ID: MAX-01
Load ID#: 249750
Scaler: TBENT
Comments:

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

Driver: BEN
TruckID: 003/9 / NRM
Date In: 5/1/2023 9:22:06 AM
Date Out: 5/1/2023 9:34:43 AM
Ticket #: 3578006
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 42/46
AVG SED: 5.000
BOL (Alt Ref): 078449

	Tons	Lbs	Over: .05 Tons
Gross:	46.05	92,100	
Deduct:	0.00	0	
Tare:	13.72	27,440	
Net:	32.33	64,660	

Init CAT: CS
Init PLF: 33.47

Yard ID: MAX-01
Load ID#: 249759
Scaler: MCOVINGTON
Comments:

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

Date _____

Dealer _____

Producer _____

Tract _____

Driver _____

By _____

Cords _____

Tons 31.90

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

33285

Date _____

Dealer _____

Producer _____

Tract _____

Driver _____

By _____

Cords _____

Tons _____

Poles — JW 078476

45916

WEIGHT TICKET

ROBBINS Manufacturing Company
Est. 1938

702 NE Okinawa Street, Lake City, FL 32055 (386) 752-0335

SUPPLIER NAME Caton

PRODUCER NAME Hunter

COUNTY St Johns

STUMPAGE SOURCE Young Osceola

MIXED X SM _____ MED _____ LG _____

7847 lb

INBOUND
ID: 557
94900 lb G

OUTBOUND
T/D: 07:38:20 2023-05-03
ID: 867
94900 lb G
29880 lb PT
36020 lb N
32.81ton

Scaled by: _____

NFPCi 4038-1

Jowett & Wood Inc.

TIMBER HARVEST ACCOUNTING REPORT

Enter Products & Prices:	
Pine Pulp	$16.00
Pine CNS	$24.00
Pine ST	$27.00
Pine Poles	$30.00
Cypress Mulch	$14.00
Cypress ST	$40.00

Seller: Geoffrey Young and Osceola Lakes LLC Buyer: Gator Timber & Land, LLC

Date	Check #	Total Loads All Products	Pine Pulp		Pine CNS		Pine ST		Pine Poles		Cypress Mulch		Cypress ST		Total Vol. All Products (tons)	Deductions	Total $ All Products
			Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $			
5/5/2023	N/A	38	531.2	$8,499.20	567.15	$13,611.60	63.49	$1,714.23	32.51	$975.30	0	$0.00	0	$0.00	1194.35		$24,800.33
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
Grand Total		38	531.2	8499.2	567.15	13611.6	63.49	1714.23	32.51	975.3	0	$0.00	0	0	1194.35	$0.00	$24,800.33
											Cross Checks:				1194.35		$24,800.33

Removals:

	Tons	%
Pine Pulp	531.2	44%
Pine CNS	567.15	47%
Pine ST	63.49	5%
Pine Poles	32.51	3%
Cypress Mulch	0	0%
Cypress ST	0	0%
TOTAL:	1194.4	100%

Advance: $15,000 original agreement + $10,000 added by Amendment 1

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/12/2023**
Location_____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
10	307	OL G/P	pine p/w	$16.00	$4,912.00	GP, Palatka
17	521.88	OL G/P	pine cns	$24.00	$12,525.12	West Fraser, Maxville
1	30.36	OL G/P	pine cns	$24.00	$728.64	West Fraser, Lk Butler
7	217.94	OL G/P	pine swt	$27.00	$5,884.38	Tatum, Lawtey
2	63.62	OL G/P	pine poles	$30.00	$1,908.60	Robbins, Lake City
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
37	1140.8				$25,958.74	

LESS DEDUCTIONS:

Dealer's Advance:	**$315.67**	199.67
	$0.00	
Total Deductions:	**$315.67**	199.67
Amount of Check:	**$25,643.07**	**CK.NO. 37484**

= 25,759.07

Prepared By: S Browning

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. — WEEK ENDING: 5/12/2023

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Osceola Lks	WestFrsr, LB	cns	78019	5/10/2023	3662609	30.36
2								
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	30.36
1	Huntley	Osceola Lks	Robbins, LC	poles	78488	5/4/2023	45925	32.03
2					78002	5/5/2023	45942	31.59
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	63.62
1	Huntley	Osceola Lks	Tatum, Lawtey	swt	78496	5/4/2023	33293	30.19
2					78495	5/8/2023	33295	30.56
3					78005	5/8/2023	33299	32.75
4					78003	5/9/2023	33306	29.66
5					78011	5/9/2023	33307	32.57
6					78015	5/9/2023	33313	30.48
7					78016	5/9/2023	33314	31.73
8								
9								
10								
							TOTAL=	217.94
1	Huntley	Osceola Lks	GP, Palatka	pine p/w	78492	5/4/2023	668322	30.85
2					78493	5/4/2023	668349	30.63
3					78491	5/4/2023	668358	31.58
4					78006	5/8/2023	668673	30.94
5					78008	5/8/2023	668695	30.6
6					78007	5/9/2023	668843	30.98
7					78014	5/9/2023	668862	29.48
8					78013	5/9/2023	668874	29.35
9					78023	5/10/2023	669089	31.89
10					78021	5/10/2023	669111	30.7
							TOTAL=	307

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. — **WEEK ENDING-** **5/12/2023**

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Osceola Lks	WestFrsr, MX	cns	78483	05/03/23	3578116	30.61
2					78489	05/03/23	3578128	30.49
3					78487	05/04/23	3578139	30.06
4					78486	05/04/23	3578140	30.12
5					78494	05/04/23	3578153	29.6
6					78497	05/04/23	3578164	30.38
7					78499	05/05/23	3578181	31.76
8					78498	05/05/23	3578184	30.73
9					78490	05/05/23	3578192	30.8
10					78500	05/05/23	3578198	29.81
11					78001	05/05/23	3578203	32.16
12					78004	05/08/23	3578224	31.63
13					78009	05/08/23	3578251	29.78
14					78010	05/08/23	3578255	30.83
15					78012	05/09/23	3578273	30.72
16					78018	05/09/23	3578301	30.41
17					78020	05/10/23	3578310	31.99
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29								
30								
31								
32								
33								
34								
35								
36								
37								
38								
39								
40								
41								
42								
43								
44								
45							**TOTAL=**	521.88

JW 078002

45942

WEIGHT TICKET

ROBBINS Manufacturing Company
Est.1938

702 NE Okinawa Street, Lake City, FL 32055 (386) 752-0335

SUPPLIER NAME Gator

PRODUCER NAME Huntley

COUNTY St Johns

STUMPAGE SOURCE Young - Osceola

MIXED / SM _____ MED _____ LG _____

078002

INBOUND
SR: 886
GR: 92960 lb G
T/D: 14:54:17 2023-05-05
ID: 886
91460 lb G
28280 lb PT
63180 lb N
31.59 ton

Scaled by: _____

NFPCi 4038-1

45925

WEIGHT TICKET

ROBBINS Manufacturing Company
Est.1938

702 NE Okinawa Street, Lake City, FL 32055 (386) 752-0335

SUPPLIER NAME Eaton

PRODUCER NAME Huntley

COUNTY St Johns

STUMPAGE SOURCE Osceola Lykes

MIXED / SM _____ MED _____ LG _____

115150771

INBOUND
ID: 867
93000 lb G

OUTBOUND
T/D: 07:51:50 2023-05-04
ID: 867
93000 lb G
28940 lb PT
64060 lb N
32.03 ton

Scaled by: _____

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

Date 5/1/23

Dealer Nation Timber

Producer Hamby Farms

Tract Group Osceola

Driver Hamby

By W.C. Strickland

Cords

Tons 31.23

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

Date 5-9-23

Dealer Nation Timber

Producer Hamby Timber

Tract Group Osceola

Driver Ron

By W.C. Strickland

Cords

Tons 29.66

JW 078011 INC.
8
(904) 782-3690

Date 1-23-

Dealer Nolan Timber

Producer Nolan Timber

Tract Jump Creek

Driver Billy

By W. E. Nolan

Cords

Tons 32.57

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

53295

Date 1-23-23

Dealer Tatum

Producer Nolan

Tract Jump Creek

Driver Billy

By

Cords

Tons

JW 078495

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

53299

Date 5-9-23

Dealer Nolan Timber

Producer Huntley

Tract Group Ducks

Driver Ben

By W. E. Huntley

Cords

Tons 32.75

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

53313

Date 5-9-23

Dealer Nolan Timber

Producer Huntley Timber

Tract Group Ducks

Driver Ben

By W. E. Huntley

Cords

Tons 30.48

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

Date

Dealer

Producer

Tract

Driver

By

Cords

Tons

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/4/2023 at 11:15 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668322**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 06
Driver: BEN
Load Slip: 078492
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 90420 lbs on ScaleIn1
At: 5/4/2023 10:58 by WSRAS

Out: 28720 lbs on UDP_ScaleOut3
At: 5/4/2023 11:15 by WSRAS

Net: 61,700 lbs. 30.85 tons

1 TON = 2000 LBS

Hard Hats Required!

1293032

JW 078023

-Pacific Corporation
hipmill
d Wood 'P' Scale Ticket

3 at 2:08 PM

71515971
Palatka Chipmill
669089

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
er: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
6
BILLY
: 78023
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 93580 lbs on ScaleIn1
At: 5/10/2023 13:43 by WSRAS

Out: 29800 lbs on UDP_ScaleOut3
At: 5/10/2023 14:08 by WSRAS

Net: 63,780 lbs. 31.89 tons

1 TON = 2000 LBS

Hard Hats Required!

1293888

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/9/2023 at 10:46 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668843**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 04
Driver: BEN
Load Slip: 078007
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 91120 lbs on ScaleIn1
At: 5/9/2023 10:26 by WSRAS

Out: 29160 lbs on UDP_ScaleOut3
At: 5/9/2023 10:46 by WSRAS

Net: 61,960 lbs. 30.98 tons

1 TON = 2000 LBS

Hard Hats Required!

1293619

JW 078006

a-Pacific Corporation
Chipmill
id Wood 'P' Scale Ticket

at 12:00 PM

71515971
Palatka Chipmill
668673

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
er: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
8
BILLY
78006
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 89740 lbs on ScaleIn1
At: 5/8/2023 11:16 by WSRAS

Out: 27860 lbs on UDP_ScaleOut3
At: 5/8/2023 12:00 by WSRAS

Net: 61,880 lbs. 30.94 tons

1 TON = 2000 LBS

Hard Hats Required!

1293424

Pacific Corporation
hipmill
l Wood 'P' Scale Ticket

at 12:57 PM

JW 0784491

71515971
Palatka Chipmill
668358

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
Geoffrey Young
Saint Johns, FL
Chanclor, Michael
8
BILLY
78491
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 91360 lbs on ScaleIn1
At: 5/4/2023 12:44 by WSRAS

Out: 28200 lbs on UDP_ScaleOut3
At: 5/4/2023 12:57 by WSRAS

Net: 63,160 lbs. 31.58 tons

1 TON = 2000 LBS

Hard Hats Required!

1293070

Pacific Corporation
ipmill
l Wood 'P' Scale Ticket

at 12:17 PM

JW 0780013

71515971
Palatka Chipmill
668874

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
Geoffrey Young
Saint Johns, FL
Chanclor, Michael
1
BILLY
78013
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 87080 lbs on ScaleIn1
At: 5/9/2023 11:59 by WSRAS

Out: 28380 lbs on UDP_ScaleOut3
At: 5/9/2023 12:17 by WSRAS

Net: 58,700 lbs. 29.35 tons

1 TON = 2000 LBS

Hard Hats Required!

1293654

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/10/2023 at 3:28 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669111**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 09
Driver: RANDY
Load Slip: 078021
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 89220 lbs on ScaleIn1
At: 5/10/2023 15:12 by WSRAS

Out: 27820 lbs on UDP_ScaleOut3
At: 5/10/2023 15:28 by WSRAS

Net: 61,400 lbs. 30.70 tons

1 TON = 2000 LBS

Hard Hats Required!

1293916

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/9/2023 at 11:45 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668862**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 02
Driver: RANDY
Load Slip: 078014
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 88160 lbs on ScaleIn1
At: 5/9/2023 11:24 by WSRAS

Out: 29200 lbs on UDP_ScaleOut3
At: 5/9/2023 11:45 by WSRAS

Net: 58,960 lbs. 29.48 tons

1 TON = 2000 LBS

Hard Hats Required!

1293640

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/4/2023 at 12:37 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668349**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 05
Driver: RANDY
Load Slip: 078493
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 90340 lbs on ScaleIn1
At: 5/4/2023 12:17 by WSRAS

Out: 29080 lbs on UDP_ScaleOut3
At: 5/4/2023 12:37 by WSRAS

Net: 61,260 lbs. 30.63 tons

1 TON = 2000 LBS

Hard Hats Required!

1293060

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/8/2023 at 12:54 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668695**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 09
Driver: RANDY
Load Slip: 078008
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 88880 lbs on ScaleIn1
At: 5/8/2023 12:37 by WSRAS

Out: 27680 lbs on UDP_ScaleOut3
At: 5/8/2023 12:54 by WSRAS

Net: 61,200 lbs. 30.60 tons

1 TON = 2000 LBS

Hard Hats Required!

1293449

30-49

JW 078490

West Fraser
Maxville(572)

BILLY
D: 002/01 / NRM
n: 5/5/2023 9:23:34 AM
lut: 5/5/2023 9:35:22 AM
3578192
ct # 0000034564
: GATOR TIMBER & LAND LLC
: M1039410 (Gator-Young & Osceola L
s: SW/YP
ion: LL (Long Log. Entire
YOUNG & OSCEOLA

er: 1QR
HUNTLEY STEMWOOD, INC.
County: FL/ST. JOHNS
Code: 25-TIER
rg Len: 48/52
ED: 5.000
BOL (Alt Ref): 78490

	Tons	Lbs
Gross:	44.84	89,680
Deduct:	0.00	0
Tare:	14.04	28,080
Net:	30.80	61,600

Init CAT: CS
Init PLF: 24.68

Yard ID: MAX-01
Load ID#: 249947
Scaler: MCOVINGTON
Comments:

JW 078018

West Fraser
Maxville(572)

BILLY
D: 002/4 / NRM
n: 5/9/2023 3:41:08 PM
ut: 5/9/2023 3:53:31 PM
3578301
t # 0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
n: LL (Long Log. Entire
YOUNG & OSCEOLA

: 1QR
HUNTLEY STEMWOOD, INC.
unty: FL/ST. JOHNS
le: 25-TIER
Len: 30/55
: 7.000
BOL (Alt Ref): 78018

	Tons	Lbs
Gross:	45.57	91,140
Deduct:	0.00	0
Tare:	15.16	30,320
Net:	30.41	60,820

Init CAT: CS
Init PLF: 36.86

Yard ID: MAX-01
Load ID#: 250056
Scaler: TBENT
Comments:

JW 078019

West Fraser
Lake Butler(571)

1
1 / NRM
5/10/2023 9:59:02 AM
5/10/2023 10:27:46 AM
3662609
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
L (Long Log. Entire trees on
ad >20ft)
Ti OUNG & OSCEOLA
Pr R
NTLEY STEMWOOD, INC.
Sta /ST. JOHNS
Pric -TIER
Log /42
AVG .000
BOL (Alt Ref): 78019

	Tons	Lbs
Gross:	44.98	89,960
Deduct:	0.00	0
Tare:	14.62	29,240
Net:	30.36	60,720

Init CAT: CS
Init PLF: 34.42

Yard ID: LKB-01
Load ID#: 356440
Scaler: ACREW
Comments: 3307

JW 078487

West Fraser
Maxville(572)

BILLY
002/9 / NRM
5/4/2023 9:09:38 AM
5/4/2023 9:23:47 AM
3578139
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
County: FL/ST. JOHNS
Code: 25-TIER
g Len: 36/49
AVG SED: 5.000
BOL (Alt Ref): 78487

	Tons	Lbs
Gross:	44.01	88,020
Deduct:	0.00	0
Tare:	13.95	27,900
Net:	30.06	60,120

Init CAT: CS
Init PLF: 34.08

Yard ID: MAX-01
Load ID#: 249894
Scaler: MCOVINGTON
Comments:

JW 078483

West Fraser
Maxville(572)

BILLY
002/6 / NRM
5/3/2023 3:43:49 PM
5/3/2023 3:55:40 PM
3578116
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
y: FL/ST. JOHNS
25-TIER
56/46
AVG SED: 5.000
BOL (Alt Ref): 78483

	Tons	Lbs
Gross:	45.33	90,660
Deduct:	0.00	0
Tare:	14.72	29,440
Net:	30.61	61,220

Init CAT: CS
Init PLF: 23.77

Yard ID: MAX-01
Load ID#: 249871
Scaler: MCOVINGTON
Comments:

JW 078497

West Fraser
Maxville(572)

BILLY
002/6 / NRM
5/4/2023 4:00:55 PM
5/4/2023 4:11:19 PM
3578164
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
y: FL/ST. JOHNS
25-TIER
30/55
AVG SED: 7.000
BOL (Alt Ref): 78497

	Tons	Lbs
Gross:	45.16	90,320
Deduct:	0.00	0
Tare:	14.78	29,560
Net:	30.38	60,760

Init CAT: CS
Init PLF: 36.82

Yard ID: MAX-01
Load ID#: 249919
Scaler: TBENT
Comments:

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

Driver: BEN
TruckID: 003/02 / NRM
Date In: 5/8/2023 7:15:05 AM
Date Out: 5/8/2023 7:32:25 AM
Ticket #: 3578224
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/47
AVG SED: 5.000
BOL (Alt Ref): 078004

Over: .05 Tons

	Tons	Lbs
Gross:	46.05	92,100
Deduct:	0.00	0
Tare:	14.42	28,840
Net:	31.63	63,260

Init CAT: CS
Init PLF: 28.04

Yard ID: MAX-01
Load ID#: 249979
Scaler: MCOVINGTON
Comments:

JW 078009

West Fraser
Maxville(572)

BILLY
002/2 / NRM
5/8/2023 3:11:11 PM
5/8/2023 3:21:46 PM
3578251
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
nty: FL/ST. JOHNS
e: 25-TIER
en: 42/50
AVG SED: 7.000
BOL (Alt Ref): 78009

	Tons	Lbs
Gross:	44.38	88,760
Deduct:	0.00	0
Tare:	14.60	29,200
Net:	29.78	59,560

Init CAT: CS
Init PLF: 28.36

Yard ID: MAX-01
Load ID#: 250006
Scaler: TBENT
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/1 / NRM
Date In: 5/10/2023 7:01:04 AM
Date Out: 5/10/2023 12:05:43 PM
Ticket #: 3578310
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 ... Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 36/52
AVG SED: 5.000
BOL (Alt Ref): 078020

	Tons	Lbs
Gross:	45.76	91,520
Deduct:	0.00	0
Tare:	13.77	27,540
Net:	31.99	63,980

Init CAT: CS
Init PLF: 34.18

Yard ID: MAX-01
Load ID#: 250065
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

OVERWEIGHTED LOAD

Driver: RANDY
TruckID: 001/6 / NRM
Date In: 5/5/2023 11:33:03 AM
Date Out: 5/5/2023 11:49:26 AM
Ticket #: 3578203
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/51
AVG SED: 5.000
BOL (Alt Ref): 078001

Over: .73 Tons

	Tons	Lbs
Gross:	46.73	93,460
Deduct:	0.00	0
Tare:	14.57	29,140
Net:	32.16	64,320

Init CAT: CS
Init PLF: 26.27

Yard ID: MAX-01
Load ID#: 249958
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: ED
TruckID: 02/12 / NRM
Date In: 5/3/2023 9:48:10 PM
Date Out: 5/3/2023 10:07:05 PM
Ticket #: 3578128
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 30/55
AVG SED: 7.000
BOL (Alt Ref): 078489

	Tons	Lbs
Gross:	44.80	89,600
Deduct:	0.00	0
Tare:	14.31	28,620
Net:	30.49	60,980

Init CAT: CS
Init PLF: 36.96

Yard ID: MAX-01
Load ID#: 249883
Scaler: TBENT
Comments:

West Fraser
Maxville(572)

Driver: BEN
TruckID: 003/4 / NRM
Date In: 5/4/2023 2:34:57 PM
Date Out: 5/4/2023 2:55:55 PM
Ticket #: 3578153
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/52
AVG SED: 5.000
BOL (Alt Ref): 078494

	Tons	Lbs
Gross:	44.28	88,560
Deduct:	0.00	0
Tare:	14.68	29,360
Net:	29.60	59,200

Init CAT: CS
Init PLF: 23.72

Yard ID: MAX-01
Load ID#: 249908
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver:	BEN
TruckID:	003/8 / NRM
Date In:	5/5/2023 6:54:35 AM
Date Out:	5/5/2023 7:08:16 AM
Ticket #	3578181
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	36/50
AVG SED:	5.000
BOL (Alt Ref):	078499

	Tons	Lbs
Gross:	45.16	90,320
Deduct:	0.00	0
Tare:	13.40	26,800
Net:	31.76	63,520

Init CAT:	CS
Init PLF:	35.29
Yard ID:	MAX-01
Load ID#:	249936
Scaler:	TROBSON
Comments:	

West Fraser
Maxville(572)

Driver:	BEN
TruckID:	002/4 / NRM
Date In:	5/5/2023 10:54:22 AM
Date Out:	5/5/2023 11:06:31 AM
Ticket #	3578198
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	36/51
AVG SED:	5.000
BOL (Alt Ref):	078500

	Tons	Lbs
Gross:	44.32	88,640
Deduct:	0.00	0
Tare:	14.51	29,020
Net:	29.81	59,620

Init CAT:	CS
Init PLF:	32.47
Yard ID:	MAX-01
Load ID#:	249953
Scaler:	MCOVINGTON
Comments:	

West Fraser
Maxville(572)

Driver:	RANDY
TruckID:	001/5 / NRM
Date In:	5/4/2023 9:27:21 AM
Date Out:	5/4/2023 9:39:15 AM
Ticket #	3578140
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	55/45
AVG SED:	5.000
BOL (Alt Ref):	078486

	Tons	Lbs
Gross:	44.99	89,980
Deduct:	0.00	0
Tare:	14.87	29,740
Net:	30.12	60,240

Init CAT:	CS
Init PLF:	24.34
Yard ID:	MAX-01
Load ID#:	249895
Scaler:	MCOVINGTON
Comments:	

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/06 / NRM
Date In: 5/8/2023 3:45:34 PM
Date Out: 5/8/2023 4:31:35 PM
Ticket #: 3578255
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 49/50
AVG SED: 7.000
BOL (Alt Ref): 078010

	Tons	Lbs
Gross:	45.26	90,520
Deduct:	0.00	0
Tare:	14.43	28,860
Net:	30.83	61,660

Init CAT: CS
Init PLF: 25.17

Yard ID: MAX-01
Load ID#: 250010
Scaler: TBENT
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/9 / NRM
Date In: 5/9/2023 8:16:54 AM
Date Out: 5/9/2023 8:28:36 AM
Ticket #: 3578273
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/48
AVG SED: 5.000
BOL (Alt Ref): 078012

	Tons	Lbs
Gross:	44.40	88,800
Deduct:	0.00	0
Tare:	13.68	27,360
Net:	30.72	61,440

Init CAT: CS
Init PLF: 26.67

Yard ID: MAX-01
Load ID#: 250028
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/2 / NRM
Date In: 5/5/2023 7:32:26 AM
Date Out: 5/5/2023 7:43:33 AM
Ticket #: 3578164
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 36/51
AVG SED: 5.000
BOL (Alt Ref): 078498

	Tons	Lbs
Gross:	45.12	90,240
Deduct:	0.00	0
Tare:	14.39	28,780
Net:	30.73	61,460

Init CAT: CS
Init PLF: 33.47

Yard ID: MAX-01
Load ID#: 249939
Scaler: MCOVINGTON
Comments:

Jowett & Wood Inc.

TIMBER HARVEST ACCOUNTING REPORT

Seller: Geoffrey Young and Osceola Lakes LLC

Buyer: Gator Timber & Land, LLC

Enter Products & Prices:	
Pine Pulp	$16.00
Pine CNS	$24.00
Pine ST	$27.00
Pine Poles	$30.00
Cypress Mulch	$14.00
Cypress ST	$40.00

Date	Check #	Total Loads All Products	Pine Pulp		Pine CNS		Pine ST		Pine Poles		Cypress Mulch		Cypress ST		Total Vol. All Products (tons)	Deductions	Total $ All Products
			Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $			
5/5/2023	N/A	38	531.2	$8,499.20	567.15	$13,611.60	63.49	$1,714.23	32.51	$975.30	0	$0.00	0	$0.00	1194.35		$24,800.33
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
Grand Total		38	531.2	8499.2	567.15	13611.6	63.49	1714.23	32.51	975.3	0	$0.00	0	0	1194.35	$0.00	$24,800.33
											Cross Checks:				1194.35		$24,800.33

Removals:

	Tons	%
Pine Pulp	531.2	44%
Pine CNS	567.15	47%
Pine ST	63.49	5%
Pine Poles	32.51	3%
Cypress Mulch	0	0%
Cypress ST	0	0%
TOTAL:	1194.4	100%

Advance: $15,000 original agreement + $10,000 added by Amendment 1

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/19/2023**
Location_____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
11	340.96	OL G/P	pine p/w	$16.00	$5,455.36	GP, Palatka
21	640.86	OL G/P	pine cns	$24.00	$15,380.64	West Fraser, Maxville
1	30.36	OL G/P	pine cns	$24.00	$728.64	West Fraser, Lk Butler
7	220.34	OL G/P	pine swt	$27.00	$5,949.18	Tatum, Lawtey
2	64.26	OL G/P	pine poles	$30.00	$1,927.80	Robbins, Lake City
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
42	1296.78				$29,441.62	

LESS DEDUCTIONS:

Dealer's Advance:	**$315.67**	0
	$0.00	
Total Deductions:	**$315.67**	0
Amount of Check:	**$29,125.95**	**CK.NO. 37498**

29,441.62

Prepared By: S Browning

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. | **WEEK ENDING-** | **5/19/2023**

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Osceola Lakes	GP, Palatka	pine p/w	78039	5/15/2023	669231	29.86
2					78043	5/15/2023	669244	32.79
3					78044	5/15/2023	669256	31.93
4					78042	5/15/2023	669258	31.67
5					78050	5/16/2023	669307	31.54
6					78049	5/16/2023	669332	30.91
7					78051	5/16/2023	669352	30.13
8					78052	5/16/2023	669366	30.8
9					78058	5/17/2023	669424	31.14
10					78059	5/17/2023	669445	30.35
11					78057	5/17/2023	669453	29.84
12								
13								
14								
15								
16								
17								
18								
19								
20								
21							**TOTAL=**	340.96
1	Huntley	Osceola Lakes	WestFrsr, MX	cns	78485	5/3/2023	3578119	32.09
2					78025	5/11/2023	3578344	31.87
3					78028	5/11/2023	3578371	30.92
4					78031	5/11/2023	3578397	31.6
5					78033	5/12/2023	3578423	31.75
6					78032	5/12/2023	3578431	31.05
7					78036	5/12/2023	3578445	31.23
8					78037	5/12/2023	3578450	31.5
9					78035	5/12/2023	3578465	30.48
10					78040	5/15/2023	3578485	30.17
11					78026	5/15/2023	3578488	30.09
12					78046	5/15/2023	3578518	30.8
13					78045	5/15/2023	3578524	30.05
14					78053	5/16/2023	3578557	30.48
15					78054	5/16/2023	3578563	29.08
16					78055	5/16/2023	3578569	29.74
17					78056	5/16/2023	3578570	29.87
18					78047	5/17/2023	3578597	31.3
19					78060	5/17/2023	3578602	27.76
20					78061	5/17/2023	3578608	28.3
21					78062	5/17/2023	3578611	30.73
22								
23								
24							**TOTAL=**	640.86

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. WEEK ENDING- **5/19/2023**

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Osceola Lks	WestFrsr, LB	cns	78024	5/10/2023	3662645	30.36
2								
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	30.36
1	Huntley	Osceola Lks	Robbins, LC	poles	78017	5/11/2023	45973	32.27
2					78034	5/12/2023	45979	31.99
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	64.26
1	Huntley	Osceola Lks	Tatum, Lawtey	swt	78022	5/11/2023	33323	30.58
2					78029	5/11/2023	33325	32.25
3					78030	5/11/2023	33327	31.08
4					78027	5/11/2023	33331	30.38
5					78038	5/15/2023	33338	31.11
6					78041	5/15/2023	33340	32.63
7					78048	5/15/2023	33345	32.31
8								
9								
10								
							TOTAL=	220.34
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	0

Purchaser:

Timber Sale: Wild Wood

Logger: Hartley Stewart Inc

Jowett & Wood, Inc.
Consulting Foresters

	DATE	TIME LOADED	SECURITY TICKET	SPECIES			PRODUCT	MILL OWNER	MILL LOCATION	TONS	TICKET NUMBER	DRIVER
				PINE	HWD	CYP						
1	5-4	12:50	078496	✓			Saw	tatum	Lafty			05
2	5-4	1:33	078497	✓			Cns	Inf	MX			06
3	5-4	2:00	078498	✓			Cns	Inf	MX			02
4	5-4	3:00	078499	✓			Cns	Inf	MX			08
5	5-5	8:33	078500	✓			Cns	Inf	MX			04
6	5-5	9:24	078001	✓			Cns	Inf	MX			06
7	5-5	10:00	078002	✓			Poles	Robbins	CC			08
8	5-5	10:49	078003	✓			Saw	tatum	Lafty			05
9	5-5	12:48	078004	✓			Cns	Inf	MX			02
10	5-5	1:00	078005	✓			Saw	tatum	Lafty			01
11	5-8	9:46	078006	✓			Pulp	GP	FL			08
12	5-8	9:44	078007	✓			Pulp	GP	FL			04
13	5-8	10:14	078008	✓			Pulp	GP	FL			09
14	5-8	11:57	078009	✓			Cns	Inf	MX			04
15	5-8	1:00	078010	✓			Cns	Inf	MX			06
16	5-8	1:48	078011	✓			Saw	tatum	Lafty			08
17	5-8	2:30	078012	✓			Cns	Inf	MX			04
18	5-9	8:21	078013	✓			Pulp tops	GP	FL			01
19	5-9	9:27	078014	✓			Pulp tops	GP	FL			02
20	5-9	10:07	078015	✓			Saw	tatum	Lafty			05
21	5-9	11:00	078016	✓			Saw	tatum	Lafty			09
22	5-9	12:00	078017	✓			Poles	Robbins	CC			08
23	5-9	12:46	078018	✓			Cns	Inf	MX			04
24	5-9	3:30	078019	✓			Cns	Inf	MX			03
25	5-9	4:10	078020	✓			Cns	Inf	MX			01

Landowner:

Timber Sale: Wild Wood

Logger: Huntley

Gator Timber & Land, LLC
PO Box 75
Bostwick, Florida 32007

	DATE	TIME LOADED	TRAILER #	SPECIES			PRODUCT	MILL OWNER	MILL LOCATION	TICKET NUMBER	DRIVER
				PINE	HWD	CYP					
1	5-10	800	09	✓			Pulp tops	GP	PL	078021	
2	5-10	8:57	04	✓			Saw	Tatum	LW	078022	
3	5-10	10:00	06	✓			Pulp stem	GP	PL	078023	
4	5-10	100	02	✓			Chip	WF	MK	078024	
5	5-10	2:54	01	✓			Chip	WF	MK	078025	
6	5-10	3:30	06	✓			Chip	WF	MK	078026	
7	5-11	8:12	02	✓			Saw	Tatum	LW	078027	
8	5-11	900	05	✓			Chip	WF	MK	078028	
9	5-11	9:51	04	✓			Saw	Tatum	LW	078029	
10	5-11	1000	01	✓			Saw	Tatum	LW	078030	
11	5-11	11:48	08	✓			Chip	WF	MK	078031	
12	5-11	12:46	04	✓			Chip	WF	MK	078032	
13	5-11	3:15	09	✓			Chip	WF	MK	078033	
14	5-11	4:30	05	✓			Poles	Robbins	LC	078034	
15	5-12	8:11	02	✓			Chip	WF	MK	078035	
16	5-12	900	01	✓			Chip	WF	MK	078036	
17	5-12	1000	08	✓			Chip	WF	MK	078037	
18	5-12	1100	09	✓			Saw	Tatum	LW	078038	
19	5-12	11:40	05	✓			Pulp	GP	PL	078039	
20	5-12	100	04	✓			Chip	WF	MK	078040	
21	5-15	8:12	Ed	✓			Saw	Tatum	LW	078041	
22	5-15	8:48	08	✓			Pulp stem	GP	PL	078042	
23	5-15	9:36	02	✓			Pulp stem	GP	PL	078043	
24	5-15	10:56	01	✓			Pulp tops	GP	PL	078044	
25	5-15	11:51	06	✓			Chip	WF	MK	078045	

jw 078024

West Fraser
Lake Butler(571)

1
1 / NRM
5/10/2023 5:52:22 PM
5/10/2023 6:09:10 PM
3662645
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire trees on load >20ft)
YOUNG & OSCEOLA
1QR
HUNTLEY STEMWOOD, INC.
ty: FL/ST. JOHNS
: 25-TIER
en: 56/45
5.000
BOL (Alt Ref): 078024

	Tons	Lbs
Gross:	45.20	90,400
Deduct:	0.00	0
Tare:	14.84	29,680
Net:	30.36	60,720

Init CAT: CS
Init PLF: 24.1

Yard ID: LKB 01
Load ID#: 358476
Scaler: RSMITH
Comments: 3343

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/4 / NRM
Date In: 5/15/2023 8:01:02 AM
Date Out: 5/15/2023 8:11:57 AM
Ticket # 3578485
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/46
AVG SED: 5.000
BOL (Alt Ref): 078040

	Tons	Lbs
Gross:	45.00	90,000
Deduct:	0.00	0
Tare:	14.83	29,660
Net:	30.17	60,340

Init CAT: CS
Init PLF: 26.19

Yard ID: MAX-01
Load ID#: 250241
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/1 / NRM
Date In: 5/12/2023 11:34:26 AM
Date Out: 5/12/2023 11:50:35 AM
Ticket # 3578445
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/42
AVG SED: 5.000
BOL (Alt Ref): 078036

	Tons	Lbs
Gross:	45.03	90,060
Deduct:	0.00	0
Tare:	13.80	27,600
Net:	31.23	62,460

Init CAT: CS
Init PLF: 30.98

Yard ID: MAX-01
Load ID#: 250201
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/9 / NRM
Date In: 5/12/2023 7:40:27 AM
Date Out: 5/12/2023 7:54:17 AM
Ticket # 3578423
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log, Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 36/52
AVG SED: 5.000
BOL (Alt Ref): 078033

	Tons	Lbs
Gross:	45.63	91,260
Deduct:	0.00	0
Tare:	13.88	27,760
Net:	31.75	63,500

Init CAT: CS
Init PLF: 33.92

Yard ID: MAX-01
Load ID#: 250179
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/1 / NRM
Date In: 5/11/2023 8:43:48 AM
Date Out: 5/11/2023 8:56:02 AM
Ticket # 3578344
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log, Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 42/49
AVG SED: 5.000
BOL (Alt Ref): 078025

	Tons	Lbs
Gross:	45.73	91,460
Deduct:	0.00	0
Tare:	13.86	27,720
Net:	31.87	63,740

Init CAT: CS
Init PLF: 30.97

Yard ID: MAX-01
Load ID#: 250099
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: BILLY
TruckID: 002/4 / NRM
Date In: 5/17/2023 11:41:13 AM
Date Out: 5/17/2023 11:52:21 AM
Ticket # 3578608
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log, Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 42/48
AVG SED: 5.000
BOL (Alt Ref): 78061

	Tons	Lbs
Gross:	43.55	87,100
Deduct:	0.00	0
Tare:	15.25	30,500
Net:	28.30	56,600

Init CAT: CS
Init PLF: 28.06

Yard ID: MAX-01
Load ID#: 250366
Scaler: MCOVINGTON
Comments:

JW 078061

JW 078054

West Fraser
Maxville(572)

BILLY
002/4 / NRM
5/16/2023 2:16:18 PM
5/16/2023 3:07:48 PM
3578563
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
FL/ST. JOHNS
25-TIER
36/46
5.000
BOL (Alt Ref): 78054

	Tons	Lbs
Gross:	44.12	88,240
Deduct:	0.00	0
Tare:	15.04	30,080
Net:	29.08	58,160

Init CAT: CS
Init PLF: 35.12

Yard ID: MAX-01
Load ID#: 250320
Scaler: MCOVINGTON
Comments:

JW 078046

West Fraser
Maxville(572)

BILLY
002/5 / NRM
5/15/2023 3:34:26 PM
5/15/2023 3:47:03 PM
3578518
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
FL/ST. JOHNS
25-TIER
42/50
7.000
BOL (Alt Ref): 78046

	Tons	Lbs
Gross:	45.90	91,800
Deduct:	0.00	0
Tare:	15.10	30,200
Net:	30.80	61,600

Init CAT: CS
Init PLF: 29.33

Yard ID: MAX-01
Load ID#: 250275
Scaler: TBENT
Comments:

JW 078035

West Fraser
Maxville(572)

BILLY
002/2 / NRM
5/12/2023 1:58:45 PM
5/12/2023 2:10:59 PM
3578465
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
FL/ST. JOHNS
25-TIER
48/48
5.000
BOL (Alt Ref): 78035

	Tons	Lbs
Gross:	45.11	90,220
Deduct:	0.00	0
Tare:	14.63	29,260
Net:	30.48	60,960

Init CAT: CS
Init PLF: 26.46

Yard ID: MAX-01
Load ID#: 250221
Scaler: MCOVINGTON
Comments:

JW 078026

West Fraser
Maxville(572)

BILLY
002/6 / NRM
5/15/2023 8:34:18 AM
5/15/2023 8:48:08 AM
3578488
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
County: FL/ST. JOHNS
ode: 25-TIER
g Len: 46/52
D: 5.000
BOL (Alt Ref): 78026

	Tons	Lbs
Gross:	44.87	89,740
Deduct:	0.00	0
Tare:	14.78	29,560
Net:	30.09	60,180

Init CAT: CS
Init PLF: 24.11

Yard ID: MAX-01
Load ID#: 250244
Scaler: MCOVINGTON
Comments:

JW 078032

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

BILLY
D: 002/4 / NRM
In: 5/12/2023 9:20:17 AM
Out: 5/12/2023 9:33:46 AM
3578431
act # 0000034564
or: GATOR TIMBER & LAND LLC
e: M1039410 (Gator-Young & Osceola L
es: SW/YP
tion: LL (Long Log. Entire
YOUNG & OSCEOLA

cer: 1QR
HUNTLEY STEMWOOD, INC.
/County: FL/ST. JOHNS
Code: 25-TIER
Avg Len: 55/50
SED: 5.000
BOL (Alt Ref): 78032

Over: .23 Tons

	Tons	Lbs
Gross:	46.23	92,460
Deduct:	0.00	0
Tare:	15.18	30,360
Net:	31.05	62,100

Init CAT: CS
Init PLF: 22.58

Yard ID: MAX-01
Load ID#: 250187
Scaler: MCOVINGTON
Comments:

JW 078031

West Fraser
Maxville(572)

BILLY
002/6 / NRM
5/11/2023 5:56:56 PM
5/11/2023 6:13:47 PM
3578397
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
nty: FL/ST. JOHNS
: 25-TIER
en: 36/55
7.000
BOL (Alt Ref): 78031

	Tons	Lbs
Gross:	45.66	91,320
Deduct:	0.00	0
Tare:	14.06	28,120
Net:	31.60	63,200

Init CAT: CS
Init PLF: 31.92

Yard ID: MAX-01
Load ID#: 250152
Scaler: TBENT
Comments:

JW 078028

West Fraser
Maxville(572)

BILLY
002/5 / NRM
5/11/2023 1:24:34 PM
5/11/2023 1:43:53 PM
3578371
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
nty: FL/ST. JOHNS
: 25-TIER
en: 48/49
AVG SED: 5.000
BOL (Alt Ref): 78026

	Tons	Lbs
Gross:	45.79	91,580
Deduct:	0.00	0
Tare:	14.87	29,740
Net:	30.92	61,840

Init CAT: CS
Init PLF: 26.29

Yard ID: MAX-01
Load ID#: 250126
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: BEN
TruckID: 002/6 / NRM
Date In: 5/16/2023 12:55:08 PM
Date Out: 5/16/2023 1:11:59 PM
Ticket #: 3578557
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/48
AVG SED: 5.000
BOL (Alt Ref): 078053

	Tons	Lbs
Gross:	44.59	89,180
Deduct:	0.00	0
Tare:	14.11	28,220
Net:	30.48	60,960

Init CAT: CS
Init PLF: 26.46

Yard ID: MAX-01
Load ID#: 250314
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: BEN
TruckID: 003/02 / NRM
Date In: 5/17/2023 9:20:50 AM
Date Out: 5/17/2023 9:34:10 AM
Ticket #: 3578597
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/48
AVG SED: 5.000
BOL (Alt Ref): 078047

	Tons	Lbs
Gross:	45.71	91,420
Deduct:	0.00	0
Tare:	14.41	28,820
Net:	31.30	62,600

Init CAT: CS
Init PLF: 27.17

Yard ID: MAX-01
Load ID#: 250355
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver:	BEN
TruckID:	002/08 / NRM
Date In:	5/12/2023 12:31:18 PM
Date Out:	5/12/2023 12:41:37 PM
Ticket #	3578450
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA

Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	48/52
AVG SED:	5.000
BOL (Alt Ref):	078037

	Tons	Lbs
Gross:	44.94	89,880
Deduct:	0.00	0
Tare:	13.44	26,880
Net:	31.50	63,000

Init CAT:	CS
Init PLF:	25.24

Yard ID:	MAX-01
Load ID#:	250206
Scaler:	MCOVINGTON
Comments:	

West Fraser
Maxville(572)

Driver:	BEN
TruckID:	003/06 / NRM
Date In:	5/15/2023 4:01:57 PM
Date Out:	5/15/2023 4:13:51 PM
Ticket	3578524
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA

Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	40/50
AVG SED:	7.000
BOL (Alt Ref):	078045

	Tons	Lbs
Gross:	44.41	88,820
Deduct:	0.00	0
Tare:	14.36	28,720
Net:	30.05	60,100

Init CAT:	CS
Init PLF:	30.05

Yard ID:	MAX-01
Load ID#:	250281
Scaler:	TBENT
Comments:	

West Fraser
Maxville(572)

Driver:	ED
TruckID:	02/12 / NRM
Date In:	5/16/2023 3:29:41 PM
Date Out:	5/16/2023 3:45:47 PM
Ticket #	3578569
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA

Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	42/45
AVG SED:	5.000
BOL (Alt Ref):	078055

	Tons	Lbs
Gross:	44.07	88,140
Deduct:	0.00	0
Tare:	14.33	28,660
Net:	29.74	59,480

Init CAT:	CS
Init PLF:	31.47

Yard ID:	MAX-01
Load ID#:	250326
Scaler:	TBENT
Comments:	

West Fraser
Maxville(572)

OVERWEIGHTED LOAD

Driver: ED
TruckID: 02/1 / NRM
Date In: 5/3/2023 4:46:27 PM
Date Out: 5/3/2023 5:03:13 PM
Ticket # 3578119
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 36/44
AVG SED: 5.000
BOL (Alt Ref): 078485

Over: .19 Tons

	Tons	Lbs
Gross:	46.19	92,380
Deduct:	0.00	0
Tare:	14.10	28,200
Net:	32.09	64,180

Init CAT: SS
Init PLF: 40.52

Yard ID: MAX-01
Load ID#: 249874
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: ED
TruckID: 02/12 / NRM
Date In: 5/17/2023 10:36:13 AM
Date Out: 5/17/2023 10:51:10 AM
Ticket # 3578602
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 55/37
AVG SED: 5.000
BOL (Alt Ref): 078060

	Tons	Lbs
Gross:	42.02	84,040
Deduct:	0.00	0
Tare:	14.26	28,520
Net:	27.76	55,520

Init CAT: CS
Init PLF: 27.28

Yard ID: MAX-01
Load ID#: 250360
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver:	RANDY
TruckID:	001/01 / NRM
Date In:	5/16/2023 3:50:41 PM
Date Out:	5/16/2023 4:01:11 PM
Ticket #	3578570
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log - Entire
Tract:	YOUNG & OSCEOLA

Producer:	IQR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	42/40
AVG SED:	7.000
BOL (Alt Ref):	078056

	Tons	Lbs
Gross:	43.65	87,300
Deduct:	0.00	0
Tare:	13.78	27,560
Net:	29.87	59,740

Init CAT:	CS
Init PLF:	35.56

Yard ID:	MAX-01
Load ID#:	250327
Scaler:	TBENT
Comments:	

45979

WEIGHT TICKET

ROBBINS Manufacturing Company
Est .1938

702 NE Okinawa Street, Lake City, FL 32055 (386) 752-0335

SUPPLIER NAME Enfield

PRODUCER NAME Hamlin

COUNTY St Johns

STUMPAGE SOURCE Brooks Lake

MIXED X SM _____ MED _____ LG _____

Scaled by: _____

NFPCi 4038-1

45973

WEIGHT TICKET

ROBBINS Manufacturing Company
Est .1938

702 NE Okinawa Street, Lake City, FL 32055 (386) 752-0335

SUPPLIER NAME Enfield

PRODUCER NAME Hamlin

COUNTY St Johns

STUMPAGE SOURCE Brooks Lake

MIXED X SM _____ MED _____ LG _____

Scaled by: _____

NFPCi 4038-1

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/19/2023**
Location_____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
11	340.96	OL G/P	pine p/w	$16.00	$5,455.36	GP, Palatka
21	640.86	OL G/P	pine cns	$24.00	$15,380.64	West Fraser, Maxville
1	30.36	OL G/P	pine cns	$24.00	$728.64	West Fraser, Lk Butler
7	220.34	OL G/P	pine swt	$27.00	$5,949.18	Tatum, Lawtey
2	64.26	OL G/P	pine poles	$30.00	$1,927.80	Robbins, Lake City
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
42	1296.78				$29,441.62	

LESS DEDUCTIONS:

Dealer's Advance:	**$315.67**	
	$0.00	
Total Deductions:	**$315.67**	
Amount of Check:	**$29,125.95**	**CK.NO. 37498**

Prepared By: S Browning

West Fraser
Maxville(572)

Driver: ED
TruckID: 02/12 / NRM
Date In: 5/17/2023 6:20:07 PM
Date Out: 5/17/2023 6:35:04 PM
Ticket #: 3578640
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 49/46
AVG SED: 7.000
BOL (Alt Ref): 078066

	Tons	Lbs
Gross:	43.54	87,080
Deduct:	0.00	0
Tare:	14.46	28,920
Net:	29.08	58,160

Init CAT: CS
Init PLF: 25.8

Yard ID: MAX-01
Load ID#: 250398
Scaler: TBENT
Comments:

West Fraser
Maxville(572)

Driver: BEN
TruckID: 002/5 / NRM
Date In: 5/17/2023 1:29:29 PM
Date Out: 5/17/2023 1:45:59 PM
Ticket #: 3578615
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 36/48
AVG SED: 5.000
BOL (Alt Ref): 078063

	Tons	Lbs
Gross:	45.18	90,360
Deduct:	0.00	0
Tare:	14.62	29,240
Net:	30.56	61,120

Init CAT: CS
Init PLF: 35.37

Yard ID: MAX-01
Load ID#: 250373
Scaler: MCOVINGTON
Comments:

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/18/2023 at 8:00 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669562**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 08
Driver: BN
Load Slip: 078067
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 87020 lbs on ScaleIn1
At: 5/18/2023 07:41 by WSRAS

Out: 26820 lbs on UDP_ScaleOut3
At: 5/18/2023 08:00 by WSRAS

Net: 60,200 lbs. 30.10 tons

1 TON = 2000 LBS

Hard Hats Required!

1294445

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/18/2023 at 8:08 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669564**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 02
Driver: RANDY
Load Slip: 078064
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 88980 lbs on ScaleIn1
At: 5/18/2023 07:46 by WSRAS

Out: 29060 lbs on UDP_ScaleOut3
At: 5/18/2023 08:08 by WSRAS

Net: 59,920 lbs. 29.96 tons

1 TON = 2000 LBS

Hard Hats Required!

1294447

·Pacific Corporation
hipmill
l Wood 'P' Scale Ticket

) at 9:42 AM

71515971
Palatka Chipmill
669580

JW 078068

S Gator Timber & Land LLC
L John Huntley - Huntley
S
H Gator Timber & Land LLC
T Osceola Lakes 71515971
L : Geoffrey Young
C Saint Johns, FL
F Chanclor, Michael
T 4
D BILLY
Lo 78068
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 93620 lbs on ScaleIn1
At: 5/18/2023 09:31 by WSRAS

Out: 30780 lbs on UDP_ScaleOut3
At: 5/18/2023 09:42 by WSRAS

Net: 62,840 lbs. 31.42 tons

1 TON = 2000 LBS

Hard Hats Required!

1294466

·Pacific Corporation
hipmill
l Wood 'P' Scale Ticket

3 at 6:40 AM

71515971
Palatka Chipmill
669547

JW 078065

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
er: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
9
BILLY
78065
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 89180 lbs on ScaleIn1
At: 5/18/2023 06:31 by WSRAS

Out: 28200 lbs on UDP_ScaleOut3
At: 5/18/2023 06:40 by WSRAS

Net: 60,980 lbs. 30.49 tons

1 TON = 2000 LBS

Hard Hats Required!

1294429

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/16/2023 at 6:42 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669307**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 01
Driver: BEN
Load Slip: 078050
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 90440 lbs on ScaleIn1
At: 5/16/2023 06:14 by WSRAS

Out: 27360 lbs on UDP_ScaleOut3
At: 5/16/2023 06:42 by WSRAS

Net: 63,080 lbs. 31.54 tons

1 TON = 2000 LBS

Hard Hats Required!

1294159

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/17/2023 at 6:30 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669424**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 08
Driver: BEN
Load Slip: 078058
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 89660 lbs on ScaleIn1
At: 5/17/2023 06:13 by WSRAS

Out: 27380 lbs on UDP_ScaleOut3
At: 5/17/2023 06:30 by WSRAS

Net: 62,280 lbs. 31.14 tons

1 TON = 2000 LBS

Hard Hats Required!

1294292

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/16/2023 at 10:01 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669352**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 01
Driver: BEN
Load Slip: 078051
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 87500 lbs on ScaleIn1
At: 5/16/2023 09:45 by WSRAS

Out: 27240 lbs on UDP_ScaleOut3
At: 5/16/2023 10:01 by WSRAS

Net: 60,260 lbs. 30.13 tons

1 TON = 2000 LBS

Hard Hats Required!

1294206

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/15/2023 at 1:11 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669256**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 01
Driver: BEN
Load Slip: 078044
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 91520 lbs on ScaleIn1
At: 5/15/2023 12:54 by WSRAS

Out: 27660 lbs on UDP_ScaleOut3
At: 5/15/2023 13:11 by WSRAS

Net: 63,860 lbs. 31.93 tons

1 TON = 2000 LBS

Hard Hats Required!

1294098

#078043 Ticket Number lost ticket

-Pacific Corporation
hipmill
d Wood 'P' Scale Ticket

3 at 12:14 PM

71515971
Palatka Chipmill
669244

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
r: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
2
BILLY
Load Slip: 78043
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 95460 lbs on ScaleIn1
At: 5/15/2023 12:02 by WSRAS

Out: 29880 lbs on UDP_ScaleOut3
At: 5/15/2023 12:14 by WSRAS

Net: 65,580 lbs. 32.79 tons

1 TON = 2000 LBS

Hard Hats Required!

1294085

JW 078049

-Pacific Corporation
hipmill
d Wood 'P' Scale Ticket

3 at 8:17 AM

71515971
Palatka Chipmill
669332

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
er: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
9
BILLY
Load Slip: 78049
Status: COMPLETED

Comm :

Product: Pine/Pulp/Treelength
Inline: PP

In: 90020 lbs on ScaleIn1
At: 5/16/2023 08:06 by WSRAS

Out: 28200 lbs on UDP_ScaleOut3
At: 5/16/2023 08:17 by WSRAS

Net: 61,820 lbs. 30.91 tons

1 TON = 2000 LBS

Hard Hats Required!

1294184

-Pacific Corporation
Chipmill
d Wood 'P' Scale Ticket

3 at 11:13 AM

71515971
Palatka Chipmill
669366

JW 078052

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
5
BILLY
78052
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 91580 lbs on ScaleIn1
At: 5/16/2023 10:51 by WSRAS

Out: 29980 lbs on UDP_ScaleOut3
At: 5/16/2023 11:13 by WSRAS

Net: 61,600 lbs. 30.80 tons

1 TON = 2000 LBS

Hard Hats Required!

1294221

Pacific Corporation
ipmill
Wood 'P' Scale Ticket

at 8:38 AM

71515971
Palatka Chipmill
669453

JW 078057

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
Geoffrey Young
Saint Johns, FL
Chanclor, Michael
9
BILLY
78057
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 88200 lbs on ScaleIn1
At: 5/17/2023 08:27 by WSRAS

Out: 28520 lbs on UDP_ScaleOut3
At: 5/17/2023 08:38 by WSRAS

Net: 59,680 lbs. 29.84 tons

1 TON = 2000 LBS

Hard Hats Required!

1294321

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/15/2023 at 11:17 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669231**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 05
Driver: RANDY
Load Slip: 078039
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 89520 lbs on ScaleIn1
At: 5/15/2023 11:04 by WSRAS

Out: 29800 lbs on UDP_ScaleOut3
At: 5/15/2023 11:17 by WSRAS

Net: 59,720 lbs. 29.86 tons

1 TON = 2000 LBS

Hard Hats Required!

1294071

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/17/2023 at 7:52 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669445**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 05
Driver: RANDY
Load Slip: 078059
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 90060 lbs on ScaleIn1
At: 5/17/2023 07:42 by WSRAS

Out: 29360 lbs on UDP_ScaleOut3
At: 5/17/2023 07:52 by WSRAS

Net: 60,700 lbs. 30.35 tons

1 TON = 2000 LBS

Hard Hats Required!

1294313

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/15/2023 at 1:16 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669258**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 08
Driver: RANDY
Load Slip: 078042
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 90880 lbs on ScaleIn1
At: 5/15/2023 13:06 by WSRAS

Out: 27540 lbs on UDP_ScaleOut3
At: 5/15/2023 13:16 by WSRAS

Net: 63,340 lbs. 31.67 tons

1 TON = 2000 LBS

Hard Hats Required!

1294100

West Fraser
Maxville(572)

Driver:	RANDY
TruckID:	001/1 / NRM
Date In:	5/17/2023 12:18:38 PM
Date Out:	5/17/2023 12:32:04 PM
Ticket #	3578611
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log, Entire
Tract:	YOUNG & OSCEOLA

Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	48/48
AVG SED:	5.000
BOL (Alt Ref):	078062

	Tons	Lbs
Gross:	44.66	89,320
Deduct:	0.00	0
Tare:	13.93	27,860
Net:	30.73	61,460

Init CAT:	CS
Init PLF:	26.68

Yard ID:	MAX-01
Load ID#:	250369
Scaler:	MCOVINGTON
Comments:	

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

Date 11-2-23

Dealer

Producer

Tract

Driver Ivanley

By

Cords

Tons

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

Date 5-11-23

Dealer Nathan Tanner

Producer Hundley Timber

Tract Young Onions Pa

Driver Billy

By W. S. Hundley

Cords

Tons 30.54

JW 078022

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

93527

Date 5 11 93

Dealer Hales Timber

Producer Huntley & Sons

Tract Young Ouachita

Driver Ben

By W. E. Hunt

Cords

Tons 31.08

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

93540

Date 5-15-93

Dealer Hales Timber

Producer Huntley

Tract Young Ouachita

Driver Ed

By W. E. Hunt

S# 078047

Cords

Tons 30.63

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

03245

Date 5-15-23

Dealer Nater Timber

Producer Huntley Timber

Tract Young Osmotic

Driver Ed

By W. C. Tatum

Cords

Tons 32.31

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

03530

Date

Dealer

Producer

Tract

Driver

By

Cords

Tons 31.11

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

33325

9940

Date 5-11-93

Dealer Gator Timber

Producer Huntley Timber

Tract Young & Osteen

Driver Dooley

By W. E. Tatum

Cords

Tons 32.25

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/26/2023**
Location_____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
4	121.97	OL G/P	pine p/w	$16.00	$1,951.52	GP, Palatka
2	59.64	OL G/P	pine cns	$24.00	$1,431.36	West Fraser, Maxville
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
6	181.61				$3,382.88	

LESS DEDUCTIONS:

Dealer's Advance:	**$0.00**	
	$0.00	
Total Deductions:	**$0.00**	
Total:	**$3,382.88**	
Geoffrey Young:	**$1,691.44**	**CK.NO. 37535**
Pete Legeza:	**$1,691.44**	**CK.NO. 37536**

Prepared By: S Browning

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/19/2023**
Location_____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
11	340.96	OL G/P	pine p/w	$16.00	$5,455.36	GP, Palatka
21	640.86	OL G/P	pine cns	$24.00	$15,380.64	West Fraser, Maxville
1	30.36	OL G/P	pine cns	$24.00	$728.64	West Fraser, Lk Butler
7	220.34	OL G/P	pine swt	$27.00	$5,949.18	Tatum, Lawtey
2	64.26	OL G/P	pine poles	$30.00	$1,927.80	Robbins, Lake City
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
42	1296.78				$29,441.62	

LESS DEDUCTIONS:

Dealer's Advance: **$0.00**

$0.00

Total Deductions: **$0.00**

Total: **$29,441.62**
Geoffrey Young: **$14,720.81 CK.NO. 37533**
Pete Legeza: **$14,720.81 CK.NO. 37534**

Prepared By: S Browning

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/12/2023**
Location_____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
10	307	OL G/P	pine p/w	$16.00	$4,912.00	GP, Palatka
17	521.88	OL G/P	pine cns	$24.00	$12,525.12	West Fraser, Maxville
1	30.36	OL G/P	pine cns	$24.00	$728.64	West Fraser, Lk Butler
7	217.94	OL G/P	pine swt	$27.00	$5,884.38	Tatum, Lawtey
2	63.62	OL G/P	pine poles	$30.00	$1,908.60	Robbins, Lake City
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
37	1140.8				$25,958.74	

LESS DEDUCTIONS:

Dealer's Advance:	**$315.67**
	$0.00
Total Deductions:	**$315.67**
Total:	**$25,643.07**
Geoffrey Young	**$6,768.26 CK. NO. 37531**
Pete Legeza	**$18,874.81 CK. NO. 37532**

Prepared By: S Browning

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. | **WEEK ENDING-** | **5/26/2023**

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Osceola Lks	WestFrsr, MX	cns	78063	5/17/2023	3578615	30.56
2					78066	5/17/2023	3578640	29.08
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21							TOTAL=	59.64
1	Huntley	Osceola Lks	GP, Palatka	pine p/w	78065	5/18/2023	669547	30.49
2					78067	5/18/2023	669562	30.1
3					78064	5/18/2023	669564	29.96
4					78068	5/18/2023	669580	31.42
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24							TOTAL=	121.97

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/18/2023 at 8:00 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669562**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chancior, Michael
Trailer: 08
Driver: BN
Load Slip: 078067
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 87020 lbs on ScaleIn1
At: 5/18/2023 07:41 by WSRAS

Out: 26820 lbs on UDP_ScaleOut3
At: 5/18/2023 08:00 by WSRAS

Net: 60,200 lbs. 30.10 tons

1 TON = 2000 LBS

Hard Hats Required!

West Fraser
Maxville(572)

Driver: BEN
TruckID: 002/5 / NRM
Date In: 5/17/2023 1:29:29 PM
Date Out: 5/17/2023 1:45:59 PM
Ticket #: 3578615
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 36/48
AVG SED: 5.000
BOL (Alt Ref): 078063

	Tons	Lbs
Gross:	45.18	90,360
Deduct:	0.00	0
Tare:	14.62	29,240
Net:	30.56	61,120

Init CAT: CS
Init PLF: 35.37

Yard ID: MAX-01
Load ID#: 250373
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: ED
TruckID: 02/12 / NRM
Date In: 5/17/2023 6:20:07 PM
Date Out: 5/17/2023 6:35:04 PM
Ticket #: 3578640
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 49/46
AVG SED: 7.000
BOL (Alt Ref): 078066

	Tons	Lbs
Gross:	43.54	87,080
Deduct:	0.00	0
Tare:	14.46	28,920
Net:	29.08	58,160

Init CAT: CS
Init PLF: 25.8

Yard ID: MAX-01
Load ID#: 250398
Scaler: TBENT
Comments:

Pacific Corporation
hipmill
l Wood 'P' Scale Ticket

3 at 6:40 AM

71515971
Palatka Chipmill
669547

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
er: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
9
BILLY
: 78065
Status: COMPLETED

JW 078065

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 89180 lbs on ScaleIn1
At: 5/18/2023 06:31 by WSRAS

Out: 28200 lbs on UDP_ScaleOut3
At: 5/18/2023 06:40 by WSRAS

Net: 60,980 lbs. 30.49 tons

1 TON = 2000 LBS

Hard Hats Required!

1294429

Pacific Corporation
hipmill
l Wood 'P' Scale Ticket

3 at 9:42 AM

71515971
Palatka Chipmill
669580

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
r: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
4
BILLY
Lc 78068
Status: COMPLETED

JW 078068

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 93620 lbs on ScaleIn1
At: 5/18/2023 09:31 by WSRAS

Out: 30780 lbs on UDP_ScaleOut3
At: 5/18/2023 09:42 by WSRAS

Net: 62,840 lbs. 31.42 tons

1 TON = 2000 LBS

Hard Hats Required!

1294466

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/18/2023 at 8:08 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669564**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 02
Driver: RANDY
Load Slip: 078064
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 88980 lbs on ScaleIn1
At: 5/18/2023 07:46 by WSRAS

Out: 29060 lbs on UDP_ScaleOut3
At: 5/18/2023 08:08 by WSRAS

Net: 59,920 lbs. 29.96 tons

1 TON = 2000 LBS

Hard Hats Required!

1294447

Forest Management Plan 2025

Landowner and Site Information

Landowner Name: Osceola Lakes, LLC, Geoffrey A. Young, Trust NO.0WR D:5-4-2022

Landowner Address: PO Box 924 Ponte Vedra Beach, FL

Landowner Email: petelegeza@yahoo.com Phone: 904.463.1514

Property Location: St. Johns County, FL

Plan Date: 12/11/2024 Acres in Plan: +/-143.59

Plan Writer Information

Plan Writer Name: R. Wade Skipper GARF 2306 (912)286-7853

Company Name: RWS Forest Services, LLC

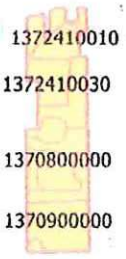
Plan Writer Address: 924 Azalea St. Blackshear, GA 31516

Plan Writer Email: wade@rwsforestservices.com

Plan Acceptance

Landowner's Signature: [signature] Date: 12-30-2024

Plan Writer's Signature: R Wade Skipper Date: 12-30-2024


1372410010
1372410030
1370800000
1370900000


1372410010
1372410030
1370800000
1370900000

Landowner Objectives

The landowner's objectives are to improve the value of and productivity of the timber on the property, while also improving the quality of habitat for a variety of woodland wildlife species, by increasing the diversity of cover and food available on the property. Additionally, maintaining a visual and recreational values are important to the landowner.

Forest Management Plan For 2025

Property Overview

History

This property has been owned for some time by private individuals and managed for timber reproduction.

General Site Description

The majority of the property is forested in multiple age classes of planted pine and natural pine/hardwood mixed stands.

Summary Table of Scheduled Silvicultural Practices

Date	Practice	Extent
December 2025	Install Firebreaks along Upland Stands	
January 2026	Rx Burn	+/-37.2 acres
June 2026	Herbaceous Weed Control	+/-37.2 acres
August 2026	Site Prep Possibly for tree establishment	+/-37.2 acres
February 2026	Tree Establishment	+/-37.2 acres

Roads and Trails
Roads will be properly maintained for future silvicultural practices.

Forest Health
There are no significant wildfire or pest risk on this property.

Desired Future Condition
This property will be managed for timber reproduction.

Additional Management Considerations

Monitoring
This property should be monitored for invasive species on a regular basis, at least annually. If any new invasive species are noted, contact the NRCS office or the plan writer for information on control.

Similarly, forest health, erosion and other potential concerns should be monitored regularly.

Geoff Young

655 Wildwood Dr.
St Augustine, Fl. 32086

July 5th, 2022

Greg Dunn
Senior Forester
Florida Forest Service
3125 Agricultural Center Drive
St Augustine, Fl. 32092

Dear Greg,

I appreciate you meeting me at my property back on 9-14-21. Slash pine seedlings were hand planted in rows over the recently timbered portions of the property in March of this year. The seedlings are doing well and showing signs of growth. I also installed a culvert in the location you recommended to connect the road ditches. Thank you again for your interest in my property. I will let you know if I need any further help or advice.

Sincerely,

Geoff

Geoff Young

655 Wildwood Dr.
St Augustine, Fl. 32086

July 5th, 2022

Greg Dunn
Senior Forester
Florida Forest Service
3125 Agricultural Center Drive
St Augustine, Fl. 32092

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Sincerely,

Geoff

GEOFF YOUNG
655 WILDWOOD DR.
ST. AUGUSTINE, FL 32086

FLORIDA FOREST SERVICE
3125 AGRICULTUCAL CENTER DR.
ST. AUGUSTINE, FL. 32092
ATTN: MR. GREG DUNN

Websites for property

Geoff,
I talked to Robin Holland this morning and have set up a tentative date and time for Tuesday 9-14-21 at 10:30 at your house. Please let me know if this date works for you please let me know.
I have also included some websites you might interest you.
Thanks,
Greg

Property Appraisers website
www.sjcpa.us

Silviculture Best Management Practices (BMPs) website and Manual
https://www.fdacs.gov/Forest-Wildfire/Silviculture-Best-Management-Practices
https://www.fdacs.gov/ezs3download/download/25527/516407/Media/Files/Florida-Forest-Service-Files/silvicultural_bmp_manual.pdf



FLORIDA DEPARTMENT OF AGRICULTURE
AND CONSUMER SERVICES

COMMISSIONER NICOLE "NIKKI" FRIED

www.FDACS.gov

FLORIDA
FOREST SERVICE

Please call me at

Your Co-worker

GREG DUNN

SENIOR FORESTER
FLORIDA FOREST SERVICE

(904) 209-0434 Phone
(386) 931-4824 Cell
(904) 209-0431 Fax
Greg.Dunn@FDACS.gov

3125 AGRICULTURAL CENTER DRIVE
ST. AUGUSTINE, FL 32092
ISA CERTIFIED ARBORIST #FL-6431A

7:18 92

Pete,
We were contracted to harvest timber on the "Young" property , and completed that harvest in 2018. The proceeds were paid to Carolyn R Young of 655 Wildwood Dr, St Augustine, FL 32086.
I hope this helps you guys out.

Sincerely,
Christy Brauman

CREMER WOOD
INC.

CONFIDENTIALITY
NOTICE:The information contained in this communication, including attachments is privileged and confidential. It is intended only for the exclusive use of the addressee. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us by telephone immediately. Thank you.

ST. JOHNS COUNTY
PROPERTY APPRAISER
Eddie Creamer

PAP-CLRCPT
2018
STRAP: 1373490000
02/13/2018 V2

Approval of Agricultural Classification

OSCEOLA LAKES LLC
C/O BRILEY & DEAL LLC
2215 S 3RD ST STE 101
JACKSONVILLE BEACH, FL32250-0000

July 10, 2018

Dear Property Owner:

A **2018 Land Classification Application** has been filed for the above-referenced parcel. Based on recent inspection, all or part of this property as indicated on your attached application has met the requirements for receiving Agricultural Classification as set forth in F.S.193 for the **2018** tax roll. Enclosed is a copy of your application for your records.

If this property continues to be used for a bona-fide agricultural purpose, your Agricultural Land Classification will automatically renew each year. If you no longer qualify for this classification, please notify the Property Appraiser's Office.

The following parcels have also been approved for the 2018 Agricultural Classification: 1373300000 1370800000

Should you have any questions or require any further information, please feel free to contact the Property Appraiser's Office.

Sincerely,

Laurel Dean, C.F.E
GIS Coordinator

FLORIDA DEPARTMENT OF REVENUE

APPLICATION AND RETURN FOR AGRICULTURAL CLASSIFICATION OF LANDS

DR-482
R. 12/00

Section 193.461, Florida Statutes

This form must be signed and returned on or before **March 1.**

The undersigned, hereby requests that the lands listed hereon, where appropriate, be classified as agricultural lands for property tax purposes, by the property appraiser of the county in which the lands are located.

Applicant name	OSCEOLA LAKES, LLC	Return to (address of property appraiser)	4030 LEWIS SPEEDWAY ST. AUGUSTINE, FL 32084
Address	2215-5 3RD ST SUITE 101 JACKSONVILLE BEACH FL 32250		
Phone	(904) 463-1514		
Parcel ID, legal description:	137349-0000, 137330-0000, 137080-0000		

Lands Used Primarily for Agricultural Purposes	Number of acres	How long in this use
Citrus		yrs
Cropland		yrs
Grazing land Number of livestock ____		yrs
Timberland	531	50+ yrs
Poultry, swine, or bee yards		yrs
Other :		yrs

Agricultural Income from this Property
Complete for the past 4 years.

Year	Crop or Use	Gross Income	Expense	Net Income
20__				
20__				
20__				
20__				

Date purchased 6-1-2017 Purchase price 1,400,000

Has a Tangible Personal Property Tax Return been filed with the county property appraiser for machinery and equipment? If yes, what name was the tangible return filed under? ____ ☐ yes ☑ no

Is the real property leased to others? If yes, attach copy of lease agreement. ☐ yes ☑ no

Has the real property been zoned to a nonagricultural use at the request of the owner? ☐ yes ☑ no

As of January 1 of this year, 20 18 the lands listed above were used primarily for "bona fide" agricultural purposes. Bona fide agricultural purpose means "good faith commercial agricultural use of the land."

I understand that the property appraiser may require supplemental and additional information, other than the application, and I am willing to comply with any reasonable request to furnish such information.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true. If prepared by someone other than the applicant, his/her declaration is based on all information of which he/she has any knowledge.

Signature 3-26-18 Date

For Record Purposes Only This acknowledges receipt of your Application for Agricultural Classification of Lands on 3-28-18 (Date) for the above described property.

EDDIE CREAMER Signature ST JOHNS County

Record of Action of County Property Appraiser Check the appropriate box below.

☐ 1. Application approved and all lands are classified agricultural

☐ 2. Application disapproved and agricultural classification of lands denied on all lands

☒ 3. Application approved in part and disapproved in part. Agricultural classification of lands approved on the following described portion. (Use the space below only for item 3. Space online will expand, if needed.)

Of the 532.05 AC, 447.37 AC have been approved and 84.68 AC have been disapproved because wetlands and submerged lands are specifically excluded from the timber management plan.

Signature, property appraiser 7-10-18 Date

American Tree Farm System
Forest Management Plan

Osceola Lakes LLC

St Johns County, Florida

531.9± Acres

Prepared By:

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

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Pest & Disease Management, Roads, Security.....14

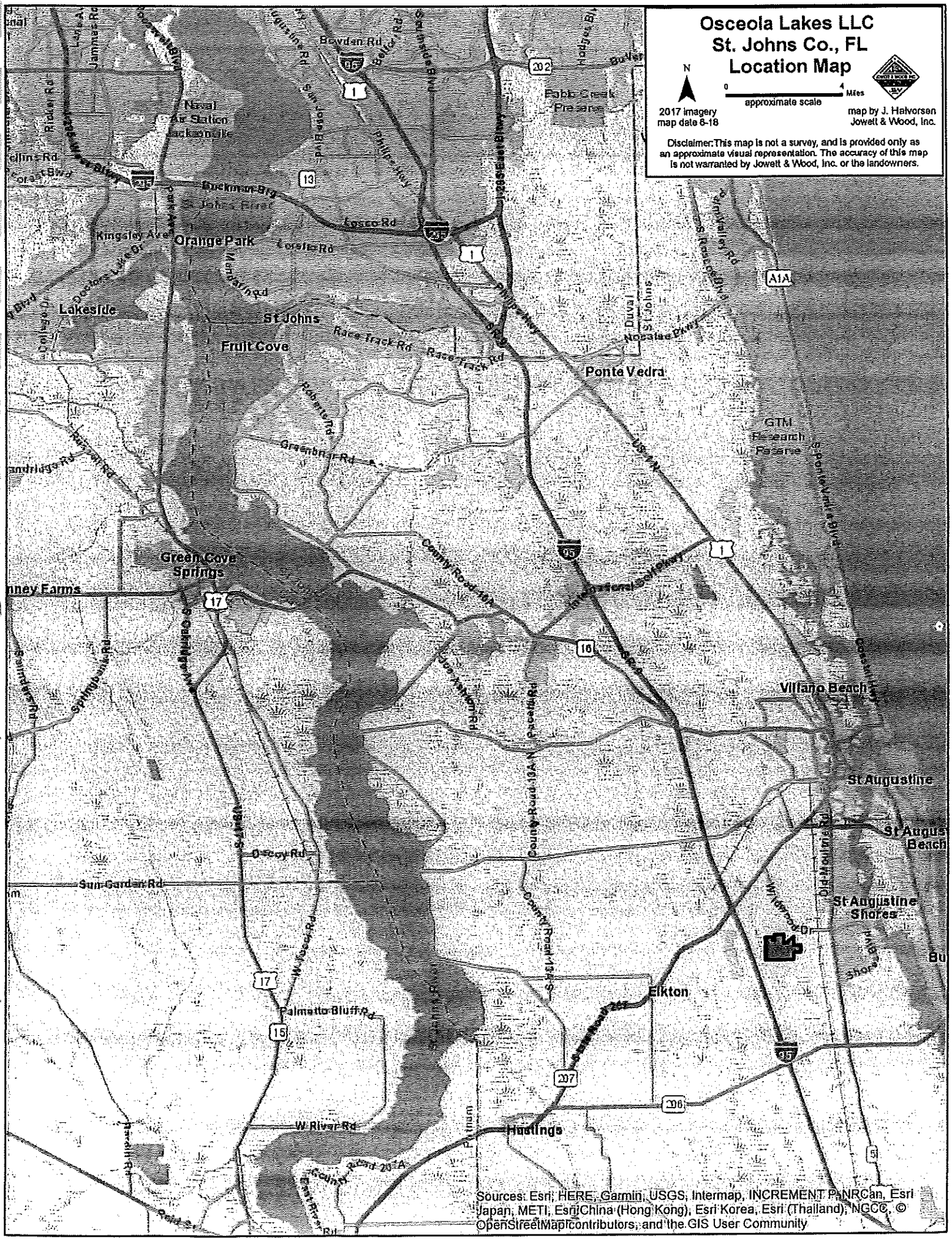
Wildfire Prevention.....15

Appendix.....16-33

LOCATION AND BACKGROUND INFORMATION

The Osceola Lakes LLC Tract is a 531.9+/- acre property located in Sections 13 and 14 of Township 8 South, Range 29 East, St Johns County, Florida, identified by Tax Parcel Numbers 1370800000, 1373300000, and 1373490000. The tract is located 425 feet south of Deer Chase Drive, and approximately 0.5 mile east of Interstate 95.

Agricultural lands in St Johns County, Florida have produced timber, naval stores, farm crops, and cattle forage since the 19th century. Osceola Lakes LLC has a history of forestry use and is located in one of the most competitive southern pine timber markets in North America. Rayonier managed the property in the past. Forestry is the most appropriate activity for the property and current ownership is committed to continuing forest management activities. The property contains merchantable and pre-merchantable slash pine plantations, natural pine and mixed pine, hardwood, and cypress stands.


Osceola Lakes LLC
St. Johns Co., FL
Location Map
N
0
4 Miles
approximate scale
2017 imagery
map date 6-18
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.
Naval Air Station Jacksonville
Orange Park
Fruit Cove
St Johns
Lakeside
Ponte Vedra
GTM Research Reserve
Green Cove Springs
Villano Beach
St Augustine
St Augustine Beach
St Augustine Shores
Elkton
Hastings
Palmetto Bluff Rd
Sun Garden Rd
W River Rd
Race Track Rd
Greenbriar Rd
Roberts Rd
Old Jacksonville Rd
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community


Osceola Lakes LLC
St. Johns Co., FL
Tax Parcel Map
N
0
660
Feet
approximate scale
2017 imagery
map date 6-18
map by J. Halvorsen
Jowett & Wood, Inc.
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Tax Parcel # 1373490000
Tax Parcel # 1370800000
Tax Parcel # 1373300000
Property Boundary
531.9 acres

FOREST MANAGEMENT OBJECTIVES

The objective of this Forest Management Plan is to provide recommendations for the management of forest resources on the tract. The primary objective is to produce revenue from forest products, as well as protection of other resources.

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

Objective #2 – Reforest the sites with appropriate site-specific species to produce viable stands for the future.

Objective #3 – Conduct all forestry activities in compliance with Florida's Silviculture and Forestry Wildlife Best Management Practices.

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 plywood material is cyclical with demand. The tract is within the market area of 6 sawmills, 3 chip mills, 2 pole mills, and 5 mulch mills.

Within the market area, there are two major factors that impact prices. The first factor is 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 supports or inflates stumpage prices.

The second factor affecting price is supply. Approximately forty percent of the land in the lower coastal plain is 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 temporary 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.

SOILS, TOPOGRAPHY, AND VEGETATION

A soil map, complete with drainage classification, has been provided with this Forest Management Plan. The USDA, in coordination with St. Johns County, completed fieldwork for the soil survey in 1981. (Soil names and descriptions were approved in 1981.) The survey was made cooperatively with the Soil Conservation Service, The University of Florida, Institute of Food and Agricultural Sciences, Agricultural Experiment Stations, and Florida Department of Agriculture and Consumer Sciences

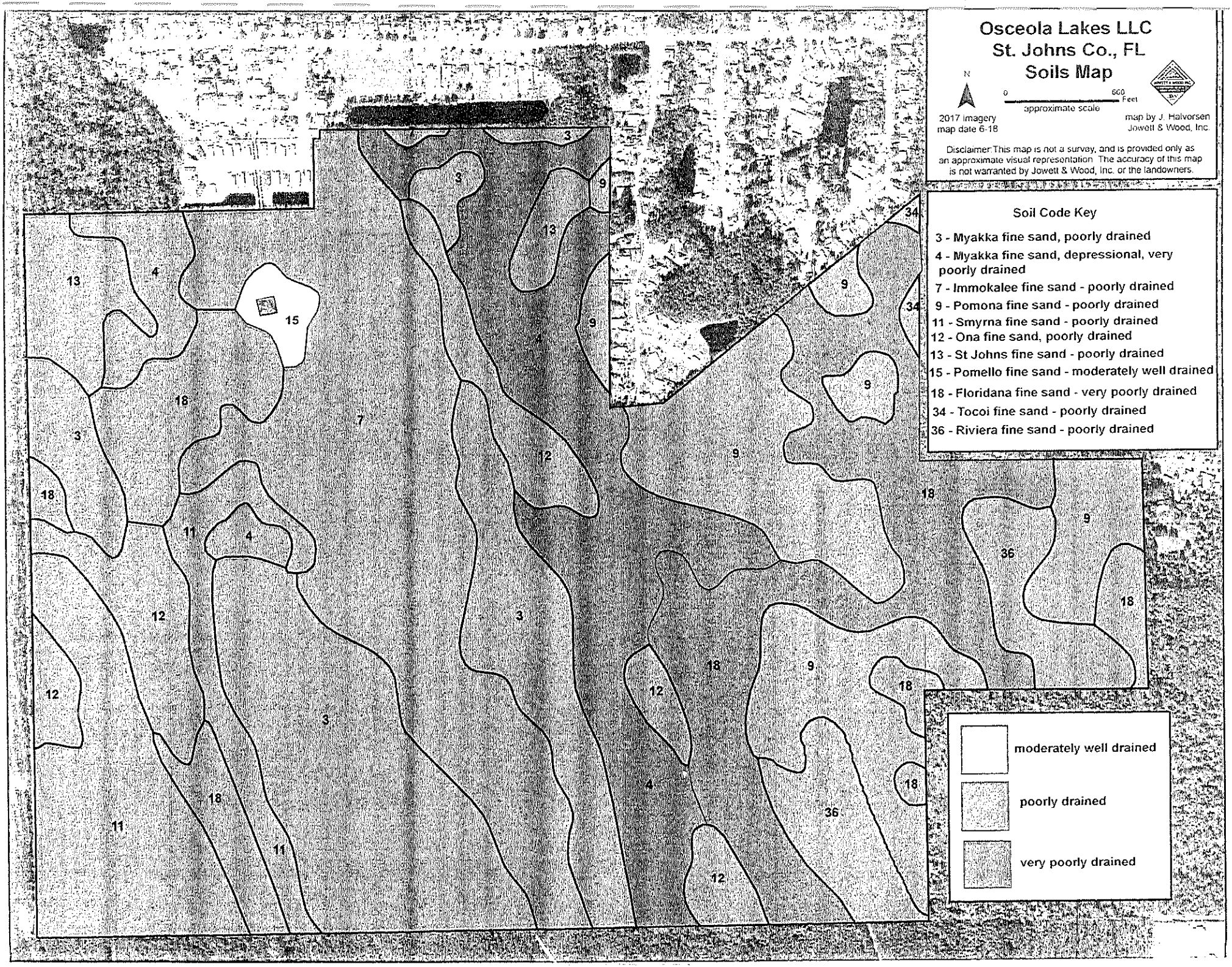
The majority of the soils fall into the poorly drained category. Poorly drained soils consist of nearly level, sandy soils in the flatwoods, or on broad flats and low knolls. Slopes range from 0-2 percent. Soils in this group include Myakka fine sand, Immokalee fine sand, Pomona fine sand, Smyrna fine sand, Ona fine sand, St Johns fine sand, Tocoi fine sand, and Riviera fine sand.

Soils that are very poorly drained consist of Myakka fine sand depressional, and Floridana fine sand. These soils are on low broad flats, on flood plains, and in narrow to broad, elongated drainageways. The water table is within 10 inches of the surface for 4 to 6 months. Soils that occur on flood plains and drainageways are flooded for very long periods during wet seasons. Slopes range from 0 to 2 percent.

Moderately well drained soils include Pomello fine sand. These consist of nearly level to gently sloping soils that formed in marine sandy materials. These soils are on slightly higher ridges and knolls in the flatwoods. The water table is at a depth of 24 to 40 inches for 1 to 4 months during the normal rainy season. During the drier months, depth to the water table ranges from 40 to 60 inches in most years.

The topography of the tract has slopes less than 2% and is typical of this area of St. Johns County, with areas higher in the landscape being dominated by poorly drained fine sands that support slash and loblolly pine. Very poorly drained sites are 0 to 1 percent slopes in drainageways, ponds, and depressions.

Natural vegetation found on poorly drained soils includes slash pine, water oak, cabbage palm, red maple and sweetgum. Understory consists of palmetto, gallberry and wax myrtle. In the depressional areas, natural vegetation consists of cypress, loblolly bay, water oak, with an understory of maidencane, sawgrass, St Johns wort, greenbriar, sedges, pitcher plants, and water tolerant grasses. Vegetation found in well drained areas include sand live oak, sand pine and Myrtle Oak.

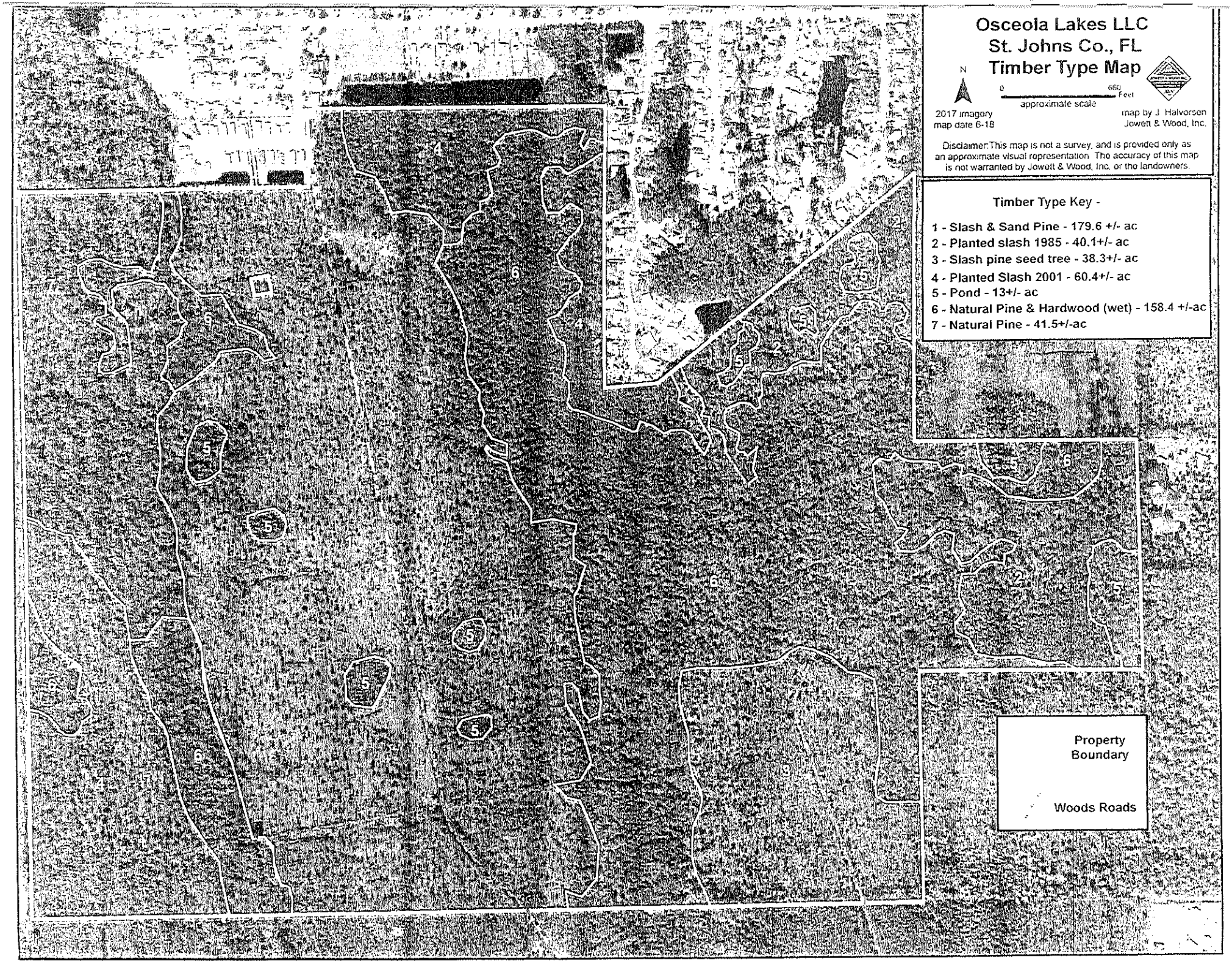

Osceola Lakes LLC
St. Johns Co., FL
Soils Map
N
0
600
Feet
approximate scale
2017 imagery
map date 6-18
map by J. Halvorsen
Jowett & Wood, Inc.
Disclaimer:This map is not a survey, and is provided only as an approximate visual representation. The accuracy of this map is not warranted by Jowett & Wood, Inc. or the landowners.
Soil Code Key
3 - Myakka fine sand, poorly drained
4 - Myakka fine sand, depressional, very poorly drained
7 - Immokalee fine sand - poorly drained
9 - Pomona fine sand - poorly drained
11 - Smyrna fine sand - poorly drained
12 - Ona fine sand, poorly drained
13 - St Johns fine sand - poorly drained
15 - Pomello fine sand - moderately well drained
18 - Floridana fine sand - very poorly drained
34 - Tocoi fine sand - poorly drained
36 - Riviera fine sand - poorly drained
moderately well drained
poorly drained
very poorly drained

TIMBER TYPES

The timber types on Osceola Lakes LLC tract reflect the timber stand conditions of June, 2018. The timber types, descriptions, approximate acres, and approximate percentage of total area are shown below.

TYPE	DESCRIPTION	ACRES	% OF TOTAL
1	Slash & Sand Pine	179.6	33.8
2	Planted Slash Pine 1985	40.1	7.5
3	Slash Pine Seed Tree	38.3	7.2
4	Planted Slash 2001	60.4	11.4
5	Ponds	13	2.4
6	Natural Pine & Hardwood (wetlands)	158.4	29.8
7	Natural Pine Uplands	41.5	7.9
	TOTAL	531.3	100%

FORESTERS • APPRAISERS
JOWETT & WOOD INC.
FERNANDINA BEACH, FL
HIGH SPRINGS, FL
JW INC


Osceola Lakes LLC
St. Johns Co., FL
Timber Type Map
N
0
660
Feet
approximate scale
2017 imagery
map date 6-18
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.
Timber Type Key -
1 - Slash & Sand Pine - 179.6 +/- ac
2 - Planted slash 1985 - 40.1+/- ac
3 - Slash pine seed tree - 38.3+/- ac
4 - Planted Slash 2001 - 60.4+/- ac
5 - Pond - 13+/- ac
6 - Natural Pine & Hardwood (wet) - 158.4 +/-ac
7 - Natural Pine - 41.5+/-ac
Property Boundary
Woods Roads

Timber Type Descriptions and Management Recommendations

1 Slash & Sand Pine — 179.6 acres

This stand is poorly stocked with scattered slash and sand pine. Tree total heights are generally in the 20 to 30-foot range, and basal area ranges from 5 to 20 square feet per acre.

Recommendations: Harvest these pulpwood size trees with adjacent natural and planted pine located in stands 7 and 4. Generating income from those stands will help offset the cost of site preparation and regenerating Stand 1 with genetically improved slash pine. Reforesting with containerized longleaf pine is also an option.

2 Planted Slash 1985 — 40.1 acres

This planted stand was never commercially thinned. Basal area is approximately 100-120 square feet, with total volume in the 90-110 tons per acre range.

Recommendations: Clearcut the stand 2019-2020 and regenerate with fusiform resistant slash pine.

3 Slash Pine Seed Tree — 38.3 acres

This area was commercially thinned several years ago to a seed tree stocking. Winds have blown down some of the seed trees, and the number of seed trees per acre is variable. There appears to be adequate regeneration, with most pines in the one to five foot height.

Recommendations: Review the entire stand to determine if adequate regeneration exists. If so, seed trees can be harvested and the stand carried until thinning. If not, the stand can be site prepared and regenerated with genetically improved rust resistant slash pine.

4 Planted Slash 2001 — 60.4 acres

Stand 4 contains mainly pulpwood, but some chip-and-saw is found. These stands are well stocked but are variable with basal areas in the 70 to 120 square foot range, and volumes are in the 40 to 60 tons per acre range.

Recommendations: Commercial thin these stands to 60 square feet per acre. Thinning will encourage product shift from pulpwood size trees to chip-n-saw. Based on owner's needs, these stands could also be clearcut along with other stands.

JOWETT & WOOD INC.

5 Ponds **13 acres**

Most of these stands contain slash pine as well as hardwood species such as oak, red maple, sweet gum and black gum.

Recommendations: Mature timber can be harvested along the fringe of a pond when adjacent stands are harvested. Generally, these areas are wet, and in order to maintain the integrity of the soils, timber harvesting equipment should be restricted to the edges.

6 Natural Pine & Hardwood (wetlands) **133.1 acres**

These sites are very poorly drained and frequently flood. Natural stands contain slash pine, cypress, red maple, sweetgum, blackgum, loblolly bay, water tupelo, water oak, and cabbage palm.

Recommendations: Since these stands are in very poorly drained soils, timber harvest would require specialized equipment. We recommend maintaining these stands for water quality and wildlife benefits.

7 Natural Pine **41.5 acres**

Timber within this stand is variable in stocking and products. This stand contains a high percentage of pine pulpwood, along with pine chip-and-saw and pine sawtimber. Scattered hardwood, primarily bay, oak, and gum is also found in Stand 7.

Recommendations: Stand 7 can be clearcut, site prepared and replanted with slash pine. As with the other clearcut pine stands, we recommend chopping, bedding, raking as needed, applyng appropriate forestry herbicides to control the competing vegetation, and replanting with genetically improved slash pine seedlings.

JOWETT & WOOD INC.

MANAGEMENT ACTIVITY SCHEDULE AND TRACKING

Stand #	Acres	Treatment Activity Short Description	Date Planned (Year.Qtr)	Date Completed	Comments
1	179.6	Clearcut	2018.3-2019.3		
1	179.6	Chopping	2019.2-2019.3		
1	179.6	Raking	2019.2-2019.3		
1	179.6	Bedding	2019.2-2019.3		
1	179.6	Herbicide	2019.3		
1	179.6	Tree Establishment	2019.4		
2	40.1	Clearcut	2019.4-2020.2		
2	40.1	Chopping	2020.2-2020.3		
2	40.1	Raking	2020.2-2020.3		
2	40.1	Bedding	2020.2-2020.3		
2	40.1	Herbicide	2020.3		
2	40.1	Tree Establishment	2020.4		
3	38.3	Seed Tree Harvest	2020.1-2020.4		
4	60.4	Clearcut	2018.3-2019.3		
4	60.4	Chopping	2020.1-2020.2		
4	60.4	Raking	2020.1-2020.3		
4	60.4	Bedding	2020.1-2020.3		
4	60.4	Herbicide	2020.3		
4	60.4	Tree Establishment	2020.4		
7	41.5	Clearcut	2018.3-2019.3		
7	41.5	Chopping	2019.2-2019.3		
7	41.5	Raking	2019.2-2019.3		
7	41.5	Bedding	2019.2-2019.3		
7	41.5	Herbicide	2019.3		
7	41.5	Tree Establishment	2019.4		

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THREATENED AND ENDANGERED SPECIES

The following Federally Listed Species listing was found on the US Fish and Wildlife website. None of the species listed were observed on visits to Osceola Lakes LLC.

Federally Listed Species in St. Johns County, Florida

This information is provided as a guide to project planning and is not a substitute for site-specific surveys. Such surveys may be needed to assess species' presence or absence, as well as the extent of project effects on listed species and/or designated critical habitat.

The following table lists those federally-listed species known to be present in the county.
Code Key: E = Endangered, T = Threatened, CH = Critical Habitat Designated, C = Candidate [Note 1]

Category	Species Common Name	Species Scientific Name	Code
Mammals	West Indian (Florida) Manatee	*Trichechus manatus latirostris*	E/CH
	Anastasia Island Beach Mouse	*Peromyscus polionotus phasma*	E
Birds	Piping Plover	*Charadrius melodus*	T
	Florida Scrub-jay	*Aphelocoma coeruluscens*	T
	Wood Stork	*Mycteria americana*	E
Fish	None		
Reptiles	Gopher Tortoise	*Gopherus polyphemus*	C
	Eastern Indigo Snake	*Dymarchon corais couperi*	T
	Green Sea Turtle	*Chelonia mydas*	E
	Hawksbill Sea Turtle	*Eremochelys imbricata*	E
	Leatherback Sea Turtle	*Dermochelys coriacea*	E
	Kemp's ridley Sea Turtle	*Lepidochelys kempii*	E
	Loggerhead Sea Turtle	*Caretta caretta*	T
Amphibians	Striped Newt	*Notophthalmus perstriatus*	C
Mollusks	None		
Crustaceans	None		
Plants	None		

For a list of State species by county use the Florida Natural Areas Inventory's Tracking Lists at http://www.fnai.org/trackinglist.cfm

Note 1. Candidate species receive no statutory protection under the ESA. The FWS encourages cooperative conservation efforts for these species because they are, by definition, species that may warrant future protection under the ESA.

NOTE: Bald eagles were removed from the endangered species list in June 2007 because their populations recovered sufficiently. However, the protections under the Bald and Golden Eagle Act (Eagle Act) continue to apply. Please see the eagle information on our Landowner Tools page or our national website at http://www.fws.gov/migratorybirds/baldeagle.htm for information regarding new permit requirements under the Eagle Act.

FORESTERS • APPRAISERS JOWETT & WOOD INC. FERNANDINA BEACH, FL. HIGH SPRINGS, FL. JW INC

PEST AND DISEASE MANAGEMENT

One way to prevent many diseases and pests within a managed forest is to keep the trees 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 a higher quality product for the final harvest. We recommend purchasing pine seedlings that have been bred to resist the fusiform rust pathogen.

ROADS

There are approximately 3.0 miles of roads throughout the property. Most of the roads were constructed by a previous owner and were ditched and graded. According to local history, the main north-south road has been in use since colonial American days. The present owner is engaged in a road improvement project which entails maintaining existing roads that have been neglected. Such maintenance includes cleaning ditches, removing trees, and surface grading.

The east-west road located just north of the southern boundary line once extended from Stand 1 to Stand 3 and provided an access route to Stand 3. We recommend that this access across Stand 6 be re-established by constructing a minor silvicultural system across Stand 6. Further inspection and research will determine whether a low-water crossing or a fill and culvert crossing will be most appropriate.

SECURITY

Access cables exist in several locations, and the main access has a locked panel gate. 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 younger 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 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) 446-6785.

APPENDIX

FORESTERS • APPRAISERS
JOWETT & WOOD INC.
FERNANDINA BEACH, FL.
HIGH SPRINGS, FL.
J&W INC.

QUALIFICATIONS OF FORESTER

JOHN HALVORSEN

Member - Association of Consulting Foresters of America

Member - Society of American Foresters

Licensed Real Estate Salesperson - Florida #SL3329848

JOWETT & WOOD, INC., Forester **2015**

PROGRESSIVE SOLUTIONS - AREA MANAGER - 2011-2013
Responsible for maintaining major transmission powerline ROW's through the application of directed herbicide spraying. Directed Operations Managers to achieve desired results for clients.

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's portfolios. Managed timber operations through consulting foresters to complete timber harvest and silvicultural activities.

HALVORSEN FORESTRY
Provided management services to private landowners to maximize asset values. Developed forest management plans for clients, prepared property appraisals, and other requested services.

WEYERHAEUSER COMPANY
Held a number of job roles on a 150,000-acre land base, which included managing the timber harvest, timber inventory, wildfire response operations, silvicultural operations.

EDUCATION

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

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

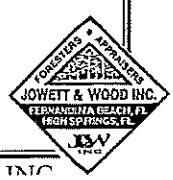
United States Army – First Lieutenant – 1970-1973

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



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.

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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

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 increases growth. Bedding controls early grass competition, improves soil structure, concentrates organic matter in the bed, and keeps the seedling roots out of the ground water 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 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.

- 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 - *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.

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 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.

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

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 grade 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 seed bed. If logging does not accomplish this, or if competition is too heavy, some form of site preparation of the seed bed will be required.

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

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

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

   c. 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.

   d. The seed tree overstory should be removed within three years after 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.

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

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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. Wind storms cause infected trees to break at the weakened infection site. Trees surviving to harvest with stem infections are limited to pulpwood use.

The trees putting 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.

BACKGROUND INFORMATION - *Cont.*

Fire Protection

Wildfires are most damaging when they occur in premerchantable 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 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 fire fighters 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. Fire fighters 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.

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IRON SPRINGS, FL
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ATTACHMENT 20

GEOTAGGED PHOTOS

SHAREFILE LINK

AFFIDAVIT OF BILLY LIPTHROTT

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

BEFORE ME, the undersigned authority, personally appeared Billy Lipthrott, who, being first duly sworn, deposes and says:

1. My name is Billy Lipthrott. I am over the age of 18 and competent to make the statements in this affidavit.

2. I currently serve as Principal of The Southern Land Management Services, LLC and previously worked for Rayonier. During my career with Rayonier, I managed timber properties in St. Johns County and four other Florida counties, including Rayonier timberlands located immediately west and south of the property referenced herein.

3. I was asked to prepare an assessment for Pete Legeza regarding three parcels of land: Parcel ID Nos. 137241-0030, 137080-0000, and 137241-0010. This assessment was to determine whether the parcels meet the bona fide agricultural purpose test.

4. Based upon reviewing all available information and in conducting interviews with Mr. Legeza, it is my professional opinion that Parcel ID Nos. 137241-0030, 137080-0000, and 137241-0010 meet the bona fide agricultural purpose test and have met that test since at least 2018, but likely going back decades. The Bona Fide Agricultural Purpose Analysis accurately reflects my views and opinions.

5. This is my opinion because I have firsthand knowledge that all three parcels have been utilized as timber operations for at least the last decade. I have maintained timber

operations all throughout Northeast Florida, but I am very familiar with these three parcels. All three parcels have continuously been utilized as timber operations.

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FURTHER AFFIANT SAYETH NAUGHT.

Billy Lipthrott

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

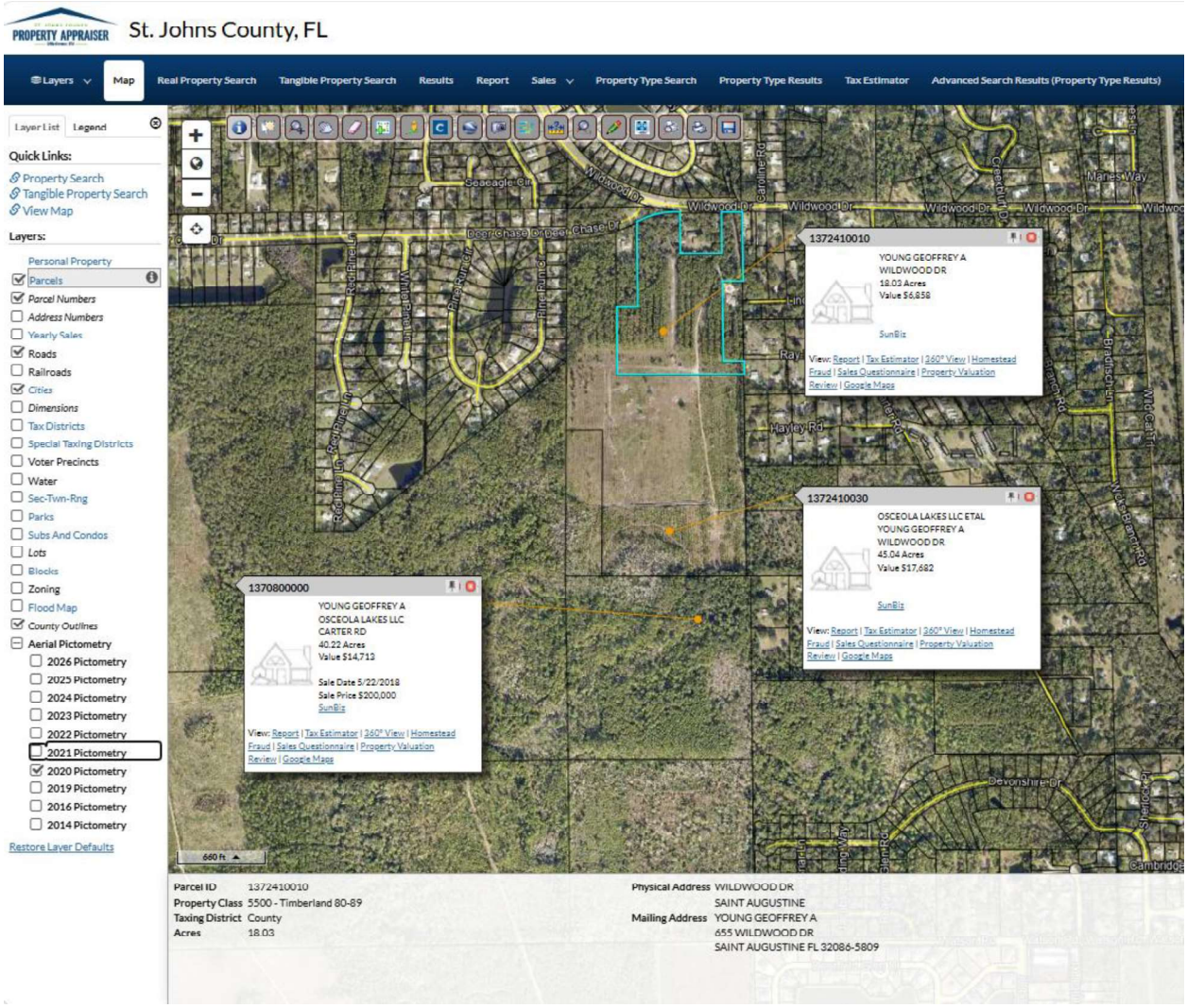
SWORN TO (or AFFIRMED) before me this 10 day of September, 2026, by Billy Lipthrott, who is personally known to me ____ or has produced FL Driver license as identification.

Notary Public (signature)

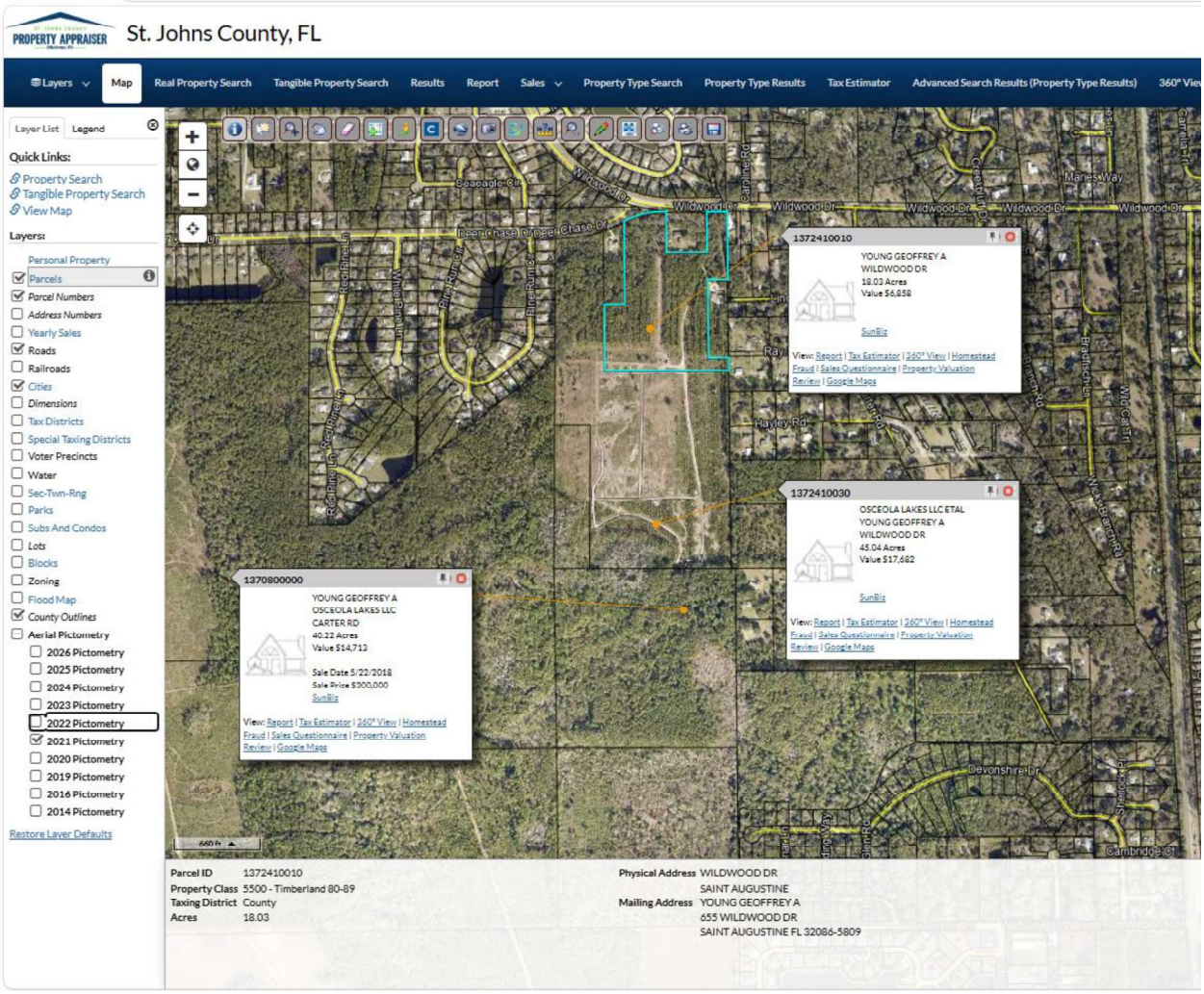
Bindu B. Patel
Notary Public (print or type)
Serial No. (if any) HH319015
My commission expires: 02/04/2027

BINDU B. PATEL
MY COMMISSION # HH 319015
EXPIRES: February 4, 2027

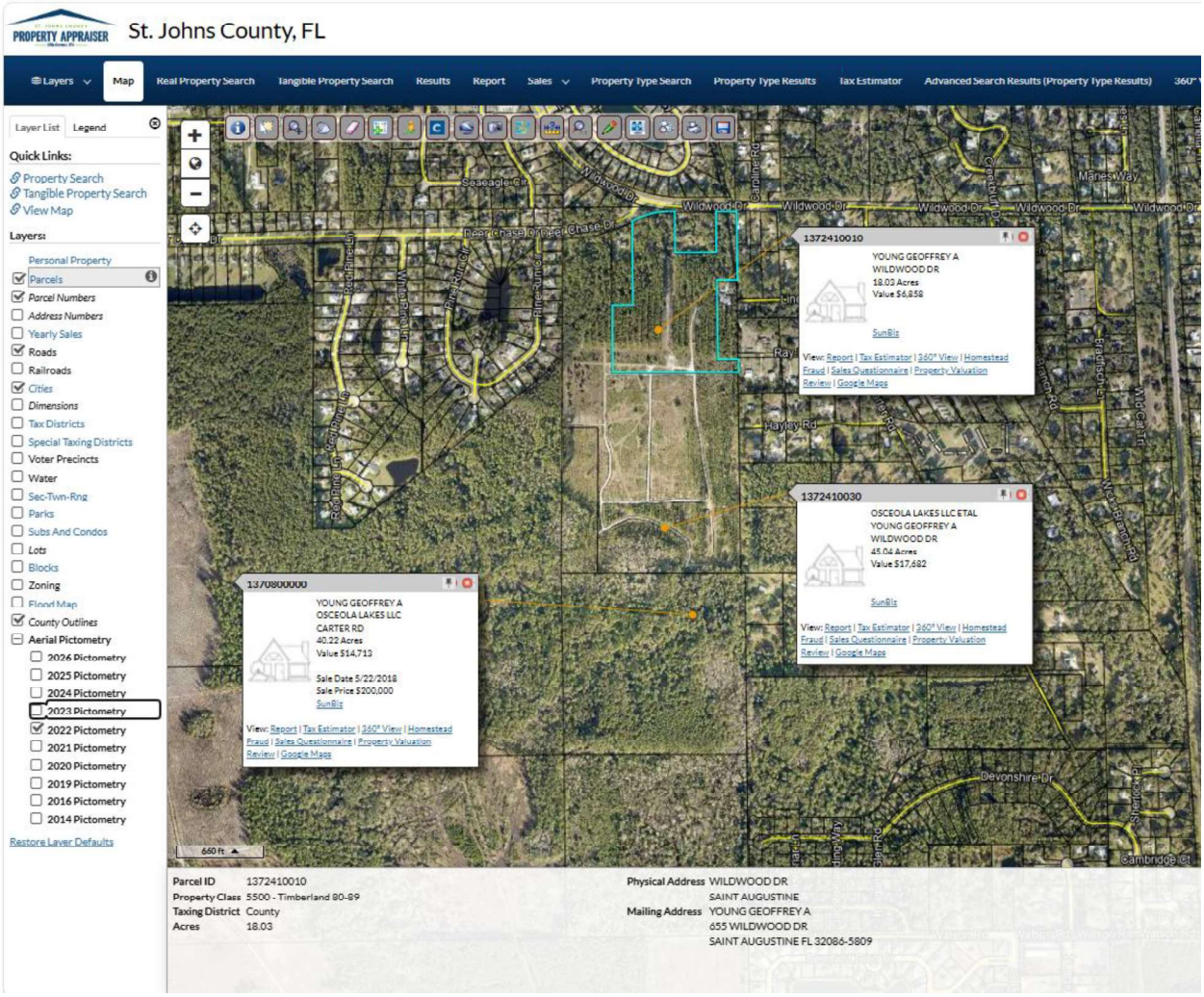
2020 Aerial


PROPERTY APPRAISER
St. Johns County, FL
Layers
Map
Real Property Search
Tangible Property Search
Results
Report
Sales
Property Type Search
Property Type Results
Tax Estimator
Advanced Search Results (Property Type Results)
Layer List
Legend
Quick Links:
Property Search
Tangible Property Search
View Map
Layers:
Personal Property
Parcels
Parcel Numbers
Address Numbers
Yearly Sales
Roads
Railroads
Cities
Dimensions
Tax Districts
Special Taxing Districts
Voter Precincts
Water
Sec-Twn-Rng
Parks
Subs And Condos
Lots
Blocks
Zoning
Flood Map
County Outlines
Aerial Pictometry
2026 Pictometry
2025 Pictometry
2024 Pictometry
2023 Pictometry
2022 Pictometry
2021 Pictometry
2020 Pictometry
2019 Pictometry
2016 Pictometry
2014 Pictometry
Restore Layer Defaults
1372410010
YOUNG GEOFFREY A
WILDWOOD DR
18.03 Acres
Value $6,858
SunBiz
View: Report | Tax Estimator | 360° View | Homestead Fraud | Sales Questionnaire | Property Valuation Review | Google Maps
1372410030
OSCEOLA LAKES LLC ETAL
YOUNG GEOFFREY A
WILDWOOD DR
45.04 Acres
Value $17,682
SunBiz
View: Report | Tax Estimator | 360° View | Homestead Fraud | Sales Questionnaire | Property Valuation Review | Google Maps
1370800000
YOUNG GEOFFREY A
OSCEOLA LAKES LLC
CARTER RD
40.22 Acres
Value $14,713
Sale Date 5/22/2018
Sale Price $200,000
SunBiz
View: Report | Tax Estimator | 360° View | Homestead Fraud | Sales Questionnaire | Property Valuation Review | Google Maps
660 ft
Parcel ID 1372410010
Property Class 5500 - Timberland 80-89
Taxing District County
Acres 18.03
Physical Address WILDWOOD DR
SAINT AUGUSTINE
Mailing Address YOUNG GEOFFREY A
655 WILDWOOD DR
SAINT AUGUSTINE FL 32086-5809

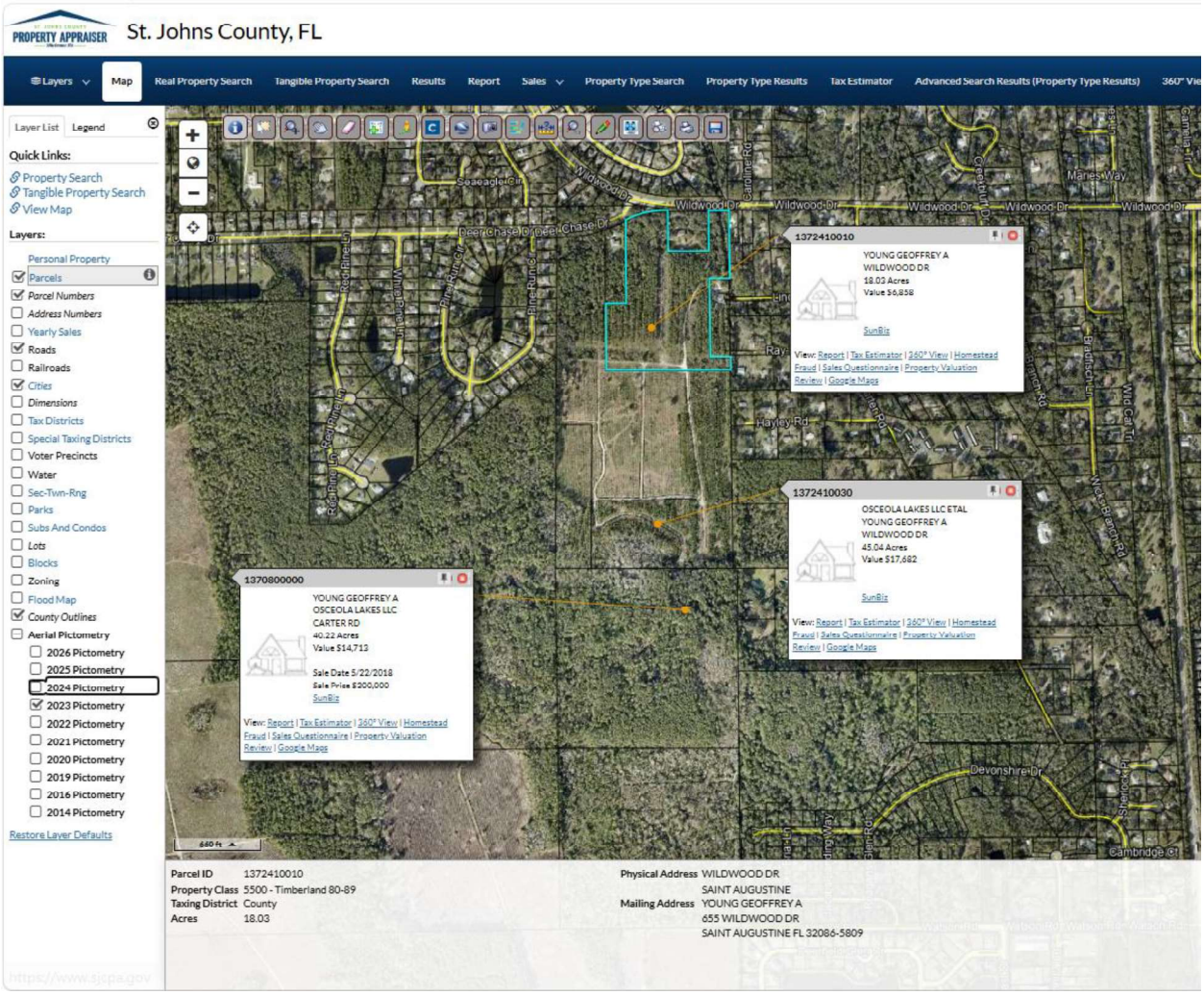
2021 Aerial


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YOUNG GEOFFREY A
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18.03 Acres
Value $6,858
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OSCEOLA LAKES LLC ETAL
YOUNG GEOFFREY A
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45.04 Acres
Value $17,682
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1370800000
YOUNG GEOFFREY A
OSCEOLA LAKES LLC
CARTER RD
40.22 Acres
Value $14,712
Sale Date 5/22/2018
Sale Price $300,000
SunBiz
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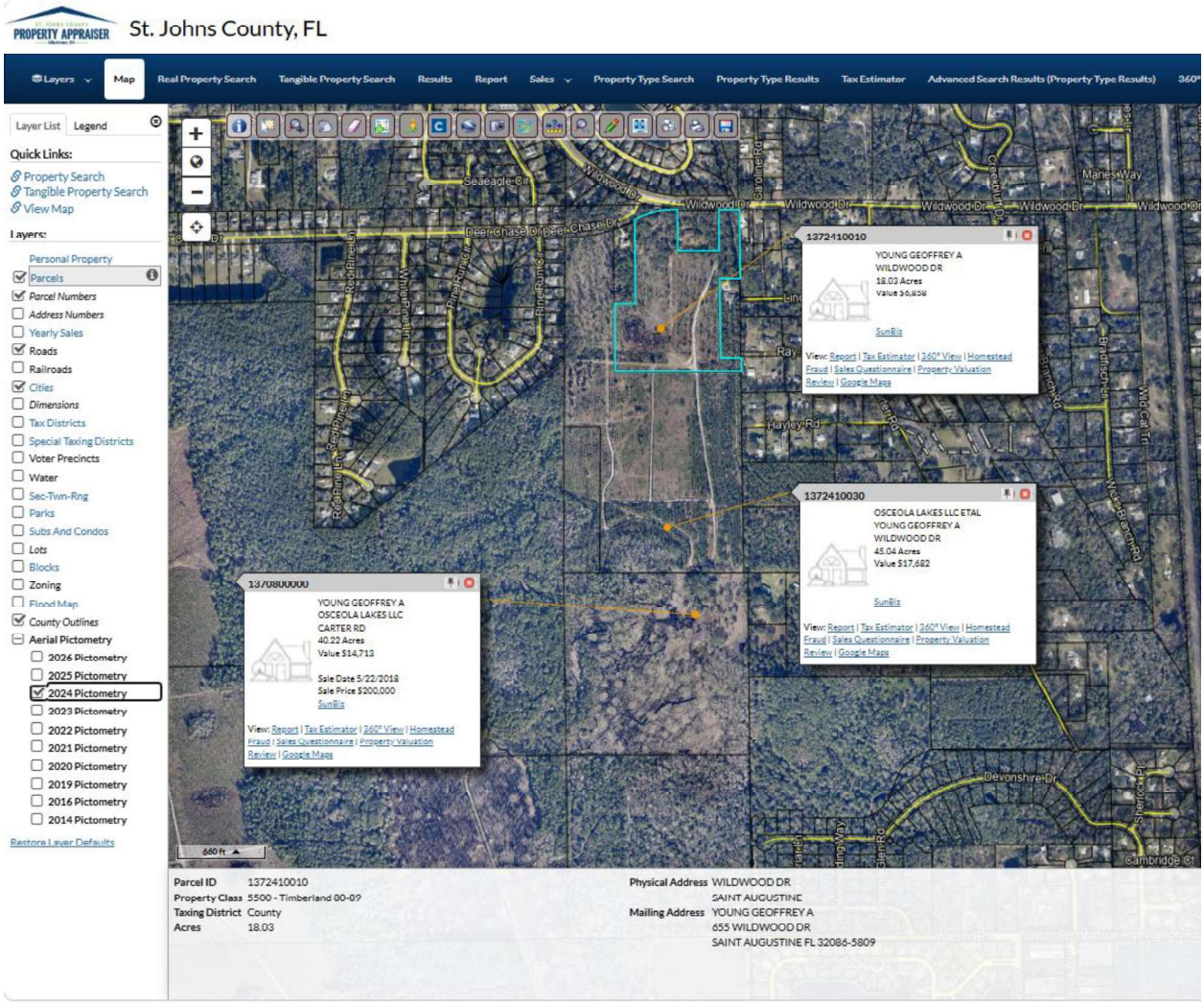
2022 Aerial


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Wildwood Dr
Deer Chase Dr
Hayley Rd
Devonshire Dr
Cambridge Ct
650 ft
Parcel ID 1372410010
Property Class 5500 - Timberland 80-89
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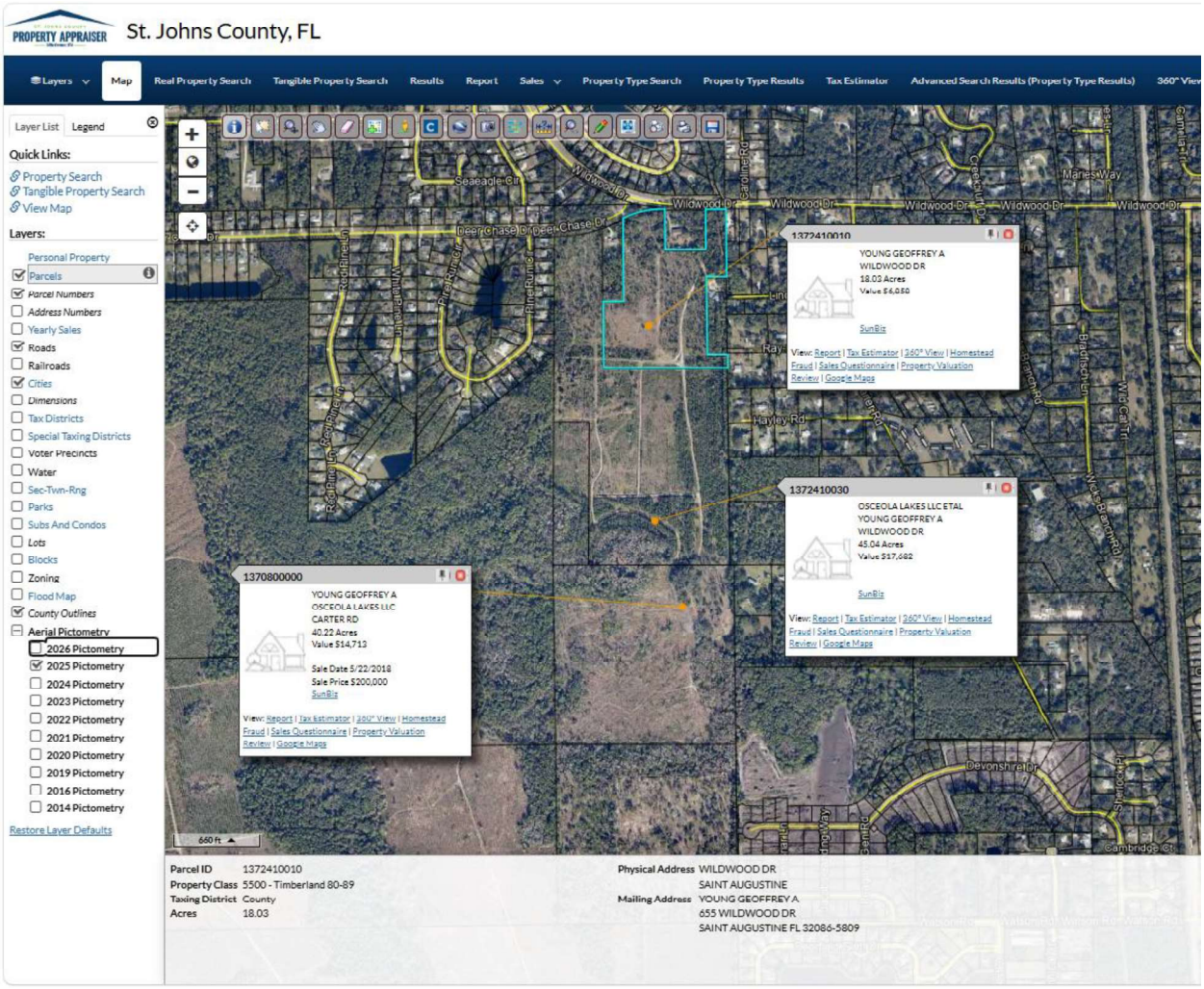
2023 Aerial


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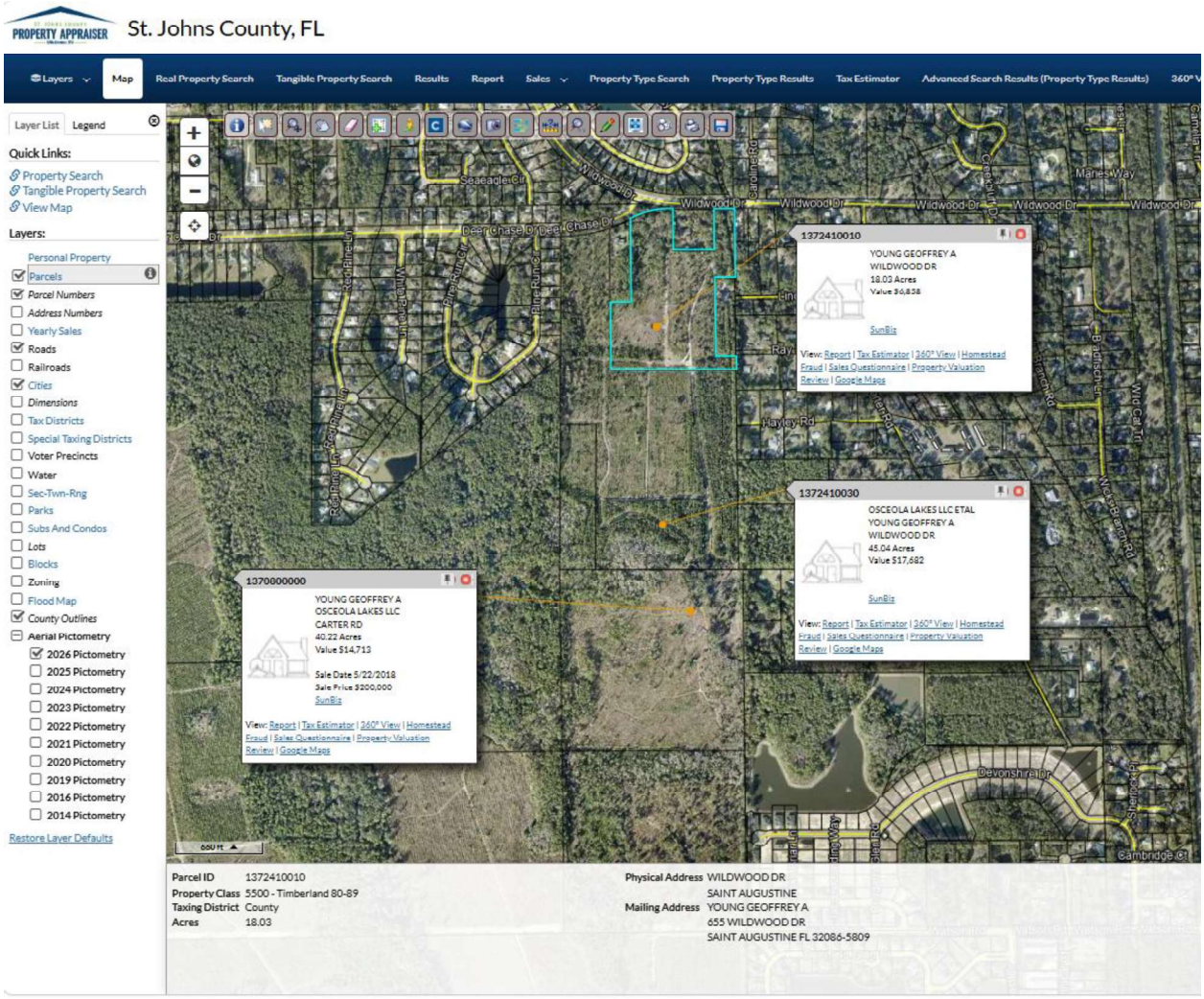
2024 Aerial


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Deer Chase Dr
Ring Runner
Red Rinell Ln
Hayley Rd
Devonshire Dr
Cambridge Ct
Maries Way
Bradshaw Rd
Wild Cat Trl
660 ft
Parcel ID 1372410010
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2025 Aerial


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Parcel ID No.	Perimeter	Dev. Area	FLUM	Zoning	Existing Use	Existing Development
1367710003	53.8	Yes	Residential-C	PUD	Residential Common Area	2007
1367710550	56.8	Yes	Residential-C	PUD	Single Family	2009
1370700020	39.4	Yes	Residential-C	OR	Single Family	1984
1370900000	1379	no	Residential-B	OR	Timberland	N/A
1371010010	326.1	Yes	Residential-B	OR	Vacant Residential	N/A
1371020010	378.8	Yes	Residential-B	OR	Mobile Homes	2000
1371020020	378.8	Yes	Residential-B	OR	Vacant Residential	N/A
1371040020	503.2	Yes	Residential-B	OR	Single Family	2006
1371110003	550	Yes	Residential-B	RS-2	Residential Common Area	2024
1371550010	261.9	Yes	Residential-B	OR	Mobile Homes	1984
1371550130	250	Yes	Residential-B	OR	Single Family	1985
1372000000	235.6	Yes	Residential-B	OR	Mobile Homes	1985
1372070000	150.3	Yes	Residential-B	OR	Single Family	1975
1372200110	238.8	Yes	Residential-B	OR	Single Family	1975
1372300000	114.2	Yes	Residential-B	RS-3	Mobile Homes	1996
1372400010	681.9	Yes	Residential-C	OR	County Right of Way	N/A
1372400020	903.4	Yes	Residential-B	OR	Single Family	1981
1372400030	880.7	Yes	Residential-B	OR	Single Family	2007
1372410020	1315.6	Yes	Residential-B	OR	Single Family	2007
1372500000	1592.5	Yes	Residential-B	OR	Vacant Residential	N/A
1373460010	90	Yes	Residential-C	RS-2	Single Family	1989
1373460020	90	Yes	Residential-C	RS-2	Single Family	1989
1373460030	90	Yes	Residential-C	RS-2	Single Family	1989
1373460040	90	Yes	Residential-C	RS-2	Single Family	1989
1373460050	90	Yes	Residential-C	RS-2	Single Family	1989
1373460060	90	Yes	Residential-C	RS-2	Single Family	1998
1373460070	90	Yes	Residential-C	RS-2	Single Family	1990
1373460080	90	Yes	Residential-C	RS-2	Single Family	1990
1373460090	161	Yes	Residential-C	RS-2	Single Family	1989
1373490000	1812.3	No	RUR/SYLV	PUD	Timberland	N/A

May 14, 2026

VIA Email: owen.bliss@primeeng.com

Owen Bliss
PrimeAE, Inc.
13901 Sutton Park Drive, Suite 200
Jacksonville, FL 32224

RE: Water & Sewer Availability
Osceola Lakes (fka Deer Chase SF) – Rev3
PINs: 137241 0010, 137241 0030, 137080 0000, 137090 0000, 137240 0020

Mr. Bliss:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve 180 single family homes and 460 multi-family units with a total anticipated water demand of 201,000 gallons per day (gpd) and 160,800 gpd wastewater flow. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.**

Point of Connection - Water:
Potable water service can be provided by the CR 214 Water Treatment Plant (WTP) by looped connection to the existing 10-inch water main along Wildwood Drive and the existing 8-inch water main along Watson Road. The St. Johns County Fire Department should be contacted regarding fire flow requirements for the site, and Developer must make provisions if the required flow is not available. See specific conditions section below.

Point of Connection - Wastewater:
Wastewater service can be provided by the AI Water Reclamation Facility (WRF) with connection to the existing 10-inch force main along Wildwood Drive. See specific conditions section below.

Point of Connection – Reclaimed Water:
This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) and shall install reclaimed water facilities for irrigation pursuant to County Ordinance 2026-07. Provisions for temporary supply augmentation from an alternate water source and appropriate stub outs for future connection to the County's reclaimed water system, once service is available, shall be coordinated during design with SJCUD staff. In no case shall potable water be utilized for irrigation.

General Conditions:

1. If the development consists of residential rental units and/or commercial space, the on-site utilities will be privately owned and SJCUD is not responsible for maintenance.

2. Water and sewer conveyance are not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.

3. The availability of capacity will expire 180 days from the date of this letter on **November 10, 2026**. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2022-37.

4. Prior to submitting construction plans, please have the Engineer of Record contact SJCUD Engineering for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction.

5. The Engineer of Record shall provide a Utility Master Plan for this development to detail the conditions generally outlined in this letter.

Specific Conditions (including offsite improvements):

1. Developer shall install a 12-inch water main between Wildwood Drive and Watson Road.

2. The development is located along a water, wastewater, and/or reuse transmission corridor and is required to install the main sizes listed above. The developer may qualify for unit connection fee reimbursement for some or all of the transmission corridor improvements.

3. To facilitate future transmission mains along future extensions of Watson Road, the County is requesting a 20-foot easement located north and along the existing 35-foot utility easement.

If you have any questions, please contact me at 904.209.2614 or tshoemaker@sjcfl.us.

Sincerely,

Teri Shoemaker

Teri L. Shoemaker, P.E., PMP
St. Johns County Utility Department

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count[1]	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Alachua County	298,485	20,017	278,468	1,019	297,466
Alachua	11,353	779	10,574	0	11,353
Archer	1,135	-5	1,140	0	1,135
Gainesville	151,275	10,190	141,085	628	150,647
Hawthorne	1,494	16	1,478	0	1,494
High Springs	7,131	916	6,215	0	7,131
La Crosse	306	-10	316	0	306
Micanopy	666	18	648	0	666
Newberry	9,553	2,211	7,342	0	9,553
Waldo	857	11	846	0	857
UNINCORPORATED	114,715	5,891	108,824	391	114,324
Baker County	29,139	880	28,259	1,223	27,916
Glen St. Mary	491	28	463	0	491
Macclenny	8,162	858	7,304	0	8,162
UNINCORPORATED	20,486	-6	20,492	1,223	19,263
Bay County	199,950	24,734	175,216	1,136	198,814
Callaway	15,157	2,112	13,045	0	15,157
Lynn Haven	21,733	3,038	18,695	0	21,733
Mexico Beach	1,402	486	916	0	1,402
Panama City	38,078	5,139	32,939	165	37,913
Panama City Beach	19,581	1,487	18,094	0	19,581
Parker	4,608	598	4,010	0	4,608
Springfield	9,213	1,138	8,075	0	9,213
UNINCORPORATED	90,178	10,736	79,442	971	89,207
Bradford County	27,668	-635	28,303	2,103	25,565
Brooker	305	-17	322	0	305
Hampton	498	47	451	0	498
Lawtey	708	72	636	0	708
Starke	6,174	378	5,796	12	6,162
UNINCORPORATED	19,983	-1,115	21,098	2,091	17,892
Brevard County	667,900	61,288	606,612	156	667,744
Cape Canaveral	9,987	15	9,972	0	9,987
Cocoa	21,518	2,477	19,041	0	21,518
Cocoa Beach	11,361	7	11,354	0	11,361
Grant-Valkaria	5,859	1,350	4,509	0	5,859
Indialantic	3,009	-1	3,010	0	3,009
Indian Harbour Beach	8,998	-21	9,019	0	8,998
Malabar	3,136	187	2,949	0	3,136
Melbourne	88,499	3,821	84,678	0	88,499
Melbourne Beach	3,334	103	3,231	0	3,334
Melbourne Village	691	10	681	0	691
Palm Bay	146,929	27,169	119,760	0	146,929
Palm Shores	1,189	-11	1,200	0	1,189
Rockledge	30,554	2,876	27,678	0	30,554
Satellite Beach	11,493	267	11,226	0	11,493
Titusville	51,158	2,369	48,789	82	51,076
West Melbourne	32,372	6,448	25,924	0	32,372
UNINCORPORATED	237,813	14,222	223,591	74	237,739

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count[1]	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Broward County	1,993,535	49,160	1,944,375	894	1,992,641
Coconut Creek	57,933	100	57,833	0	57,933
Cooper City	35,011	610	34,401	5	35,006
Coral Springs	136,062	1,668	134,394	0	136,062
Dania Beach	34,034	2,311	31,723	0	34,034
Davie	107,914	2,223	105,691	41	107,873
Deerfield Beach	87,712	853	86,859	0	87,712
Fort Lauderdale	192,338	9,578	182,760	63	192,275
Hallandale Beach	41,819	602	41,217	0	41,819
Hillsboro Beach	1,978	-9	1,987	0	1,978
Hollywood	156,997	3,930	153,067	0	156,997
Lauderdale-By-The-Sea	6,187	-11	6,198	0	6,187
Lauderdale Lakes	36,647	693	35,954	0	36,647
Lauderhill	74,772	290	74,482	0	74,772
Lazy Lake	31	-2	33	0	31
Lighthouse Point	10,454	-32	10,486	0	10,454
Margate	58,727	15	58,712	0	58,727
Miramar	140,807	6,086	134,721	0	140,807
North Lauderdale	44,888	94	44,794	0	44,888
Oakland Park	46,465	2,236	44,229	0	46,465
Parkland	38,427	3,757	34,670	0	38,427
Pembroke Park	6,056	-204	6,260	0	6,056
Pembroke Pines	171,413	235	171,178	623	170,790
Plantation	98,437	6,687	91,750	0	98,437
Pompano Beach	115,813	3,767	112,046	116	115,697
Sea Ranch Lakes	540	0	540	0	540
Southwest Ranches	7,783	176	7,607	0	7,783
Sunrise	98,310	975	97,335	0	98,310
Tamarac	73,563	1,666	71,897	0	73,563
Weston	68,311	204	68,107	0	68,311
West Park	15,315	185	15,130	0	15,315
Wilton Manors	11,497	71	11,426	0	11,497
UNINCORPORATED	17,294	406	16,888	46	17,248
Calhoun County	13,655	7	13,648	1,135	12,520
Altha	520	24	496	0	520
Blountstown	2,231	-35	2,266	0	2,231
UNINCORPORATED	10,904	18	10,886	1,135	9,769
Charlotte County	223,430	36,583	186,847	1,285	222,145
Punta Gorda	20,446	975	19,471	0	20,446
UNINCORPORATED	202,984	35,608	167,376	1,285	201,699
Citrus County	166,500	12,657	153,843	126	166,374
Crystal River	3,271	-125	3,396	0	3,271
Inverness	7,937	394	7,543	0	7,937
UNINCORPORATED	155,292	12,388	142,904	126	155,166
Clay County	238,605	20,360	218,245	0	238,605
Green Cove Springs	10,275	489	9,786	0	10,275
Keystone Heights	1,471	25	1,446	0	1,471
Orange Park	9,158	69	9,089	0	9,158
Penney Farms	835	14	821	0	835
UNINCORPORATED	216,866	19,763	197,103	0	216,866

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Collier County	413,314	37,562	375,752	22	413,292
Everglades	378	26	352	0	378
Marco Island	16,194	434	15,760	0	16,194
Naples	19,089	-26	19,115	0	19,089
UNINCORPORATED	377,653	37,128	340,525	22	377,631
Columbia County	72,388	2,690	69,698	3,380	69,008
Fort White	664	46	618	0	664
Lake City	12,579	250	12,329	293	12,286
UNINCORPORATED	59,145	2,394	56,751	3,087	56,058
DeSoto County	35,947	1,971	33,976	2,433	33,514
Arcadia	8,002	582	7,420	0	8,002
UNINCORPORATED	27,945	1,389	26,556	2,433	25,512
Dixie County	17,217	458	16,759	1,569	15,648
Cross City	1,748	59	1,689	0	1,748
Horseshoe Beach	114	-51	165	0	114
UNINCORPORATED	15,355	450	14,905	1,569	13,786
Duval County	1,079,044	83,477	995,567	495	1,078,549
Atlantic Beach	13,524	11	13,513	0	13,524
Baldwin	1,425	29	1,396	0	1,425
Jacksonville	1,032,601	82,990	949,611	495	1,032,106
Jacksonville Beach	24,253	423	23,830	0	24,253
Neptune Beach	7,241	24	7,217	0	7,241
Escambia County	337,728	15,823	321,905	2,169	335,559
Century	1,621	-92	1,713	0	1,621
Pensacola	55,194	882	54,312	48	55,146
UNINCORPORATED	280,913	15,033	265,880	2,121	278,792
Flagler County	140,714	25,336	115,378	0	140,714
Beverly Beach	504	30	474	0	504
Bunnell	4,224	948	3,276	0	4,224
Flagler Beach (part)	5,659	571	5,088	0	5,659
Marineland (part)	12	0	12	0	12
Palm Coast	110,330	21,072	89,258	0	110,330
UNINCORPORATED	19,985	2,715	17,270	0	19,985
Franklin County	13,383	932	12,451	1,109	12,274
Apalachicola	2,456	115	2,341	0	2,456
Carrabelle	3,071	465	2,606	1,109	1,962
UNINCORPORATED	7,856	352	7,504	0	7,856
Gadsden County	44,790	964	43,826	3,064	41,726
Chattahoochee	2,833	-122	2,955	1,001	1,832
Greensboro	449	-12	461	0	449
Gretna	1,369	12	1,357	0	1,369
Havana	1,758	5	1,753	0	1,758
Midway	3,664	127	3,537	0	3,664
Quincy	8,131	161	7,970	363	7,768
UNINCORPORATED	26,586	793	25,793	1,700	24,886

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Gilchrist County	19,716	1,852	17,864	781	18,935
Bell	558	40	518	0	558
Fanning Springs (part)	627	149	478	0	627
Trenton	2,221	206	2,015	0	2,221
UNINCORPORATED	16,310	1,457	14,853	781	15,529
Glades County	13,055	929	12,126	980	12,075
Moore Haven	1,641	75	1,566	0	1,641
UNINCORPORATED	11,414	854	10,560	980	10,434
Gulf County	16,621	2,429	14,192	1,587	15,034
Port St. Joe	3,896	539	3,357	0	3,896
Wewahitchka	2,261	187	2,074	0	2,261
UNINCORPORATED	10,464	1,703	8,761	1,587	8,877
Hamilton County	14,155	151	14,004	2,072	12,083
Jasper	4,004	383	3,621	1,454	2,550
Jennings	708	-41	749	0	708
White Springs	715	-25	740	0	715
UNINCORPORATED	8,728	-166	8,894	618	8,110
Hardee County	26,042	715	25,327	1,733	24,309
Bowling Green	2,513	108	2,405	0	2,513
Wauchula	4,879	-21	4,900	0	4,879
Zolfo Springs	1,804	67	1,737	0	1,804
UNINCORPORATED	16,846	561	16,285	1,733	15,113
Hendry County	47,085	7,466	39,619	0	47,085
Clewiston	7,341	14	7,327	0	7,341
LaBelle	5,593	627	4,966	0	5,593
UNINCORPORATED	34,151	6,825	27,326	0	34,151
Hernando County	212,849	18,334	194,515	433	212,416
Brooksville	10,142	1,252	8,890	0	10,142
Weeki Wachee[2]	0	-16	16	0	0
UNINCORPORATED	202,707	17,098	185,609	433	202,274
Highlands County	107,976	6,741	101,235	20	107,956
Avon Park	9,786	128	9,658	0	9,786
Lake Placid	2,419	59	2,360	0	2,419
Sebring	11,903	1,174	10,729	0	11,903
UNINCORPORATED	83,868	5,380	78,488	20	83,848
Hillsborough County	1,575,637	115,875	1,459,762	777	1,574,860
Plant City	45,331	5,567	39,764	0	45,331
Tampa	412,684	27,725	384,959	579	412,105
Temple Terrace	27,698	1,008	26,690	0	27,698
UNINCORPORATED	1,089,924	81,575	1,008,349	198	1,089,726
Holmes County	20,042	389	19,653	1,358	18,684
Bonifay	2,809	50	2,759	0	2,809
Esto	336	-5	341	0	336
Noma	220	12	208	0	220
Ponce de Leon	500	-4	504	0	500
Westville	266	5	261	0	266
UNINCORPORATED	15,911	331	15,580	1,358	14,553

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Indian River County	173,013	13,225	159,788	0	173,013
Fellsmere	4,987	153	4,834	0	4,987
Indian River Shores	4,511	270	4,241	0	4,511
Orchid	551	35	516	0	551
Sebastian	27,367	2,313	25,054	0	27,367
Vero Beach	16,800	446	16,354	0	16,800
UNINCORPORATED	118,797	10,008	108,789	0	118,797
Jackson County	49,728	2,409	47,319	6,378	43,350
Alford	482	-2	484	0	482
Bascom	89	2	87	0	89
Campbellton	193	2	191	0	193
Cottondale	861	13	848	0	861
Graceville	2,053	-100	2,153	0	2,053
Grand Ridge	949	67	882	0	949
Greenwood	547	8	539	0	547
Jacob City	223	6	217	0	223
Malone	1,962	3	1,959	1,336	626
Marianna	7,103	858	6,245	1,144	5,959
Sneads	1,658	-41	1,699	0	1,658
UNINCORPORATED	33,608	1,593	32,015	3,898	29,710
Jefferson County	15,761	1,251	14,510	1,265	14,496
Monticello	2,847	258	2,589	0	2,847
UNINCORPORATED	12,914	993	11,921	1,265	11,649
Lafayette County	8,601	375	8,226	1,285	7,316
Mayo	1,103	48	1,055	0	1,103
UNINCORPORATED	7,498	327	7,171	1,285	6,213
Lake County	445,881	61,925	383,956	557	445,324
Astatula	2,273	384	1,889	0	2,273
Clermont	51,042	8,021	43,021	0	51,042
Eustis	24,477	1,288	23,189	0	24,477
Fruitland Park	8,732	407	8,325	0	8,732
Groveland	23,827	5,322	18,505	0	23,827
Howey-in-the-Hills	2,039	396	1,643	0	2,039
Lady Lake	16,978	1,008	15,970	0	16,978
Leesburg	37,541	10,541	27,000	0	37,541
Mascotte	9,894	3,285	6,609	0	9,894
Minneola	21,201	7,358	13,843	0	21,201
Montverde	2,195	540	1,655	0	2,195
Mount Dora	18,896	2,555	16,341	0	18,896
Tavares	21,869	2,866	19,003	0	21,869
Umatilla	4,050	365	3,685	0	4,050
UNINCORPORATED	200,867	17,589	183,278	557	200,310
Lee County	839,223	78,401	760,822	194	839,029
Bonita Springs	55,801	2,157	53,644	6	55,795
Cape Coral	222,862	28,846	194,016	27	222,835
Estero	38,033	1,094	36,939	0	38,033
Fort Myers	102,060	15,665	86,395	63	101,997
Fort Myers Beach	4,330	-1,252	5,582	0	4,330
Sanibel	6,017	-365	6,382	0	6,017
UNINCORPORATED	410,120	32,256	377,864	98	410,022

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Leon County	305,866	13,668	292,198	1,597	304,269
Tallahassee	205,623	9,454	196,169	1,579	204,044
UNINCORPORATED	100,243	4,214	96,029	18	100,225
Levy County	46,270	3,355	42,915	0	46,270
Bronson	1,154	14	1,140	0	1,154
Cedar Key	576	-111	687	0	576
Chiefland	2,326	10	2,316	0	2,326
Fanning Springs (part)	709	5	704	0	709
Inglis	1,506	30	1,476	0	1,506
Otter Creek	113	5	108	0	113
Williston	3,170	194	2,976	0	3,170
Yankeetown	528	-60	588	0	528
UNINCORPORATED	36,188	3,268	32,920	0	36,188
Liberty County	8,140	166	7,974	1,638	6,502
Bristol	962	44	918	0	962
UNINCORPORATED	7,178	122	7,056	1,638	5,540
Madison County	18,859	891	17,968	1,510	17,349
Greenville	735	-11	746	19	716
Lee	393	18	375	0	393
Madison	2,850	-62	2,912	0	2,850
UNINCORPORATED	14,881	946	13,935	1,491	13,390
Manatee County	466,845	67,135	399,710	143	466,702
Anna Maria	913	-55	968	0	913
Bradenton	58,469	2,771	55,698	57	58,412
Bradenton Beach	766	-142	908	0	766
Holmes Beach	2,914	-96	3,010	0	2,914
Longboat Key (part)	2,663	-83	2,746	0	2,663
Palmetto	13,961	638	13,323	0	13,961
UNINCORPORATED	387,159	64,102	323,057	86	387,073
Marion County	433,765	57,857	375,908	5,655	428,110
Belleview	6,121	708	5,413	6	6,115
Dunnellon	2,022	94	1,928	0	2,022
McIntosh	460	-3	463	0	460
Ocala	71,017	7,426	63,591	290	70,727
Reddick	466	17	449	0	466
UNINCORPORATED	353,679	49,615	304,064	5,359	348,320
Martin County	166,281	7,850	158,431	2,124	164,157
Indiantown	6,704	144	6,560	0	6,704
Jupiter Island	780	-24	804	0	780
Ocean Breeze	608	307	301	0	608
Sewall's Point	2,067	76	1,991	0	2,067
Stuart	20,573	3,148	17,425	20	20,553
UNINCORPORATED	135,549	4,199	131,350	2,104	133,445

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Miami-Dade County	2,814,927	113,160	2,701,767	9,940	2,804,987
Aventura	40,171	-71	40,242	0	40,171
Bal Harbour	3,010	-83	3,093	0	3,010
Bay Harbor Islands	5,815	-107	5,922	0	5,815
Biscayne Park	3,059	-58	3,117	0	3,059
Coral Gables	50,853	1,605	49,248	0	50,853
Cutler Bay	45,361	-64	45,425	0	45,361
Doral	83,746	7,872	75,874	0	83,746
El Portal	2,277	291	1,986	0	2,277
Florida City	18,175	5,090	13,085	0	18,175
Golden Beach	953	-8	961	0	953
Hialeah	232,243	9,134	223,109	0	232,243
Hialeah Gardens	23,577	509	23,068	0	23,577
Homestead	85,630	4,893	80,737	17	85,613
Indian Creek	90	6	84	0	90
Key Biscayne	14,653	-156	14,809	0	14,653
Medley	1,049	-7	1,056	0	1,049
Miami	478,799	36,558	442,241	2,997	475,802
Miami Beach	83,678	788	82,890	0	83,678
Miami Gardens	116,192	4,552	111,640	0	116,192
Miami Lakes	31,332	865	30,467	0	31,332
Miami Shores	11,492	-75	11,567	0	11,492
Miami Springs	13,864	5	13,859	0	13,864
North Bay Village	7,946	-213	8,159	0	7,946
North Miami	61,371	1,180	60,191	0	61,371
North Miami Beach	44,365	689	43,676	0	44,365
Opa-locka	16,559	96	16,463	0	16,559
Palmetto Bay	25,217	778	24,439	0	25,217
Pinecrest	18,206	-182	18,388	0	18,206
South Miami	12,386	360	12,026	0	12,386
Sunny Isles Beach	22,801	459	22,342	0	22,801
Surfside	5,399	-290	5,689	0	5,399
Sweetwater	21,454	2,091	19,363	0	21,454
Virginia Gardens	2,372	8	2,364	0	2,372
West Miami	7,255	22	7,233	0	7,255
UNINCORPORATED	1,223,577	36,623	1,186,954	6,926	1,216,651
Monroe County	84,707	1,833	82,874	2	84,705
Islamorada, Village of Islands	7,379	272	7,107	0	7,379
Key Colony Beach	796	6	790	0	796
Key West	26,526	82	26,444	2	26,524
Layton	221	11	210	0	221
Marathon	10,163	474	9,689	0	10,163
UNINCORPORATED	39,622	988	38,634	0	39,622
Nassau County	107,053	16,701	90,352	67	106,986
Callahan	1,752	226	1,526	0	1,752
Fernandina Beach	13,958	906	13,052	0	13,958
Hilliard	3,127	160	2,967	0	3,127
UNINCORPORATED	88,216	15,409	72,807	67	88,149

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Okaloosa County	226,193	14,525	211,668	1,415	224,778
Cinco Bayou	447	-10	457	0	447
Crestview	31,702	4,568	27,134	0	31,702
Destin	14,640	709	13,931	0	14,640
Fort Walton Beach	21,553	631	20,922	0	21,553
Laurel Hill	746	162	584	0	746
Mary Esther	4,457	475	3,982	0	4,457
Niceville	17,119	1,347	15,772	0	17,119
Shalimar	733	-4	737	0	733
Valparaiso	5,105	353	4,752	0	5,105
UNINCORPORATED	129,691	6,294	123,397	1,415	128,276
Okeechobee County	40,314	670	39,644	1,850	38,464
Okeechobee	5,456	202	5,254	0	5,456
UNINCORPORATED	34,858	468	34,390	1,850	33,008
Orange County	1,536,045	106,137	1,429,908	3,613	1,532,432
Apopka	66,580	11,707	54,873	0	66,580
Bay Lake	14	-15	29	0	14
Belle Isle	7,214	182	7,032	0	7,214
Eatonville	3,328	979	2,349	0	3,328
Edgewood	2,595	-90	2,685	0	2,595
Lake Buena Vista	21	-3	24	0	21
Maitland	20,141	598	19,543	0	20,141
Oakland	5,629	2,113	3,516	0	5,629
Ocoee	51,209	3,914	47,295	0	51,209
Orlando	340,681	33,108	307,573	682	339,999
Windermere	3,186	156	3,030	0	3,186
Winter Garden	52,479	5,515	46,964	0	52,479
Winter Park	30,600	805	29,795	0	30,600
UNINCORPORATED	952,368	47,168	905,200	2,931	949,437
Osceola County	484,915	96,259	388,656	318	484,597
Kissimmee	87,664	8,438	79,226	222	87,442
St. Cloud	71,242	12,278	58,964	0	71,242
UNINCORPORATED	326,009	75,543	250,466	96	325,913
Palm Beach County	1,556,161	63,970	1,492,191	2,795	1,553,366
Atlantis	2,138	-4	2,142	0	2,138
Belle Glade	17,542	844	16,698	0	17,542
Boca Raton	100,897	3,475	97,422	0	100,897
Boynton Beach	82,937	2,557	80,380	0	82,937
Briny Breezes	494	-8	502	0	494
Cloud Lake	139	5	134	0	139
Delray Beach	69,038	2,192	66,846	0	69,038
Glen Ridge	216	-1	217	0	216
Golf	284	29	255	0	284
Greenacres	45,403	1,413	43,990	0	45,403
Gulf Stream	957	3	954	0	957
Haverhill	2,274	87	2,187	0	2,274
Highland Beach	4,279	-16	4,295	0	4,279
Hypoluxo	2,670	-17	2,687	0	2,670
Juno Beach	3,895	37	3,858	0	3,895
Jupiter	61,246	199	61,047	0	61,246
Jupiter Inlet Colony	410	5	405	0	410
Lake Clarke Shores	3,547	-17	3,564	0	3,547
Lake Park	9,174	127	9,047	0	9,174

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Lake Worth Beach	43,596	1,377	42,219	0	43,596
Lantana	12,248	744	11,504	22	12,226
Loxahatchee Groves	3,384	29	3,355	0	3,384
Manalapan	412	-7	419	0	412
Mangonia Park	2,530	388	2,142	0	2,530
North Palm Beach	13,111	-51	13,162	0	13,111
Ocean Ridge	1,819	-11	1,830	0	1,819
Pahokee	5,612	88	5,524	361	5,251
Palm Beach	9,191	-54	9,245	0	9,191
Palm Beach Gardens	64,547	5,365	59,182	0	64,547
Palm Beach Shores	1,295	-35	1,330	0	1,295
Palm Springs	27,928	1,038	26,890	0	27,928
Riviera Beach	39,644	2,040	37,604	0	39,644
Royal Palm Beach	41,165	2,233	38,932	0	41,165
South Bay	4,982	122	4,860	1,933	3,049
South Palm Beach	1,466	-5	1,471	0	1,466
Tequesta	6,116	-42	6,158	0	6,116
Wellington	61,836	199	61,637	0	61,836
Westlake	6,685	5,779	906	0	6,685
West Palm Beach	126,944	9,529	117,415	79	126,865
UNINCORPORATED	674,110	24,334	649,776	400	673,710
Pasco County	648,369	86,478	561,891	652	647,717
Dade City	10,206	2,931	7,275	0	10,206
New Port Richey	16,977	249	16,728	0	16,977
Port Richey	2,970	-82	3,052	0	2,970
St. Leo	2,290	-72	2,362	0	2,290
San Antonio	1,541	244	1,297	0	1,541
Zephyrhills	19,691	2,497	17,194	0	19,691
UNINCORPORATED	594,694	80,711	513,983	652	594,042
Pinellas County	966,933	7,826	959,107	828	966,105
Belleair	4,306	33	4,273	0	4,306
Belleair Beach	1,534	-99	1,633	0	1,534
Belleair Bluffs	2,298	-13	2,311	0	2,298
Belleair Shore	66	-7	73	0	66
Clearwater	118,327	1,035	117,292	0	118,327
Dunedin	35,742	-326	36,068	6	35,736
Gulfport	11,525	-258	11,783	0	11,525
Indian Rocks Beach	3,433	-240	3,673	0	3,433
Indian Shores	1,158	-32	1,190	0	1,158
Kenneth City	4,957	-90	5,047	0	4,957
Largo	84,075	1,590	82,485	0	84,075
Madeira Beach	3,629	-266	3,895	0	3,629
North Redington Beach	1,389	-106	1,495	0	1,389
Oldsmar	14,879	-19	14,898	0	14,879
Pinellas Park	55,055	1,962	53,093	0	55,055
Redington Beach	1,224	-152	1,376	0	1,224
Redington Shores	1,955	-221	2,176	0	1,955
Safety Harbor	16,808	-264	17,072	0	16,808
St. Pete Beach	8,424	-455	8,879	0	8,424
St. Petersburg	266,153	7,845	258,308	350	265,803
Seminole	19,323	-41	19,364	0	19,323
South Pasadena	4,958	-395	5,353	0	4,958
Tarpon Springs	25,676	559	25,117	0	25,676
Treasure Island	6,103	-481	6,584	0	6,103
UNINCORPORATED	273,936	-1,733	275,669	472	273,464

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count[1]	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Polk County	846,896	121,850	725,046	3,231	843,665
Auburndale	21,677	6,061	15,616	0	21,677
Bartow	23,135	3,826	19,309	177	22,958
Davenport	13,993	4,950	9,043	0	13,993
Dundee	5,847	612	5,235	0	5,847
Eagle Lake	6,206	3,198	3,008	0	6,206
Fort Meade	5,179	79	5,100	0	5,179
Frostproof	2,993	116	2,877	0	2,993
Haines City	44,215	17,546	26,669	0	44,215
Highland Park	234	-17	251	0	234
Hillcrest Heights	242	-1	243	0	242
Lake Alfred	9,038	2,664	6,374	0	9,038
Lake Hamilton	3,139	1,602	1,537	0	3,139
Lakeland	124,725	12,084	112,641	0	124,725
Lake Wales	17,736	1,375	16,361	0	17,736
Mulberry	4,574	622	3,952	0	4,574
Polk City	3,007	294	2,713	0	3,007
Winter Haven	60,837	11,618	49,219	0	60,837
UNINCORPORATED	500,119	55,221	444,898	3,054	497,065
Putnam County	76,600	3,279	73,321	490	76,110
Crescent City	1,715	61	1,654	0	1,715
Interlachen	1,559	118	1,441	0	1,559
Palatka	10,601	155	10,446	0	10,601
Pomona Park	813	29	784	0	813
Welaka	824	110	714	0	824
UNINCORPORATED	61,088	2,806	58,282	490	60,598
St. Johns County	348,336	74,911	273,425	205	348,131
Marineland (part)	3	0	3	0	3
St. Augustine	16,548	2,219	14,329	0	16,548
St. Augustine Beach	6,995	192	6,803	0	6,995
UNINCORPORATED	324,790	72,500	252,290	205	324,585
St. Lucie County	394,074	64,848	329,226	134	393,940
Fort Pierce	51,352	4,055	47,297	125	51,227
Port St. Lucie	260,194	55,343	204,851	5	260,189
St. Lucie Village	623	10	613	0	623
UNINCORPORATED	81,905	5,440	76,465	4	81,901
Santa Rosa County	211,445	23,445	188,000	4,511	206,934
Gulf Breeze	6,342	40	6,302	0	6,342
Jay	612	88	524	0	612
Milton	10,527	330	10,197	0	10,527
UNINCORPORATED	193,964	22,987	170,977	4,511	189,453
Sarasota County	487,640	53,634	434,006	4	487,636
Longboat Key (part)	4,782	23	4,759	0	4,782
North Port	96,301	21,508	74,793	0	96,301
Sarasota	58,279	3,437	54,842	0	58,279
Venice	29,802	4,339	25,463	0	29,802
UNINCORPORATED	298,476	24,327	274,149	4	298,472

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count[1]	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Seminole County	495,106	24,250	470,856	152	494,954
Altamonte Springs	47,609	1,378	46,231	0	47,609
Casselberry	30,132	1,338	28,794	5	30,127
Lake Mary	17,516	718	16,798	0	17,516
Longwood	16,641	1,554	15,087	0	16,641
Oviedo	42,080	2,021	40,059	0	42,080
Sanford	68,136	7,085	61,051	31	68,105
Winter Springs	39,170	828	38,342	0	39,170
UNINCORPORATED	233,822	9,328	224,494	116	233,706
Sumter County	162,493	32,741	129,752	7,752	154,741
Bushnell	3,989	942	3,047	0	3,989
Center Hill	889	43	846	0	889
Coleman	658	16	642	0	658
Webster	953	175	778	0	953
Wildwood	36,783	21,053	15,730	0	36,783
UNINCORPORATED	119,221	10,512	108,709	7,752	111,469
Suwannee County	47,274	3,800	43,474	2,651	44,623
Branford	756	45	711	0	756
Live Oak	7,051	316	6,735	0	7,051
UNINCORPORATED	39,467	3,439	36,028	2,651	36,816
Taylor County	22,011	215	21,796	1,662	20,349
Perry	7,233	335	6,898	0	7,233
UNINCORPORATED	14,778	-120	14,898	1,662	13,116
Union County	16,821	674	16,147	4,800	12,021
Lake Butler	1,997	11	1,986	0	1,997
Raiford	234	10	224	0	234
Worthington Springs	458	80	378	0	458
UNINCORPORATED	14,132	573	13,559	4,800	9,332
Volusia County	604,533	50,990	553,543	1,747	602,786
Daytona Beach	88,144	16,656	71,488	27	88,117
Daytona Beach Shores	5,268	89	5,179	0	5,268
DeBary	24,529	2,269	22,260	0	24,529
DeLand	44,316	6,965	37,351	0	44,316
Deltona	98,792	5,100	93,692	0	98,792
Edgewater	25,655	2,558	23,097	0	25,655
Flagler Beach (part)	72	0	72	0	72
Holly Hill	13,041	83	12,958	0	13,041
Lake Helen	3,041	199	2,842	0	3,041
New Smyrna Beach	32,852	2,710	30,142	0	32,852
Oak Hill	2,139	153	1,986	0	2,139
Orange City	14,882	2,250	12,632	0	14,882
Ormond Beach	45,723	2,643	43,080	6	45,717
Pierson	1,583	41	1,542	0	1,583
Ponce Inlet	3,428	64	3,364	0	3,428
Port Orange	65,898	3,302	62,596	0	65,898
South Daytona	13,517	652	12,865	0	13,517
UNINCORPORATED	121,653	5,256	116,397	1,714	119,939
Wakulla County	38,189	4,425	33,764	2,359	35,830
St. Marks	322	48	274	0	
Sopchoppy	465	39	426	0	465
UNINCORPORATED	37,402	4,338	33,064	2,359	35,043

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count[1]	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Walton County	90,547	15,242	75,305	1,351	89,196
DeFuniak Springs	6,180	261	5,919	41	6,139
Freeport	11,440	5,579	5,861	0	11,440
Paxton	584	28	556	0	584
UNINCORPORATED	72,343	9,374	62,969	1,310	71,033
Washington County	26,876	1,558	25,318	2,175	24,701
Caryville	269	-32	301	0	269
Chipley	3,609	-51	3,660	0	3,609
Ebro	258	21	237	0	258
Vernon	761	29	732	0	761
Wausau	341	-30	371	0	341
UNINCORPORATED	21,638	1,621	20,017	2,175	19,463
FLORIDA	23,379,261	1,841,074	21,538,187	110,109	23,269,152
INCORPORATED	11,696,425	864,652	10,831,773	18,712	11,677,713
UNINCORPORATED	11,682,836	976,422	10,706,414	91,397	11,591,439

Notes:

[1] Includes Census Count Question Resolution revisions for the City of Hampton and Bradford County Unincorporated (as of October 2, 2023).

[2] The City of Weeki Wachee was disincorporated on June 9, 2020.

Sources: US Census Bureau (2020 Census) and University of Florida, Bureau of Economic and Business Research (2025 Estimates).

Florida Population Estimates by County
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count[1]	April 1, 2025 Inmates	April 1, 2025 Less Inmates
FLORIDA	**23,379,261**	**1,841,074**	**21,538,187**	**110,109**	**23,269,152**
Alachua County	298,485	20,017	278,468	1,019	297,466
Baker County	29,139	880	28,259	1,223	27,916
Bay County	199,950	24,734	175,216	1,136	198,814
Bradford County	27,668	-635	28,303	2,103	25,565
Brevard County	667,900	61,288	606,612	156	667,744
Broward County	1,993,535	49,160	1,944,375	894	1,992,641
Calhoun County	13,655	7	13,648	1,135	12,520
Charlotte County	223,430	36,583	186,847	1,285	222,145
Citrus County	166,500	12,657	153,843	126	166,374
Clay County	238,605	20,360	218,245	0	238,605
Collier County	413,314	37,562	375,752	22	413,292
Columbia County	72,388	2,690	69,698	3,380	69,008
DeSoto County	35,947	1,971	33,976	2,433	33,514
Dixie County	17,217	458	16,759	1,569	15,648
Duval County	1,079,044	83,477	995,567	495	1,078,549
Escambia County	337,728	15,823	321,905	2,169	335,559
Flagler County	140,714	25,336	115,378	0	140,714
Franklin County	13,383	932	12,451	1,109	12,274
Gadsden County	44,790	964	43,826	3,064	41,726
Gilchrist County	19,716	1,852	17,864	781	18,935
Glades County	13,055	929	12,126	980	12,075
Gulf County	16,621	2,429	14,192	1,587	15,034
Hamilton County	14,155	151	14,004	2,072	12,083
Hardee County	26,042	715	25,327	1,733	24,309
Hendry County	47,085	7,466	39,619	0	47,085
Hernando County	212,849	18,334	194,515	433	212,416
Highlands County	107,976	6,741	101,235	20	107,956
Hillsborough County	1,575,637	115,875	1,459,762	777	1,574,860
Holmes County	20,042	389	19,653	1,358	18,684
Indian River County	173,013	13,225	159,788	0	173,013
Jackson County	49,728	2,409	47,319	6,378	43,350
Jefferson County	15,761	1,251	14,510	1,265	14,496
Lafayette County	8,601	375	8,226	1,285	7,316
Lake County	445,881	61,925	383,956	557	445,324
Lee County	839,223	78,401	760,822	194	839,029
Leon County	305,866	13,668	292,198	1,597	304,269
Levy County	46,270	3,355	42,915	0	46,270
Liberty County	8,140	166	7,974	1,638	6,502
Madison County	18,859	891	17,968	1,510	17,349
Manatee County	466,845	67,135	399,710	143	466,702
Marion County	433,765	57,857	375,908	5,655	428,110
Martin County	166,281	7,850	158,431	2,124	164,157
Miami-Dade County	2,814,927	113,160	2,701,767	9,940	2,804,987
Monroe County	84,707	1,833	82,874	2	84,705
Nassau County	107,053	16,701	90,352	67	106,986
Okaloosa County	226,193	14,525	211,668	1,415	224,778
Okeechobee County	40,314	670	39,644	1,850	38,464
Orange County	1,536,045	106,137	1,429,908	3,613	1,532,432
Osceola County	484,915	96,259	388,656	318	484,597
Palm Beach County	1,556,161	63,970	1,492,191	2,795	1,553,366
Pasco County	648,369	86,478	561,891	652	647,717
Pinellas County	966,933	7,826	959,107	828	966,105
Polk County	846,896	121,850	725,046	3,231	843,665
Putnam County	76,600	3,279	73,321	490	76,110
St. Johns County	348,336	74,911	273,425	205	348,131
St. Lucie County	394,074	64,848	329,226	134	393,940
Santa Rosa County	211,445	23,445	188,000	4,511	206,934
Sarasota County	487,640	53,634	434,006	4	487,636
Seminole County	495,106	24,250	470,856	152	494,954
Sumter County	162,493	32,741	129,752	7,752	154,741
Suwannee County	47,274	3,800	43,474	2,651	44,623
Taylor County	22,011	215	21,796	1,662	20,349
Union County	16,821	674	16,147	4,800	12,021
Volusia County	604,533	50,990	553,543	1,747	602,786
Wakulla County	38,189	4,425	33,764	2,359	35,830
Walton County	90,547	15,242	75,305	1,351	89,196
Washington County	26,876	1,558	25,318	2,175	24,701

Notes:
[1] Includes Census Count Question Resolution revisions for the City of Hampton and Bradford County Unincorporated (as of October 2, 2023).

Sources: US Census Bureau (2020 Census) and University of Florida, Bureau of Economic and Business Research (2025 Estimates).

State of Florida
County of St. Johns

TIMBER SALE AGREEMENT

THIS TIMBER SALE AGREEMENT ("Agreement) is made and entered into as of this 7th day of December, 2022 ("Effective Date"), and is by and between **Geoffrey Young and Osceola Lakes LLC,** hereinafter referred to as "Sellers", and **Gator Timber & Land Inc.,** hereinafter referred to as "Purchaser."

WITNESSETH:

WHEREAS, Sellers have rights to certain standing timber; and,

WHEREAS, Purchaser has inspected and desires to purchase and harvest the timber;

NOW THEREFORE, Sellers and Purchaser agree as follows:

1.0 **Timber Identification and Specifications:** Sellers agree to sell and Purchaser agrees to purchase all pine timber (collectively, the "Timber") designated for sale as shown on "Exhibit A," attached hereto and made a part hereof.

Clearcut Sale: Clearcut of 66 +/- acres of planted slash pine and planted thinned slash pine, natural pine, hardwood, and cypress as follows:

- Natural pine: 10.2 ± acres
- Planted Slash pine 1997 thinned: 11.7 ± acres
- Hardwood natural pine: 24.1 ± acres
- Cypress hardwood: 4.0 ± acres
- Planted slash pine 1982: 11.4 ± acres
- Hardwood natural pine cypress: 4.6 ± acres

2.0 **Timber Location:** The Timber is located in Section 13, Township 8S, Range 29 East, St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto and a part hereof (the "Premises"). .

3.0 **Transfer of Title:** All rights, title, and interest in and to the Timber conveyed by this Agreement shall remain in the Sellers until the Timber is severed from the stump.

4.0 **Cutting Access Rights**: Sellers hereby grant to Purchaser the right of ingress and egress on the Premises, but only to the extent necessary to conduct such Timber cutting and removal from the Sale Area. Purchaser's use of Sellers' roads and those on which Sellers have a recorded ingress and egress easement shall be at Purchaser's own risk. Sellers shall not be liable for any latent or patent defect in any roadway nor shall Sellers be liable for any damages or injuries sustained by the Purchaser, Purchaser's agents, employees, contractors, assigns or any other individual or entity acting by, for or on behalf of Purchaser hereunder, arising out of or resulting from the use of said roads.

5.0 **Sellers' Representative, Price and Payment:**

5.1 **Sellers' Representative:** For purposes of this sale, **Jowett & Wood, Inc**. is identified as Sellers' Representative.

5.2 **Purchase Price**: Purchaser agrees to pay Sellers for the Timber:

$16.00 per ton (2000 lbs.) for all pine pulpwood (tree length and topwood), minimum 4.5″ DBH to a minimum 3″ DIB top, minimum 16′ length.

$24.00 per ton (2000 lbs.) for all pine chip-n-saw, minimum 29′ length to a 5″ DIB top.

$27.00 per ton (2000 lbs.) for all pine sawtimber, minimum 11″ DBH to an 8″ DIB top.

$30.00 per ton (2000 lbs.) for all pine poles, minimum 10″ DBH, minimum length 37′ to a 6″ DIB top.

$14.00 per ton (2,000 lbs.) for cypress mulch, 2″ DIB top.

$40.00 per ton (2,000 lbs.) for cypress sawlogs, 8″ DIB top, minimum length 38′.

5.3 **Deductions:** Purchaser is responsible for mistakes made in sorting products. Sellers will be paid for each ton removed, regardless of any variation or deduction from scale measurement.

5.4 **Advance:** Purchaser shall deposit **$15,000** by check payable to **Geoffrey Young** as a prepayment to be credited against the initial scale tickets. The check will be mailed to:

Geoffrey Young
655 Wildwood zdrive
St. Augustine, FL 32086

The Purchaser acknowledges that the deposit is made to the Seller prior to any timber harvesting taking place. The deposit will be liquidated at a rate equal to the purchase price per product as specified in paragraph 5.2. All unliquidated advance payment at the end of the contract period shall be returned to the Purchaser within 30 days.

5.5 **Performance Bond**: A performance bond in the amount of **$2,500** shall be deposited with the Sellers' Representative by Purchaser on the Effective Date of this Agreement, to be returned upon satisfactory completion of the terms of this Agreement. The performance deposit may be used to reimburse Sellers for damage or loss of trees as set forth in Paragraph 10.0 or to remedy violations of Paragraphs 8.0 and/or 9.0. The check shall be made payable to **Jowett & Wood, Inc. Trust Account.**

5.6 **Payment:** Payment for Timber severed from the stump along with settlement sheets will be mailed in the form of a check made payable to:

Osceola Lakes LLC
c/o Pete Legeza
P. O. Box 924
Ponte Vedra Beach, FL 32004

Scale tickets, settlement sheets, and advance will be mailed to:

Jowett & Wood, Inc.
P. O. Box 6339
Fernandina Beach, FL 32035

Timber severed from the stump must be removed from the Sale Area within two (2) weeks. Settlements and scale tickets for wood cut during any week are due Friday, two weeks after the week harvested. Settlements are considered delinquent if left unpaid in excess of seven (7) days and shall bear interest at EIGHTEEN (18) PERCENT per annum on the monthly amount outstanding. Settlements remaining delinquent in excess of FOURTEEN (14) DAYS shall allow Sellers to suspend harvesting activities until settlements are current. If settlements remain delinquent for an additional FOURTEEN (14) DAYS thereafter, Sellers may declare this Agreement in default and terminate the Agreement.

6.0 **Title and Representations:**

6.1 **Title:** Sellers warrant sufficient title and right to sell the Timber and that said Timber and the lands upon which said timber exists is free and clear of any liens which would impair harvest and removal of said Timber.

6.2 **Representations:** Sellers and Sellers' Representative make no representation or warranty to Purchaser as to the quality or value of this Timber or the logging conditions associated with it.

7.0 **Contract Term:** Purchaser is granted the right to conduct harvesting operations in the Sale Area consistent with the terms of this Agreement until **May 7, 2023**. At that time this Agreement shall expire and Purchaser shall have no further rights hereunder.

8.0 **Harvest Specifications:**

8.1 Purchaser agrees to harvest and purchase all Timber.

8.2 Cutting shall be done only in the Sale Area using the ditched interior roads.

8.3 Purchaser shall notify the Sellers or the Sellers' Representative prior to entering upon the Premises. Sellers reserve the right to view harvesting operations to verify compliance with the terms of this Agreement.

8.4 Purchaser agrees to keep all roads, ditches, fire lanes, and waterways free of logging debris at all times. All logging debris will be confined to the Sale Area. Debris must be removed the same day it becomes an obstruction in a fire lane, road, or ditch.

8.5 Purchaser agrees to maintain logging roads in such condition as to be passable by normal two-wheel drive truck traffic.

8.6 Any working fences damaged by the logging operation will be repaired by the Purchaser immediately using comparable fencing materials.

8.7 Stump height shall not exceed 5 inches for stumps with a surface diameter of 13 inches or less, or 7 inches for stumps with a surface diameter greater than 13 inches. Heights will be measured from preharvest ground level.

8.8 Purchaser agrees to remove all trash, cans, bottles, used filters, oil containers, tires, equipment, parts of equipment, or household garbage left on the property of the Sellers by the logging crew prior to the completion of this Agreement.

8.9 Purchaser agrees to comply with SILVICULTURE BEST MANAGEMENT PRACTICES as published by the Florida Department of Agriculture and Consumer Services.

8.10 Should any timber become damaged by fire, ice, wind, or beetle, Purchaser shall immediately begin salvage of same.

8.11 Purchaser is required to use Jowett and Wood's two-part load tickets and loader sheets.

9.0 **Environmental Compliance:**

9.1 Purchaser will not dispose of waste petroleum products, batteries, or any other potentially hazardous materials on the Sellers' property. Should any contamination occur as a result of harvesting operations, Purchaser will be responsible and liable for removing contaminated soil at Purchaser's expense.

9.2 Purchaser shall take reasonable precautions to prevent wildfires, which might occur as the result of harvesting activities.

9.3 In the event of wet and adverse logging conditions, Sellers reserve the right to halt harvesting to protect Premises. If said action should occur, Sellers shall extend the term of this Agreement by the length of time Purchaser is denied access to the Premises.

9.4 Purchaser shall obtain any and all applicable permits or licenses which may be necessary or desirable, from any local, state, federal or other governmental or administrative agency.

10.0 **Wrongful Cutting:** If the Sellers' Representative finds any trees cut that were not identified in Paragraph 1.0 as Timber, the Purchaser shall pay for such trees as follows:

$100.00 for trees with stump diameter greater than or equal to 12 inches;
$100.00 for any marked boundary line trees; and
$ 25.00 for trees with stump diameter less than 12 inches.

At the conclusion of the sale, and after having been notified by Sellers' Representative, an appropriate sum may be deducted from the performance deposit.

11.0 **Laws:** Purchaser agrees to comply with all applicable federal, state, and local laws, ordinances, rules, and regulations of any governmental authority having jurisdiction over any activities resulting from the Agreement.

12.0 **Default:** If the Purchaser fails to perform any obligation or breaks any provision of the Agreement, and fails to remedy the situation to the satisfaction of the Sellers after notice and demand for remedy, the Sellers may declare this Agreement to be in default and, at its option, (1) compel specific performance of the Agreement, (2) suspend harvesting operations and Timber removal until the default has been remedied, or (3) cancel the Agreement and seek other forms of relief available by law and/or equity, in which case, the performance bond would be retained by the Sellers.

13.0 **Inability to Perform:** Should either party be unable to perform any of its obligations under this Agreement by reason of (a) war, (b) acts of God, (c) prohibition by any government entity, (d) failure of title, (e) mill closure, (f) rainfall on the Sale Areas which prohibits logging in excess of 50% of the Agreement period (as determined by Sellers' Representative), or (g) other causes beyond the reasonable control of either party, then the obligations of the affected party may be suspended without liability by written agreement for a period of time equal to the period of disability or SIX (6) months, whichever is less.

14.0 **Indemnity and Hold Harmless:** Sellers shall in no way be liable or responsible for any personal injuries (including death), whether the same be injuries to its employees, agents, contractors or assigns or other persons, or damage to any type of property, caused by, resulting from or attributable to the operations on the Premises of Purchaser, its officers, employees, agents, contractors or assigns under this Agreement, and Purchaser does hereby agree to indemnify and hold harmless Sellers in connection with and from any and all causes of action, liabilities, losses, damages, injuries, claims, costs (including attorney fees) or litigation, arising out of, attributable to, resulting from or incurred due to Purchaser's activities and/or operations on the Premises or on any roads contained within or serving the Premises. This indemnification shall survive the expiration or termination of this Agreement.

15.0 **Insurance:** Purchaser shall obtain and maintain the following types of insurance, in addition to any other insurance required by law: (a) Worker's Compensation and Employer's Liability Insurance fully covering Purchaser's operations hereunder; (b) Comprehensive Vehicle Liability Insurance, including owned, hired and non-owned vehicles, with limits not less than $500,000 single occurrence and $1,000,000 cumulative bodily injury liability; and (c) Comprehensive General Liability Insurance, including all contractual liability hereunder, with limits not less than $1,000,000 single occurrence and $1,000,000 cumulative bodily injury liability. Purchaser shall also ensure that any and all contractors retained by Purchaser shall have Worker's Compensation and Employer's Liability Insurance fully covering said contractor's operations hereunder.

Prior to beginning operations hereunder, evidence of all such insurance shall be furnished to Sellers and such insurance shall provide for at least ten (10) days' notice to Sellers of cancellation or of any material change in such insurance policies. In the event of failure by Purchaser to furnish such evidence, Sellers may immediately terminate this Agreement without further action.

16.0 **Venue:** Venue for any action arising from this Agreement is stipulated for the court district, whether state or federal, having jurisdiction over St. Johns County, Florida. In any action brought to interpret or enforce this Agreement, the prevailing party's attorney's fees and costs shall be reimbursed by the non-prevailing party.

12/19/22

17.0 **Entire Agreement**: This Agreement constitutes the entire agreement of the parties and the same may be amended or modified only by further agreement in writing, duly executed by the parties hereto. All understandings, representations, and undertaking heretofore had between the parties are fully expressed in the Agreement, executed by the parties hereto. All consents herein required must be in writing.

Notary Public State of Florida
Bindu B Patel
My Commission GG 298033
Expires 02/04/2023

18.0 **Successors and Assigns**: This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto, except this Agreement shall not be assigned by the Purchaser without the written consent of the Sellers. This Agreement shall not be recorded in the Official Records.

19.0 Purchaser shall allow no liens to be filed against the Premises and shall immediately cause any liens filed to be removed.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and delivered these presents as of the day and year first written above.

Seller: _____ **Federal Tax I.D #** _____

By: GEOFFREY A. YOUNG

Title: OWNER **Date:** 12/19/2022

Witness: _____

By: Bindu Patel **Date:** 12/19/2022

Seller: OSCEOLA LAKES LLC **Federal Tax I.D #** [redacted]

By: PETE LEGEZA

Title: MANAGER **Date:** 12-19-22

Witness: _____

By: Bindu Patel **Date:** 12/19/2022

Purchaser: _____ **Federal Tax I.D. #** _____

By: _____

Title: _____ **Date:** _____

Witness: _____

By: _____ **Date:** _____

Notary Public State of Florida
Bindu B Patel
My Commission GG 298033
Expires 02/04/2023

12/19/2022

Geoffrey Young & Osceola Lakes LLC
St. Johns County, FL
Timber Sale Map Exhibit "A"

N

0 660 Feet

2021 imagery
map date 12-22

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	Description	Acres
1	Natural Pine	10.2
2	Planted Slash 1997 thinned	11.7
3	Hardwood Natural Pine	24.1
4	Cypress Hardwood	4.0
5	Planted Slash 1982	11.4
6	Hardwood Natural Pine Cypress	4.6
		66.0

LEGEND

Boundary

Stands

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/5/2023**
Location _____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
12	379.69	OL G Young	pine p/w	$16.00	$6,075.04	GP, Palatka
9	284.1	OL G Young	pine cns	$24.00	$6,818.40	West Fraser, Maxville
5	151.51	OL G/P	pine p/w	$16.00	$2,424.16	GP, Palatka
9	283.05	OL G/P	pine cns	$24.00	$6,793.20	West Fraser, Maxville
2	63.49	OL G/P	pine swt	$27.00	$1,714.23	Tatum, Lawtey
1	32.51	OL G/P	pine poles	$30.00	$975.30	Robbins, Lake City
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
38	1194.35				$24,800.33	

LESS DEDUCTIONS:

Dealer's Advance:	**$25,000.00**
	$0.00
Total Deductions:	**$24,684.33**
Advance Balance:	**$315.67**

24,800.33
199.67

Prepared By: S Browning

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. WEEK ENDING: **5/5/2023**

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Osceola Lake	Robbins, LC	poles	78476	5/3/2023	45916	32.51
2		Geoff/Pete						
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	32.51
1	Huntley	Osceola Lake	Tatum, Lawtey	swt	78473	5/3/2023	33285	31.59
2		Geoff/Pete			78482	5/3/2023	33288	31.9
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	63.49
1	Huntley	Osceola Lake	GP, Palatka	pine p/w	78472	5/2/2023	668049	29.26
2		Geoff/Pete			78477	5/3/2023	668081	28.45
3					78479	5/3/2023	668143	31.55
4					78481	5/3/2023	668151	31.07
5					78480	5/3/2023	668153	31.18
6								
7								
8								
9								
10								
							TOTAL=	151.51
1	Huntley	Osceola Lake	WestFrsr, MX	cns	78466	5/2/2023	3578042	30.69
2		Geoff/Pete			78465	5/2/2023	3578047	31.92
3					78464	5/2/2023	3578049	31.05
4					78467	5/2/2023	3578053	30.93
5					78471	5/2/2023	3578061	32.44
6					78474	5/2/2023	3578072	31.62
7					78478	5/3/2023	3578092	31.3
8					78475	5/3/2023	3578100	31.55
9					78484	5/3/2023	3578114	31.55
10								
							TOTAL=	283.05

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. | **WEEK ENDING-** | **5/5/2023**

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Young	GP, Palatka	pine p/w	78447	4/28/2023	667616	33.3
2					78450	4/28/2023	667646	31.41
3					78453	4/28/2023	667674	29.85
4					78454	5/1/2023	667690	33.99
5					78446	5/1/2023	667716	31.45
6					78455	5/1/2023	667738	29.68
7					78456	5/1/2023	667746	32.71
8					78457	5/1/2023	667762	32.77
9					78459	5/1/2023	667787	32.04
10					78468	5/2/2023	667932	30.78
11					78470	5/2/2023	667984	29.35
12					78469	5/2/2023	668005	32.36
13								
14								
15								
16								
17								
18								
19								
20								
21							**TOTAL=**	379.69
1	Huntley	Young	WestFrsr, MX	cns	78448	4/28/2023	3577994	31.25
2					78451	4/28/2023	3577997	29.02
3					78452	4/28/2023	3577999	32.84
4					78449	5/1/2023	3578006	32.33
5					78458	5/1/2023	3578017	32.47
6					78460	5/1/2023	3578022	31.55
7					78461	5/1/2023	3578024	32.19
8					78462	5/1/2023	3578026	31.08
9					78463	5/1/2023	3578035	31.37
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24							**TOTAL=**	284.1

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/3/2023 at 12:09 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668153**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 12
Driver: ED
Load Slip: 078480
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 91100 lbs on ScaleIn1
At: 5/3/2023 11:56 by WSRAS

Out: 28740 lbs on UDP_ScaleOut3
At: 5/3/2023 12:09 by WSRAS

Net: 62,360 lbs. 31.18 tons

1 TON = 2000 LBS

Hard Hats Required!

1292844

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/3/2023 at 12:03 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668151**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 05
Driver: RANDY
Load Slip: 078481
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 91500 lbs on ScaleIn1
At: 5/3/2023 11:51 by WSRAS

Out: 29360 lbs on UDP_ScaleOut3
At: 5/3/2023 12:03 by WSRAS

Net: 62,140 lbs. 31.07 tons

1 TON = 2000 LBS

Hard Hats Required!

1292842

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/3/2023 at 7:02 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668081**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 04
Driver: BEN
Load Slip: 078477
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 86560 lbs on ScaleIn1
At: 5/3/2023 06:44 by WSRAS

Out: 29660 lbs on UDP_ScaleOut3
At: 5/3/2023 07:02 by WSRAS

Net: 56,900 lbs. 28.45 tons

1 TON = 2000 LBS

Hard Hats Required!

1292767

JW 078479

Pacific Corporation
ipmill
Wood 'P' Scale Ticket

at 11:29 AM

Jeff & Pete

71515971
Palatka Chipmill
668143

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
Geoffrey Young
Saint Johns, FL
Chanclor, Michael
9
BILLY
Load Slip: 78479
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 91420 lbs on ScaleIn1
At: 5/3/2023 11:15 by WSRAS

Out: 28320 lbs on UDP_ScaleOut3
At: 5/3/2023 11:29 by WSRAS

Net: 63,100 lbs. 31.55 tons

1 TON = 2000 LBS

Hard Hats Required!

1292833

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/2/2023 at 5:26 PM

Authoriz:	**71515971**
Location:	**Palatka Chipmill**
Ticket #:	**668049**
Supplier:	Gator Timber & Land LLC
Logger:	John Huntley - Huntley
Stem...	
Hauler:	Gator Timber & Land LLC
Tract:	Osceola Lakes 71515971
Landowner:	Geoffrey Young
County:	Saint Johns, FL
Forester:	Chanclor, Michael
Trailer:	12
Driver:	ED
Load Slip:	078472
Status:	COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 87120 lbs on ScaleIn1
At: 5/2/2023 17:08 by WSRAS

Out: 28600 lbs on UDP_ScaleOut3
At: 5/2/2023 17:26 by WSRAS

Net: 58,520 lbs. 29.26 tons

1 TON = 2000 LBS

BLK #2

Hard Hats Required!

1292731

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

4/28/2023 at 6:54 PM

Authoriz: **71515951**
Location: **Palatka Chipmill**
Ticket #: **667674**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Heritage Development
71515951
Landowner: Heritage Development LLC
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 1
Driver: ED
Load Slip: 078453
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 88340 lbs on ScaleIn1
At: 4/28/2023 18:40 by WSRAS

Out: 28640 lbs on UDP_ScaleOut3
At: 4/28/2023 18:54 by WSRAS

Net: 59,700 lbs. 29.85 tons

BIK #1

1 TON = 2000 LBS

Hard Hats Required!

1292314

WILDWOOD Rd
OFF
No CARD USED ONE FROM LAST JOB

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

4/28/2023 at 3:31 PM

Authoriz: **71515951**
Location: **Palatka Chipmill**
Ticket #: **667646**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Heritage Development
71515951
Landowner: Heritage Development LLC
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 12
Driver: ED
Load Slip: 078450
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 91600 lbs on ScaleIn1
At: 4/28/2023 14:58 by WSRAS

Out: 28780 lbs on UDP_ScaleOut3
At: 4/28/2023 15:30 by WSRAS

Net: 62,820 lbs. 31.41 tons

BIK 1

1 TON = 2000 LBS

Hard Hats Required!

1292281

OFF Wild wood
NO CARD USED ONE FROM LAST JOB

JW 078469

-Pacific Corporation
hipmill
d Wood 'P' Scale Ticket

at 2:08 PM

71515971
Palatka Chipmill
668005

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
r: Geoffrey Young
Saint Johns, Fl
Chanclor, Michael
9
BILLY
Load Slip: 78469
Status: COMPLETED

New Block Jeff

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 92960 lbs on ScaleIn1
At: 5/2/2023 13:42 by WSRAS

Out: 28240 lbs on UDP_ScaleOut3
At: 5/2/2023 14:08 by WSRAS

Net: 64,720 lbs. 32.36 tons

1 TON = 2000 LBS

Hard Hats Required!

1292683

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

4/28/2023 at 1:49 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **667616**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 08
Driver: RANDY
Load Slip: 078447
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 93960 lbs on ScaleIn1
At: 4/28/2023 12:58 by WSRAS

Out: 27360 lbs on UDP_ScaleOut3
At: 4/28/2023 13:49 by WSRAS

Net: 66,600 lbs. 33.30 tons

1 TON = 2000 LBS

Hard Hats Required!

1292249

JW 078457

a-Pacific Corporation
Chipmill
d Wood 'P' Scale Ticket

3 at 10:52 AM

:	**71515971**
:	**Palatka Chipmill**
	667762
	Gator Timber & Land LLC
	John Huntley - Huntley
	Gator Timber & Land LLC
	Osceola Lakes 71515971
er:	Geoffrey Young
	Saint Johns, FL
	Chanclor, Michael
	5
	BILLY
	78457
Status:	COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 95660 lbs on ScaleIn1
At: 5/1/2023 10:41 by WSRAS

Out: 30120 lbs on UDP_ScaleOut3
At: 5/1/2023 10:52 by WSRAS

Net: 65,540 lbs. 32.77 tons

1 TON = 2000 LBS

Hard Hats Required!

1292413

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/1/2023 at 6:42 AM

Authoriz:	**71515971**
Location:	**Palatka Chipmill**
Ticket #:	**667690**
Supplier:	Gator Timber & Land LLC
Logger:	John Huntley - Huntley
Stem...	
Hauler:	Gator Timber & Land LLC
Tract:	Osceola Lakes 71515971
Landowner:	Geoffrey Young
County:	Saint Johns, FL
Forester:	Chanclor, Michael
Trailer:	08
Driver:	BEN
Load Slip:	078454
Status:	COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 95360 lbs on ScaleIn1
At: 5/1/2023 06:22 by WSRAS

Out: 27380 lbs on UDP_ScaleOut3
At: 5/1/2023 06:42 by WSRAS

Net: 67,980 lbs. 33.99 tons

1 TON = 2000 LBS

Hard Hats Required!

1292335

NCV Block

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/1/2023 at 9:59 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **667746**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 06
Driver: RANDY
Load Slip: 078456
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 94680 lbs on ScaleIn1
At: 5/1/2023 09:49 by WSRAS

Out: 29260 lbs on UDP_ScaleOut3
At: 5/1/2023 09:59 by WSRAS

Net: 65,420 lbs. 32.71 tons

1 TON = 2000 LBS

Hard Hats Required!

1292396

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/1/2023 at 12:23 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **667787**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 01
Driver: RANDY
Load Slip: 078459
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 91940 lbs on ScaleIn1
At: 5/1/2023 12:07 by WSRAS

Out: 27860 lbs on UDP_ScaleOut3
At: 5/1/2023 12:23 by WSRAS

Net: 64,080 lbs. 32.04 tons

1 TON = 2000 LBS

Hard Hats Required!

1292445

078446

ia-Pacific Corp.
Chipmill
nd Wood 'P' Scale Ticket

3 at 8:22 AM

z: 71515971
: Palatka Chipmill
667716

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
r: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
1
BILLY
Load Slip: 78446
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 91320 lbs on ScaleIn1
At: 5/1/2023 08:12 by WSRAS

Out: 28420 lbs on UDP_ScaleOut3
At: 5/1/2023 08:22 by WSRAS

Net: 62,900 lbs. 31.45 tons

1 TON = 2000 LBS

Hard Hats Required!

1292363

#1

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/2/2023 at 10:09 AM

Authoriz: 71515971
Location: Palatka Chipmill
Ticket #: 667932

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 02
Driver: BEN
Load Slip: 078468
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 89840 lbs on ScaleIn1
At: 5/2/2023 09:54 by WSRAS

Out: 28280 lbs on UDP_ScaleOut3
At: 5/2/2023 10:09 by WSRAS

Net: 61,560 lbs. 30.78 tons

1 TON = 2000 LBS

Hard Hats Required!

1292605

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/2/2023 at 12:53 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **667984**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 04
Driver: RANDY
Load Slip: 078470
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 88840 lbs on ScaleIn1
At: 5/2/2023 12:28 by WSRAS

Out: 30140 lbs on UDP_ScaleOut3
At: 5/2/2023 12:53 by WSRAS

Net: 58,700 lbs. 29.35 tons

1 TON = 2000 LBS

Hard Hats Required!

1292660

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/1/2023 at 9:38 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **667738**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 1
Driver: ED
Load Slip: 078455
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 87820 lbs on ScaleIn1
At: 5/1/2023 09:22 by WSRAS

Out: 28460 lbs on UDP_ScaleOut3
At: 5/1/2023 09:38 by WSRAS

Net: 59,360 lbs. 29.68 tons

WILD WOOD

BIK 1

Correct CARD

1 TON = 2000 LBS

Hard Hats Required!

1292388

West Fraser
Maxville(572)

Driver:	BEN
TruckID:	003/1 / NRM
Date In:	5/3/2023 10:04:25 AM
Date Out:	5/3/2023 10:18:51 AM
Ticket #	3578100
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	62/44
AVG SED:	5.000
BOL (Alt Ref):	075475

	Tons	Lbs
Gross:	45.20	90,400
Deduct:	0.00	0
Tare:	13.65	27,300
Net:	31.55	63,100

Init CAT:	CS
Init PLF:	23.13
Yard ID:	MAX-01
Load ID#:	249855
Scaler:	MCOVINGTON
Comments:	

West Fraser
Maxville(572)

Driver:	ED
TruckID:	02/1 / NRM
Date In:	5/2/2023 11:59:31 AM
Date Out:	5/2/2023 12:15:17 PM
Ticket #	3578053
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	48/49
AVG SED:	5.000
BOL (Alt Ref):	078467

	Tons	Lbs
Gross:	45.08	90,160
Deduct:	0.00	0
Tare:	14.15	28,300
Net:	30.93	61,860

Init CAT:	CS
Init PLF:	26.3
Yard ID:	MAX-01
Load ID#:	249807
Scaler:	MCOVINGTON
Comments:	

BLK # 2

West Fraser
Maxville(572)

Driver:	ED
TruckID:	02/1 / NRM
Date In:	5/3/2023 7:51:45 AM
Date Out:	5/3/2023 8:06:50 AM
Ticket #	3578092
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	36/49
AVG SED:	5.000
BOL (Alt Ref):	078478

	Tons	Lbs
Gross:	45.54	91,080
Deduct:	0.00	0
Tare:	14.24	28,480
Net:	31.30	62,600

Init CAT:	CS
Init PLF:	35.49
Yard ID:	MAX-01
Load ID#:	249847
Scaler:	MCOVINGTON
Comments:	

#2

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/1 / NRM
Date In: 5/3/2023 3:16:32 PM
Date Out: 5/3/2023 3:27:02 PM
Ticket # 3578114
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 55/49
AVG SED: 5.000
BOL (Alt Ref): 078484

	Tons	Lbs
Gross:	45.23	90,460
Deduct:	0.00	0
Tare:	13.68	27,360
Net:	31.55	63,100

Init CAT: CS
Init PLF: 23.41

Yard ID: MAX-01
Load ID#: 249869
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

Driver: RANDY
TruckID: 001/2 / NRM
Date In: 5/2/2023 3:42:48 PM
Date Out: 5/2/2023 3:55:23 PM
Ticket # 3576072
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 56/42
AVG SED: 5.000
BOL (Alt Ref): 078474

	Tons	Lbs
Gross:	46.17	92,340
Deduct:	0.00	0
Tare:	14.55	29,100
Net:	31.62	63,240

Over: .17 Tons

Init CAT: CS
Init PLF: 26.89

Yard ID: MAX-01
Load ID#: 249827
Scaler: TBENT
Comments:

West Fraser
Maxville(572)

Driver: BEN
TruckID: 003/4 / NRM
Date In: 5/2/2023 6:42:05 AM
Date Out: 5/2/2023 6:54:40 AM
Ticket # 3578042
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 43/35
AVG SED: 5.000
BOL (Alt Ref): 078466

	Tons	Lbs
Gross:	45.34	90,680
Deduct:	0.00	0
Tare:	14.65	29,300
Net:	30.69	61,380

Init CAT: SS
Init PLF: 40.78

Yard ID: MAX-01
Load ID#: 249796
Scaler: TROBSON
Comments:

Jeff & Pete

West Fraser
Maxville(572)

Driver:	RANDY
TruckID:	001/8 / NRM
Date In:	5/2/2023 9:30:08 AM
Date Out:	5/2/2023 9:42:26 AM
Ticket #	3578047
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	55/46
AVG SED:	5.000
BOL (Alt Ref):	078465

	Tons	Lbs
Gross:	45.53	91,060
Deduct:	0.00	0
Tare:	13.61	27,220
Net:	31.92	63,840

Init CAT:	CS
Init PLF:	25.23
Yard ID:	MAX-01
Load ID#:	249801
Scaler:	MCOVINGTON
Comments:	

jw 078464

West Fraser
Maxville(572)

	BILLY
	02/1 / NRM
	5/2/2023 10:28:16 AM
t:	5/2/2023 10:38:33 AM
	3578049
#:	0000034564
	GATOR TIMBER & LAND LLC
	M1039410 (Gator-Young & Osceola L
	SW/YP
n:	LL (Long Log. Entire
	YOUNG & OSCEOLA
r:	1QR
	HUNTLEY STEMWOOD, INC.
unty:	FL/ST. JOHNS
de:	25-TIER
Len:	63/45
):	5.000
BOL (Alt Ref):	78464

	Tons	Lbs
Gross:	45.28	90,560
Deduct:	0.00	0
Tare:	14.23	28,460
Net:	31.05	62,100

Init CAT:	CS
Init PLF:	21.9
Yard ID:	MAX-01
Load ID#:	249803
Scaler:	MCOVINGTON
Comments:	

#2

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

Driver:	BEN
TruckID:	003/05 / NRM
Date In:	5/2/2023 1:28:43 PM
Date Out:	5/2/2023 1:40:41 PM
Ticket #	3578061
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	36/45
AVG SED:	5.000
BOL (Alt Ref):	078471

	Tons	Lbs
Gross:	47.15	94,300
Deduct:	0.00	0
Tare:	14.71	29,420
Net:	32.44	64,880

Over: 1.15 Tons

Init CAT:	SS
Init PLF:	40.05
Yard ID:	MAX-01
Load ID#:	249816
Scaler:	MCOVINGTON
Comments:	

West Fraser
Maxville(572)

Driver: ED
TruckID: 02/1 / NRM
Date In: 5/1/2023 7:38:22 PM
Date Out: 5/1/2023 7:55:28 PM
Ticket # 3578035
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 40/36
AVG SED: 7.000
BOL (Alt Ref): 078463

	Tons	Lbs
Gross:	45.60	91,200
Deduct:	0.00	0
Tare:	14.23	28,460
Net:	31.37	62,740

Init CAT: SS
Init PLF: 43.57

BIK# 2

Yard ID: MAX-01
Load ID#: 249788
Scaler: TBENT
Comments:

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

Driver: RANDY
TruckID: 001/8 / NRM
Date In: 4/28/2023 4:33:46 PM
Date Out: 4/28/2023 4:44:51 PM
Ticket # 3577999
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 54/40
AVG SED: 5.000
BOL (Alt Ref): 078452

Over: 1.21 Tons

	Tons	Lbs
Gross:	47.21	94,420
Deduct:	0.00	0
Tare:	14.37	28,740
Net:	32.84	65,680

Init CAT: CS
Init PLF: 30.41

Yard ID: MAX-01
Load ID#: 249752
Scaler: TBENT
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/6 / NRM
Date In: 5/1/2023 3:26:26 PM
Date Out: 5/1/2023 3:41:35 PM
Ticket # 3578026
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 42/45
AVG SED: 7.000
BOL (Alt Ref): 078462

	Tons	Lbs
Gross:	45.63	91,260
Deduct:	0.00	0
Tare:	14.55	29,100
Net:	31.08	62,160

Init CAT: CS
Init PLF: 32.89

Yard ID: MAX-01
Load ID#: 249779
Scaler: TBENT
Comments:

#1

West Fraser
Maxville(572)

Driver:	BEN
TruckID:	003/9 / NRM
Date In:	5/1/2023 1:53:11 PM
Date Out:	5/1/2023 2:07:46 PM
Ticket #	3578022
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	48/48
AVG SED:	5.000
BOL (Alt Ref):	078466

	Tons	Lbs
Gross:	45.15	90,300
Deduct:	0.00	0
Tare:	13.60	27,200
Net:	31.55	63,100

Init CAT:	CS
Init PLF:	27.39
Yard ID:	MAX-01
Load ID#:	249775
Scaler:	MCOVINGTON
Comments:	

JW 078448

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

	BILLY
	002/2 / NRM
	4/28/2023 2:03:51 PM
	4/28/2023 2:19:13 PM
	3577994
	0000034564
	GATOR TIMBER & LAND LLC
	M1039410 (Gator-Young & Osceola L
	SW/YP
	LL (Long Log. Entire
	YOUNG & OSCEOLA
	1QR
	HUNTLEY STEMWOOD, INC.
County:	FL/ST. JOHNS
Code:	25-TIER
g Len:	64/47
ED:	5.000
BOL (Alt Ref):	78448

	Tons	Lbs
Gross:	46.19	92,380
Deduct:	0.00	0
Tare:	14.94	29,880
Net:	31.25	62,500

Over: .19 Tons

Init CAT	CS
Init PLF:	20.76
Yard ID:	MAX-01
Load ID#:	249746
Scaler:	MCOVINGTON
Comments:	

New Blk C.K

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

Driver:	ED
TruckID:	02/12 / NRM
Date In:	5/1/2023 1:26:43 PM
Date Out:	5/1/2023 1:43:06 PM
Ticket #	3578017
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	55/42
AVG SED:	5.000
BOL (Alt Ref):	078458

	Tons	Lbs
Gross:	46.81	93,620
Deduct:	0.00	0
Tare:	14.34	28,680
Net:	32.47	64,940

Over: .81 Tons

Init CAT:	CS
Init PLF:	28.11
Yard ID:	MAX-01
Load ID#:	249770
Scaler:	MCOVINGTON
Comments:	

BLK#1

#1

JW 078461

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

New
&
Block
Jeff

BILLY
002/S / NRM
5/1/2023 2:37:36 PM
5/1/2023 3:06:51 PM
3578024
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
ity: FL/ST. JOHNS
: 25-TIER
in: 65/42
AVG SED: 5.000
BOL (Alt Ref): 78461

	Tons	Lbs	Over: 1.14 Tons
Gross:	47.14	94,280	
Deduct:	0.00	0	
Tare:	14.95	29,900	
Net:	32.19	64,380	

Init CAT: CS
Init PLF: 23.58

Yard ID: MAX-01
Load ID#: 249777
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: BEN
TruckID: 003/04 / NRM
Date In: 4/28/2023 3:54:10 PM
Date Out: 4/28/2023 4:04:37 PM
Ticket #: 3577997
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/50
AVG SED: 5.000
BOL (Alt Ref): 078451

	Tons	Lbs
Gross:	43.64	87,280
Deduct:	0.00	0
Tare:	14.62	29,240
Net:	29.02	58,040

Init CAT: CS
Init PLF: 24.18

Yard ID: MAX-01
Load ID#: 249750
Scaler: TBENT
Comments:

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

Driver: BEN
TruckID: 003/9 / NRM
Date In: 5/1/2023 9:22:06 AM
Date Out: 5/1/2023 9:34:43 AM
Ticket #: 3578006
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 42/46
AVG SED: 5.000
BOL (Alt Ref): 078449

	Tons	Lbs	Over: .05 Tons
Gross:	46.05	92,100	
Deduct:	0.00	0	
Tare:	13.72	27,440	
Net:	32.33	64,660	

Init CAT: CS
Init PLF: 33.47

Yard ID: MAX-01
Load ID#: 249759
Scaler: MCOVINGTON
Comments:

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

Date _____

Dealer _____

Producer _____

Tract _____

Driver _____

By _____

Cords _____

Tons 31.90

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

33285

Date _____

Dealer _____

Producer _____

Tract _____

Driver _____

By _____

Cords _____

Tons _____

Poles — JW 078476

45916

WEIGHT TICKET

ROBBINS Manufacturing Company
Est. 1938

702 NE Okinawa Street, Lake City, FL 32055 (386) 752-0335

SUPPLIER NAME Caton

PRODUCER NAME Hunter

COUNTY St Johns

STUMPAGE SOURCE Young Osceola

MIXED X SM _____ MED _____ LG _____

7847 lb

INBOUND
ID: 557
94900 lb G

OUTBOUND
T/D: 07:38:20 2023-05-03
ID: 867
94900 lb G
29880 lb PT
36020 lb N
32.81ton

Scaled by: _____

NFPCi 4038-1

Jowett & Wood Inc.

TIMBER HARVEST ACCOUNTING REPORT

Enter Products & Prices:	
Pine Pulp	$16.00
Pine CNS	$24.00
Pine ST	$27.00
Pine Poles	$30.00
Cypress Mulch	$14.00
Cypress ST	$40.00

Seller: Geoffrey Young and Osceola Lakes LLC Buyer: Gator Timber & Land, LLC

Date	Check #	Total Loads All Products	Pine Pulp		Pine CNS		Pine ST		Pine Poles		Cypress Mulch		Cypress ST		Total Vol. All Products (tons)	Deductions	Total $ All Products
			Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $			
5/5/2023	N/A	38	531.2	$8,499.20	567.15	$13,611.60	63.49	$1,714.23	32.51	$975.30	0	$0.00	0	$0.00	1194.35		$24,800.33
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
Grand Total		38	531.2	8499.2	567.15	13611.6	63.49	1714.23	32.51	975.3	0	$0.00	0	0	1194.35	$0.00	$24,800.33
											Cross Checks:				1194.35		$24,800.33

Removals:

	Tons	%
Pine Pulp	531.2	44%
Pine CNS	567.15	47%
Pine ST	63.49	5%
Pine Poles	32.51	3%
Cypress Mulch	0	0%
Cypress ST	0	0%
TOTAL:	1194.4	100%

Advance: $15,000 original agreement + $10,000 added by Amendment 1

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/12/2023**
Location_____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
10	307	OL G/P	pine p/w	$16.00	$4,912.00	GP, Palatka
17	521.88	OL G/P	pine cns	$24.00	$12,525.12	West Fraser, Maxville
1	30.36	OL G/P	pine cns	$24.00	$728.64	West Fraser, Lk Butler
7	217.94	OL G/P	pine swt	$27.00	$5,884.38	Tatum, Lawtey
2	63.62	OL G/P	pine poles	$30.00	$1,908.60	Robbins, Lake City
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
37	1140.8				$25,958.74	

LESS DEDUCTIONS:

Dealer's Advance:	**$315.67**	199.67
	$0.00	
Total Deductions:	**$315.67**	199.67
Amount of Check:	**$25,643.07**	**CK.NO. 37484**

= 25,759.07

Prepared By: S Browning

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. — WEEK ENDING: 5/12/2023

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Osceola Lks	WestFrsr, LB	cns	78019	5/10/2023	3662609	30.36
2								
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	30.36
1	Huntley	Osceola Lks	Robbins, LC	poles	78488	5/4/2023	45925	32.03
2					78002	5/5/2023	45942	31.59
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	63.62
1	Huntley	Osceola Lks	Tatum, Lawtey	swt	78496	5/4/2023	33293	30.19
2					78495	5/8/2023	33295	30.56
3					78005	5/8/2023	33299	32.75
4					78003	5/9/2023	33306	29.66
5					78011	5/9/2023	33307	32.57
6					78015	5/9/2023	33313	30.48
7					78016	5/9/2023	33314	31.73
8								
9								
10								
							TOTAL=	217.94
1	Huntley	Osceola Lks	GP, Palatka	pine p/w	78492	5/4/2023	668322	30.85
2					78493	5/4/2023	668349	30.63
3					78491	5/4/2023	668358	31.58
4					78006	5/8/2023	668673	30.94
5					78008	5/8/2023	668695	30.6
6					78007	5/9/2023	668843	30.98
7					78014	5/9/2023	668862	29.48
8					78013	5/9/2023	668874	29.35
9					78023	5/10/2023	669089	31.89
10					78021	5/10/2023	669111	30.7
							TOTAL=	307

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. — **WEEK ENDING-** **5/12/2023**

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Osceola Lks	WestFrsr, MX	cns	78483	05/03/23	3578116	30.61
2					78489	05/03/23	3578128	30.49
3					78487	05/04/23	3578139	30.06
4					78486	05/04/23	3578140	30.12
5					78494	05/04/23	3578153	29.6
6					78497	05/04/23	3578164	30.38
7					78499	05/05/23	3578181	31.76
8					78498	05/05/23	3578184	30.73
9					78490	05/05/23	3578192	30.8
10					78500	05/05/23	3578198	29.81
11					78001	05/05/23	3578203	32.16
12					78004	05/08/23	3578224	31.63
13					78009	05/08/23	3578251	29.78
14					78010	05/08/23	3578255	30.83
15					78012	05/09/23	3578273	30.72
16					78018	05/09/23	3578301	30.41
17					78020	05/10/23	3578310	31.99
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29								
30								
31								
32								
33								
34								
35								
36								
37								
38								
39								
40								
41								
42								
43								
44								
45							**TOTAL=**	521.88

JW 078002

45942

WEIGHT TICKET

ROBBINS Manufacturing Company
Est.1938

702 NE Okinawa Street, Lake City, FL 32055 (386) 752-0335

SUPPLIER NAME Gator

PRODUCER NAME Huntley

COUNTY St Johns

STUMPAGE SOURCE Young - Osceola

MIXED / SM _____ MED _____ LG _____

078002

INBOUND
SR: 886
GR: 92960 lb G
T/D: 14:54:17 2023-05-05
ID: 886
91460 lb G
28280 lb PT
63180 lb N
31.59 ton

Scaled by: _____

NFPCi 4038-1

45925

WEIGHT TICKET

ROBBINS Manufacturing Company
Est.1938

702 NE Okinawa Street, Lake City, FL 32055 (386) 752-0335

SUPPLIER NAME Eaton

PRODUCER NAME Huntley

COUNTY St Johns

STUMPAGE SOURCE Osceola Lykes

MIXED / SM _____ MED _____ LG _____

115150771

INBOUND
ID: 867
93000 lb G

OUTBOUND
T/D: 07:51:50 2023-05-04
ID: 867
93000 lb G
28940 lb PT
64060 lb N
32.03 ton

Scaled by: _____

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

Date 5/1/23

Dealer Nation Timber

Producer Hamby Farms

Tract Group Osceola

Driver Hamby

By W.C. Strickland

Cords

Tons 31.23

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

Date 5-9-23

Dealer Nation Timber

Producer Hamby Timber

Tract Group Osceola

Driver Ron

By W.C. Strickland

Cords

Tons 29.66

JW 078011 INC.
8
(904) 782-3690

Date 1-23-

Dealer Nolan Timber

Producer Nolan Timber

Tract Jump Creek

Driver Billy

By W. E. Nolan

Cords

Tons 32.57

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

53295

Date 1-23-23

Dealer Tatum

Producer Nolan

Tract Jump Creek

Driver Billy

By

Cords

Tons

JW 078495

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

53299

Date 5-9-23

Dealer Nolan Timber

Producer Huntley

Tract Group Ducks

Driver Ben

By W. E. Huntley

Cords

Tons 32.75

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

53313

Date 5-9-23

Dealer Nolan Timber

Producer Huntley Timber

Tract Group Ducks

Driver Ben

By W. E. Huntley

Cords

Tons 30.48

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

Date

Dealer

Producer

Tract

Driver

By

Cords

Tons

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/4/2023 at 11:15 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668322**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 06
Driver: BEN
Load Slip: 078492
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 90420 lbs on ScaleIn1
At: 5/4/2023 10:58 by WSRAS

Out: 28720 lbs on UDP_ScaleOut3
At: 5/4/2023 11:15 by WSRAS

Net: 61,700 lbs. 30.85 tons

1 TON = 2000 LBS

Hard Hats Required!

1293032

JW 078023

-Pacific Corporation
hipmill
d Wood 'P' Scale Ticket

3 at 2:08 PM

71515971
Palatka Chipmill
669089

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
er: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
6
BILLY
: 78023
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 93580 lbs on ScaleIn1
At: 5/10/2023 13:43 by WSRAS

Out: 29800 lbs on UDP_ScaleOut3
At: 5/10/2023 14:08 by WSRAS

Net: 63,780 lbs. 31.89 tons

1 TON = 2000 LBS

Hard Hats Required!

1293888

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/9/2023 at 10:46 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668843**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 04
Driver: BEN
Load Slip: 078007
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 91120 lbs on ScaleIn1
At: 5/9/2023 10:26 by WSRAS

Out: 29160 lbs on UDP_ScaleOut3
At: 5/9/2023 10:46 by WSRAS

Net: 61,960 lbs. 30.98 tons

1 TON = 2000 LBS

Hard Hats Required!

1293619

JW 078006

a-Pacific Corporation
Chipmill
id Wood 'P' Scale Ticket

at 12:00 PM

71515971
Palatka Chipmill
668673

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
er: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
8
BILLY
78006
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 89740 lbs on ScaleIn1
At: 5/8/2023 11:16 by WSRAS

Out: 27860 lbs on UDP_ScaleOut3
At: 5/8/2023 12:00 by WSRAS

Net: 61,880 lbs. 30.94 tons

1 TON = 2000 LBS

Hard Hats Required!

1293424

Pacific Corporation
hipmill
l Wood 'P' Scale Ticket

at 12:57 PM

JW 0784491

71515971
Palatka Chipmill
668358

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
Geoffrey Young
Saint Johns, FL
Chanclor, Michael
8
BILLY
78491
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 91360 lbs on ScaleIn1
At: 5/4/2023 12:44 by WSRAS

Out: 28200 lbs on UDP_ScaleOut3
At: 5/4/2023 12:57 by WSRAS

Net: 63,160 lbs. 31.58 tons

1 TON = 2000 LBS

Hard Hats Required!

1293070

Pacific Corporation
ipmill
l Wood 'P' Scale Ticket

at 12:17 PM

JW 0780013

71515971
Palatka Chipmill
668874

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
Geoffrey Young
Saint Johns, FL
Chanclor, Michael
1
BILLY
78013
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 87080 lbs on ScaleIn1
At: 5/9/2023 11:59 by WSRAS

Out: 28380 lbs on UDP_ScaleOut3
At: 5/9/2023 12:17 by WSRAS

Net: 58,700 lbs. 29.35 tons

1 TON = 2000 LBS

Hard Hats Required!

1293654

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/10/2023 at 3:28 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669111**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 09
Driver: RANDY
Load Slip: 078021
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 89220 lbs on ScaleIn1
At: 5/10/2023 15:12 by WSRAS

Out: 27820 lbs on UDP_ScaleOut3
At: 5/10/2023 15:28 by WSRAS

Net: 61,400 lbs. 30.70 tons

1 TON = 2000 LBS

Hard Hats Required!

1293916

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/9/2023 at 11:45 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668862**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 02
Driver: RANDY
Load Slip: 078014
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 88160 lbs on ScaleIn1
At: 5/9/2023 11:24 by WSRAS

Out: 29200 lbs on UDP_ScaleOut3
At: 5/9/2023 11:45 by WSRAS

Net: 58,960 lbs. 29.48 tons

1 TON = 2000 LBS

Hard Hats Required!

1293640

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/4/2023 at 12:37 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668349**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 05
Driver: RANDY
Load Slip: 078493
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 90340 lbs on ScaleIn1
At: 5/4/2023 12:17 by WSRAS

Out: 29080 lbs on UDP_ScaleOut3
At: 5/4/2023 12:37 by WSRAS

Net: 61,260 lbs. 30.63 tons

1 TON = 2000 LBS

Hard Hats Required!

1293060

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/8/2023 at 12:54 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **668695**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 09
Driver: RANDY
Load Slip: 078008
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 88880 lbs on ScaleIn1
At: 5/8/2023 12:37 by WSRAS

Out: 27680 lbs on UDP_ScaleOut3
At: 5/8/2023 12:54 by WSRAS

Net: 61,200 lbs. 30.60 tons

1 TON = 2000 LBS

Hard Hats Required!

1293449

30-49

JW 078490

West Fraser
Maxville(572)

BILLY
D: 002/01 / NRM
n: 5/5/2023 9:23:34 AM
lut: 5/5/2023 9:35:22 AM
3578192
ct # 0000034564
: GATOR TIMBER & LAND LLC
: M1039410 (Gator-Young & Osceola L
s: SW/YP
ion: LL (Long Log. Entire
YOUNG & OSCEOLA

er: 1QR
HUNTLEY STEMWOOD, INC.
County: FL/ST. JOHNS
Code: 25-TIER
rg Len: 48/52
ED: 5.000
BOL (Alt Ref): 78490

	Tons	Lbs
Gross:	44.84	89,680
Deduct:	0.00	0
Tare:	14.04	28,080
Net:	30.80	61,600

Init CAT: CS
Init PLF: 24.68

Yard ID: MAX-01
Load ID#: 249947
Scaler: MCOVINGTON
Comments:

JW 078018

West Fraser
Maxville(572)

BILLY
D: 002/4 / NRM
n: 5/9/2023 3:41:08 PM
ut: 5/9/2023 3:53:31 PM
3578301
t # 0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
n: LL (Long Log. Entire
YOUNG & OSCEOLA

: 1QR
HUNTLEY STEMWOOD, INC.
unty: FL/ST. JOHNS
le: 25-TIER
Len: 30/55
: 7.000
BOL (Alt Ref): 78018

	Tons	Lbs
Gross:	45.57	91,140
Deduct:	0.00	0
Tare:	15.16	30,320
Net:	30.41	60,820

Init CAT: CS
Init PLF: 36.86

Yard ID: MAX-01
Load ID#: 250056
Scaler: TBENT
Comments:

JW 078019

West Fraser
Lake Butler(571)

1
1 / NRM
5/10/2023 9:59:02 AM
5/10/2023 10:27:46 AM
3662609
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
L (Long Log. Entire trees on
ad >20ft)
Ti OUNG & OSCEOLA
Pr R
NTLEY STEMWOOD, INC.
Sta /ST. JOHNS
Pric -TIER
Log /42
AVG .000
BOL (Alt Ref): 78019

	Tons	Lbs
Gross:	44.98	89,960
Deduct:	0.00	0
Tare:	14.62	29,240
Net:	30.36	60,720

Init CAT: CS
Init PLF: 34.42

Yard ID: LKB-01
Load ID#: 356440
Scaler: ACREW
Comments: 3307

JW 078487

West Fraser
Maxville(572)

BILLY
002/9 / NRM
5/4/2023 9:09:38 AM
5/4/2023 9:23:47 AM
3578139
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
County: FL/ST. JOHNS
Code: 25-TIER
g Len: 36/49
AVG SED: 5.000
BOL (Alt Ref): 78487

	Tons	Lbs
Gross:	44.01	88,020
Deduct:	0.00	0
Tare:	13.95	27,900
Net:	30.06	60,120

Init CAT: CS
Init PLF: 34.08

Yard ID: MAX-01
Load ID#: 249894
Scaler: MCOVINGTON
Comments:

JW 078483

West Fraser
Maxville(572)

BILLY
002/6 / NRM
5/3/2023 3:43:49 PM
5/3/2023 3:55:40 PM
3578116
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
y: FL/ST. JOHNS
25-TIER
56/46
AVG SED: 5.000
BOL (Alt Ref): 78483

	Tons	Lbs
Gross:	45.33	90,660
Deduct:	0.00	0
Tare:	14.72	29,440
Net:	30.61	61,220

Init CAT: CS
Init PLF: 23.77

Yard ID: MAX-01
Load ID#: 249871
Scaler: MCOVINGTON
Comments:

JW 078497

West Fraser
Maxville(572)

BILLY
002/6 / NRM
5/4/2023 4:00:55 PM
5/4/2023 4:11:19 PM
3578164
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
y: FL/ST. JOHNS
25-TIER
30/55
AVG SED: 7.000
BOL (Alt Ref): 78497

	Tons	Lbs
Gross:	45.16	90,320
Deduct:	0.00	0
Tare:	14.78	29,560
Net:	30.38	60,760

Init CAT: CS
Init PLF: 36.82

Yard ID: MAX-01
Load ID#: 249919
Scaler: TBENT
Comments:

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

Driver: BEN
TruckID: 003/02 / NRM
Date In: 5/8/2023 7:15:05 AM
Date Out: 5/8/2023 7:32:25 AM
Ticket #: 3578224
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/47
AVG SED: 5.000
BOL (Alt Ref): 078004

Over: .05 Tons

	Tons	Lbs
Gross:	46.05	92,100
Deduct:	0.00	0
Tare:	14.42	28,840
Net:	31.63	63,260

Init CAT: CS
Init PLF: 28.04

Yard ID: MAX-01
Load ID#: 249979
Scaler: MCOVINGTON
Comments:

JW 078009

West Fraser
Maxville(572)

BILLY
002/2 / NRM
5/8/2023 3:11:11 PM
5/8/2023 3:21:46 PM
3578251
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
nty: FL/ST. JOHNS
e: 25-TIER
en: 42/50
AVG SED: 7.000
BOL (Alt Ref): 78009

	Tons	Lbs
Gross:	44.38	88,760
Deduct:	0.00	0
Tare:	14.60	29,200
Net:	29.78	59,560

Init CAT: CS
Init PLF: 28.36

Yard ID: MAX-01
Load ID#: 250006
Scaler: TBENT
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/1 / NRM
Date In: 5/10/2023 7:01:04 AM
Date Out: 5/10/2023 12:05:43 PM
Ticket #: 3578310
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 ... Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 36/52
AVG SED: 5.000
BOL (Alt Ref): 078020

	Tons	Lbs
Gross:	45.76	91,520
Deduct:	0.00	0
Tare:	13.77	27,540
Net:	31.99	63,980

Init CAT: CS
Init PLF: 34.18

Yard ID: MAX-01
Load ID#: 250065
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

OVERWEIGHTED LOAD

Driver: RANDY
TruckID: 001/6 / NRM
Date In: 5/5/2023 11:33:03 AM
Date Out: 5/5/2023 11:49:26 AM
Ticket #: 3578203
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/51
AVG SED: 5.000
BOL (Alt Ref): 078001

Over: .73 Tons

	Tons	Lbs
Gross:	46.73	93,460
Deduct:	0.00	0
Tare:	14.57	29,140
Net:	32.16	64,320

Init CAT: CS
Init PLF: 26.27

Yard ID: MAX-01
Load ID#: 249958
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: ED
TruckID: 02/12 / NRM
Date In: 5/3/2023 9:48:10 PM
Date Out: 5/3/2023 10:07:05 PM
Ticket #: 3578128
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 30/55
AVG SED: 7.000
BOL (Alt Ref): 078489

	Tons	Lbs
Gross:	44.80	89,600
Deduct:	0.00	0
Tare:	14.31	28,620
Net:	30.49	60,980

Init CAT: CS
Init PLF: 36.96

Yard ID: MAX-01
Load ID#: 249883
Scaler: TBENT
Comments:

West Fraser
Maxville(572)

Driver: BEN
TruckID: 003/4 / NRM
Date In: 5/4/2023 2:34:57 PM
Date Out: 5/4/2023 2:55:55 PM
Ticket #: 3578153
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/52
AVG SED: 5.000
BOL (Alt Ref): 078494

	Tons	Lbs
Gross:	44.28	88,560
Deduct:	0.00	0
Tare:	14.68	29,360
Net:	29.60	59,200

Init CAT: CS
Init PLF: 23.72

Yard ID: MAX-01
Load ID#: 249908
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver:	BEN
TruckID:	003/8 / NRM
Date In:	5/5/2023 6:54:35 AM
Date Out:	5/5/2023 7:08:16 AM
Ticket #	3578181
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	36/50
AVG SED:	5.000
BOL (Alt Ref):	078499

	Tons	Lbs
Gross:	45.16	90,320
Deduct:	0.00	0
Tare:	13.40	26,800
Net:	31.76	63,520

Init CAT:	CS
Init PLF:	35.29
Yard ID:	MAX-01
Load ID#:	249936
Scaler:	TROBSON
Comments:	

West Fraser
Maxville(572)

Driver:	BEN
TruckID:	002/4 / NRM
Date In:	5/5/2023 10:54:22 AM
Date Out:	5/5/2023 11:06:31 AM
Ticket #	3578198
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	36/51
AVG SED:	5.000
BOL (Alt Ref):	078500

	Tons	Lbs
Gross:	44.32	88,640
Deduct:	0.00	0
Tare:	14.51	29,020
Net:	29.81	59,620

Init CAT:	CS
Init PLF:	32.47
Yard ID:	MAX-01
Load ID#:	249953
Scaler:	MCOVINGTON
Comments:	

West Fraser
Maxville(572)

Driver:	RANDY
TruckID:	001/5 / NRM
Date In:	5/4/2023 9:27:21 AM
Date Out:	5/4/2023 9:39:15 AM
Ticket #	3578140
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA
Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	55/45
AVG SED:	5.000
BOL (Alt Ref):	078486

	Tons	Lbs
Gross:	44.99	89,980
Deduct:	0.00	0
Tare:	14.87	29,740
Net:	30.12	60,240

Init CAT:	CS
Init PLF:	24.34
Yard ID:	MAX-01
Load ID#:	249895
Scaler:	MCOVINGTON
Comments:	

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/06 / NRM
Date In: 5/8/2023 3:45:34 PM
Date Out: 5/8/2023 4:31:35 PM
Ticket #: 3578255
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 49/50
AVG SED: 7.000
BOL (Alt Ref): 078010

	Tons	Lbs
Gross:	45.26	90,520
Deduct:	0.00	0
Tare:	14.43	28,860
Net:	30.83	61,660

Init CAT: CS
Init PLF: 25.17

Yard ID: MAX-01
Load ID#: 250010
Scaler: TBENT
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/9 / NRM
Date In: 5/9/2023 8:16:54 AM
Date Out: 5/9/2023 8:28:36 AM
Ticket #: 3578273
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/48
AVG SED: 5.000
BOL (Alt Ref): 078012

	Tons	Lbs
Gross:	44.40	88,800
Deduct:	0.00	0
Tare:	13.68	27,360
Net:	30.72	61,440

Init CAT: CS
Init PLF: 26.67

Yard ID: MAX-01
Load ID#: 250028
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/2 / NRM
Date In: 5/5/2023 7:32:26 AM
Date Out: 5/5/2023 7:43:33 AM
Ticket #: 3578164
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 36/51
AVG SED: 5.000
BOL (Alt Ref): 078498

	Tons	Lbs
Gross:	45.12	90,240
Deduct:	0.00	0
Tare:	14.39	28,780
Net:	30.73	61,460

Init CAT: CS
Init PLF: 33.47

Yard ID: MAX-01
Load ID#: 249939
Scaler: MCOVINGTON
Comments:

Jowett & Wood Inc.

TIMBER HARVEST ACCOUNTING REPORT

Seller: Geoffrey Young and Osceola Lakes LLC

Buyer: Gator Timber & Land, LLC

Enter Products & Prices:	
Pine Pulp	$16.00
Pine CNS	$24.00
Pine ST	$27.00
Pine Poles	$30.00
Cypress Mulch	$14.00
Cypress ST	$40.00

Date	Check #	Total Loads All Products	Pine Pulp		Pine CNS		Pine ST		Pine Poles		Cypress Mulch		Cypress ST		Total Vol. All Products (tons)	Deductions	Total $ All Products
			Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $	Total Product Vol.	Total Product $			
5/5/2023	N/A	38	531.2	$8,499.20	567.15	$13,611.60	63.49	$1,714.23	32.51	$975.30	0	$0.00	0	$0.00	1194.35		$24,800.33
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
	0	0	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0		$0.00
Grand Total		38	531.2	8499.2	567.15	13611.6	63.49	1714.23	32.51	975.3	0	$0.00	0	0	1194.35	$0.00	$24,800.33
											Cross Checks:				1194.35		$24,800.33

Removals:

	Tons	%
Pine Pulp	531.2	44%
Pine CNS	567.15	47%
Pine ST	63.49	5%
Pine Poles	32.51	3%
Cypress Mulch	0	0%
Cypress ST	0	0%
TOTAL:	1194.4	100%

Advance: $15,000 original agreement + $10,000 added by Amendment 1

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/19/2023**
Location_____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
11	340.96	OL G/P	pine p/w	$16.00	$5,455.36	GP, Palatka
21	640.86	OL G/P	pine cns	$24.00	$15,380.64	West Fraser, Maxville
1	30.36	OL G/P	pine cns	$24.00	$728.64	West Fraser, Lk Butler
7	220.34	OL G/P	pine swt	$27.00	$5,949.18	Tatum, Lawtey
2	64.26	OL G/P	pine poles	$30.00	$1,927.80	Robbins, Lake City
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
42	1296.78				$29,441.62	

LESS DEDUCTIONS:

Dealer's Advance:	**$315.67**	0
	$0.00	
Total Deductions:	**$315.67**	0
Amount of Check:	**$29,125.95**	**CK.NO. 37498**

29,441.62

Prepared By: S Browning

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. | **WEEK ENDING-** | **5/19/2023**

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Osceola Lakes	GP, Palatka	pine p/w	78039	5/15/2023	669231	29.86
2					78043	5/15/2023	669244	32.79
3					78044	5/15/2023	669256	31.93
4					78042	5/15/2023	669258	31.67
5					78050	5/16/2023	669307	31.54
6					78049	5/16/2023	669332	30.91
7					78051	5/16/2023	669352	30.13
8					78052	5/16/2023	669366	30.8
9					78058	5/17/2023	669424	31.14
10					78059	5/17/2023	669445	30.35
11					78057	5/17/2023	669453	29.84
12								
13								
14								
15								
16								
17								
18								
19								
20								
21							**TOTAL=**	340.96
1	Huntley	Osceola Lakes	WestFrsr, MX	cns	78485	5/3/2023	3578119	32.09
2					78025	5/11/2023	3578344	31.87
3					78028	5/11/2023	3578371	30.92
4					78031	5/11/2023	3578397	31.6
5					78033	5/12/2023	3578423	31.75
6					78032	5/12/2023	3578431	31.05
7					78036	5/12/2023	3578445	31.23
8					78037	5/12/2023	3578450	31.5
9					78035	5/12/2023	3578465	30.48
10					78040	5/15/2023	3578485	30.17
11					78026	5/15/2023	3578488	30.09
12					78046	5/15/2023	3578518	30.8
13					78045	5/15/2023	3578524	30.05
14					78053	5/16/2023	3578557	30.48
15					78054	5/16/2023	3578563	29.08
16					78055	5/16/2023	3578569	29.74
17					78056	5/16/2023	3578570	29.87
18					78047	5/17/2023	3578597	31.3
19					78060	5/17/2023	3578602	27.76
20					78061	5/17/2023	3578608	28.3
21					78062	5/17/2023	3578611	30.73
22								
23								
24							**TOTAL=**	640.86

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. WEEK ENDING- **5/19/2023**

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Osceola Lks	WestFrsr, LB	cns	78024	5/10/2023	3662645	30.36
2								
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	30.36
1	Huntley	Osceola Lks	Robbins, LC	poles	78017	5/11/2023	45973	32.27
2					78034	5/12/2023	45979	31.99
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	64.26
1	Huntley	Osceola Lks	Tatum, Lawtey	swt	78022	5/11/2023	33323	30.58
2					78029	5/11/2023	33325	32.25
3					78030	5/11/2023	33327	31.08
4					78027	5/11/2023	33331	30.38
5					78038	5/15/2023	33338	31.11
6					78041	5/15/2023	33340	32.63
7					78048	5/15/2023	33345	32.31
8								
9								
10								
							TOTAL=	220.34
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
							TOTAL=	0

Purchaser:

Timber Sale: Wild Wood

Logger: Hartley Stewart Inc

Jowett & Wood, Inc.
Consulting Foresters

	DATE	TIME LOADED	SECURITY TICKET	SPECIES			PRODUCT	MILL OWNER	MILL LOCATION	TONS	TICKET NUMBER	DRIVER
				PINE	HWD	CYP						
1	5-4	12:50	078496	✓			Saw	tatum	Lafty			05
2	5-4	1:33	078497	✓			Cns	Inf	MX			06
3	5-4	2:00	078498	✓			Cns	Inf	MX			02
4	5-4	3:00	078499	✓			Cns	Inf	MX			08
5	5-5	8:33	078500	✓			Cns	Inf	MX			04
6	5-5	9:24	078001	✓			Cns	Inf	MX			06
7	5-5	10:00	078002	✓			Poles	Robbins	CC			08
8	5-5	10:49	078003	✓			Saw	tatum	Lafty			05
9	5-5	12:48	078004	✓			Cns	Inf	MX			02
10	5-5	1:00	078005	✓			Saw	tatum	Lafty			01
11	5-8	9:46	078006	✓			Pulp	GP	FL			08
12	5-8	9:44	078007	✓			Pulp	GP	FL			04
13	5-8	10:14	078008	✓			Pulp	GP	FL			09
14	5-8	11:57	078009	✓			Cns	Inf	MX			04
15	5-8	1:00	078010	✓			Cns	Inf	MX			06
16	5-8	1:48	078011	✓			Saw	tatum	Lafty			08
17	5-8	2:30	078012	✓			Cns	Inf	MX			04
18	5-9	8:21	078013	✓			Pulp tops	GP	FL			01
19	5-9	9:27	078014	✓			Pulp tops	GP	FL			02
20	5-9	10:07	078015	✓			Saw	tatum	Lafty			05
21	5-9	11:00	078016	✓			Saw	tatum	Lafty			09
22	5-9	12:00	078017	✓			Poles	Robbins	CC			08
23	5-9	12:46	078018	✓			Cns	Inf	MX			04
24	5-9	3:30	078019	✓			Cns	Inf	MX			03
25	5-9	4:10	078020	✓			Cns	Inf	MX			01

Landowner:

Timber Sale: Wild Wood

Logger: Huntley

Gator Timber & Land, LLC
PO Box 75
Bostwick, Florida 32007

	DATE	TIME LOADED	TRAILER #	SPECIES			PRODUCT	MILL OWNER	MILL LOCATION	TICKET NUMBER	DRIVER
				PINE	HWD	CYP					
1	5-10	800	09	✓			Pulp tops	GP	PL	078021	
2	5-10	8:57	04	✓			Saw	Tatum	LW	078022	
3	5-10	10:00	06	✓			Pulp stem	GP	PL	078023	
4	5-10	100	02	✓			Chip	WF	MK	078024	
5	5-10	2:54	01	✓			Chip	WF	MK	078025	
6	5-10	3:30	06	✓			Chip	WF	MK	078026	
7	5-11	8:12	02	✓			Saw	Tatum	LW	078027	
8	5-11	900	05	✓			Chip	WF	MK	078028	
9	5-11	9:51	04	✓			Saw	Tatum	LW	078029	
10	5-11	1000	01	✓			Saw	Tatum	LW	078030	
11	5-11	11:48	08	✓			Chip	WF	MK	078031	
12	5-11	12:46	04	✓			Chip	WF	MK	078032	
13	5-11	3:15	09	✓			Chip	WF	MK	078033	
14	5-11	4:30	05	✓			Poles	Robbins	LC	078034	
15	5-12	8:11	02	✓			Chip	WF	MK	078035	
16	5-12	900	01	✓			Chip	WF	MK	078036	
17	5-12	1000	08	✓			Chip	WF	MK	078037	
18	5-12	1100	09	✓			Saw	Tatum	LW	078038	
19	5-12	11:40	05	✓			Pulp	GP	PL	078039	
20	5-12	100	04	✓			Chip	WF	MK	078040	
21	5-15	8:12	Ed	✓			Saw	Tatum	LW	078041	
22	5-15	8:48	08	✓			Pulp stem	GP	PL	078042	
23	5-15	9:36	02	✓			Pulp stem	GP	PL	078043	
24	5-15	10:56	01	✓			Pulp tops	GP	PL	078044	
25	5-15	11:51	06	✓			Chip	WF	MK	078045	

jw 078024

West Fraser
Lake Butler(571)

1
1 / NRM
5/10/2023 5:52:22 PM
5/10/2023 6:09:10 PM
3662645
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire trees on load >20ft)
YOUNG & OSCEOLA
1QR
HUNTLEY STEMWOOD, INC.
ty: FL/ST. JOHNS
: 25-TIER
en: 56/45
5.000
BOL (Alt Ref): 078024

	Tons	Lbs
Gross:	45.20	90,400
Deduct:	0.00	0
Tare:	14.84	29,680
Net:	30.36	60,720

Init CAT: CS
Init PLF: 24.1

Yard ID: LKB 01
Load ID#: 358476
Scaler: RSMITH
Comments: 3343

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/4 / NRM
Date In: 5/15/2023 8:01:02 AM
Date Out: 5/15/2023 8:11:57 AM
Ticket # 3578485
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/46
AVG SED: 5.000
BOL (Alt Ref): 078040

	Tons	Lbs
Gross:	45.00	90,000
Deduct:	0.00	0
Tare:	14.83	29,660
Net:	30.17	60,340

Init CAT: CS
Init PLF: 26.19

Yard ID: MAX-01
Load ID#: 250241
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/1 / NRM
Date In: 5/12/2023 11:34:26 AM
Date Out: 5/12/2023 11:50:35 AM
Ticket # 3578445
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/42
AVG SED: 5.000
BOL (Alt Ref): 078036

	Tons	Lbs
Gross:	45.03	90,060
Deduct:	0.00	0
Tare:	13.80	27,600
Net:	31.23	62,460

Init CAT: CS
Init PLF: 30.98

Yard ID: MAX-01
Load ID#: 250201
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/9 / NRM
Date In: 5/12/2023 7:40:27 AM
Date Out: 5/12/2023 7:54:17 AM
Ticket # 3578423
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log, Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 36/52
AVG SED: 5.000
BOL (Alt Ref): 078033

	Tons	Lbs
Gross:	45.63	91,260
Deduct:	0.00	0
Tare:	13.88	27,760
Net:	31.75	63,500

Init CAT: CS
Init PLF: 33.92

Yard ID: MAX-01
Load ID#: 250179
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: RANDY
TruckID: 001/1 / NRM
Date In: 5/11/2023 8:43:48 AM
Date Out: 5/11/2023 8:56:02 AM
Ticket # 3578344
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log, Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 42/49
AVG SED: 5.000
BOL (Alt Ref): 078025

	Tons	Lbs
Gross:	45.73	91,460
Deduct:	0.00	0
Tare:	13.86	27,720
Net:	31.87	63,740

Init CAT: CS
Init PLF: 30.97

Yard ID: MAX-01
Load ID#: 250099
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: BILLY
TruckID: 002/4 / NRM
Date In: 5/17/2023 11:41:13 AM
Date Out: 5/17/2023 11:52:21 AM
Ticket # 3578608
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log, Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 42/48
AVG SED: 5.000
BOL (Alt Ref): 78061

	Tons	Lbs
Gross:	43.55	87,100
Deduct:	0.00	0
Tare:	15.25	30,500
Net:	28.30	56,600

Init CAT: CS
Init PLF: 28.06

Yard ID: MAX-01
Load ID#: 250366
Scaler: MCOVINGTON
Comments:

JW 078061

JW 078054

West Fraser
Maxville(572)

BILLY
002/4 / NRM
5/16/2023 2:16:18 PM
5/16/2023 3:07:48 PM
3578563
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
FL/ST. JOHNS
25-TIER
36/46
5.000
BOL (Alt Ref): 78054

	Tons	Lbs
Gross:	44.12	88,240
Deduct:	0.00	0
Tare:	15.04	30,080
Net:	29.08	58,160

Init CAT: CS
Init PLF: 35.12

Yard ID: MAX-01
Load ID#: 250320
Scaler: MCOVINGTON
Comments:

JW 078046

West Fraser
Maxville(572)

BILLY
002/5 / NRM
5/15/2023 3:34:26 PM
5/15/2023 3:47:03 PM
3578518
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
FL/ST. JOHNS
25-TIER
42/50
7.000
BOL (Alt Ref): 78046

	Tons	Lbs
Gross:	45.90	91,800
Deduct:	0.00	0
Tare:	15.10	30,200
Net:	30.80	61,600

Init CAT: CS
Init PLF: 29.33

Yard ID: MAX-01
Load ID#: 250275
Scaler: TBENT
Comments:

JW 078035

West Fraser
Maxville(572)

BILLY
002/2 / NRM
5/12/2023 1:58:45 PM
5/12/2023 2:10:59 PM
3578465
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
FL/ST. JOHNS
25-TIER
48/48
5.000
BOL (Alt Ref): 78035

	Tons	Lbs
Gross:	45.11	90,220
Deduct:	0.00	0
Tare:	14.63	29,260
Net:	30.48	60,960

Init CAT: CS
Init PLF: 26.46

Yard ID: MAX-01
Load ID#: 250221
Scaler: MCOVINGTON
Comments:

JW 078026

West Fraser
Maxville(572)

BILLY
002/6 / NRM
5/15/2023 8:34:18 AM
5/15/2023 8:48:08 AM
3578488
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
County: FL/ST. JOHNS
ode: 25-TIER
g Len: 46/52
D: 5.000
BOL (Alt Ref): 78026

	Tons	Lbs
Gross:	44.87	89,740
Deduct:	0.00	0
Tare:	14.78	29,560
Net:	30.09	60,180

Init CAT: CS
Init PLF: 24.11

Yard ID: MAX-01
Load ID#: 250244
Scaler: MCOVINGTON
Comments:

JW 078032

West Fraser
Maxville(572)
OVERWEIGHTED LOAD

BILLY
D: 002/4 / NRM
In: 5/12/2023 9:20:17 AM
Out: 5/12/2023 9:33:46 AM
3578431
act # 0000034564
or: GATOR TIMBER & LAND LLC
e: M1039410 (Gator-Young & Osceola L
es: SW/YP
tion: LL (Long Log. Entire
YOUNG & OSCEOLA

cer: 1QR
HUNTLEY STEMWOOD, INC.
/County: FL/ST. JOHNS
Code: 25-TIER
Avg Len: 55/50
SED: 5.000
BOL (Alt Ref): 78032

Over: .23 Tons

	Tons	Lbs
Gross:	46.23	92,460
Deduct:	0.00	0
Tare:	15.18	30,360
Net:	31.05	62,100

Init CAT: CS
Init PLF: 22.58

Yard ID: MAX-01
Load ID#: 250187
Scaler: MCOVINGTON
Comments:

JW 078031

West Fraser
Maxville(572)

BILLY
002/6 / NRM
5/11/2023 5:56:56 PM
5/11/2023 6:13:47 PM
3578397
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
nty: FL/ST. JOHNS
: 25-TIER
en: 36/55
7.000
BOL (Alt Ref): 78031

	Tons	Lbs
Gross:	45.66	91,320
Deduct:	0.00	0
Tare:	14.06	28,120
Net:	31.60	63,200

Init CAT: CS
Init PLF: 31.92

Yard ID: MAX-01
Load ID#: 250152
Scaler: TBENT
Comments:

JW 078028

West Fraser
Maxville(572)

BILLY
002/5 / NRM
5/11/2023 1:24:34 PM
5/11/2023 1:43:53 PM
3578371
0000034564
GATOR TIMBER & LAND LLC
M1039410 (Gator-Young & Osceola L
SW/YP
LL (Long Log. Entire
YOUNG & OSCEOLA

1QR
HUNTLEY STEMWOOD, INC.
nty: FL/ST. JOHNS
: 25-TIER
en: 48/49
AVG SED: 5.000
BOL (Alt Ref): 78026

	Tons	Lbs
Gross:	45.79	91,580
Deduct:	0.00	0
Tare:	14.87	29,740
Net:	30.92	61,840

Init CAT: CS
Init PLF: 26.29

Yard ID: MAX-01
Load ID#: 250126
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: BEN
TruckID: 002/6 / NRM
Date In: 5/16/2023 12:55:08 PM
Date Out: 5/16/2023 1:11:59 PM
Ticket #: 3578557
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/48
AVG SED: 5.000
BOL (Alt Ref): 078053

	Tons	Lbs
Gross:	44.59	89,180
Deduct:	0.00	0
Tare:	14.11	28,220
Net:	30.48	60,960

Init CAT: CS
Init PLF: 26.46

Yard ID: MAX-01
Load ID#: 250314
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: BEN
TruckID: 003/02 / NRM
Date In: 5/17/2023 9:20:50 AM
Date Out: 5/17/2023 9:34:10 AM
Ticket #: 3578597
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 48/48
AVG SED: 5.000
BOL (Alt Ref): 078047

	Tons	Lbs
Gross:	45.71	91,420
Deduct:	0.00	0
Tare:	14.41	28,820
Net:	31.30	62,600

Init CAT: CS
Init PLF: 27.17

Yard ID: MAX-01
Load ID#: 250355
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver:	BEN
TruckID:	002/08 / NRM
Date In:	5/12/2023 12:31:18 PM
Date Out:	5/12/2023 12:41:37 PM
Ticket #	3578450
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA

Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	48/52
AVG SED:	5.000
BOL (Alt Ref):	078037

	Tons	Lbs
Gross:	44.94	89,880
Deduct:	0.00	0
Tare:	13.44	26,880
Net:	31.50	63,000

Init CAT:	CS
Init PLF:	25.24

Yard ID:	MAX-01
Load ID#:	250206
Scaler:	MCOVINGTON
Comments:	

West Fraser
Maxville(572)

Driver:	BEN
TruckID:	003/06 / NRM
Date In:	5/15/2023 4:01:57 PM
Date Out:	5/15/2023 4:13:51 PM
Ticket	3578524
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA

Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	40/50
AVG SED:	7.000
BOL (Alt Ref):	078045

	Tons	Lbs
Gross:	44.41	88,820
Deduct:	0.00	0
Tare:	14.36	28,720
Net:	30.05	60,100

Init CAT:	CS
Init PLF:	30.05

Yard ID:	MAX-01
Load ID#:	250281
Scaler:	TBENT
Comments:	

West Fraser
Maxville(572)

Driver:	ED
TruckID:	02/12 / NRM
Date In:	5/16/2023 3:29:41 PM
Date Out:	5/16/2023 3:45:47 PM
Ticket #	3578569
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log. Entire
Tract:	YOUNG & OSCEOLA

Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	42/45
AVG SED:	5.000
BOL (Alt Ref):	078055

	Tons	Lbs
Gross:	44.07	88,140
Deduct:	0.00	0
Tare:	14.33	28,660
Net:	29.74	59,480

Init CAT:	CS
Init PLF:	31.47

Yard ID:	MAX-01
Load ID#:	250326
Scaler:	TBENT
Comments:	

West Fraser
Maxville(572)

OVERWEIGHTED LOAD

Driver: ED
TruckID: 02/1 / NRM
Date In: 5/3/2023 4:46:27 PM
Date Out: 5/3/2023 5:03:13 PM
Ticket # 3578119
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 36/44
AVG SED: 5.000
BOL (Alt Ref): 078485

Over: .19 Tons

	Tons	Lbs
Gross:	46.19	92,380
Deduct:	0.00	0
Tare:	14.10	28,200
Net:	32.09	64,180

Init CAT: SS
Init PLF: 40.52

Yard ID: MAX-01
Load ID#: 249874
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: ED
TruckID: 02/12 / NRM
Date In: 5/17/2023 10:36:13 AM
Date Out: 5/17/2023 10:51:10 AM
Ticket # 3578602
Contract # 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 55/37
AVG SED: 5.000
BOL (Alt Ref): 078060

	Tons	Lbs
Gross:	42.02	84,040
Deduct:	0.00	0
Tare:	14.26	28,520
Net:	27.76	55,520

Init CAT: CS
Init PLF: 27.28

Yard ID: MAX-01
Load ID#: 250360
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver:	RANDY
TruckID:	001/01 / NRM
Date In:	5/16/2023 3:50:41 PM
Date Out:	5/16/2023 4:01:11 PM
Ticket #	3578570
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log - Entire
Tract:	YOUNG & OSCEOLA

Producer:	IQR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	42/40
AVG SED:	7.000
BOL (Alt Ref):	078056

	Tons	Lbs
Gross:	43.65	87,300
Deduct:	0.00	0
Tare:	13.78	27,560
Net:	29.87	59,740

Init CAT:	CS
Init PLF:	35.56

Yard ID:	MAX-01
Load ID#:	250327
Scaler:	TBENT
Comments:	

45979

WEIGHT TICKET

ROBBINS Manufacturing Company
Est .1938

702 NE Okinawa Street, Lake City, FL 32055 (386) 752-0335

SUPPLIER NAME Enfield

PRODUCER NAME Hamlin

COUNTY St Johns

STUMPAGE SOURCE Brooks Lake

MIXED X SM _____ MED _____ LG _____

Scaled by: _____

NFPCi 4038-1

45973

WEIGHT TICKET

ROBBINS Manufacturing Company
Est .1938

702 NE Okinawa Street, Lake City, FL 32055 (386) 752-0335

SUPPLIER NAME Enfield

PRODUCER NAME Hamlin

COUNTY St Johns

STUMPAGE SOURCE Brooks Lake

MIXED X SM _____ MED _____ LG _____

Scaled by: _____

NFPCi 4038-1

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/19/2023**
Location_____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
11	340.96	OL G/P	pine p/w	$16.00	$5,455.36	GP, Palatka
21	640.86	OL G/P	pine cns	$24.00	$15,380.64	West Fraser, Maxville
1	30.36	OL G/P	pine cns	$24.00	$728.64	West Fraser, Lk Butler
7	220.34	OL G/P	pine swt	$27.00	$5,949.18	Tatum, Lawtey
2	64.26	OL G/P	pine poles	$30.00	$1,927.80	Robbins, Lake City
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
42	1296.78				$29,441.62	

LESS DEDUCTIONS:

Dealer's Advance:	**$315.67**	
	$0.00	
Total Deductions:	**$315.67**	
Amount of Check:	**$29,125.95**	**CK.NO. 37498**

Prepared By: S Browning

West Fraser
Maxville(572)

Driver: ED
TruckID: 02/12 / NRM
Date In: 5/17/2023 6:20:07 PM
Date Out: 5/17/2023 6:35:04 PM
Ticket #: 3578640
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 49/46
AVG SED: 7.000
BOL (Alt Ref): 078066

	Tons	Lbs
Gross:	43.54	87,080
Deduct:	0.00	0
Tare:	14.46	28,920
Net:	29.08	58,160

Init CAT: CS
Init PLF: 25.8

Yard ID: MAX-01
Load ID#: 250398
Scaler: TBENT
Comments:

West Fraser
Maxville(572)

Driver: BEN
TruckID: 002/5 / NRM
Date In: 5/17/2023 1:29:29 PM
Date Out: 5/17/2023 1:45:59 PM
Ticket #: 3578615
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 36/48
AVG SED: 5.000
BOL (Alt Ref): 078063

	Tons	Lbs
Gross:	45.18	90,360
Deduct:	0.00	0
Tare:	14.62	29,240
Net:	30.56	61,120

Init CAT: CS
Init PLF: 35.37

Yard ID: MAX-01
Load ID#: 250373
Scaler: MCOVINGTON
Comments:

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/18/2023 at 8:00 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669562**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 08
Driver: BN
Load Slip: 078067
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 87020 lbs on ScaleIn1
At: 5/18/2023 07:41 by WSRAS

Out: 26820 lbs on UDP_ScaleOut3
At: 5/18/2023 08:00 by WSRAS

Net: 60,200 lbs. 30.10 tons

1 TON = 2000 LBS

Hard Hats Required!

1294445

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/18/2023 at 8:08 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669564**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 02
Driver: RANDY
Load Slip: 078064
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 88980 lbs on ScaleIn1
At: 5/18/2023 07:46 by WSRAS

Out: 29060 lbs on UDP_ScaleOut3
At: 5/18/2023 08:08 by WSRAS

Net: 59,920 lbs. 29.96 tons

1 TON = 2000 LBS

Hard Hats Required!

1294447

·Pacific Corporation
hipmill
l Wood 'P' Scale Ticket

) at 9:42 AM

71515971
Palatka Chipmill
669580

JW 078068

S Gator Timber & Land LLC
L John Huntley - Huntley
S
H Gator Timber & Land LLC
T Osceola Lakes 71515971
L : Geoffrey Young
C Saint Johns, FL
F Chanclor, Michael
T 4
D BILLY
Lo 78068
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 93620 lbs on ScaleIn1
At: 5/18/2023 09:31 by WSRAS

Out: 30780 lbs on UDP_ScaleOut3
At: 5/18/2023 09:42 by WSRAS

Net: 62,840 lbs. 31.42 tons

1 TON = 2000 LBS

Hard Hats Required!

1294466

·Pacific Corporation
hipmill
l Wood 'P' Scale Ticket

3 at 6:40 AM

71515971
Palatka Chipmill
669547

JW 078065

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
er: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
9
BILLY
78065
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 89180 lbs on ScaleIn1
At: 5/18/2023 06:31 by WSRAS

Out: 28200 lbs on UDP_ScaleOut3
At: 5/18/2023 06:40 by WSRAS

Net: 60,980 lbs. 30.49 tons

1 TON = 2000 LBS

Hard Hats Required!

1294429

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/16/2023 at 6:42 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669307**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 01
Driver: BEN
Load Slip: 078050
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 90440 lbs on ScaleIn1
At: 5/16/2023 06:14 by WSRAS

Out: 27360 lbs on UDP_ScaleOut3
At: 5/16/2023 06:42 by WSRAS

Net: 63,080 lbs. 31.54 tons

1 TON = 2000 LBS

Hard Hats Required!

1294159

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/17/2023 at 6:30 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669424**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 08
Driver: BEN
Load Slip: 078058
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 89660 lbs on ScaleIn1
At: 5/17/2023 06:13 by WSRAS

Out: 27380 lbs on UDP_ScaleOut3
At: 5/17/2023 06:30 by WSRAS

Net: 62,280 lbs. 31.14 tons

1 TON = 2000 LBS

Hard Hats Required!

1294292

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/16/2023 at 10:01 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669352**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 01
Driver: BEN
Load Slip: 078051
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 87500 lbs on ScaleIn1
At: 5/16/2023 09:45 by WSRAS

Out: 27240 lbs on UDP_ScaleOut3
At: 5/16/2023 10:01 by WSRAS

Net: 60,260 lbs. 30.13 tons

1 TON = 2000 LBS

Hard Hats Required!

1294206

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/15/2023 at 1:11 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669256**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 01
Driver: BEN
Load Slip: 078044
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 91520 lbs on ScaleIn1
At: 5/15/2023 12:54 by WSRAS

Out: 27660 lbs on UDP_ScaleOut3
At: 5/15/2023 13:11 by WSRAS

Net: 63,860 lbs. 31.93 tons

1 TON = 2000 LBS

Hard Hats Required!

1294098

#078043 Ticket Number lost ticket

-Pacific Corporation
hipmill
d Wood 'P' Scale Ticket

3 at 12:14 PM

71515971
Palatka Chipmill
669244

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
r: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
2
BILLY
Load Slip: 78043
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 95460 lbs on ScaleIn1
At: 5/15/2023 12:02 by WSRAS

Out: 29880 lbs on UDP_ScaleOut3
At: 5/15/2023 12:14 by WSRAS

Net: 65,580 lbs. 32.79 tons

1 TON = 2000 LBS

Hard Hats Required!

1294085

JW 078049

-Pacific Corporation
hipmill
d Wood 'P' Scale Ticket

3 at 8:17 AM

71515971
Palatka Chipmill
669332

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
er: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
9
BILLY
Load Slip: 78049
Status: COMPLETED

Comm :

Product: Pine/Pulp/Treelength
Inline: PP

In: 90020 lbs on ScaleIn1
At: 5/16/2023 08:06 by WSRAS

Out: 28200 lbs on UDP_ScaleOut3
At: 5/16/2023 08:17 by WSRAS

Net: 61,820 lbs. 30.91 tons

1 TON = 2000 LBS

Hard Hats Required!

1294184

-Pacific Corporation
Chipmill
d Wood 'P' Scale Ticket

3 at 11:13 AM

71515971
Palatka Chipmill
669366

JW 078052

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
5
BILLY
78052
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 91580 lbs on ScaleIn1
At: 5/16/2023 10:51 by WSRAS

Out: 29980 lbs on UDP_ScaleOut3
At: 5/16/2023 11:13 by WSRAS

Net: 61,600 lbs. 30.80 tons

1 TON = 2000 LBS

Hard Hats Required!

1294221

Pacific Corporation
ipmill
Wood 'P' Scale Ticket

at 8:38 AM

71515971
Palatka Chipmill
669453

JW 078057

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
Geoffrey Young
Saint Johns, FL
Chanclor, Michael
9
BILLY
78057
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 88200 lbs on ScaleIn1
At: 5/17/2023 08:27 by WSRAS

Out: 28520 lbs on UDP_ScaleOut3
At: 5/17/2023 08:38 by WSRAS

Net: 59,680 lbs. 29.84 tons

1 TON = 2000 LBS

Hard Hats Required!

1294321

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/15/2023 at 11:17 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669231**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 05
Driver: RANDY
Load Slip: 078039
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 89520 lbs on ScaleIn1
At: 5/15/2023 11:04 by WSRAS

Out: 29800 lbs on UDP_ScaleOut3
At: 5/15/2023 11:17 by WSRAS

Net: 59,720 lbs. 29.86 tons

1 TON = 2000 LBS

Hard Hats Required!

1294071

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/17/2023 at 7:52 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669445**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 05
Driver: RANDY
Load Slip: 078059
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 90060 lbs on ScaleIn1
At: 5/17/2023 07:42 by WSRAS

Out: 29360 lbs on UDP_ScaleOut3
At: 5/17/2023 07:52 by WSRAS

Net: 60,700 lbs. 30.35 tons

1 TON = 2000 LBS

Hard Hats Required!

1294313

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/15/2023 at 1:16 PM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669258**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 08
Driver: RANDY
Load Slip: 078042
Status: COMPLETED

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 90880 lbs on ScaleIn1
At: 5/15/2023 13:06 by WSRAS

Out: 27540 lbs on UDP_ScaleOut3
At: 5/15/2023 13:16 by WSRAS

Net: 63,340 lbs. 31.67 tons

1 TON = 2000 LBS

Hard Hats Required!

1294100

West Fraser
Maxville(572)

Driver:	RANDY
TruckID:	001/1 / NRM
Date In:	5/17/2023 12:18:38 PM
Date Out:	5/17/2023 12:32:04 PM
Ticket #	3578611
Contract #	0000034564
Vendor:	GATOR TIMBER & LAND LLC
Source:	M1039410 (Gator-Young & Osceola L
Species:	SW/YP
Condition:	LL (Long Log, Entire
Tract:	YOUNG & OSCEOLA

Producer:	1QR
	HUNTLEY STEMWOOD, INC.
State/County:	FL/ST. JOHNS
Price Code:	25-TIER
Log/Avg Len:	48/48
AVG SED:	5.000
BOL (Alt Ref):	078062

	Tons	Lbs
Gross:	44.66	89,320
Deduct:	0.00	0
Tare:	13.93	27,860
Net:	30.73	61,460

Init CAT:	CS
Init PLF:	26.68

Yard ID:	MAX-01
Load ID#:	250369
Scaler:	MCOVINGTON
Comments:	

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

Date 11-2-23

Dealer

Producer

Tract

Driver Ivanley

By

Cords

Tons

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

Date 5-11-23

Dealer Nathan Tanner

Producer Hundley Timber

Tract Young Onions Pa

Driver Billy

By W. S. Hundley

Cords

Tons 30.54

JW 078022

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

93527

Date 5 11 93

Dealer Hales Timber

Producer Huntley & Sons

Tract Young Ouachita

Driver Ben

By W. E. Hunt

Cords

Tons 31.08

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

93540

Date 5-15-93

Dealer Hales Timber

Producer Huntley

Tract Young Ouachita

Driver Ed

By W. E. Hunt

S# 078047

Cords

Tons 30.63

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

03245

Date 5-15-23

Dealer Nater Timber

Producer Huntley Timber

Tract Young Osmotic

Driver Ed

By W. C. Tatum

Cords

Tons 32.31

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

03530

Date

Dealer

Producer

Tract

Driver

By

Cords

Tons 31.11

TATUM BROS. LUMBER CO., INC.
P.O. DRAWER A • LAWTEY, FL 32058
(904) 782-3690

33325

9940

Date 5-11-93

Dealer Gator Timber

Producer Huntley Timber

Tract Young & Osteen

Driver Dooley

By W. E. Tatum

Cords

Tons 32.25

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/26/2023**
Location_____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
4	121.97	OL G/P	pine p/w	$16.00	$1,951.52	GP, Palatka
2	59.64	OL G/P	pine cns	$24.00	$1,431.36	West Fraser, Maxville
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
6	181.61				$3,382.88	

LESS DEDUCTIONS:

Dealer's Advance:	**$0.00**	
	$0.00	
Total Deductions:	**$0.00**	
Total:	**$3,382.88**	
Geoffrey Young:	**$1,691.44**	**CK.NO. 37535**
Pete Legeza:	**$1,691.44**	**CK.NO. 37536**

Prepared By: S Browning

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/19/2023**
Location_____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
11	340.96	OL G/P	pine p/w	$16.00	$5,455.36	GP, Palatka
21	640.86	OL G/P	pine cns	$24.00	$15,380.64	West Fraser, Maxville
1	30.36	OL G/P	pine cns	$24.00	$728.64	West Fraser, Lk Butler
7	220.34	OL G/P	pine swt	$27.00	$5,949.18	Tatum, Lawtey
2	64.26	OL G/P	pine poles	$30.00	$1,927.80	Robbins, Lake City
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
42	1296.78				$29,441.62	

LESS DEDUCTIONS:

Dealer's Advance: **$0.00**

$0.00

Total Deductions: **$0.00**

Total: **$29,441.62**
Geoffrey Young: **$14,720.81 CK.NO. 37533**
Pete Legeza: **$14,720.81 CK.NO. 37534**

Prepared By: S Browning

GATOR TIMBER & LAND, L.L.C.

P.O. Box 75 -(386) 328-6969
BOSTWICK, FLORIDA 32007

Land Owner **Osceola Lakes LLC**
c/o Pete Legeza
P.O. Box 924
Ponte Vedra Beach, FL 32004

Week Ending **5/12/2023**
Location_____

TIMBER SETTLEMENT

No. of Loads	Tons	Tract	Type Timber	Price/Ton	Amount	Mills
10	307	OL G/P	pine p/w	$16.00	$4,912.00	GP, Palatka
17	521.88	OL G/P	pine cns	$24.00	$12,525.12	West Fraser, Maxville
1	30.36	OL G/P	pine cns	$24.00	$728.64	West Fraser, Lk Butler
7	217.94	OL G/P	pine swt	$27.00	$5,884.38	Tatum, Lawtey
2	63.62	OL G/P	pine poles	$30.00	$1,908.60	Robbins, Lake City
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
					$0.00	
37	1140.8				$25,958.74	

LESS DEDUCTIONS:

Dealer's Advance:	**$315.67**
	$0.00
Total Deductions:	**$315.67**
Total:	**$25,643.07**
Geoffrey Young	**$6,768.26 CK. NO. 37531**
Pete Legeza	**$18,874.81 CK. NO. 37532**

Prepared By: S Browning

WOOD DELIVERED TO OUTSIDE MARKETS

Gator Timber & Land, L.L.C. | **WEEK ENDING-** | **5/26/2023**

	Producer	Tract	Delivery Point	Product	Security #	Date	Ticket Number	Net Weight
1	Huntley	Osceola Lks	WestFrsr, MX	cns	78063	5/17/2023	3578615	30.56
2					78066	5/17/2023	3578640	29.08
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21							TOTAL=	59.64
1	Huntley	Osceola Lks	GP, Palatka	pine p/w	78065	5/18/2023	669547	30.49
2					78067	5/18/2023	669562	30.1
3					78064	5/18/2023	669564	29.96
4					78068	5/18/2023	669580	31.42
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24							TOTAL=	121.97

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/18/2023 at 8:00 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669562**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chancior, Michael
Trailer: 08
Driver: BN
Load Slip: 078067
Status: COMPLETED

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 87020 lbs on ScaleIn1
At: 5/18/2023 07:41 by WSRAS

Out: 26820 lbs on UDP_ScaleOut3
At: 5/18/2023 08:00 by WSRAS

Net: 60,200 lbs. 30.10 tons

1 TON = 2000 LBS

Hard Hats Required!

West Fraser
Maxville(572)

Driver: BEN
TruckID: 002/5 / NRM
Date In: 5/17/2023 1:29:29 PM
Date Out: 5/17/2023 1:45:59 PM
Ticket #: 3578615
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 36/48
AVG SED: 5.000
BOL (Alt Ref): 078063

	Tons	Lbs
Gross:	45.18	90,360
Deduct:	0.00	0
Tare:	14.62	29,240
Net:	30.56	61,120

Init CAT: CS
Init PLF: 35.37

Yard ID: MAX-01
Load ID#: 250373
Scaler: MCOVINGTON
Comments:

West Fraser
Maxville(572)

Driver: ED
TruckID: 02/12 / NRM
Date In: 5/17/2023 6:20:07 PM
Date Out: 5/17/2023 6:35:04 PM
Ticket #: 3578640
Contract #: 0000034564
Vendor: GATOR TIMBER & LAND LLC
Source: M1039410 (Gator-Young & Osceola L
Species: SW/YP
Condition: LL (Long Log. Entire
Tract: YOUNG & OSCEOLA

Producer: 1QR
HUNTLEY STEMWOOD, INC.
State/County: FL/ST. JOHNS
Price Code: 25-TIER
Log/Avg Len: 49/46
AVG SED: 7.000
BOL (Alt Ref): 078066

	Tons	Lbs
Gross:	43.54	87,080
Deduct:	0.00	0
Tare:	14.46	28,920
Net:	29.08	58,160

Init CAT: CS
Init PLF: 25.8

Yard ID: MAX-01
Load ID#: 250398
Scaler: TBENT
Comments:

Pacific Corporation
hipmill
l Wood 'P' Scale Ticket

3 at 6:40 AM

71515971
Palatka Chipmill
669547

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
er: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
9
BILLY
: 78065
Status: COMPLETED

JW 078065

Comments:

Product: Pine/Pulp/Treelength
Inline: PP

In: 89180 lbs on ScaleIn1
At: 5/18/2023 06:31 by WSRAS

Out: 28200 lbs on UDP_ScaleOut3
At: 5/18/2023 06:40 by WSRAS

Net: 60,980 lbs. 30.49 tons

1 TON = 2000 LBS

Hard Hats Required!

1294429

Pacific Corporation
hipmill
l Wood 'P' Scale Ticket

3 at 9:42 AM

71515971
Palatka Chipmill
669580

Gator Timber & Land LLC
John Huntley - Huntley

Gator Timber & Land LLC
Osceola Lakes 71515971
r: Geoffrey Young
Saint Johns, FL
Chanclor, Michael
4
BILLY
Lc 78068
Status: COMPLETED

JW 078068

Comments:

Product: Pine/Pulp/Tops/DB
Inline: PP

In: 93620 lbs on ScaleIn1
At: 5/18/2023 09:31 by WSRAS

Out: 30780 lbs on UDP_ScaleOut3
At: 5/18/2023 09:42 by WSRAS

Net: 62,840 lbs. 31.42 tons

1 TON = 2000 LBS

Hard Hats Required!

1294466

Georgia-Pacific Corporation
Palatka Chipmill
Outbound Wood 'P' Scale Ticket

5/18/2023 at 8:08 AM

Authoriz: **71515971**
Location: **Palatka Chipmill**
Ticket #: **669564**

Supplier: Gator Timber & Land LLC
Logger: John Huntley - Huntley
Stem...
Hauler: Gator Timber & Land LLC
Tract: Osceola Lakes 71515971
Landowner: Geoffrey Young
County: Saint Johns, FL
Forester: Chanclor, Michael
Trailer: 02
Driver: RANDY
Load Slip: 078064
Status: COMPLETED

Comments:

Product: Pine/Pulp/Inverted
Inline: PP

In: 88980 lbs on ScaleIn1
At: 5/18/2023 07:46 by WSRAS

Out: 29060 lbs on UDP_ScaleOut3
At: 5/18/2023 08:08 by WSRAS

Net: 59,920 lbs. 29.96 tons

1 TON = 2000 LBS

Hard Hats Required!

1294447

Forest Management Plan 2025

Landowner and Site Information

Landowner Name: Osceola Lakes, LLC, Geoffrey A. Young, Trust NO.0WR D:5-4-2022

Landowner Address: PO Box 924 Ponte Vedra Beach, FL

Landowner Email: petelegeza@yahoo.com Phone: 904.463.1514

Property Location: St. Johns County, FL

Plan Date: 12/11/2024 Acres in Plan: +/-143.59

Plan Writer Information

Plan Writer Name: R. Wade Skipper GARF 2306 (912)286-7853

Company Name: RWS Forest Services, LLC

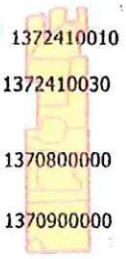
Plan Writer Address: 924 Azalea St. Blackshear, GA 31516

Plan Writer Email: wade@rwsforestservices.com

Plan Acceptance

Landowner's Signature: [signature] Date: 12-30-2024

Plan Writer's Signature: R Wade Skipper Date: 12-30-2024


1372410010
1372410030
1370800000
1370900000


1372410010
1372410030
1370800000
1370900000

Landowner Objectives

The landowner's objectives are to improve the value of and productivity of the timber on the property, while also improving the quality of habitat for a variety of woodland wildlife species, by increasing the diversity of cover and food available on the property. Additionally, maintaining a visual and recreational values are important to the landowner.

Forest Management Plan For 2025

Property Overview

History

This property has been owned for some time by private individuals and managed for timber reproduction.

General Site Description

The majority of the property is forested in multiple age classes of planted pine and natural pine/hardwood mixed stands.

Summary Table of Scheduled Silvicultural Practices

Date	Practice	Extent
December 2025	Install Firebreaks along Upland Stands	
January 2026	Rx Burn	+/-37.2 acres
June 2026	Herbaceous Weed Control	+/-37.2 acres
August 2026	Site Prep Possibly for tree establishment	+/-37.2 acres
February 2026	Tree Establishment	+/-37.2 acres

Roads and Trails
Roads will be properly maintained for future silvicultural practices.

Forest Health
There are no significant wildfire or pest risk on this property.

Desired Future Condition
This property will be managed for timber reproduction.

Additional Management Considerations

Monitoring
This property should be monitored for invasive species on a regular basis, at least annually. If any new invasive species are noted, contact the NRCS office or the plan writer for information on control.

Similarly, forest health, erosion and other potential concerns should be monitored regularly.

ATTACHMENT B

DOCUEMNTS SUBMITTED

BY APPLICANT AFTER

ISSUANCE OF LETTER

Rebuttal: The 11.1 “Marsh” Acres on Parcel 137080-0000 Are Wet Timberland, Not Tidal Marsh

Osceola Lakes Agricultural Enclave (ENCERT 2026-14) — St. Johns County, Florida — evidence memorandum, October 3, 2026

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The question. The St. Johns County Property Appraiser's land table carries parcel 137080-0000 (40.22 roll acres; 40.65 acres on the county cadastral polygon) on two land lines: **29.11 acres under code 5500, "Timberland 80-89," at $410 per acre**, and **11.11 acres under code 9600, "Marshes & Tidal Lands," at $250 per acre**. The parcel's classified value — $11,935 on the 2023, 2024 and 2025 certified rolls — is exactly 29.11 × $410, so the 11.11 acres on the 9600 line sit *outside* the timberland classification. From 2009 through 2017 the Department of Revenue roll also carried the whole parcel under use code 095, "Rivers and lakes, submerged lands."

The answer. More than a dozen independent public datasets — federal, state, county and international — that map wetlands, vegetation, soils, elevation, tides, surface water and flood hazard say the same thing: the 11.1 acres are **non-tidal, freshwater forested wetland — cypress, pond-pine and hardwood timber standing on the parcel's most productive pine soil — managed and harvested as part of the same timber stand as the rest of the parcel.** They are **wet timberland**, the same land type the Property Appraiser already values under code **5901, "Timberlands Wetlands,"** on all three of the other application parcels. No part of the parcel is tidal, estuarine, submerged, or herbaceous marsh:

Test	What a tidal marsh would show	What parcel 137080-0000 shows	Exhibit
U.S. Fish & Wildlife Service National Wetlands Inventory (NWI)	Estuarine system (E2EM), or a tidal water regime (L, M, N, P saltwater; R, S, T, V freshwater)	**All five wetland polygons are Palustrine Forested / Scrub-Shrub with *Nontidal* water regimes (C, F)** — 11.9 ac; **0.00 ac estuarine**	WT-1, WT-2
Vegetation, 2010–2026 imagery	Open herbaceous marsh, tidal creeks, open water	**Closed-canopy forest in every pre-harvest frame;** partly cut with the stand in 2023–24, the rest retained; regrowing in 2026	WT-2, WT-3, WT-4
Tree height (1 m canopy-height model)	Generally under 2 m (grasses, rushes)	**96.5% of wetland cells carry woody canopy > 2 m; 83.1% > 6 m (20 ft); median 11 m (36 ft)**	WT-5
Tree canopy in 2000 (Hansen, Landsat)	Near 0%	**79.4% average canopy in the wetland acres — more than the uplands (65.5%)**	WT-6
National Land Cover Database 2001 and 2021	"Emergent Herbaceous Wetlands" (class 95)	**100% "Woody Wetlands" (class 90); zero emergent herbaceous wetland anywhere on the parcel**	§4.4
Ground elevation vs. the tide	At or near mean higher high water (≈ 2 ft NAVD88)	**Lowest wetland ground 24.3 ft NAVD88 — 22.3 ft above mean higher high water;** wetland median 27.3 ft	WT-7, WT-8
Distance to tidal water	Connected to tidal water	**3,395 ft (1,035 m) to the nearest estuarine wetland,** across continuous upland at 26–31 ft NAVD88; no tidal channel enters the parcel	WT-1, WT-7

Test	What a tidal marsh would show	What parcel 137080-0000 shows	Exhibit
NRCS soil survey	Tidal-marsh soil (in this county: Pellicer, Tisonia, Durbin — sulfidic "Sulfaquents/Sulfihemists")	**Floridana (9.3 ac), Riviera (1.5 ac), Pomona (1.1 ac) under the wetland acres — freshwater soils; Floridana is rated slash-pine site index 90, the best timber soil on the parcel**	WT-9
FEMA flood map	Coastal or combined riverine-and-coastal zone (VE / coastal AE)	**Zone A (approximate floodplain with no coastal designation, 17.5 ac) and Zone X (23.2 ac); no coastal zone touches any application parcel**	WT-10
St. Johns River Water Management District land-cover map (2020)	FLUCCS 6420 "Saltwater marshes"	**Cypress (6210) 4.8 ac, mixed scrub-shrub wetland (6460) 4.5 ac, hydric pine flatwoods (6250) 1.5 ac, wetland forested mixed (6300) 0.8 ac; 6420 appears only at Moultrie Creek**	WT-11
Florida Cooperative Land Cover (FWC / FNAI)	"Salt Marsh" (5240)	**Cypress, Mixed Scrub-Shrub Wetland, Hydric Pine Flatwoods, Mixed Hardwood-Coniferous Swamps — the same pattern; Salt Marsh only at Moultrie Creek**	WT-11
ESA WorldCover 2021 (10 m satellite land cover)	"Herbaceous wetland"	**100% "Tree cover" across the parcel; the Moultrie Creek marsh is 58% "Herbaceous wetland"**	WT-12
County hurricane storm-surge zones	Inside a surge zone	**Outside every surge zone, category 5 included (the Moultrie Creek marsh is category 1)**	WT-12
Global surface-water record 1984–2021 (JRC)	Water detected in some years	**Water never detected in any 30 m cell of the parcel in 38 years of Landsat**	§4.9
Florida state-lands inventory (FDEP)	State sovereignty / Trustees ownership	**No state-owned land, conservation easement or aquatic preserve touches any application parcel**	§4.9

1. What "Marshes & Tidal Lands" Means — and Why the Label Does Not Fit

The county code is a valuation bucket, not a field determination. Code 9600 is a land-valuation category in the county's computer-assisted mass appraisal (CAMA) land table. Its name groups two very different things — freshwater marsh and tidal land — into one low-value line. Nothing in the certified

rolls or the CAMA extract assembled for this package records a site inspection, a wetland delineation, or a survey finding tidal influence on this parcel, and the 9600 line is the only place the word "tidal" appears in those records. (The Property Appraiser's internal notes for 137080-0000 have not been obtained; they are on the follow-up list, §7.)

The label is wrong on both halves. The acres are not *tidal*: they lie 22 ft or more above the highest daily tide, more than half a mile from the nearest estuarine wetland, with no tidal connection (§§ 4.6–4.7). And they are not *marsh*: a marsh is a wetland dominated by herbaceous (non-woody) plants — grasses, sedges, rushes. These acres are dominated by trees 30–50 ft tall (§§ 4.2–4.4). In the federal wetland classification (Cowardin et al., 1979, the standard the USFWS uses for the NWI), a marsh is an *emergent* wetland ("EM"); not one acre of this parcel is mapped as emergent.

The 2009–2017 "submerged lands" code is the same error, carried to the whole parcel. From 2009 through 2017 the Department of Revenue roll carried all 40 acres under use code 095, "Rivers and lakes, submerged lands," with a just value of $75,957. No part of the parcel was submerged in any of those years: the 2010, 2013, 2015 and 2017 aerials show continuous forest across all 40 acres (Exhibit WT-4), and the land surface stands 24–33 ft above sea level (Exhibit WT-7). Osceola Lakes, LLC bought the parcel in 2017 at timberland pricing, and from the 2018 roll forward the county has classified it Timberland (055) every year. The 095 years are a coding history, not a land-use history.

The county's own treatment of the adjoining parcels is the right comparison. The same kind of freshwater forested wetland — NWI palustrine forested polygons (0.7–2.8 ac per parcel), on 137090-0000 and 137241-0030 partly on the same Floridana soil — occurs on the other three application parcels, and on each of them the Property Appraiser values it as *timberland*, on code 5901, inside the classified value:

Parcel	Upland timber line (code 5500, $410/ac)	Wetland line	Wetland line inside the classified value?	Classified value (2025 roll)
137090-0000	38.4 ac	**1.6 ac, code 5901 "Timberlands Wetlands"**	Yes — reconciles at ≈ $130/ac	$15,952
137241-0010	16.36 ac	**1.67 ac, code 5901**	Yes — reconciles at ≈ $130/ac	$6,925
137241-0030	42.59 ac	**2.45 ac, code 5901**	Yes — reconciles at ≈ $130/ac	$17,780
137080-0000	29.11 ac	**11.11 ac, code 9600 "Marshes & Tidal Lands"**	**No** — $11,935 = 29.11 × $410 exactly	$11,935

(The CAMA extract delivers $90/ac as the 5901 unit price; the certified classified values reconcile only at ≈ $130/ac. The rate should be confirmed with the Property Appraiser; the point here is the code, not the rate.) Applying the county's 5901 treatment to 137080-0000's 11.11 wet acres would add roughly $1,444 (11.11 × $130) to the classified value and bring the parcel into line with its three neighbors.

2. Wet Timberland Is Timberland

The wetland acres on 137080-0000 are not an exception to the parcel's timber use; they are part of it.

- **The species are timber species.** The NWI codes name the stand. *PFO2* is needle-leaved deciduous forest — in northeast Florida, bald cypress and pond cypress, both commercial timber species. *PFO4* is needle-leaved evergreen forest — pond pine and slash pine. *PFO1* is broad-leaved deciduous forest — typically swamp tupelo, red maple, sweetgum and the other

bottomland hardwoods sold as pulpwood and sawtimber. *PSS1* is the young, shrub-height stage of the same broadleaf stand.

- **The soil is the best pine ground on the parcel.** 9.3 of the 11.9 NWI wetland acres sit on Floridana fine sand, which NRCS rates at slash-pine site index 90 — higher than the Pomona flatwoods uplands (site index 80) that the county values at the full $410 timberland rate. "Frequently flooded" in the soil name is an NRCS flood-frequency class; on this parcel, at 24–33 ft above sea level, it can only describe seasonal freshwater flooding — the condition cypress and pond pine grow in — not tides (§4.5).
- **The wet acres were in the 2023–24 commercial harvest.** Hansen Global Forest Change flags 34.6% of the 30-m pixels inside the wetland polygons as 2023 canopy loss — the same harvest that took 88% of the upland pixels — and the May 28, 2023 Sentinel-2 image shows the cut running into the PFO4/SS1C wetland pocket on the west side (Exhibits WT-4, WT-6). The remaining wet acres — chiefly the leafless-in-winter cypress pockets on the north and east lines and a wooded strip on the west line — were left standing, consistent with Florida's silviculture best management practices for forested wetlands.
- **Federal and state law treat forestry in wetlands as ordinary forestry.** Normal silviculture — planting, cultivating, and harvesting timber — in wetlands is exempt from Clean Water Act section 404 permitting (33 U.S.C. § 1344(f)(1)(A), subject to the recapture provision of § 1344(f)(2) for conversions to a new use), and the Florida Department of Agriculture and Consumer Services' *Silviculture Best Management Practices* manual sets the working rules for harvesting in and around forested wetlands. Forested wetland is working timberland in Florida; it is not set aside from agricultural use by being wet.

3. Summary of Findings by Source

#	Source	Finding for the 11.9 NWI wetland acres on 137080-0000
1	USFWS National Wetlands Inventory	5 polygons: PFO2F 1.97 ac; PFO2/1F 1.56 ac; PFO2/1F 2.19 ac; PFO4/SS1C 4.70 ac; PSS1/FO1F 1.47 ac. All Palustrine (freshwater) forested or scrub-shrub; water regimes C (seasonally flooded) and F (semipermanently flooded), both in the NWI's *Nontidal* subgroup. (The Palustrine system can include tidal freshwater wetland, but the NWI marks it with tidal regimes R, S, T or V; none occurs here.) No estuarine polygon, no tidal regime, no emergent (marsh) class on the parcel.
2	USDA NAIP aerials 2010, 2013, 2015, 2017, 2019, 2021, Jan 2023	Closed-canopy forest over the wetland polygons in every frame; colour-infrared (Nov 2021) shows uniform vigorous woody canopy; no open water, creek, or herbaceous opening
3	ESA Sentinel-2, May 2023, Dec 2024, Jul 2026	Harvest across the centre of the parcel, including part of the west wetland pocket; regrowth by 2026; no ponding, channel, or marsh vegetation exposed by the harvest
4	Meta / World Resources Institute 1 m canopy-height model (imagery mostly 2018–2020)	Wetland acres: 96.5% of cells > 2 m, 83.1% > 6 m, 56.2% > 10 m; median 11 m (36 ft), 90th percentile 16 m (52 ft)

#	Source	Finding for the 11.9 NWI wetland acres on 137080-0000
5	Hansen Global Forest Change v1.11	Year-2000 canopy 79.4% average in the wetland acres (95% of pixels ≥ 50% canopy) vs 65.5% in the uplands; 2023 loss on 34.6% of wetland pixels
6	USGS National Land Cover Database 2001, 2021	100% of the wetland area classed Woody Wetlands; 91% of the whole parcel Woody Wetlands, the rest Evergreen / Mixed Forest (and 2001 shrub); 0% Emergent Herbaceous Wetlands
7	USGS 3DEP bare-earth elevation (best available, ~1 m)	Wetland acres 24.3–33.1 ft NAVD88, median 27.3 ft; whole parcel 24.3–33.4 ft, median 28.0 ft
8	NOAA tidal datums	Mean higher high water 2.05 ft NAVD88 at St. Augustine (8720576), 2.01 ft at St. Augustine Beach (8720587), 1.86 ft at Vilano Beach ICWW (8720554)
9	NRCS SSURGO soil survey	Under the wetland acres: Floridana 9.28 ac, Riviera 1.47 ac, Pomona 1.14 ac. No tidal-marsh soil on any application parcel; the county's tidal-marsh soil (Pellicer, Typic Sulfaquents) maps only along Moultrie Creek
10	FEMA National Flood Hazard Layer (FIRM panel 12109C0387J, eff. Dec 7, 2018)	Parcel: Zone A 17.49 ac, Zone X 23.15 ac. The "combined riverine and coastal" AE zone is confined to Moultrie Creek
11	St. Johns County CAMA / DOR certified rolls	9600 line (11.11 ac) outside the classified value; 5901 "Timberlands Wetlands" used on all three sister parcels
12	SJRWMD Land Use / Land Cover 2020 (FLUCCS), via FDEP	Wetland acres: Cypress 6210 (4.80 ac), Mixed scrub-shrub wetland 6460 (4.49), Hydric pine flatwoods 6250 (1.49), Wetland forested mixed 6300 (0.78); Saltwater marshes 6420 only at Moultrie Creek (§4.9)
13	Florida Cooperative Land Cover v4 (FWC / FNAI)	Same classes and acreages (Cypress, Mixed Scrub-Shrub Wetland, Hydric Pine Flatwoods, Mixed Hardwood-Coniferous Swamps); Salt Marsh 5240 only at Moultrie Creek (§4.9)
14	ESA WorldCover 2021 (10 m)	100% "Tree cover" on the parcel; Moultrie Creek marsh 58% "Herbaceous wetland" (§4.9)
15	St. Johns County storm-surge zones	137080-0000 outside every surge zone, category 5 included; Moultrie Creek marsh in zone 1 (§4.9)
16	JRC Global Surface Water 1984–2021	Water never detected in any of the parcel's 253 cells (§4.9)
17	LANDFIRE 2024 Existing Vegetation Type	Wetland acres 80% wet pine flatwoods and floodplain forest, 16% *freshwater* marsh class; the tidal-marsh class maps only at Moultrie Creek (§4.9)

#	Source	Finding for the 11.9 NWI wetland acres on 137080-0000
18	USGS National Hydrography Dataset	No lake, pond, estuary, bay, sea or foreshore feature on the parcel; east pocket in NHD's generic Swamp/Marsh class; one drainage ditch along the block's east line (§4.9)
19	FDEP state-lands inventory; Aquatic Preserves	No state-owned land, conservation easement or aquatic preserve on any application parcel (§4.9)
20	NRCS Official Series Descriptions	Pellicer: "broad tidal marshes … 1 to 3 feet above sea level"; Floridana and Riviera: freshwater floodplain / depression soils under cypress and bottomland hardwoods (§4.9)

4. The Evidence in Detail

4.1 Where the parcel sits relative to tidal water

Exhibit WT-1. The application block and the nearest tidal wetland
USDA NAIP aerial, January 17, 2023; USFWS National Wetlands Inventory; county cadastral parcels

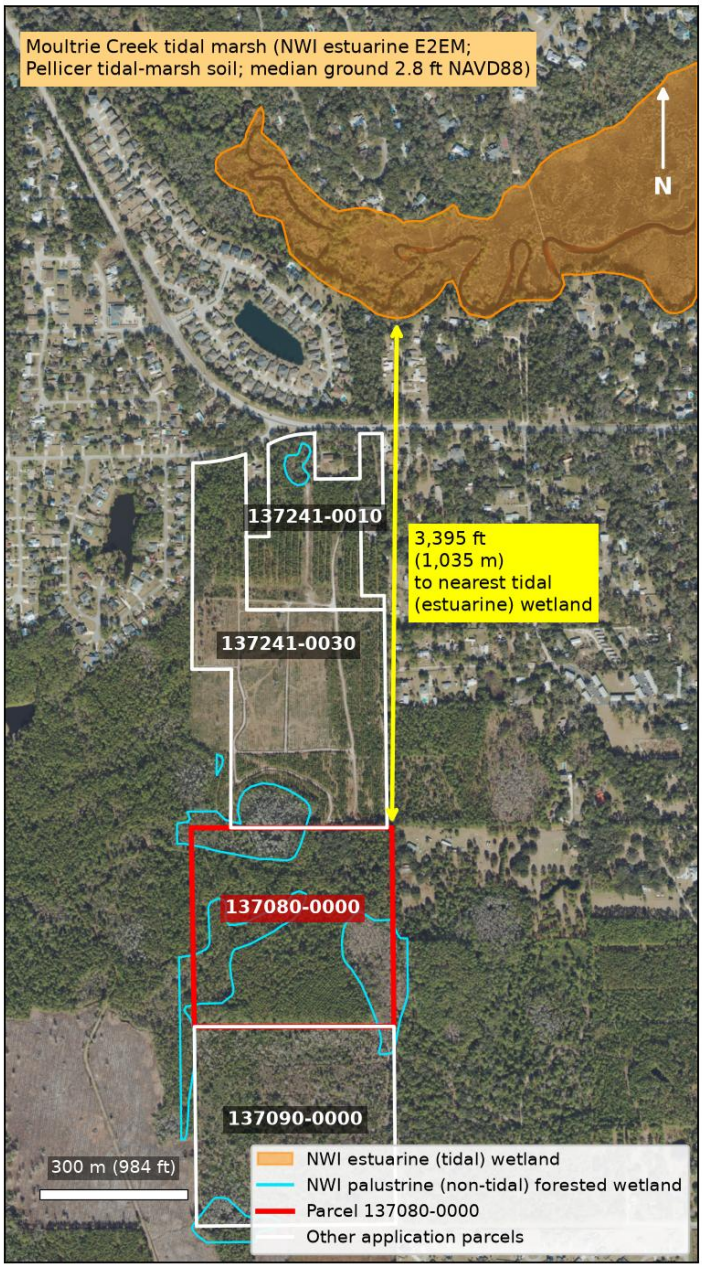


Exhibit WT-1

Exhibit WT-1 puts parcel 137080-0000 (red) and the other three application parcels (white) on the January 17, 2023 USDA aerial, with the NWI wetlands on and next to the block and every estuarine wetland in the frame. The only tidal (estuarine) wetland in the frame is the Moultrie Creek marsh at the top (orange) — open, treeless marsh flats cut by a meandering tidal creek. It is plainly visible on the

aerial and plainly different from anything on the application block. The nearest edge of that marsh is **3,395 ft (1,035 m) north of 137080-0000**, past the two northern application parcels and across a public road and a developed subdivision. The nearest estuarine wetland to each application parcel, measured from the county cadastral polygons:

Parcel	Nearest NWI estuarine (tidal) wetland	Estuarine acreage on parcel
137080-0000	3,395 ft (1,035 m)	0.00
137090-0000	4,720 ft (1,439 m)	0.00
137241-0030	1,249 ft (381 m)	0.00
137241-0010	774 ft (236 m)	0.00

No NWI polygon on or near the block carries a tidal palustrine water regime either (NWI regimes R, S, T, V — “tidal freshwater” — return no polygons anywhere in a 2.5 × 3.4 km window around the block).

4.2 What the “marsh” acres look like: forest

Exhibit WT-2. Parcel 137080-0000 — the 'code 9600' wetland acres are closed-canopy forest
USDA NAIP 0.6 m, November 30, 2021, true colour; USFWS NWI polygons

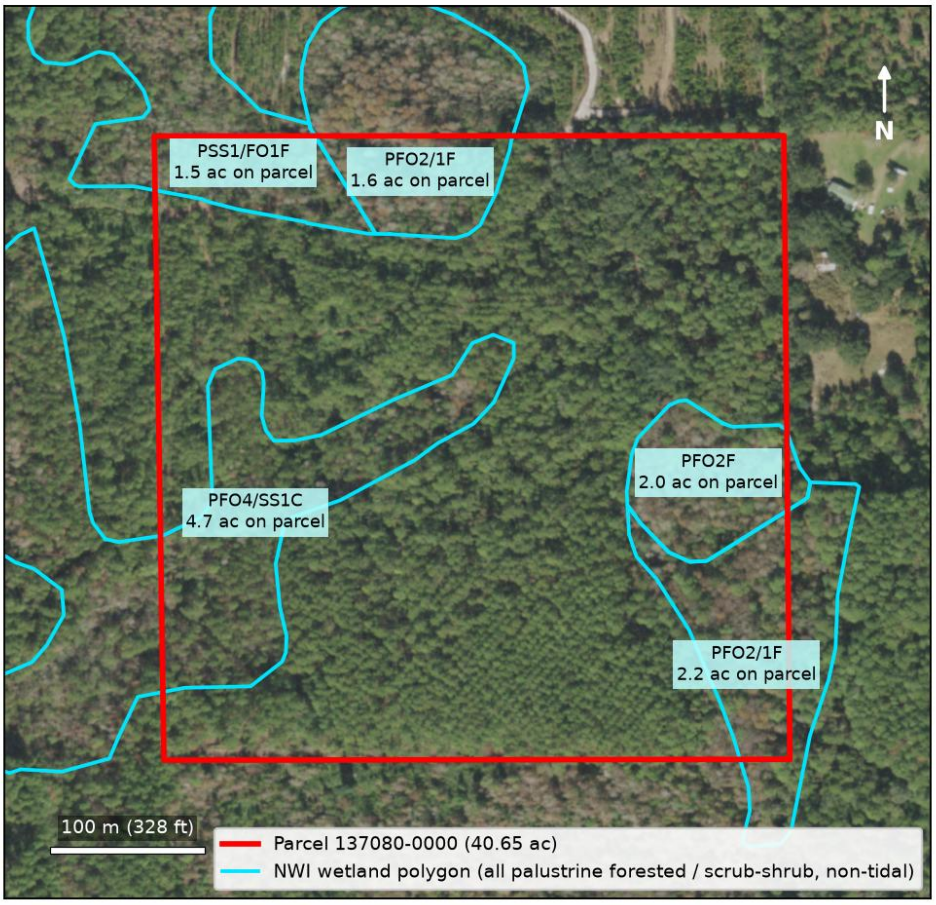


Exhibit WT-2

Exhibit WT-2 overlays the five NWI wetland polygons on the November 30, 2021 aerial (0.6 m) — three months into the statutory five-year period and the last full-canopy USDA flight before the harvest. Each

polygon is labelled with its NWI code and its acreage on the parcel. Every one is under the same continuous tree canopy as the uplands around it. The PFO2F pocket on the east line shows a bronze late-autumn colour consistent with cypress, a deciduous conifer that drops its needles in winter; the PFO4/SS1C pocket on the west side (NWI: needle-leaved evergreen forest mixed with broad-leaved deciduous shrub) is closed forest canopy indistinguishable in texture from the pine stand beside it.

Exhibit WT-3. Parcel 137080-0000 — the 'code 9600' wetland acres are closed-canopy forest
USDA NAIP 0.6 m, November 30, 2021, colour-infrared (vegetation shows red); USFWS NWI polygons

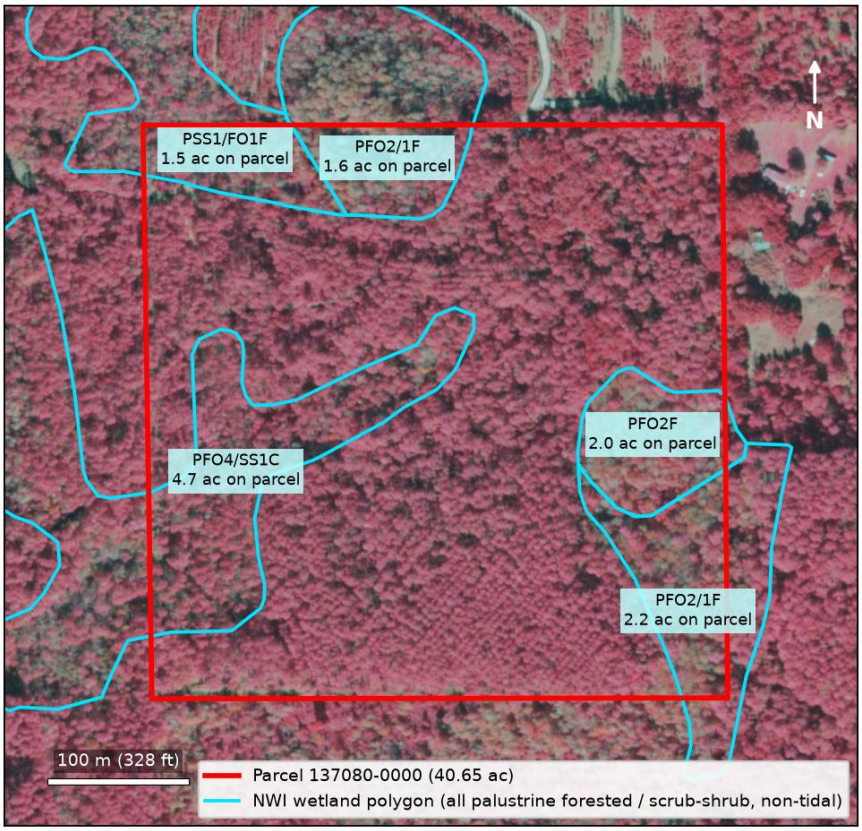


Exhibit WT-3

Exhibit WT-3 is the same flight in colour-infrared, the band combination foresters and wetland scientists use to separate vegetation types: healthy foliage reflects near-infrared strongly and renders red. The wetland polygons render as the same dense red canopy as the uplands. A herbaceous marsh would render as a smooth, finer-textured surface; open water or a tidal creek would render black. Neither appears anywhere on the parcel.

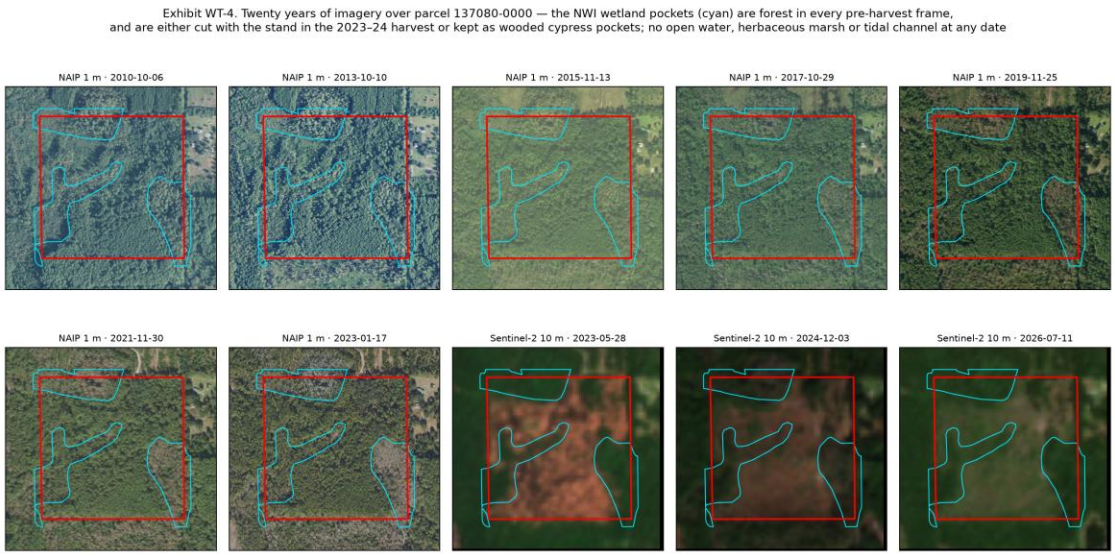


Exhibit WT-4

Exhibit WT-4 runs the record forward and back: seven USDA aerials (2010–January 2023) and three Sentinel-2 satellite images (May 2023, December 2024, July 2026), each with the wetland polygons (cyan) and the parcel (red). In every frame before the harvest the wetland acres are forest. The May 2023 frame shows the commercial harvest exposing bare ground across the centre of the parcel — including part of the west PFO4/SS1C wetland pocket — and in no frame does the harvest expose standing water, a channel, or marsh vegetation. By July 2026 the cut area is green again with regenerating woody growth. Land that is tidal marsh does not grow a 50-ft forest, does not get logged, and does not grow back as forest.



Post-harvest condition, December 12, 2024

Esri World Imagery, December 12, 2024 (already in the evidence file): the parcel between rotations — cut-over ground with slash, retained scattered trees and skid trails; the grey, leafless-in-December crowns on the north and east lines are the retained cypress pockets (NWI PFO2 polygons), with a retained wooded strip along the west line. No ponding, open water, or marsh vegetation anywhere on the parcel.

4.3 How tall the trees in the wetland acres were

Exhibit WT-5. Tree height across 137080-0000 before the 2023 harvest
Meta / World Resources Institute 1 m global canopy-height model (Maxar imagery, mostly 2018–2020)

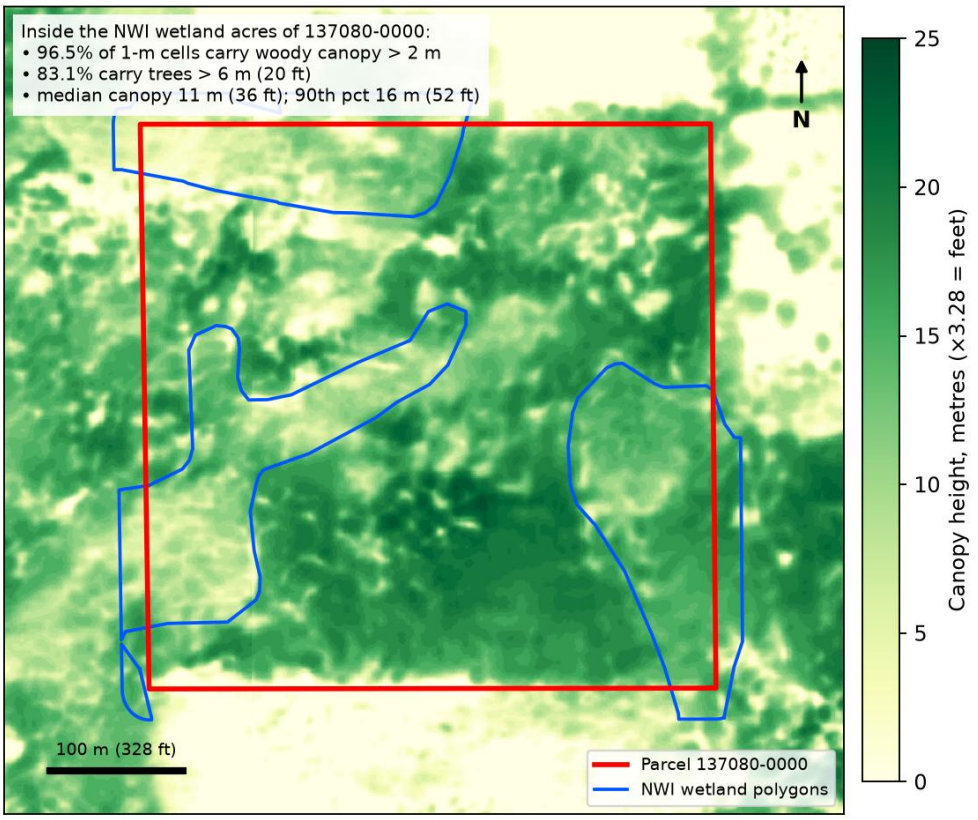


Exhibit WT-5

Exhibit WT-5 is the Meta / World Resources Institute global canopy-height model (Tolan et al., 2024), which estimates the height of the vegetation in every 1-m cell from sub-metre Maxar satellite imagery (mostly 2018–2020) calibrated against airborne and spaceborne (GEDI) LiDAR. It measures the stand before the 2023 harvest. Tidal marsh vegetation in northeast Florida — smooth cordgrass and black needlerush — is generally under 2 m tall. The wetland acres of 137080-0000 are tree-covered:

Area of 137080-0000	Cells with woody canopy > 2 m	> 6 m (20 ft)	> 10 m (33 ft)	Median height	90th percentile
NWI wetland acres (11.9 ac)	**96.5%**	**83.1%**	**56.2%**	**11 m (36 ft)**	**16 m (52 ft)**
Upland acres	96.3%	91.5%	81.7%	16 m (52 ft)	20 m (66 ft)
Whole parcel	96.4%	89.1%	74.3%	14 m (46 ft)	19 m (62 ft)

By NWI polygon: PFO2F (cypress, east line) 99.3% > 6 m, median 14 m; PFO2/1F (south-east) 98.9% > 6 m, median 15 m; PFO2/1F (north line) 83.9% > 6 m, median 11 m; PFO4/SS1C (west) 85.3% > 6 m, median 10 m; PSS1/FO1F (north-west, mapped by NWI as scrub-shrub over forest) 30.1% > 6 m, median 5 m — a younger woody stand, still nothing like a marsh.

4.4 Tree canopy and land cover over twenty years

Exhibit WT-6. The wetland acres carried more tree canopy than the uplands in 2000, and timber was cut from them in the 2023 harvest
Hansen et al., Global Forest Change v1.11 (30 m Landsat); cyan = NWI wetland polygons; red = parcel 137080-0000

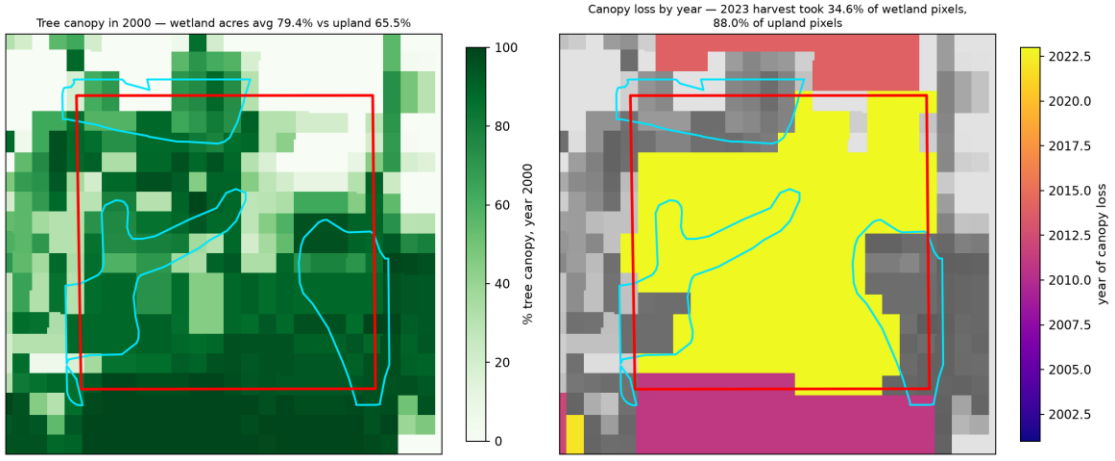


Exhibit WT-6

Exhibit WT-6 uses the Hansen et al. Global Forest Change dataset (University of Maryland, version 1.11), the standard 30-m Landsat record of tree canopy in 2000 and canopy loss each year since. In 2000 the wetland acres carried **more** tree canopy (79.4% average; 95% of pixels at 50% canopy or more) than the uplands (65.5%). The only loss years on the parcel are 2011 (a sliver on the south line, edge spill-over from the 137090-0000 harvest next door) and **2023 — the commercial harvest, which registered on 34.6% of the wetland pixels and 88.0% of the upland pixels.** The wet acres were part of the stand that was cut.

National Land Cover Database. The USGS National Land Cover Database classifies every 30-m cell of the country into standard land-cover classes, among them class 90, *Woody Wetlands* ("areas where forest or shrubland vegetation accounts for greater than 20% of vegetative cover and the soil or substrate is periodically saturated with or covered with water") and class 95, *Emergent Herbaceous Wetlands* (the class into which marsh falls). Sampled over the parcel:

NLCD year	Woody Wetlands (90)	Evergreen Forest (42)	Mixed Forest (43)	Shrub/Scrub (52)	Emergent Herbaceous Wetlands (95)	Inside the NWI wetland polygons
2001	91.1%	2.3%	4.3%	2.4%	**0.0%**	100% Woody Wetlands
2021	91.1%	4.7%	4.3%	—	**0.0%**	100% Woody Wetlands

(Sampled from the USGS/MRLC NLCD web map service on a ~4-m grid inside the cadastral polygon; percentages are of parcel area.)

4.5 Soils: freshwater floodplain-forest soil, the best pine ground on the parcel

Exhibit WT-9. NRCS soil map units — the tidal-marsh soil (Pellicer, 24, red) maps only along Moultrie Creek; the application block is freshwater flatwoods and floodplain-forest soils

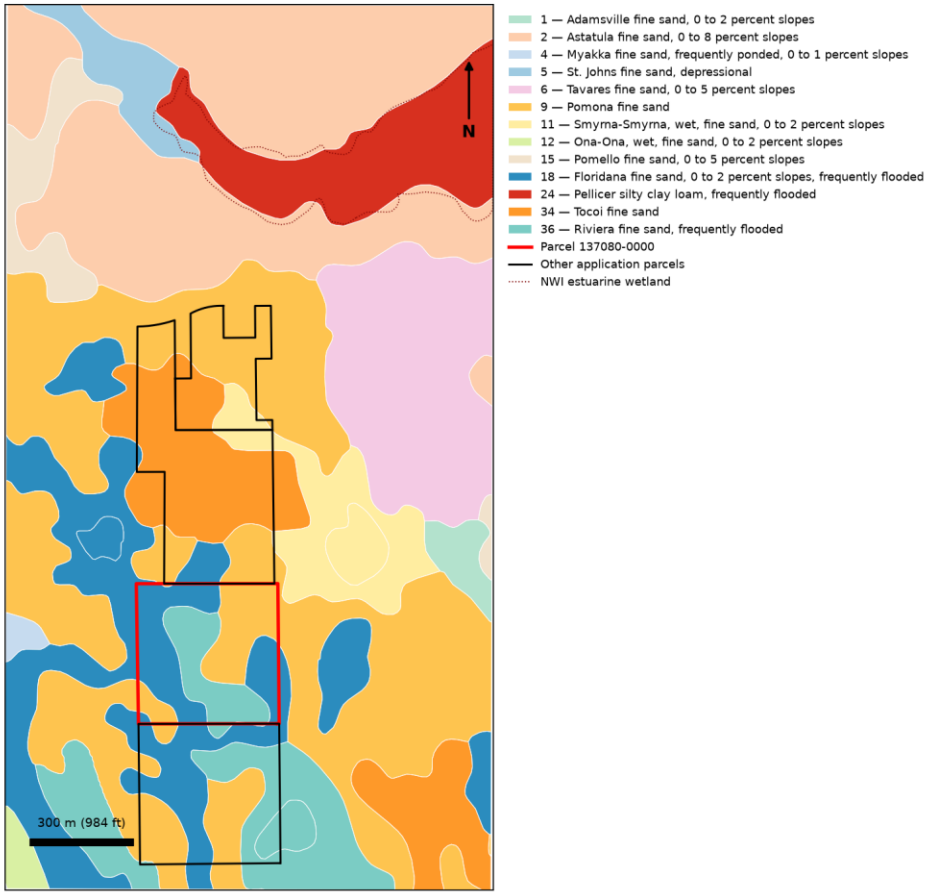


Exhibit WT-9

Exhibit WT-9 is the NRCS soil survey (SSURGO) for the block and Moultrie Creek. The soils of 137080-0000:

Map unit	Acres on parcel	Acres under the NWI wetland polygons	Taxonomic class (major component)	Landform	Slash-pine site index
Floridana fine sand, 0–2% slopes, frequently flooded (18)	16.97	**9.28**	Loamy, siliceous, superactive, hyperthermic Arenic Argiaquolls	Marine terraces / floodplains	**90**
Pomona fine sand (9)	12.38	1.14	Sandy, siliceous, hyperthermic Ultic Alaquods	Marine terraces / flatwoods	80
Riviera fine sand, frequently flooded (36)	11.30	1.47	Loamy, siliceous, active, hyperthermic Arenic Glossaqualfs	Marine terraces / drainageways	80

All three are freshwater mineral soils. The county's tidal-marsh soil is **Pellicer silty clay loam, frequently flooded (map unit 24)** — a *Typic Sulfaquent*, the soil-taxonomy great group for permanently wet,

sulfide-bearing tidal sediments, with Durbin and Tisonia (*Sulfihemists*) as inclusions. NRCS assigns Pellicer no pine site index. On the soil map, Pellicer occupies the Moultrie Creek marsh and nothing else; it does not touch any application parcel. “Frequently flooded” in the Floridana and Riviera names is NRCS’s flood-frequency class (“frequent” meaning flooding is likely in more than half of all years). NRCS flooding classes cover flooding from any source, so the name alone does not say whether water comes from rain, streams or tides; what decides it here is that these map units sit on floodplains and drainageways 24–33 ft above sea level, out of reach of any tide, and are non-sulfidic freshwater soils. The SSURGO record gives their flooding durations as long to very long — the seasonal freshwater flooding cypress and pond pine are adapted to. The soil under the wetland acres is the parcel’s highest-rated timber soil.

4.6 Elevation: 22 feet above the highest daily tide

Exhibit WT-7. Ground elevation — the application block sits 20+ ft above the tide
USGS 3DEP best-available bare-earth DEM (~1 m); MHHW = 2.05 ft NAVD88 at NOAA St. Augustine 8720576;
orange = NWI estuarine wetland; magenta = profile line A–A′ (Exhibit WT-8)

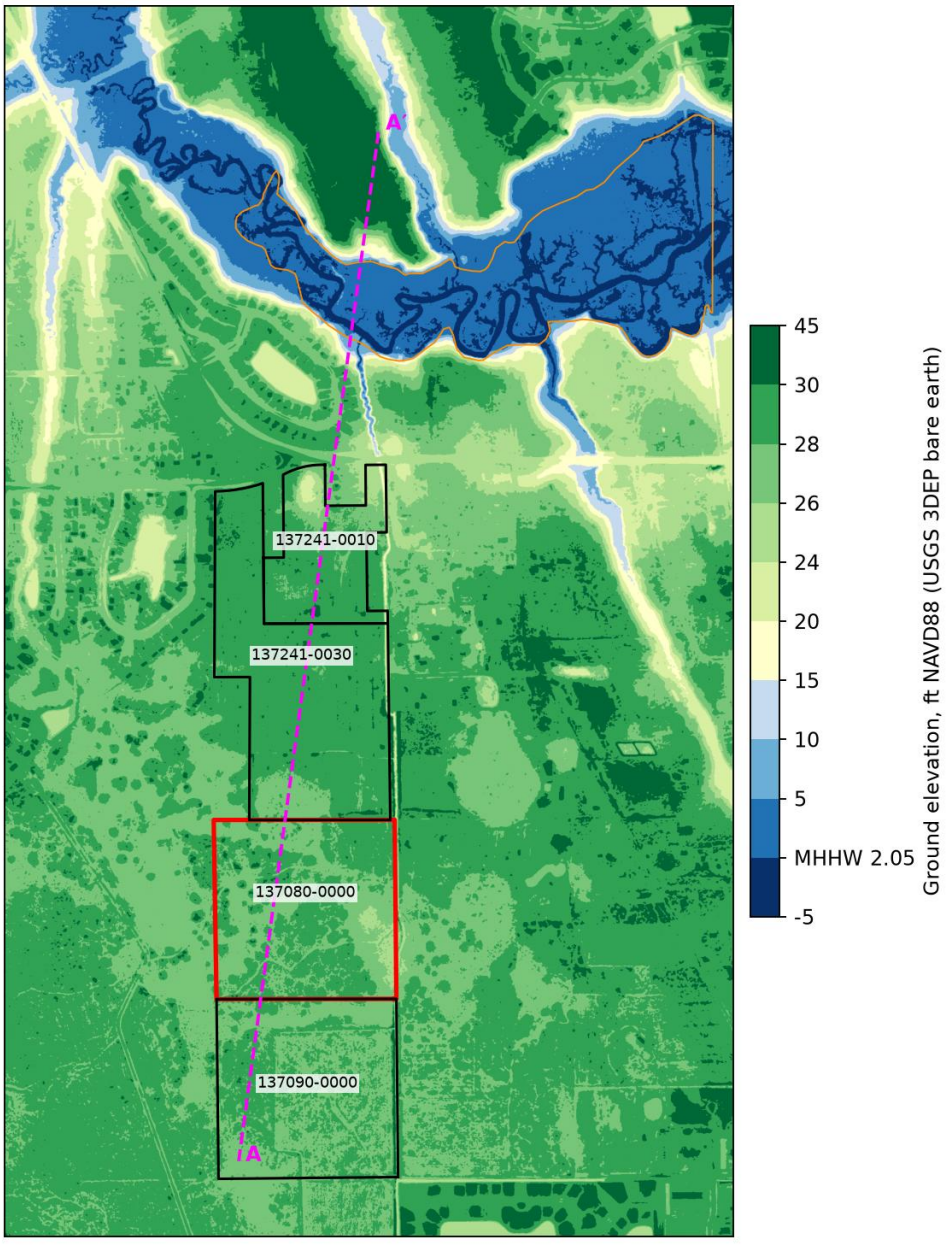


Exhibit WT-7

Exhibit WT-7 maps the USGS 3D Elevation Program bare-earth elevation model (best available, ~1-m LiDAR-derived) over the block and Moultrie Creek, coloured so that land at or below tide level shows dark blue. The tide-level ground is confined to the Moultrie Creek channel and marsh. The application block is a plateau whose ground lies almost entirely between 26 and 31 ft NAVD88 (1st percentiles 22–27 ft):

Area	Lowest ground (ft NAVD88)	1st percentile	Median	Highest	Height of lowest ground above MHHW (2.05 ft)
137080-0000 — NWI wetland acres	**24.33**	25.35	27.31	33.10	**22.3 ft**
137080-0000 — upland acres	26.44	26.98	28.28	33.38	24.4 ft
137080-0000 — whole parcel	24.33	25.65	28.02	33.38	22.3 ft
137090-0000	24.00	26.70	27.95	34.25	22.0 ft
137241-0030	20.86	27.13	28.85	38.44	18.8 ft (minimum; 1st percentile 25.1 ft above MHHW)
137241-0010	16.70	22.22	28.43	40.69	14.7 ft (minimum; 1st percentile 20.2 ft above MHHW)
Comparison: Moultrie Creek tidal marsh (NWI estuarine emergent)	—	*5th pct −0.68*	*2.80*	*95th pct 3.95*	*at tide level*

NOAA tidal datums. Mean higher high water — the average height of the higher of each day's two high tides, the standard upper limit of regular tidal inundation — is **2.05 ft NAVD88** at the NOAA St. Augustine station (8720576, the nearest station on the Matanzas River system), 2.01 ft at St. Augustine Beach (8720587) and 1.86 ft at Vilano Beach ICWW (8720554), all on the 1983–2001 National Tidal Datum Epoch. Even allowing generously for sea-level rise since the epoch, the highest daily tide is under 3 ft NAVD88 — more than 21 ft below the lowest ground in the wetland acres of 137080-0000.

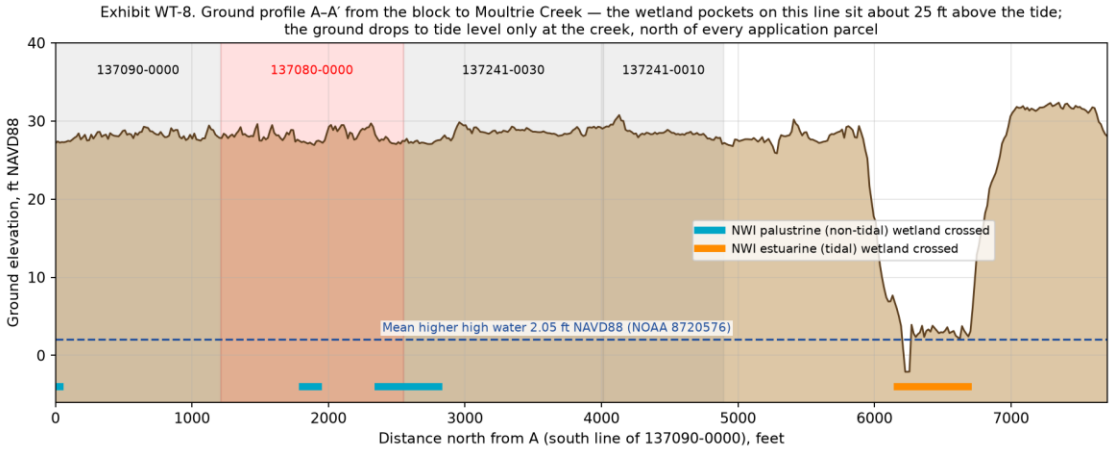


Exhibit WT-8

Exhibit WT-8 is the ground profile along line A–A′ (Exhibit WT-7), drawn from the south line of 137090-0000 north through the wetland pockets of 137080-0000, across 137241-0030 and 137241-0010, to the Moultrie Creek marsh. Across all four parcels — about 4,900 ft — the ground never drops below 26.9 ft NAVD88 or rises above 30.8 ft. The two NWI wetland pockets the line crosses on and at the north line of 137080-0000 lie at 26.9–28.0 ft: about 25 ft above mean higher high water, and only a foot or two below the surrounding upland. They are shallow swales in a plateau, not low ground. North of the block the ground falls off a 20-ft bluff to Moultrie Creek, the only place on the line where it reaches tide level. For tidal water to reach the parcel's wetlands it would have to rise about 25 ft.

4.7 Flood hazard: no coastal zone on the parcel

Exhibit WT-10. FEMA flood hazard zones — coastal influence stops at Moultrie Creek
National Flood Hazard Layer, FIRM panel 12109C0387J (effective 12/07/2018)

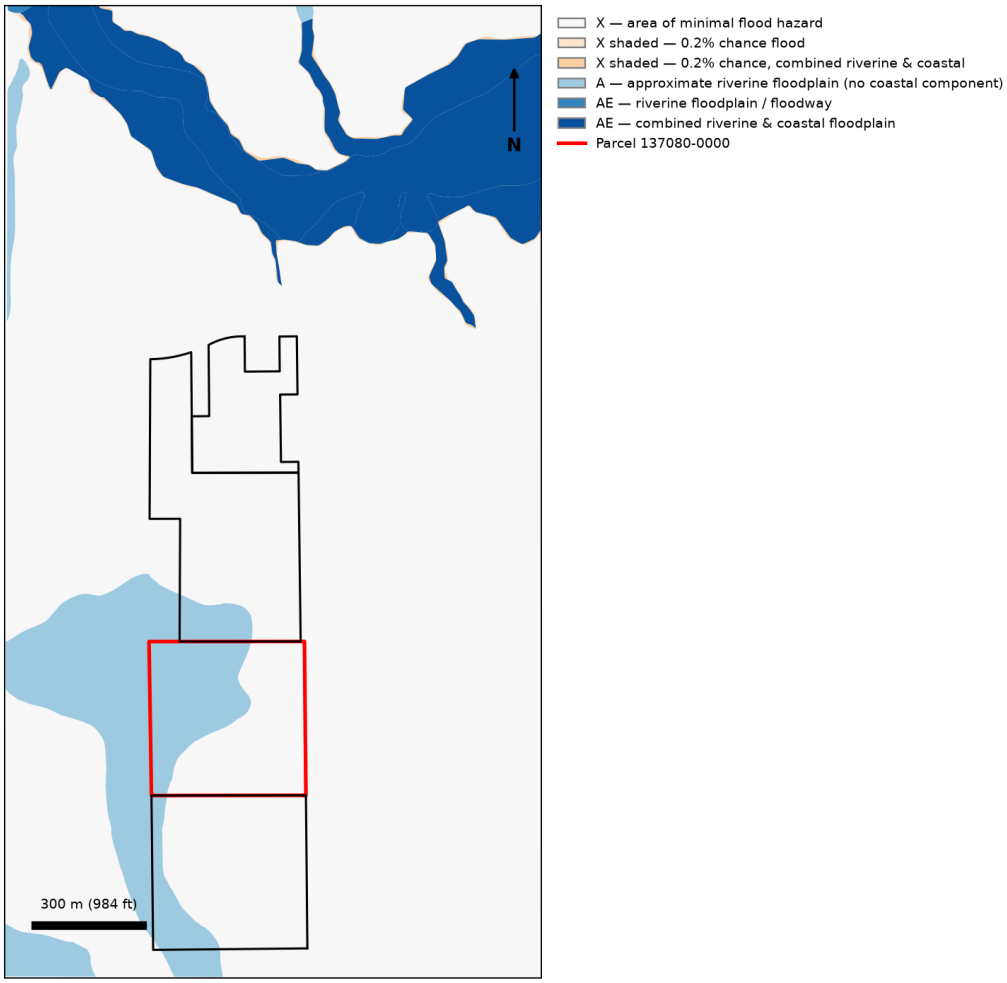


Exhibit WT-10

Exhibit WT-10 is FEMA's National Flood Hazard Layer (FIRM panel 12109C0387J, effective December 7, 2018). FEMA maps coastal flood influence explicitly: along Moultrie Creek the floodplain is Zone AE, "combined riverine and coastal floodplain," with a 0.2%-chance "combined riverine and coastal" fringe. That coastal mapping stops at the creek. On parcel 137080-0000 the map shows **Zone A (17.49 ac) — FEMA's approximate floodplain, mapped without a base flood elevation and without any coastal designation — and Zone X, area of minimal flood hazard (23.15 ac).** The other three application parcels are Zone X except for 6.28 ac (137090-0000) and 4.66 ac (137241-0030) of the same Zone A. No coastal or tidal flood zone touches the application block.

4.8 The parcel's use history, wet acres included

Date	Source	What it shows on the wet acres
2000	Hansen GFC tree canopy	79.4% average canopy — forest
2001	NLCD	100% Woody Wetlands

Date	Source	What it shows on the wet acres
Oct 6, 2010 – Oct 29, 2017	USDA NAIP (4 flights)	Continuous forest; no change
2009–2017	DOR certified rolls	Use code 095 “submerged lands” — contradicted by every image and by the 24–33 ft ground surface
Jun 1, 2017	Warranty Deed OR 4382/772	Arm’s-length purchase by Osceola Lakes, LLC at timberland pricing (≈ $2,600/ac across 532 ac)
2018 – 2025	DOR certified rolls	055 Timberland, classified value every year; on the 2019–2025 rolls the classified value tracks the 29.11 upland acres only ($3,780 ≈ $130/ac; $11,935 = $410/ac), leaving the 11.11-ac 9600 line outside it (the 2018 figure is not reconstructible)
2018–2020 (mostly)	Meta/WRI canopy-height model	Median tree height 11 m (36 ft) in the wet acres
Nov 25, 2019; Nov 30, 2021	USDA NAIP	Closed canopy across all wetland polygons
2021	NLCD	100% Woody Wetlands
Nov 2022 – Apr 2023	SJRWMD Formal Wetland Determination FWD-109-193593-1	Water management district wetland delineation of the Young/Osceola Lakes property, applied for before the harvest
Jan 17, 2023	USDA NAIP	Stand still up; harvest beginning on the east edge
2023	Hansen GFC; Sentinel-2 May 28, 2023	Commercial harvest — 34.6% of wetland pixels cut, including part of the west PFO4/SS1C pocket
Dec 12, 2024	Esri World Imagery	Between rotations; north and east cypress pockets and a west-line strip retained; no ponding or marsh exposed
05/2024, 03/2025	Property Appraiser inspections	Timberland classification continued after the harvest
Jul 11, 2026	Sentinel-2	Regrowth across the cut, wet acres included

4.9 Corroboration from state, county and further independent sources

The federal datasets in §§4.1–4.8 were checked against ten more sources that were produced independently of them — by the water management district that issued the jurisdictional wetland determination, by the state’s wildlife agency, by the county, by the European Space Agency and the European Commission, by the national interagency LANDFIRE program, by the USGS hydrography program, by the Department of Environmental Protection’s state-lands inventory, by the NRCS soil-series descriptions, and by the Property Appraiser’s own notes on the adjoining parcel. None of them places tidal land, salt marsh, open water or state-owned land on parcel 137080-0000.

Exhibit WT-11. Florida's own land-cover maps class the wet acres of 137080-0000 as cypress, hydric pine flatwoods and forested/scrub-shrub wetland — and reserve 'saltwater marsh' / 'salt marsh' for Moultrie Creek

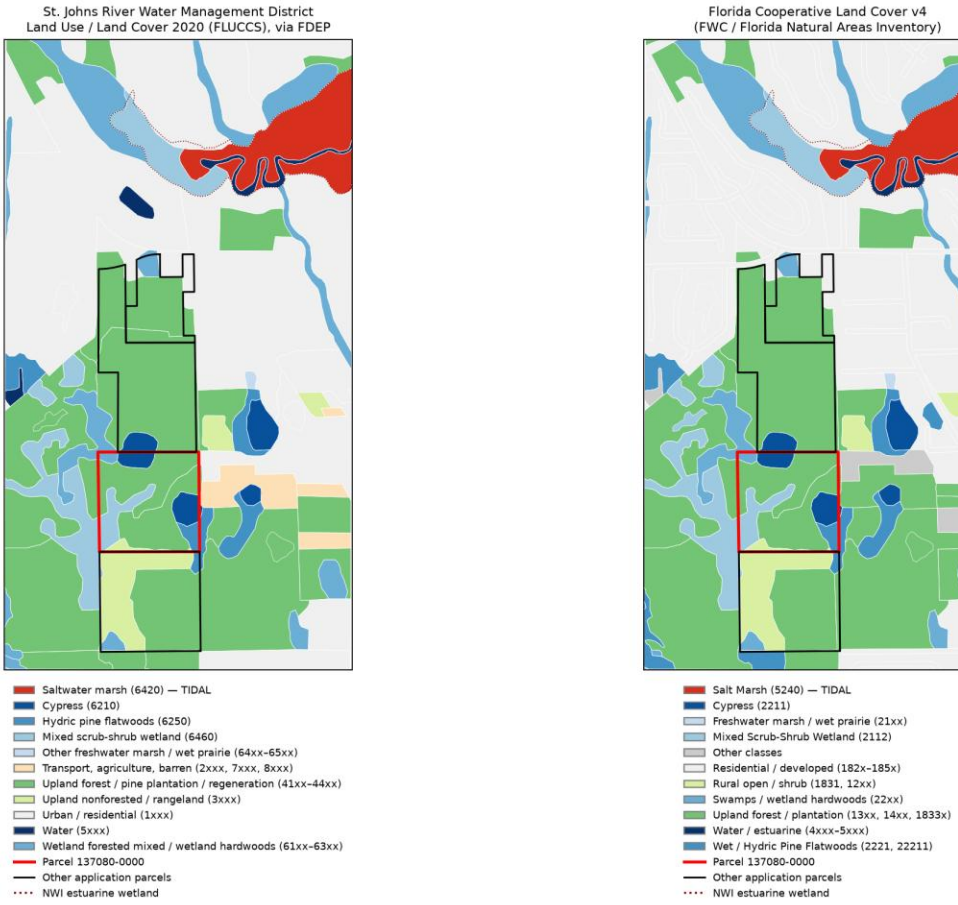


Exhibit WT-11

Exhibit WT-11 — Florida's own land-cover maps. The left panel is the St. Johns River Water Management District's 2020 Land Use / Land Cover map (published through the Florida Department of Environmental Protection), coded in the Florida Land Use, Cover and Forms Classification System (FLUCCS) that every Florida water management district and the Department use. The right panel is the Florida Cooperative Land Cover map (version 4), compiled by the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory from the districts' mapping, aerial interpretation and field data. Both class the wet acres of 137080-0000 as forested or shrub wetland and both reserve the salt-marsh class for Moultrie Creek:

Land-cover class on the NWI wetland acres of 137080-0000	SJRWMD 2020 LULC (FLUCCS)	Florida Cooperative Land Cover v4
Cypress	6210 — 4.80 ac	2211 Cypress — 4.80 ac
Mixed scrub-shrub wetland	6460 — 4.49 ac	2112 Mixed Scrub-Shrub Wetland — 4.49 ac
Hydric pine flatwoods	6250 — 1.49 ac	22211 Hydric Pine Flatwoods — 1.49 ac

Land-cover class on the NWI wetland acres of 137080-0000	SJRWMD 2020 LULC (FLUCCS)	Florida Cooperative Land Cover v4
Wetland forested mixed / mixed hardwood-coniferous swamp	6300 — 0.78 ac	2240 Mixed Hardwood-Coniferous Swamps — 0.78 ac
Upland pine (edge of polygons)	4110 / 4410 — 0.32 ac	1311 Mesic Flatwoods / 183332 Coniferous Plantations — 0.32 ac
Saltwater marsh / salt marsh	**none on the parcel** (6420 “Saltwater marshes” — 47.7 ac at Moultrie Creek)	**none on the parcel** (5240 “Salt Marsh” — 47.7 ac at Moultrie Creek)

The whole of 137080-0000 on the district’s 2020 map is pine flatwoods (4110, 14.1 ac), pine plantation (4410, 12.3 ac), cypress (5.3 ac), mixed scrub-shrub wetland (5.2 ac), hydric pine flatwoods (1.7 ac), mixed upland nonforested (1.3 ac) and wetland forested mixed (0.8 ac) — a timber tract with wet pockets, and nothing tidal. The FLUCCS system has a specific code for saltwater marsh (6420) and separate codes for freshwater marsh (6410) and wet prairie (6430); the district applied none of them to this parcel. The same district’s mapping of the three other application parcels (pine plantation, forest regeneration, cypress, wetland hardwoods) matches the Property Appraiser’s treatment of those parcels’ wet acres as timberland.

Exhibit WT-12. Two more independent checks — satellite land cover (ESA) and the county's own surge mapping — put tree cover, and no coastal water influence, on parcel 137080-0000

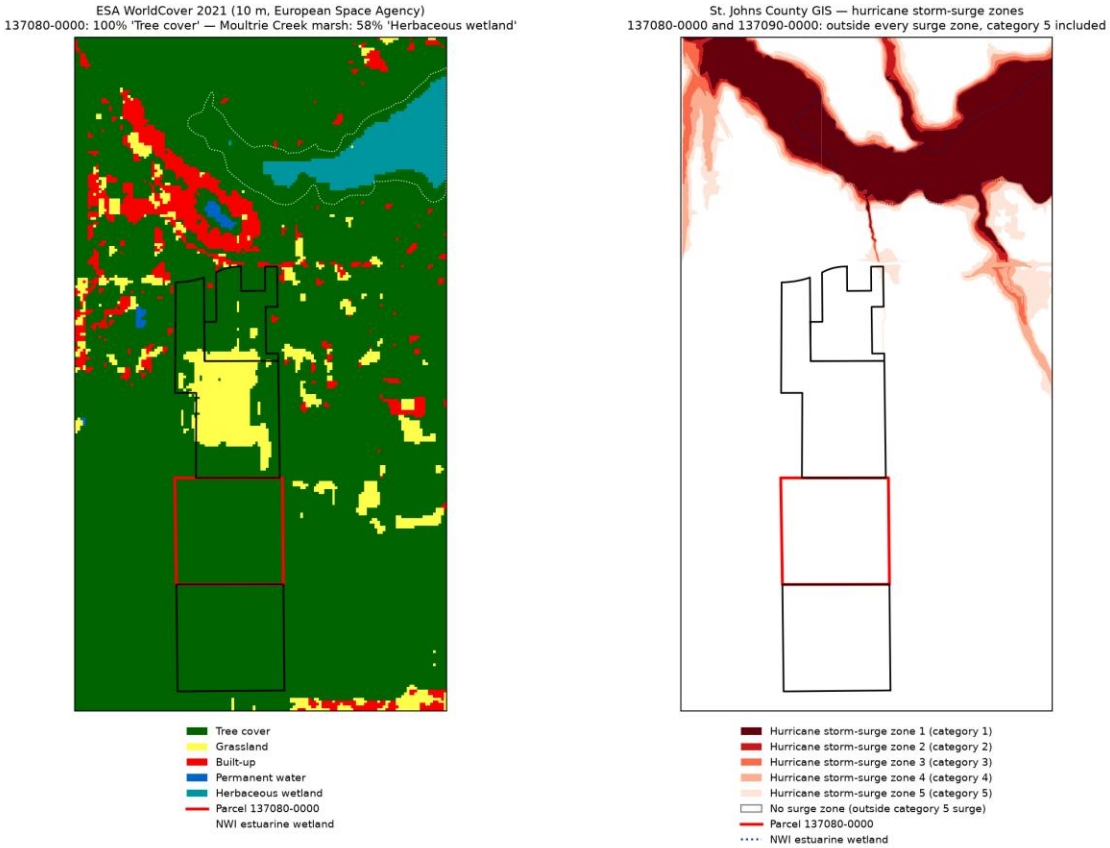


Exhibit WT-12

Exhibit WT-12 — satellite land cover and county surge mapping. The left panel is the European Space Agency's WorldCover 2021 map (10 m, Sentinel-1 and Sentinel-2), produced with no reference to any Florida dataset: **every 10 m cell of 137080-0000 is "Tree cover"**; the Moultrie Creek marsh is 58% "Herbaceous wetland" and 42% tree cover along its edges. The right panel is St. Johns County's own hurricane storm-surge zone map, which models how far storm tide can reach inland: the Moultrie Creek marsh is in surge zone 1 (reached by a category-1 storm); **137080-0000 and 137090-0000 lie outside every surge zone, category 5 included**, and 137241-0030 likewise; 0.25 ac at the north-east corner of 137241-0010 falls in zones 4–5. Land that the county does not expect a category-5 hurricane's surge to reach is not land the daily tide reaches.

Other independent checks (tabulated; no exhibit).

Source	What it shows for 137080-0000
European Commission JRC Global Surface Water (Pekel et al.; Landsat 1984–2021, 30 m)	Surface water occurrence **0% in every one of the parcel's 253 cells** across 38 years of imagery — no cell was ever classed as water in any month. Tidal marsh and tidal creeks register in this dataset; the parcel's wet pockets never did.
LANDFIRE 2024 Existing Vegetation Type (USGS / U.S. Forest Service, 30 m)	On the NWI wetland acres: Central Florida Pine Wet Flatwoods 58.5%, Southern Coastal Plain Blackwater River Floodplain Forest 21.5%, Floridian Highlands *Freshwater* Marsh 16.1%. LANDFIRE has a separate tidal class — "Southern Atlantic Coastal Plain Salt and Brackish Tidal Marsh" — which it maps on 70% of the Moultrie Creek marsh and **nowhere on the parcel**. (The 2024 edition also places the freshwater-marsh class on 50% of the parcel's *upland* acres, which the 2023 harvest had left in low herbaceous cover; this is a post-harvest vegetation-model signal on the cut-over area, not a wetland or tidal finding, and the type it assigns is freshwater.)
USGS National Hydrography Dataset (high resolution)	No lake, pond, estuary, bay, sea or foreshore feature on the parcel. The east wetland pocket is in NHD's generic "Swamp/Marsh" wetland class (FCode 46600), the same class NHD gives both freshwater swamps and the Moultrie Creek marsh, so it does not discriminate between the two; the nearest perennial stream to the parcel is 2,840 ft away and Moultrie Creek 3,488 ft. NHD maps one man-made drainage ditch (FCode 33600, "Canal/Ditch") running north–south along the block's east line; the perimeter analysis in the consolidated evidence document already credits the parcels across that line, so the statute's canal rule changes nothing.

Source	What it shows for 137080-0000
FDEP state-lands inventory (FL-SOLARIS: state-owned lands, conservation easements, conservation lands; Aquatic Preserves)	**No state-owned parcel, Board of Trustees interest, conservation easement or aquatic preserve touches any of the four application parcels.** The only state conservation interest in the area is the Northeast Florida Blueway project along Moultrie Creek. This also disposes of the s. 163.3162(4)(i)4. carve-out for "property encumbered by a recorded conservation easement."
NRCS Official Series Descriptions (the national type descriptions behind the soil map)	*Pellicer*: "in broad tidal marshes along streams near the Atlantic Ocean … 1 to 3 feet above sea level"; native vegetation "seashore saltgrass, needlegrass rush, smooth and marshhay cordgrass, bushy sea-oxeye, and glasswort" — the salt-marsh plants. *Floridana*: "depressional areas, flood plains, drainageways, and … low broad flats"; "in depressional areas, most of the soil has a sparse to dense cover of cypress. In flood plains, the vegetation is mostly sweetgum, blackgum, red maple, and cypress." *Riviera*: "broad, low flats, flatwoods and … depressions." *Pomona*: "flats and flatwoods on marine terraces"; native vegetation slash pine and longleaf pine. The two series under the wet acres are described by NRCS as freshwater floodplain and depression soils that grow cypress and bottomland hardwoods; only Pellicer is a tidal soil, and it is mapped only at the creek.
St. Johns County Property Appraiser notes, parcel 137090-0000 (transcribed in `03_Source_Records`)	The county's 2023 sale analysis values the adjoining parcel as "40 TOTAL ACRES AND 38.4 UPLAND ACRES" and the county nonetheless classified all 40 acres agricultural — its own practice of carrying wet timber acres inside the classification.

6. Method and Sources

All measurements were computed on October 2–3, 2026 from public services, against the county parcel polygons as published in the Florida statewide cadastral layer (county 65, parcels 1370800000, 1370900000, 1372410010, 1372410030). Areas and distances use EPSG:6438 (NAD83(2011) Florida East, US survey feet) or UTM 17N; elevations are NAVD88. Scripts and extracted data are in `04_Build_Sources/wet_timberland/` (`s1_vectors.py`, `s2_rasters.py`, `s3_figs.py`, `s4_tideline.py`, `s5_corroborate.py`, `s5b_nhd.py`, `s5c_nhd_wb.py`, `s6_figs2.py`; `data/summary_vectors.json`, `data/summary_rasters.json`, `data/transect_AA.json`, `data/tideline_distances.json`, `data/summary_corroboration.json`).

Dataset	Publisher	Access	Use here
National Wetlands Inventory	U.S. Fish & Wildlife Service	fwspublicservices.wim.usgs.gov Wetlands MapServer	Wetland system, class, water regime; areas on parcels; distance to estuarine

Dataset	Publisher	Access	Use here
NAIP aerial imagery 2010–2023 (0.3–1 m)	USDA Farm Service Agency	Microsoft Planetary Computer, collection `naip`	Exhibits WT-1 to WT-4
Sentinel-2 Level-2A (10 m)	European Space Agency / Copernicus	Planetary Computer, `sentinel-2-l2a`	Exhibit WT-4 (2023, 2024, 2026)
Global canopy height, 1 m (Tolan et al., 2024)	Meta & World Resources Institute	dataforgood-fb-data (AWS Open Data), tile 032021122	Exhibit WT-5
Global Forest Change v1.11 (Hansen et al., 2013)	University of Maryland / Google	earthenginepartners-hansen, granule 30N_090W	Exhibit WT-6
National Land Cover Database 2001, 2021	USGS / MRLC	mrlc.gov WMS	§4.4
3DEP bare-earth DEM, best available (~1 m)	USGS	elevation.nationalmap.gov 3DEPElevation ImageServer	Exhibits WT-7, WT-8
Tidal datums, stations 8720576, 8720587, 8720554	NOAA CO-OPS	api.tidesandcurrents.noaa.gov	MHHW
SSURGO soil survey	USDA-NRCS	Soil Data Access	Exhibit WT-9; site indexes
National Flood Hazard Layer	FEMA	hazards.fema.gov NFHL MapServer	Exhibit WT-10
Land Use / Land Cover 2020 (FLUCCS)	St. Johns River Water Management District, via FDEP Open Data (`STATEWIDE_LU_2004_2013/MapServer/3`, LANDUSE_YEAR 2020, WMD = SJR)	ca.dep.state.fl.us ArcGIS	Exhibit WT-11
Cooperative Land Cover v4	FWC / Florida Natural Areas Inventory	gis.myfwc.com Open_Data	Exhibit WT-11
WorldCover 2021 v200 (10 m)	European Space Agency	Planetary Computer, `esa-worldcover`	Exhibit WT-12
Hurricane storm-surge zones	St. Johns County GIS	gis.sjcfl.us `Storm_Surge_Zones`	Exhibit WT-12
Global Surface Water v1.4 (1984–2021)	European Commission Joint Research Centre	Planetary Computer, `jrc-gsw`	§4.9
LANDFIRE 2024 Existing Vegetation Type	USGS / U.S. Forest Service	lfps.usgs.gov `LF2024_EVT_CONUS`	§4.9
National Hydrography Dataset	USGS	hydro.nationalmap.gov nhd	§4.9

Dataset	Publisher	Access	Use here
FL-SOLARIS state-owned lands, conservation easements; Aquatic Preserves	FDEP	ca.dep.state.fl.us `STATE_OWNED_LANDS`, `AQUATIC_PRESERVES`	§4.9
Official Series Descriptions (Floridana, Riviera, Pomona, Pellicer)	USDA-NRCS	soilseries.sc.egov.usda.gov	§4.9
CAMA land lines; DOR certified rolls; Property Appraiser notes (137090-0000)	St. Johns County Property Appraiser; Florida DOR	Existing package extracts (`data/use_matrix_rolls.json`, packet fragments; `03_Source_Records/CountyAppraiser_Notes_137090_transcription.txt`)	§1, §4.9

Notes for Parcel 137080-0000

#Entered	Entered	Code	PRC?	Note
1keely	09/16/2026		N	ENCERT 2026-14 FILED - SEE NO CHANGES IN PREV NON-COMPLIANCE ISSUES W/ OWNERSHIP, CONTINUS AG USE ON 1
2keely	09/16/2026		N	ENCERT 2026-02 WITHDRAWN
3keely	07/13/2026		N	ENCERT 2026-02 - AGRICULTURAL ENCLAVE CERTIFICATION (OSCEOLA LAKES) INCLUDES PARCELS 137080-0000, 137090-
4jared	06/05/2026		N	Ag Verified: 2026 AG USE IS FOR TIMBER.
5jared	03/12/2025		N	Ag Verified: 2025 AG USE IS FOR TIMBER PER AERIAL REVIEW. ONE MORE YEAR TO REPLANT
6keely	06/04/2024		N	REZONE REQ INCLUDES PARCELS: 137080-0000, 137090-0000, 137240-0020, 137241-0010, AND 137241-0030
7brett	05/20/2024	PC	N	Pushpin Review: Aerial Review: Change - HARVESTED TIMBER, HAVE TWO YEARS TO REPLANT
8keely	05/17/2024		N	Request to rezone approximately 145 acres of land from Open Rural (OR) and Planned Unit Development (PUD) to Workforce Housing
9keely	05/17/2024		N	WORKFORCE HOUSING TO INCLUDE 180 SF DETACHED, 234 SF ATTACHED, AND 226 MULTI-FAMILY DWELLING UNITS. CUI
10brett	04/17/2024		N	Ag Verified: AG OK FOR TIMBER FOR 2024 PER AERIAL REVIEW....CUT TIMBER, HAVE TWO YEARS TO REPLANT
11brett	03/13/2023		N	Ag Verified: AG IS OK FOR 2023 FOR TIMBER PER AERIAL CHECK
12brett	02/15/2022		N	Sale Review Complete: everything is ok. Transferred 50% interest to TC but owner still on it.
13Admin	07/01/2020		N	PREV ADDR ON FILE WAS: C/O BRILEY & DEAL LLC 2215 S 3RD ST STE 101 JACKSONVILLE BEACH, FL 32250-0000
14Admin	07/01/2020		N	MAILING ADDR UPDATED PER NCOA: 1525 THE GREENS WAY JACKSONVILLE BEACH, FL 32250
15sarah	04/26/2019		N	2019 AG RATE UPDATE
16laurel	02/05/2019		N	ORD2008-59 OR TO PUD; WITHIN ORD2006-26 RANCHO DEL MAR PUD; ENTITLED FOR 424 SFR (ON 137080-0000, 137330-00(
17jessica	01/04/2016		N	CT IN OR 4125/1001 INCL OSCEOLA CAPTURE SITE (HISTORICAL SITE) & TR B STONEGATE; SPOKE TO RUSTY COLLINS RE
18jessica	01/04/2016		N	HE IS ALSO AWARE THAT LEGAL DESCR INCL TR 3 STONEGATE; HE BELIEVES LEGAL IS CORRECT AS IS
19mary	09/02/2015	TD	N	TRIM RETD BY PO/NOT DELIVERABLE AS ADDRESSED
20P2	06/04/2015		N	2015 AERIAL REVIEW - NO IMPROVEMENTS
21daphne	09/04/2014	TD	N	TRIM RETD BY PO/NOT DELIVERABLE AS ADDRESSED
22shellie	08/28/2013	TV	N	TRIM RETD BY PO/VACANT
23Nina	02/02/2009		N	REZONED FROM OR TO PUD ORD#2008-59 FILE#2006-26 APPR 12-16-2008
24deborah	10/04/2006		N	SURVEY IN GRAY FILE
25shelly	05/30/2006		N	HELD ROBERT T SR DECD 5/26/06 PER ST AUG REC
26shelly	05/30/2006		N	OBITS DATED 5/28/06.
27SKH	10/20/2004		N	NOPT RET BY PO UNCLAIMED
28CONV	01/28/1992		N	RAYLAND COMPANY INC

17 NW1/4 OF SW1/4
OR4382/772

S-T-R 13 8 29

OSCEOLA LAKES LLC

C/O BRILEY & DEAL LLC
2215 S 3RD ST STE 101
JACKSONVILLE BEACH, FL 32250-0000

2017

137080-0000

PRINTED 09/23/2026
BY: lunch

Map Id: 165C 2612.00 1.20 1.00 1.00 M&B(sf)Off&S SR207-EI95-

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS

9500 Rivers, Lakes & Submerged Lands

** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser — Tax Dist 300

VALUE SUMMARY	
PRIMARY VALUATION METHOD	Marshall & Swift
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	75,957
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	75,957
ASSESSED VALUE	75,957
PREVIOUS YEAR VALUE	75,957
CAP BASE YEAR	0
TAXABLE VALUE	75,957
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	
SENIOR EXEMPTION VALUE	
SR/HISTORIC TAXABLE VALUE	

CATEGORY	UNITS	ADJ

PERMIT NO. TP	DESCRIPTION ST	EST VALUE	ISSUE DATE	FINAL DATE

BASE RATE ADJ ADJ

TOTAL ADJUSTED POINTS 0

DEPRECIATION ADJ

BUILDING DIMENSIONS

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
					0	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE

BUILDING NOTES

BUILDING: 0

RU VAL:

SITE ADDRESS: 0 CARTER RD SAINT AUGUSTINE 32086-0000

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	4382	0772	06/01/2017	WD	Q	V	05	1400000		0 N		0 BYRD WILLIAM D	OSCEOLA LAKES LLC	INCL 137349-0000 &
2	4125	1001	12/17/2015	CT	U	V	11	100		0 N		0 CROWE LAND TRUST	BYRD WILLIAM D	CA14-0829; INCL
3	3901	1317	07/08/2014	LP	U	V	86			0 N		0 BYRD CAROLYN F & CLARK	CROWE LAND TRUST	CA14-829
4	3337	0080	07/21/2010	LP	U	V	86			0 N		0 KIMLEY-HORN &	CROWE LAND TRUST	AMD C/T CA-10-0409

0 0 0 $0

ADJ. BASE RATE 0.00

INCREASE 40.22 PRICE/SF 0.00

LN	OB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING		
LAND LINES		
VALUE REVIEW		
FIVE YEAR REV	06/04/2015	PLP
INCOME		

LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	9500	Rivers, Lakes &	M			0.00	0.00	100.00	9.09	AC	0	1.00	1.00	7,500.00	7,500.00	68,175	BUFFER FOR PUD
2	9600	Marshes & Tidal	M			0.00	0.00	100.00	31.13	AC	0	1.00	1.00	250.00	250.00	7,782	

LN	DATE	BLD	USER ID	CD

PARCEL NOTES

17 NW1/4 OF SW1/4
OR4382/772

S-T-R 13 8 29

OSCEOLA LAKES LLC

C/O BRILEY & DEAL LLC
2215 S 3RD ST STE 101
JACKSONVILLE BEACH, FL 32250-0000

2018

137080-0000

Nap Id: 165C 2612.69 1.00 1.00 1.00 M&B(dev)Off&S SR16-EI95-

PRINTED 09/23/2026
BY: lunch

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS

5500 Timberland 80-89

** VALLE SUBJECT TO CHANGE **

CATEGORY	UNITS	ADJ

BASE RATE ADJ	ADJ

TOTAL ADJUSTED POINTS 0

DEPRECIATION	ADJ

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
					0	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
0		0		0		$0

ADJ. BASE RATE	0.00
ACREAGE 40.23 PRICE/SF	0.00

St Johns County Property Appraiser — Tax Dist 30C

VALUE SUMMARY

PRIMARY VALUATION METHOD	Marshall & Swift
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	229,298
MARKET VALUE OF AG LAND	226,800
TOTAL LAND VALUE AG + COMMON	11,419
MARKET VALUE	229,298
ASSESSED VALUE	11,419
PREVIOUS YEAR VALUE	75,957
CAP BASE YEAR	0
TAXABLE VALUE	11,419
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	
SENIOR EXEMPTION VALUE	
SR/HISTORIC TAXABLE VALUE	

PERMIT NO. / TP	DESCRIPTION / ST	EST VALUE	ISSUE DATE	FINAL DATE

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0
SITE ADDRESS: 0 CARTER RD SAINT AUGUSTINE 32086-0000
RU VAL:

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	4558	1468	05/22/2018	WD	U	V	98	200000		0 N	0	BYRD WILLIAM D	BYRD WILLIAM D JR,DINA	CANNOT PROCESS.
2	4382	0772	06/01/2017	WD	Q	V	05	1400000		0 N	0	BYRD WILLIAM D	OSCEOLA LAKES LLC	INCL 137349-0000 &
3	4125	1001	12/17/2015	CT	U	V	11	100		0 N	0	CROWE LAND TRUST	BYRD WILLIAM D	CA14-0829; INCL
4	3901	1317	07/08/2014	LP	U	V	66			0 N	0	BYRD CAROLYN F & CLARK	CROWE LAND TRUST	CA14-829

LN	CB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING		
LAND LINES	07/10/2018	LLD
VALUE REVIEW		
FIVE YEAR REV	07/10/2018	LLD
INCOME		

LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	5500	Timberland 80-89	M			0.00	0.00	100.00	30.24	AC	0	1.00	1.00	295.00	295.00	8,921	30.24AC IN PUD
1	9610	Wetlands	M			0.00	0.00	100.00	9.99	AC	0	1.00	1.00	250.00	250.00	2,498	9.99AC IN PUD
1	9910	Market Ag Uplands	M			0.00	0.00	100.00	30.24	AC	0	1.00	1.00	7,500.00	7,500.00	226,800	30.24AC IN PUD

N	DATE	BLD	USER ID	CD

PARCEL NOTES

17 NW1/4 OF SW1/4
OR4382/772 & 4626/83(C/D)

S-T-R 13 8 29

OSCEOLA LAKES LLC

C/O BRILEY & DEAL LLC
2215 S 3RD ST STE 101
JACKSONVILLE BEACH, FL 32250-0000

2019

137080-0000

Map Id: 165C 5010.69 1.00 1.00 1.00 M&B MA10 G1 (DEV)

PRINTED 09/23/2026
BY: lunch

5500 Timberland 80-89

** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser — Tax Dist 300

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS

CATEGORY	UNITS	ADJ

BASE RATE ADJ ADJ

TOTAL ADJUSTED POINTS 0

DEPRECIATION ADJ

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
					0	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
0	0			0	0	$0

ADJ BASE RATE 0.00
ACREAGE 40.22 PRICE/SF 0.00

VALUE SUMMARY

PRIMARY VALUATION METHOD	Marshall & Swift
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	125,555
MARKET VALUE OF AG LAND	118,125
TOTAL LAND VALUE AG + COMMON	11,210
MARKET VALUE	125,555
ASSESSED VALUE	6,528
PREVIOUS YEAR VALUE	229,298
CAP BASE YEAR	0
TAXABLE VALUE	6,528
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	
SENIOR EXEMPTION VALUE	
SR/HISTORIC TAXABLE VALUE	

PERMIT NO. / TP	DESCRIPTION / ST	EST VALUE	ISSUE DATE	FINAL DATE

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0 RU VAL:
SITE ADDRESS: 0 CARTER RD SAINT AUGUSTINE 32086-0000

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	4626	0083	09/20/2018	CD	U	V	11	100		0 N	0	EYRD WILLIAM D JR,DINA	OSCEOLA LAKES LLC	CORRECTS GRANTEE IN
2	4558	1468	05/22/2018	WD	U	V	16	200000		0 N	0	BYRD WILLIAM D	BYRD WILLIAM D JR,DINA	CANNOT PROCESS.
3	4382	0772	06/01/2017	WD	Q	V	05	1400000		0 N	0	BYRD WILLIAM D	OSCEOLA LAKES LLC	INCL 137349-0000 &
4	4125	1001	12/17/2015	CT	U	V	11	100		0 N	0	CROWE LAND TRUST	BYRD WILLIAM D	CA14-0829; INCL

OB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING		
LAND LINES / VALUE REVIEW	07/10/2018	LLD
FIVE YEAR REV / INCOME	07/10/2018	LLD

LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	5500	Timberland 80-89	M		PUD	0.00	0.00	100.00	10.50	AC	0	1.00	1.00	360.00	360.00	3,780	
1	9610	Wetlands	M		PUD	0.00	0.00	100.00	29.72	AC	0	1.00	1.00	250.00	250.00	7,430	
1	9910	Market Ag Uplands	M		PUD	0.00	0.00	100.00	10.50	AC	0	1.00	1.00	11,250.00	11,250.00	118,125	

LN	DATE	BLD	USER ID	CD
1	04/26/2019		Sarah	2019 AG RATE UPDATE

PARCEL NOTES

17 NW1/4 OF SW1/4
OR4382/772 & 4626/83(C/D)

S-T-R 13 8 29

OSCEOLA LAKES LLC

1525 THE GREENS WAY
JACKSONVILLE BEACH, FL 32250-2449

2020

137080-0000

PRINTED 09/23/2026
BY: lunch

Map Id: 1652 5010.69 0.50 1.00 1.00 M&B MA10 G1 (DEV)

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS

5500 Timberland 80-89

CATEGORY	UNITS	ADJ

BASE RATE ADJ ADJ

TOTAL ADJUSTED POINTS 0

DEPRECIATION ADJ

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
					0	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
0	0			0		$0

ADJ BASE RATE 0.00

ACREAGE 40.22 PRICE/SF 0.00

** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser — Tax Dist 300

VALUE SUMMARY

PRIMARY VALUATION METHOD	Marshall & Swift
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	125,555
MARKET VALUE OF AG LAND	118,125
TOTAL LAND VALUE AG + COMMON	11,210
MARKET VALUE	125,555
ASSESSED VALUE	6,803
PREVIOUS YEAR VALUE	125,555
CAP BASE YEAR	0
TAXABLE VALUE	6,803
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	
SENIOR EXEMPTION VALUE	
SR/HISTORIC TAXABLE VALUE	

PERMIT NO. / TP	DESCRIPTION / ST	EST VALUE	ISSUE DATE	FINAL DATE

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0 RU VAL:

SITE ADDRESS: 0 CARTER RD SAINT AUGUSTINE 32086-0000

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	4626	0093	09/20/2018	CD	U	V	11	100		0 N		0 BYRD WILLIAM D JR,DINA	OSCEOLA LAKES LLC	CORRECTS GRANTEE IN
2	4558	1458	05/22/2018	WD	U	V	16	200000		0 N		0 BYRD WILLIAM D	BYRD WILLIAM D JR,DINA	CANNOT PROCESS.
3	4382	0772	06/01/2017	WD	Q	V	05	1400000		0 N		0 BYRD WILLIAM D	OSCEOLA LAKES LLC	INCL 137349-0000 &
4	4125	1001	12/17/2015	CT	U	V	11	100		0 N		0 CROWE LAND TRUST	BYRD WILLIAM D	CA14-0829; INCL

CB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING LAND LINES VALUE REVIEW	07/10/2013	LLD
FIVE YEAR REV INCOME	07/10/2013	LLD

LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	5500	Timberland 80-89	M		PUD	0.00	0.00	100.00	10.50	AC	0	1.00	1.00	360.00	360.00	3,780	
1	9610	Wetlands	M		PUD	0.00	0.00	100.00	29.72	AC	0	1.00	1.00	250.00	250.00	7,430	
1	9910	Market Ag Uplands	M		PUD	0.00	0.00	100.00	10.50	AC	0	1.00	1.00	11,250.00	11,250.00	118,125	

PARCEL NOTES

LN	DATE	BLD	USER ID	CD	
1	04/26/2019		sarah		2019 AG RATE UPDATE

17 NW1/4 OF SW1/4
OR4382/772 & 4626/83(C/D)
& 5256/921

S-T-R 13 8 29

YOUNG GEOFFREY A
OSCEOLA LAKES LLC
655 WILDWOOD DR
SAINT AUGUSTINE, FL 32086-0000

2021

137080-0000

PRINTED 09/23/2026
BY: lunch

Map Id: 165C 6841.69 1.00 1.00 1.00 M&B Wildwood/Datil Pepper

5500 Timberland 80-89

** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser — Tax Dist 300

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS

CATEGORY	UNITS	ADJ

BASE RATE ADJ — ADJ

TOTAL ADJUSTED POINTS 0

DEPRECIATION — ADJ

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
					0	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
0	0			0	0	$0

ADJ. BASE RATE 0.00

ACREAGE 40.22 PRICE/SF 0.00

VALUE SUMMARY

PRIMARY VALUATION METHOD	Marshall & Swift
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	125,555
MARKET VALUE OF AG LAND	118,125
TOTAL LAND VALUE AG + COMMON	11,210
MARKET VALUE	125,555
ASSESSED VALUE	7,105
PREVIOUS YEAR VALUE	125,555
CAP BASE YEAR	0
TAXABLE VALUE	7,105
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	
SENIOR EXEMPTION VALUE	
SR/HISTORIC TAXABLE VALUE	

PERMIT NO. / TP	DESCRIPTION / ST	EST VALUE	ISSUE DATE	FINAL DATE

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0 RU VAL:

SITE ADDRESS: 0 CARTER RD SAINT AUGUSTINE 32086-0000

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	Q	V	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	5256	0921	05/03/2021	WD	U	V	11	100	0	N	0	OSCEOLA LAKES LLC	YOUNG GEOFFREY A	TRANSFER OF 50% INT
2	4626	0083	09/20/2018	CD	U	V	11	100	0	N	0	BYRD WILLIAM D JR,DINA	OSCEOLA LAKES LLC	CORRECTS GRANTEE IN
3	4558	1468	05/22/2018	WD	U	V	16	200000	0	N	0	BYRD WILLIAM D	BYRD WILLIAM D JR,DINA	CANNOT PROCESS.
4	4382	0772	06/01/2017	WD	Q	V	05	1400000	0	N	0	BYRD WILLIAM D	OSCEOLA LAKES LLC	INCL 137349-0000 &

LT	LN	OB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING		
LAND LINES	07/10/2018	LLD
VALUE REVIEW		
FIVE YEAR REV	07/10/2018	LLD
INCOME		

LT	LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
A	1	5500	Timberland 80-89	M		PUD	0.00	0.00	100.00	10.50	AC	0	1.00	1.00	360.00	360.00	3,780	
C	1	9610	Wetlands	M		PUD	0.00	0.00	100.00	29.72	AC	0	1.00	1.00	250.00	250.00	7,430	
M	1	9910	Market Ag Uplands	M		PUD	0.00	0.00	100.00	10.50	AC	0	1.00	1.00	11,250.00	11,250.00	118,125	

LN	DATE	BLD	USER ID	CD
1	04/26/2019		sarah	2019 AG RATE UPDATE

PARCEL NOTES

17 NW1/4 OF SW1/4
OR4382/772 & 4626/83(C/D)
& 5256/921

S-T-R 13 8 29

YOUNG GEOFFREY A
OSCEOLA LAKES LLC
655 WILDWOOD DR
SAINT AUGUSTINE, FL 32086-0000

2022

137080-0000

PRINTED 09/23/2026
BY: lunch

Map Id: 165C 5841.69 1.00 1.00 1.00 M&B Wildwood/Datil Pepper

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS

5500 Timberland 80-89

** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser — Tax Dist 300

VALUE SUMMARY	
PRIMARY VALUATION METHOD	Marshall & Swift
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	125,555
MARKET VALUE OF AG LAND	118,125
TOTAL LAND VALUE AG + COMMON	11,210
MARKET VALUE	125,555
ASSESSED VALUE	7,438
PREVIOUS YEAR VALUE	125,555
CAP BASE YEAR	0
TAXABLE VALUE	7,438
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	
SENIOR EXEMPTION VALUE	
SR/HISTORIC TAXAELE VALUE	

CATEGORY	UNITS	ADJ

PERMIT NO. / TP	DESCRIPTION / ST	EST VALUE	ISSUE DATE	FINAL DATE

BASE RATE ADJ ADJ

TOTAL ADJUSTED POINTS 0

DEPRECIATION ADJ

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
					0	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
0	0			0		$0

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0

RU VAL:

SITE ADDRESS: 0 CARTER RD SAINT AUGUSTINE 32086-0000

ADJ. BASE RATE 0.00

ACREAGE 40.22 PRICE/SF 0.00

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	5256	0921	05/03/2021	WD	U	V	11	100	0	N	0	OSCEOLA LAKES LLC	YOUNG GEOFFREY A	TRANSFER OF 50% INT
2	4626	0083	09/20/2018	CD	U	V	11	100	0	N	0	BYRD WILLIAM D JR,DINA	OSCEOLA LAKES LLC	CORRECTS GRANTEE IN
3	4558	1468	05/22/2018	WD	U	V	16	200000	0	N	0	BYRD WILLIAM D	BYRD WILLIAM D JR,DINA	CANNOT PROCESS.
4	4382	0772	06/01/2017	WD	Q	V	05	1400000	0	N	0	BYRD WILLIAM D	OSCEOLA LAKES LLC	INCL 137349-0000 &

LT	CB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING		
LAND LINES	07/10/2019	LLD
VALUE REVIEW		
FIVE YEAR REV	02/15/2022	BAS
INCOME		

LT	LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
A	1	5500	Timberland 80-89	M		FUD	0.00	0.00	100.00	10.50	AC	0	1.00	1.00	360.00	360.00	3,780	
C	1	9610	Wetlands	M		FUD	0.00	0.00	100.00	29.72	AC	0	1.00	1.00	250.00	250.00	7,430	
M	1	9910	Market Ag Uplands	M		FUD	0.00	0.00	100.00	10.50	AC	0	1.00	1.00	11,250.00	11,250.00	118,125	

LN	DATE	BLD	USER ID	CD
1	04/26/2019		sarah	2019 AG RATE UPDATE

PARCEL NOTES

17 NW1/4 OF SW1/4
OR4382/772 & 4626/83(C/D)
& 5256/921

S-T-R 13 8 29

YOUNG GEOFFREY A
OSCEOLA LAKES LLC
655 WILDWOOD DR
SAINT AUGUSTINE, FL 32086-0000

2023

137080-0000

PRINTED 09/23/2026
BY: lunch

Map Id: 165C 6841.69 1.00 1.00 1.00 M&B Wildwood/Datil Pepper

5500 Timberland 80-89

** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser — Tax Dist 300

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS

CATEGORY	UNITS	ADJ

BASE RATE ADJ — ADJ

TOTAL ADJUSTED POINTS 0

DEPRECIATION — ADJ

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
					0	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B. H	P. of B.	EFF. AREA	DPR VALUE
0	0	0		0	$0

ADJ BASE RATE 0.00
ACREAGE 40.22 PRICE/SF 0.00

VALUE SUMMARY

PRIMARY VALUATION METHOD	Marshall & Swift
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	1,894,928
MARKET VALUE OF AG LAND	1,892,150
TOTAL LAND VALUE AG + COMMON	14,713
MARKET VALUE	1,894,928
ASSESSED VALUE	14,713
PREVIOUS YEAR VALUE	125,555
CAP BASE YEAR	0
TAXABLE VALUE	14,713
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	
SENIOR EXEMPTION VALUE	
SR/HISTORIC TAXABLE VALUE	

PERMIT NO. / TP	DESCRIPTION / ST	EST VALUE	ISSUE DATE	FINAL DATE

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0
RU VAL:
SITE ADDRESS: 0 CARTER RD SAINT AUGUSTINE 32086-0000

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	5256	0921	05/03/2021	WD	U	V	11	100	0	N	0	OSCEOLA LAKES LLC	YOUNG GEOFFREY A	TRANSFER OF 50% INT
2	4626	0083	09/20/2018	CD	U	V	11	100	0	N	0	BYRD WILLIAM D JR,DINA	OSCEOLA LAKES LLC	CORRECTS GRANTEE IN
3	4558	1468	05/22/2018	WD	U	V	16	200000	0	N	0	BYRD WILLIAM D	BYRD WILLIAM D JR,DINA	CANNOT PROCESS.
4	4382	0772	06/01/2017	WD	Q	V	05	1400000	0	N	0	BYRD WILLIAM D	OSCEOLA LAKES LLC	INCL 137349-0000 &

L T	CB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING		
LAND LINES / VALUE REVIEW	07/10/2018	LLD
FIVE YEAR REV / INCOME	03/13/2023	BAS

LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	5500	Timberland 80-89	M		PUD	0.00	0.00	100.00	29.11	AC	0	1.00	1.00	410.00	410.00	11,935	
1	9600	Marshes & Tidal	M		PUD	0.00	0.00	100.00	11.11	AC	0	1.00	1.00	250.00	250.00	2,778	
1	9910	Market Ag Uplands	M		PUD	0.00	0.00	100.00	29.11	AC	0	1.00	1.00	65,000.00	65,000.00	1,892,150	

N	DATE	BLD	USER ID	CD
1	04/26/2019		sarah	2019 AG RATE UPDATE

PARCEL NOTES

17 NW1/4 OF SW1/4
OR4382/772 & 4626/83(C/D)
& 5256/921

S-T-R 13 8 29

YOUNG GEOFFREY A
OSCEOLA LAKES LLC
655 WILDWOOD DR
SAINT AUGUSTINE, FL 32086-0000

2024

137080-0000

PRINTED 09/23/2026
BY: lunch

Map Id: 165C 6841.69 1.00 1.00 1.00 M&B Wildwood/Datil Pepper

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS

CATEGORY	UNITS	ADJ

BASE RATE ADJ	ADJ

TOTAL ADJUSTED POINTS 0

DEPRECIATION	ADJ

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
					0	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
0	0			0		$0

ADJ. BASE RATE 0.00
INCREASE 40.22 PRICE/SF 0.00

OB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

5500 Timberland 80-89

** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser — Tax Dist 300

VALUE SUMMARY

PRIMARY VALUATION METHOD	Marshall & Swift
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	1,894,928
MARKET VALUE OF AG LAND	1,892,150
TOTAL LAND VALUE AG + COMMON	14,713
MARKET VALUE	1,894,928
ASSESSED VALUE	14,713
PREVIOUS YEAR VALUE	1,894,928
CAP BASE YEAR	0
TAXABLE VALUE	14,713
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	
SENIOR EXEMPTION VALUE	
SR/HISTORIC TAXABLE VALUE	

PERMIT NO. / TP	DESCRIPTION / ST	EST VALUE	ISSUE DATE	FINAL DATE

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0
RU VAL:
SITE ADDRESS: 0 CARTER RD SAINT AUGUSTINE 32086-0000

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	5256	0921	05/03/2021	WD	U	V	11	100	0	N	0	OSCEOLA LAKES LLC	YOUNG GEOFFREY A	TRANSFER OF 50% INT
2	4626	0083	09/20/2018	CD	U	V	11	100	0	N	0	BYRD WILLIAM D JR,DINA	OSCEOLA LAKES LLC	CORRECTS GRANTEE IN
3	4558	1468	05/22/2018	WD	U	V	16	200000	0	N	0	BYRD WILLIAM D	BYRD WILLIAM D JR,DINA	CANNOT PROCESS.
4	4382	0772	06/01/2017	WD	Q	V	05	1400000	0	N	0	BYRD WILLIAM D	OSCEOLA LAKES LLC	INCL 137349-0000 &

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING		
LAND LINES	07/10/2018	LLD
VALUE REVIEW		
FIVE YEAR REV	05/20/2024	BAS
INCOME		

LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	5500	Timberland 80-89	M		PUD	0.00	0.00	100.00	29.11	AC	0	1.00	1.00	410.00	410.00	11,935	
1	9600	Marshes & Tidal	M		PUD	0.00	0.00	100.00	11.11	AC	0	1.00	1.00	250.00	250.00	2,778	
1	9910	Market Ag Uplands	M		PUD	0.00	0.00	100.00	29.11	AC	0	1.00	1.00	65,000.00	65,000.00	1,892,150	

DATE	BLD	USER ID	CD

PARCEL NOTES

17 NW1/4 OF SW1/4
OR4382/772 & 4626/83(C/D)
& 5256/921

S-T-R 13 8 29

YOUNG GEOFFREY A
OSCEOLA LAKES LLC
655 WILDWOOD DR
SAINT AUGUSTINE, FL 32086-0000

2025

137080-0000

PRINTED 09/23/2026
BY: lunch

Map Id: 165C 6841.69 1.00 1.00 1.00 M&B Wildwood/Datil Pepper

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS

5500 Timberland 80-89

** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser — Tax Dist 300

CATEGORY	UNITS	ADJ

BASE RATE ADJ		ADJ

TOTAL ADJUSTED POINTS 0

DEPRECIATION						ADJ
TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
				0	0.00		0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P of B.	EFF. AREA	DPR VALUE
0	0	0			$0	
ADJ. BASE RATE					0.00	
ACREAGE	40.22	PRICE/SF			0.00	

VALUE SUMMARY	
PRIMARY VALUATION METHOD	Marshall & Swift
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	876,078
MARKET VALUE OF AG LAND	873,300
TOTAL LAND VALUE AG + COMMON	14,713
MARKET VALUE	876,078
ASSESSED VALUE	14,713
PREVIOUS YEAR VALUE	1,894,928
CAP BASE YEAR	0
TAXABLE VALUE	14,713
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	
SENIOR EXEMPTION VALUE	
SR/HISTORIC TAXABLE VALUE	

PERMIT NO. / TP	DESCRIPTION / ST	EST VALUE	ISSUE DATE	FINAL DATE

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0 RU VAL:

SITE ADDRESS: 0 CARTER RD SAINT AUGUSTINE 32086-0000

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	5256	0921	05/03/2021	WD	U	V	11	100		0 N	0	OSCEOLA LAKES LLC	YOUNG GEOFFREY A	TRANSFER OF 50% INT
2	4626	0083	09/20/2018	CD	U	V	11	100		0 N	0	BYRD WILLIAM D JR,DINA	OSCEOLA LAKES LLC	CORRECTS GRANTEE IN
3	4558	1468	05/22/2018	WD	U	V	15	200000		0 N	0	BYRD WILLIAM D	BYRD WILLIAM D JR,DINA	CANNOT PROCESS.
4	4382	0772	06/01/2017	WD	Q	V	05	1400000		0 N	0	BYRD WILLIAM D	OSCEOLA LAKES LLC	INCL 137349-0000 &

OB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING		
LAND LINES	07/10/2018	LLD
VALUE REVIEW		
FIVE YEAR REV	03/12/2025	JTE
INCOME		

LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	5500	Timberland 80-89	M		PUD	0.00	0.00	100.00	29.11	AC	0	1.00	1.00	410.00	410.00	11,935	
1	9600	Marshes & Tidal	M		PUD	0.00	0.00	100.00	11.11	AC	0	1.00	1.00	250.00	250.00	2,778	
1	9910	Market Ag Uplands	M		PUD	0.00	0.00	100.00	29.11	AC	0	1.00	1.00	30,000.00	30,000.00	873,300	250+ ACRE RATE

N	DATE	BLD	USER ID	CD

PARCEL NOTES

17 NW1/4 OF SW1/4
OR4382/772 & 4626/83(C/D)
& 5256/921

S-T-R 13 8 29

YOUNG GEOFFREY A
OSCEOLA LAKES LLC
655 WILDWOOD DR
SAINT AUGUSTINE, FL 32086-0000

2026

137080-0000

Map Id: 165C 6841.69 0.70 1.00 1.00 M&B Wildwood/Datil Pepper

PRINTED 09/23/2026
BY: lunch

5500 Timberland 80-89

** VALUE SUBJECT TO CHANGE **

St Johns County Property Appraiser — Tax Dist 300

VALUE SUMMARY

PRIMARY VALUATION METHOD	Market
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	876,078
MARKET VALUE OF AG LAND	873,300
TOTAL LAND VALUE AG + COMMON	14,713
MARKET VALUE	876,078
ASSESSED VALUE	14,713
PREVIOUS YEAR VALUE	876,078
CAP BASE YEAR	0
TAXABLE VALUE	14,713
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	
SENIOR EXEMPTION VALUE	
SR/HISTORIC TAXABLE VALUE	

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS

CATEGORY	UNITS	ADJ

BASE RATE ADJ ADJ

TOTAL ADJUSTED POINTS 0

DEPRECIATION ADJ

TYPE	STYLE	CLS	QUA	CAP	PERIMETER	LOC	% COMP
					0	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
0	0			0		$0

ADJ. BASE RATE 0.00
INCREASE 40.22 PRICE/SF 0.00

PERMIT NO. / TP — DESCRIPTION / ST — EST VALUE — ISSUE DATE — FINAL DATE

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0 RU VAL:

SITE ADDRESS: 0 CARTER RD SAINT AUGUSTINE 32086-0000

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	5256	0921	05/03/2021	WD	U	V	11	100	0	N	0	OSCEOLA LAKES LLC	YOUNG GEOFFREY A	TRANSFER OF 50% INT
2	4626	0083	09/20/2018	CD	U	V	11	100	0	N	0	BYRD WILLIAM D JR,DINA	OSCEOLA LAKES LLC	CORRECTS GRANTEE IN
3	4558	1468	05/22/2018	WD	U	V	16	200000	0	N	0	BYRD WILLIAM D	BYRD WILLIAM D JR,DINA	CANNOT PROCESS.
4	4382	0772	06/01/2017	WD	Q	V	05	1400000	0	N	0	BYRD WILLIAM D	OSCEOLA LAKES LLC	INCL 137349-0000 &

OB / XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING		
LAND LINES	07/10/2018	LLD
VALUE REVIEW		
FIVE YEAR REV	06/05/2026	JTE
INCOME		

LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	5500	Timberland 80-89	M		PUD	0.00	0.00	100.00	29.11	AC	0	1.00	1.00	410.00	410.00	11,935	
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1	9910	Market Ag Uplands	M		PUD	0.00	0.00	100.00	29.11	AC	0	1.00	1.00	30,000.00	30,000.00	873,300	250+ ACRE RATE

N	DATE	BLD	USER ID	CD

PARCEL NOTES

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

T. RICHARDSON SOILS & ENVIRONMENTAL LLC

Osceola Lakes

St. Augustine, Florida

1993 Aerial

N

FIGURE

9/23/2026

Scale: 1 in = 400 ft

0 400 Ft



Post-harvest condition, December 12, 2024

Esri World Imagery, December 12, 2024 (already in the evidence file): the parcel between rotations — cut-over ground with slash, retained scattered trees and skid trails; the grey, leafless-in-December crowns on the north and east lines are the retained cypress pockets (NWI PFO2 polygons), with a retained wooded strip along the west line. No ponding, open water, or marsh vegetation anywhere on the parcel.

ATTACHMENT 2
CORRESPONDENCE

Grounds for Denial of Agricultural Enclave Certification

ENCERT 2026-14 (Osceola Lakes North)
Parcel ID Nos. 137241-0010, 137241-0030, 137080-0000

The parcels were not owned or controlled by a single person or entity on January 1, 2025.

Section 163.3164(4)(a) requires that the parcel or parcels, as of January 1, 2025, "are owned or controlled by a single person or entity." The narrative concedes that "the parcels have different owners." The recorded instruments confirm it. By two warranty deeds dated May 3, 2021, recorded at OR 5256/921 and OR 5256/1006, Parcels 137080-0000 and 137241-0030 are held by Osceola Lakes, LLC and Geoffrey A. Young as tenants in common, each as to an undivided one-half interest. Parcel 137241-0010 is owned by Mr. Young alone. On January 1, 2025, no single person or entity held title to the three parcels.

The applicant therefore rests on control, and the only instrument it offers is the Joint Venture Agreement of May 10, 2021 between Osceola Lakes and Mr. Young. The applicant's choice of that vehicle defeats the claim. Under Florida law, joint control or the right of joint control is an essential element of a joint venture. *Jackson-Shaw Co. v. Jacksonville Aviation Auth.*, 8 So. 3d 1076 (Fla. 2008). An arrangement that the parties themselves designate a joint venture is, by definition, one in which control is shared, not held by a single entity. The agreement is consistent with that characterization. Mr. Young "shall retain ownership" of his land (paragraph 2). He is obligated to convey only when Mr. Legeza later determines to develop or sell, and then for the same per-acre price or benefit that Osceola Lakes receives (paragraph 8). He shares one half of the carrying costs (paragraph 11). The agreement was deliberately left unrecorded (paragraph 12). The parties' later conduct follows the same pattern. The December 7, 2022 Timber Sale Agreement names Mr. Young and Osceola Lakes together as "Sellers" and directs the $15,000 advance to Mr. Young personally, and the 2025 Forest Management Plan lists Osceola Lakes and Mr. Young separately as landowners.

The operational authority described in paragraph 9 is conferred on Peter P. Legeza, Jr., and consists of the right to manage the timber operation, pursue entitlements, and market the property. Mr. Legeza's affidavit restates it as "sole control and authority to Osceola Lakes," language the agreement does not contain. A management and marketing role exercised within a joint venture, while the co-venturer retains title, a per-acre share of the proceeds, and a share of

the costs, is not control of the parcels by a single entity. The Legislature added "controlled" to paragraph (a) while retaining the word "single." Reading control to include a shared arrangement created by private contract would allow any group of neighboring owners to satisfy paragraph (a) by signing an unrecorded agreement, and would leave the word "single" with no work to do.

The same facts bear on who may apply. Section 163.3162(4)(a) permits an application by "the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity." The only Owner's Authorization Form in the record is signed by Mr. Legeza alone and identifies Osceola Lakes, LLC as "the owner(s)." Mr. Young, the sole record owner of Parcel 137241-0010 and a one-half owner of the other two, did not sign it, and the field identifying the ownership document is blank. Paragraph 10 of the Joint Venture Agreement requires Mr. Young to execute "Owner's Authorizations for Agent" when needed, which reflects the parties' own understanding that Osceola Lakes cannot act for his interests without them. This defect may be curable, but the failure of paragraph (a) of the definition is not, because it is measured as of January 1, 2025.

The applicant counts its own adjoining land as the development that surrounds the parcels.

Subparagraph (c)1. requires that the parcels be "surrounded on at least 75 percent of their perimeter" by qualifying parcels. The Senate Rules Committee staff analysis describes agricultural enclaves as pockets of agricultural land that are mostly surrounded by development. The applicant's Existing Development Table counts two parcels along the perimeter that, on the record before the County, belong to the applicant's own holding rather than to the surroundings.

The first is Parcel 137090-0000, the 40-acre quarter-quarter section immediately south of Parcel 137080-0000, which the table credits with 1,379 feet of Residential-B frontage. The legal documents in the file show that the parcel is held in Land Trust No. 0WR dated May 4, 2022, that Mr. Legeza holds a 64.22 percent beneficial interest, and that under a Co-Venture Agreement of May 20, 2022 he serves as Director "solely responsible for all day-to-day management and operations," including timber management and rezoning. That agreement contemplates sale of the parcel as part of "the larger adjacent Osceola Lakes property that is owned and controlled by Pete." The 2025 Forest Management Plan, dated December 11, 2024 and signed by Mr. Legeza on December 30, 2024, manages Parcel 137090-0000 together with the three subject parcels as a single 143.59-acre unit and lists Trust No. 0WR as a landowner. The County Utility Department's May 14, 2026 availability letter for the "Osceola Lakes" project includes it. The applicant's forestry consultant, Billy Lipthrott, describes it in his letter as "the southern 40-acre

parcel” among “the subject parcels.”

The second is Parcel 137240-0020, Mr. Young’s homestead, which the table credits with 903.4 feet of existing single-family development. Paragraphs 2, 7, and 9 of the Joint Venture Agreement place that parcel within the “Adjacent Property” subject to Mr. Legeza’s “Operational Authority and Control,” and Mr. Young agreed to allow its inclusion “in the timber farming operations and in any future development entitlements or uses.” The utility availability letter includes it as well.

If common control is what makes the three parcels a single enclave under paragraph (a), the applicant cannot treat other land under the same control as the development that surrounds it. Otherwise any landowner could designate an interior block of its holdings as the enclave and count the rest of its holdings as the perimeter. The Legislature guarded against the analogous practice in section 163.3162(4)(a), which bars use of another certified enclave’s perimeter, a provision the staff analysis explains was added to avoid a domino effect. The applicant’s selection of parcels appears to follow the same logic: Parcel 137090-0000 was acquired in 2022 and, according to Mr. Lipthrott, did not receive an agricultural classification before 2023, so it could not satisfy the five-year use requirement as part of the enclave.

The effect on the calculation is decisive. The perimeter segments listed in the Existing Development Table total 12,984.10 feet. The table credits 11,171.80 feet as designated for development on the future land use map. Removing the 1,379.00 feet along Parcel 137090-0000 and the 903.40 feet along Parcel 137240-0020 leaves 8,889.40 feet, or 68.46 percent, which is short of the 75 percent threshold by 848.68 feet. Measured against the narrative’s total of 12,950.44 feet, the result is 68.64 percent. Existing development under the applicant’s own frontage method falls from 52.48 percent to 45.52 percent. Neither sub-subparagraph a. nor sub-subparagraph b. is satisfied.

The calculation has an additional flaw. The table lists Parcel 137240-0010, a County right-of-way, as a perimeter parcel with 681.90 feet of frontage. The final paragraph of section 163.3164(4) requires that where a right-of-way exists along the perimeter, “the perimeter calculations of the agricultural enclave must be based on the adjacent parcel or parcels across the right-of-way.” The application does not identify those parcels.

Open Rural zoning is not a designation of land to be developed for residential purposes.

Sub-subparagraph (c)1.b. requires that the adjoining parcels be designated "in the local government's comprehensive plan, zoning map, and future land use map, as land that is to be developed for industrial, commercial, or residential purposes." The requirements are conjunctive. The Rules staff analysis explains that the future land use element establishes a range of allowable uses over large areas while the zoning map decides the specific use of a particular parcel, citing *Board of County Commissioners of Brevard County v. Snyder*, 627 So. 2d 469, 475 (Fla. 1993). The zoning map designation is therefore the operative test of what an adjoining parcel is designated to become.

The narrative asserts that 100 percent of the perimeter adjoins parcels designated on the zoning map for development, and the Zoning Perimeter exhibit labels the entire boundary "Residential." By the applicant's own table, 9,516.00 feet, or 73.29 percent of the perimeter, adjoins parcels zoned Open Rural. Open Rural is the County's rural zoning classification, under which agricultural and silvicultural uses are allowed; the Subject Property is itself zoned Open Rural and has been used as a timber operation under that zoning. The applicant's map legend lists Open Rural separately from each of the residential districts (RS-1, RS-2, RS-3, RG-1, RG-2, and RMH). The 1,812.30 feet along Parcel 137349-0000 cannot qualify either: although zoned PUD, it is designated Rural/Silviculture on the future land use map, lies outside the Development Area, and is timberland. Only 1,655.80 feet, or 12.75 percent of the perimeter, adjoins parcels designated for development on both the zoning map and the future land use map.

The applicant has not shown that fifty percent of the perimeter is bordered by parcels within an urban service district, area, or line.

If subparagraph (c)1. is not met, certification depends on subparagraph (c)2., which requires both that at least 50 percent of the perimeter adjoin parcels designated on the future land use map for development "and" that at least 50 percent adjoin "a parcel or parcels within an urban service district, area, or line." The Rules staff analysis lists these as separate requirements. The applicant relies on the County's Development Area Boundary for the second, asserting without citation that it "meets the definition of an urban service area, line, or boundary."

The 2025 Comprehensive Plan, which governed on January 1, 2025, does not support that equation. Policy A.1.2.7 describes Development Areas as the areas on the future land use map depicting the County's overall future growth pattern. Policy A.1.2.9 directs the County to

investigate the designation of an Urban Service Area, which presupposes that no general designation had been made. Where the Plan does designate one, it says so expressly, as with the Durbin Creek National Urban Service Area boundary under Policy A.1.11.1(m)(8)(o) and (ss). Section 163.3164(53) reaches areas identified in the comprehensive plan as urban service areas, and the Plan identifies none that includes the land around this Property. The 2050 Comprehensive Plan was adopted on April 21, 2026 and cannot establish conditions as of January 1, 2025. The applicant's reading would also make the second condition redundant: every parcel designated for residential, commercial, or industrial use would lie in an urban service area automatically, and the Legislature's separate requirement joined by "and" would add nothing to the first. The applicant's figures are also internally inconsistent. The narrative states that 85.97 percent of the perimeter lies within the Development Area Boundary, but the Existing Development Table marks Parcels 137090-0000 and 137349-0000 as outside it, which yields 75.42 percent.

The applicant has not established the density condition of section 163.3162(4)(a).

An application may be made only "if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development." The applicant proposes single-family development at "up to 6 units per acre" and relies on the Residential-C future land use designation of certain adjoining parcels. The statute asks what an adjacent parcel *permits*, and as the staff analysis explains, the specific density permitted on a particular parcel within the future land use range is fixed by its zoning. The Residential-C parcels in the table, other than the County right-of-way, front only 1,031.00 feet of the perimeter and are zoned RS-2, Open Rural, or PUD. The application identifies no zoning district, PUD ordinance, or development order showing that any of them permits six units per acre.

The proposed development is also not stated in a form that allows the comparison. The narrative describes it only as not exceeding the highest density of the surrounding parcels, together with "Other Uses Permitted under Residential-C." The utility availability letter for the same project contemplates 180 single-family homes and 460 multi-family units across five parcels, two of which are the perimeter parcels discussed above. Section 163.3162(4)(e) authorizes development plans only for single-family residential housing. A density comparison cannot be performed against a proposal whose unit count, unit type, and land area remain undefined.

The record does not establish continuous bona fide agricultural use of the whole of the parcels.

Paragraph (b) requires continuous use "for bona fide agricultural purposes, as defined by s. 193.461," for five years before the application, which was filed September 11, 2026. The statute adopts the definition in section 193.461(3)(b), good faith commercial agricultural use, and the finding is the County's to make. The narrative describes the Property Appraiser's classification as a "binding determination" and a "per se affirmation"; it is neither. Classification is evidence, and on this record it does not cover the whole of the parcels.

The Environmental Division Manager's analysis of September 18, 2026 shows that 11.11 acres of Parcel 137080-0000, about 27.6 percent of that parcel, are assessed as marshes and tidal land rather than agricultural timberland. Parcel 137241-0030 was created by the May 2021 conveyance and received no agricultural classification for 2022. The applicant attributes the 2022 gap to an application that was not filed and relies on a 2022 seeding confirmation and a December 2022 timber contract. That contract was for a clearcut of approximately 66 acres, to be completed by May 7, 2023. The record contains no planting record after the clearcut; the 2025 Forest Management Plan, signed two days before the January 1, 2025 reference date, recommends future work rather than documenting work performed. The Joint Venture Agreement states that timber farming is to continue "until such time as the Joint Venture Property can be entitled and sold or developed for residential use."

The expert evidence is of limited weight. Mr. Lipthrott's affidavit is based on "reviewing all available information and in conducting interviews with Mr. Legeza." His separate letter addresses "Parcel 137090-0000, the southern 40-acre parcel," which is not part of the application, states that it did not receive an agricultural classification before 2023, and reports personal observation of activity there only since March 2022, which is within the five-year period. If the letter was intended to address Parcel 137080-0000, it contradicts the narrative's statement that the parcel has been classified agricultural since 2018. The geotagged photographs and video on which the applicant relies are offered only by external file-sharing links and are not in the record. This ground is offered as additional support; it is not needed for denial.

The application materials are internally inconsistent.

Several features of the record bear on the weight to be given the applicant's submissions. The narrative claims 58.02 percent existing development on a 12,950.44-foot perimeter, while its own table yields 52.48 percent on 12,984.10 feet. The narrative cites Exhibit 11 for analysis that appears in Exhibit 12 and Exhibit 16 for the population estimate in Exhibit 17. The Bona Fide Agricultural Purpose Analysis lists Parcel 137241-0030 twice in place of Parcel 137080-0000, discusses Parcel 137241-0030 under the heading for Parcel 137080-0000, and dates Mrs. Young's death to 2021 while the narrative and the Joint Venture Agreement give July 10, 2020. The exhibit list describes Exhibit 6 as an Owner's Affidavit; it is the one-signature authorization form discussed above. Footnote 4 of the narrative cites *Sheik Island Farm, Inc. v. Covington Farm, Inc.*, 429 So. 3d 1095 (Fla. 2d DCA 2026), which we were unable to locate; the citation should be verified before the County's report responds to it. Finally, two documents in the file (Nos. 731224 and 731225) are Property Appraiser notices for a different application, ENCERT 2026-11, and should be removed from this record.

Matters not relied upon.

The Property is approximately 103.29 acres, within the limits of subparagraph (c)2. and paragraph (e), and the County's official population estimate is well below the 1.75 million limit of paragraph (f). The utility letter and the offer to negotiate address paragraph (d). Nothing in the record indicates that an adjoining parcel has been certified as an agricultural enclave or that the Property lies within an area described in section 163.3162(4)(i). 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 certiorari review within thirty days after rendition. The application is dated Friday, September 11, 2026. If that is the date of receipt, the thirtieth day for the written report under section 163.3162(4)(b) falls on Sunday, October 11, 2026, and the report should issue by Friday, October 9. The parcels will be certified by operation of law if the Board does not act by Thursday, December 10, 2026. The official receipt date should be confirmed.

The findings should rest on documents made part of the record: the recorded deeds for each parcel; the Joint Venture Agreement; the Land Trust Agreement, Co-Venture Agreement, and assignments of beneficial interest for Trust No. 0WR; the 2025 Forest Management Plan; the May 14, 2026 utility availability letter; the zoning map and future land use map for each perimeter parcel as of January 1, 2025; the Land Development Code provisions governing the Open Rural district; the parcels across the County right-of-way; the 2025 Comprehensive Plan Land Use Element; and the zoning of each Residential-C parcel relied on for density.

Conclusion.

For the reasons stated above, the record does not establish all statutory prerequisites for certification of the Osceola Lakes North parcels as an agricultural enclave. Specifically, the record does not establish (1) that the parcels were owned or controlled by a single person or entity on January 1, 2025, where title was divided between Osceola Lakes and Mr. Young and the only control instrument is a joint venture; (2) that at least 75 percent of the perimeter adjoins qualifying parcels once land under the applicant's own control is excluded; (3) that the adjoining parcels are designated for development on the zoning map, where 73.29 percent of the perimeter adjoins Open Rural zoning; (4) that at least 50 percent of the perimeter adjoins parcels within an urban service district, area, or line; or (5) that an adjacent parcel or development permits the density of a defined proposed development. The first, second, and fourth grounds are each independent and sufficient; the first cannot be cured, because it is measured as of January 1, 2025.

Record sources reviewed: Osceola Lakes North Agricultural Enclave Certification Application, ENCERT 2026-14, including the application form and narrative of Stearns Weaver Miller, P.A. (September 11, 2026), and Exhibits 1 through 20, including the Joint Venture Agreement (May 10, 2021); Cross Purchase and Sale Agreement (May 3, 2019); Owner's Authorization Form; Zoning Perimeter map; warranty deeds recorded at OR 5256/921 and 5256/1006 and quitclaim deed recorded at OR 2545/693; Affidavit of Peter P. Legeza, Jr.; Bona Fide Agricultural Purpose Analysis and attachments; Affidavit and letter of Billy Lipthrott; Existing Development Table; St. Johns County Utility Department letter of May 14, 2026; Timber Sale Agreement (December 7, 2022); and 2025 Forest Management Plan. Also reviewed: Staff Analysis of Agricultural Classification (September 18, 2026); Land Trust Agreement, Trust No. 0WR (May 4, 2022), assignments of beneficial interest, and Co-Venture Agreement (May 20, 2022). Sections 163.3162(4), 163.3164(4) and (53), and 193.461, 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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AFFIDAVIT OF PUBLICATION

Robert Walters
Robert Walters
Stearns Weaver Miller
106 E College AVE
Tallahassee FL 32301-7748

STATE OF WISCONSIN, COUNTY OF BROWN

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SAG St Augustine Record 10/22/2026

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 10/22/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

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NOTICE OF A REQUEST FOR AGRICULTURAL ENCLAVE CERTIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 11/03/2026 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 2026-14 Agricultural Enclave Certification (OSCEOLA LAKES NORTH) and includes approximately 103.29 acres of land. The subject property is located south of Wildwood Drive and north of Watson Road, approximately (1) mile west of US Highway 1 South.

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 2026-14
PROJECT NAME: OSCEOLA LAKES NORTH



Order# 12718825, 10/22/2026

SAO44870129