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ONLINE BIDDING ENDS TUESDAY, SEPTEMBER 29 AT 2:00 PM (EDT)

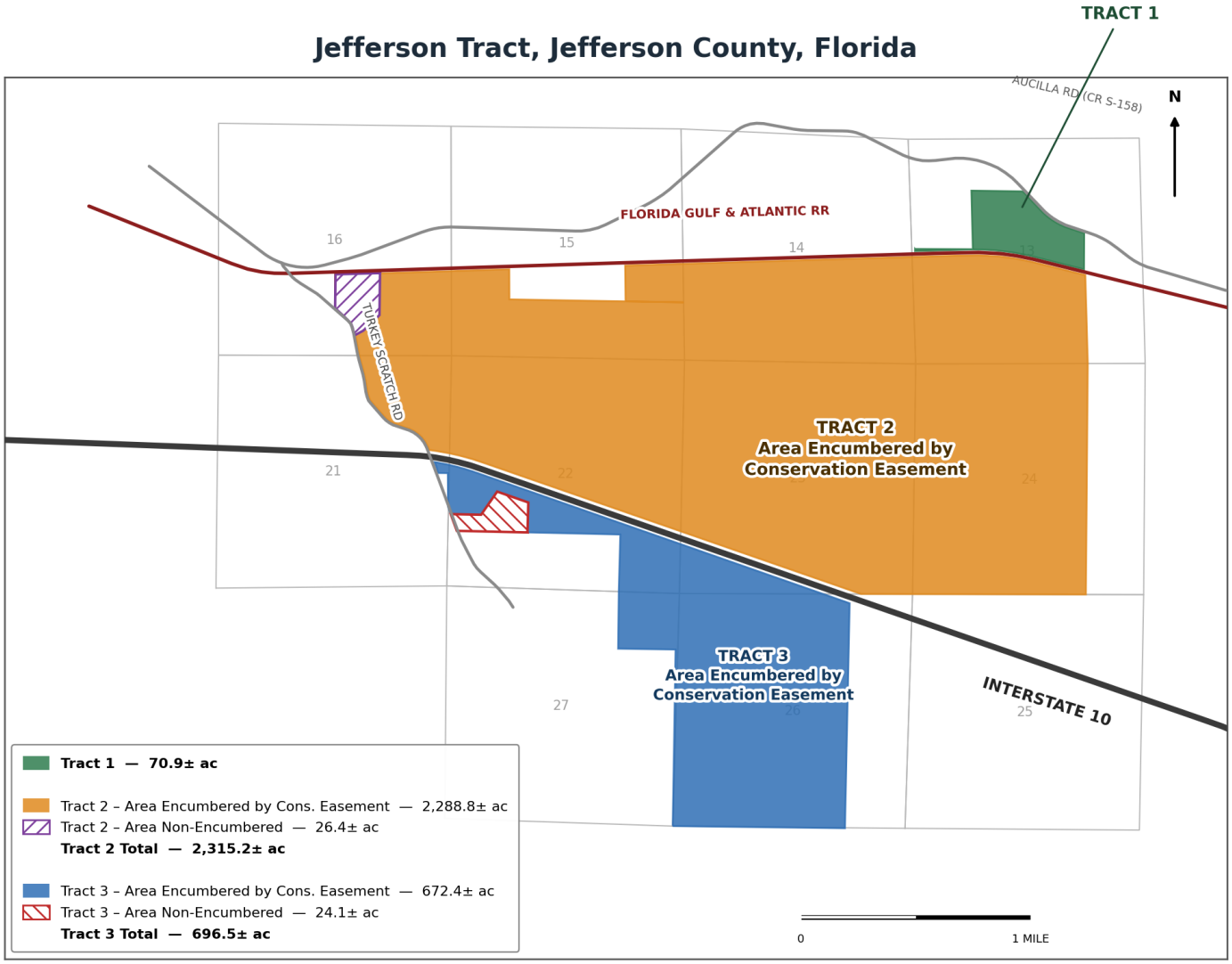
The Jefferson Tract

TIMED ONLINE AUCTION | JEFFERSON COUNTY, FLORIDA

3,082± ACRES

OFFERED AS A WHOLE, DIVIDED IN 3 TRACTS, OR IN COMBINATION

Jefferson Tract, Jefferson County, Florida



Total 3,082.6± acres | Acreage from WGI, Inc. boundary survey dated 10/27/2025 and recorded legal descriptions.

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Broker: William C. Lee III	FL CQ1057830 · GA 77326 · AL C0001475030
Auction Licenses	GA AUC003134 · FL AB3765 · AL 5495 · MS 1613

This Property Information Package contains 73 pages. All information contained herein was obtained from sources deemed reliable; however, Seven Hills Auctions, LLC makes no representation or warranty as to its accuracy. Bidders are responsible for conducting their own due diligence. The property is offered on an as-is, where-is basis.

INTRODUCTION

The Jefferson Tract

Dear Prospective Bidders,

Seven Hills Auctions is pleased to offer approximately **3,082 acres** in Jefferson County, Florida — a contiguous block spanning ten sections of Township 1 North, Range 5 East, straddling Interstate 10 between Monticello and Aucilla. Land of this size and this kind of road position does not come to market in North Florida very often.

The property carries close to **four miles of Interstate 10 frontage**, roughly two miles on the north side and just under two miles on the south, with an interchange less than a mile off the southeast corner. Its northern boundary runs more than three miles along the Florida Gulf & Atlantic Railroad, formerly the Seaboard Coast Line. Paved public road frontage comes from two directions: Aucilla Road (CR S-158) on the north and the Drifton–Thompson Valley–Turkey Scratch Road on the west. It is largely wooded, in a part of the state defined by timberland, plantation quail country, and the Aucilla and Wacissa river systems. Tallahassee is roughly a half hour west; Monticello is about seven miles northwest.

A perpetual **Deed of Conservation Easement** in favor of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida encumbers 2,961.21± acres under the Aucilla/Wacissa Watershed project. Fee title to the entire 3,082± acres is being conveyed. Three parcels totaling 121.40± acres were excepted from the easement and are **not encumbered**; they are identified on the Tract Map, and the easement is reproduced in full in this package. The portion of the property lying north of Interstate 10 is within **Census Tract 12065250101**, a designated Qualified Opportunity Zone.

The property is offered **as a whole, divided in three tracts, or in combination** — buyers bid the way that fits them, and the land sells the way it brings the most.

The information contained in this package has been prepared to assist you in your pre-auction due diligence. Please review this information carefully before bidding. We certainly appreciate your interest in this auction. It's our goal to make the auction process simple and easy for you. Should you have any questions, please do not hesitate to contact us at 800.742.9165. Our staff of auction professionals are ready to answer any questions you may have.

Good luck!

Sincerely,

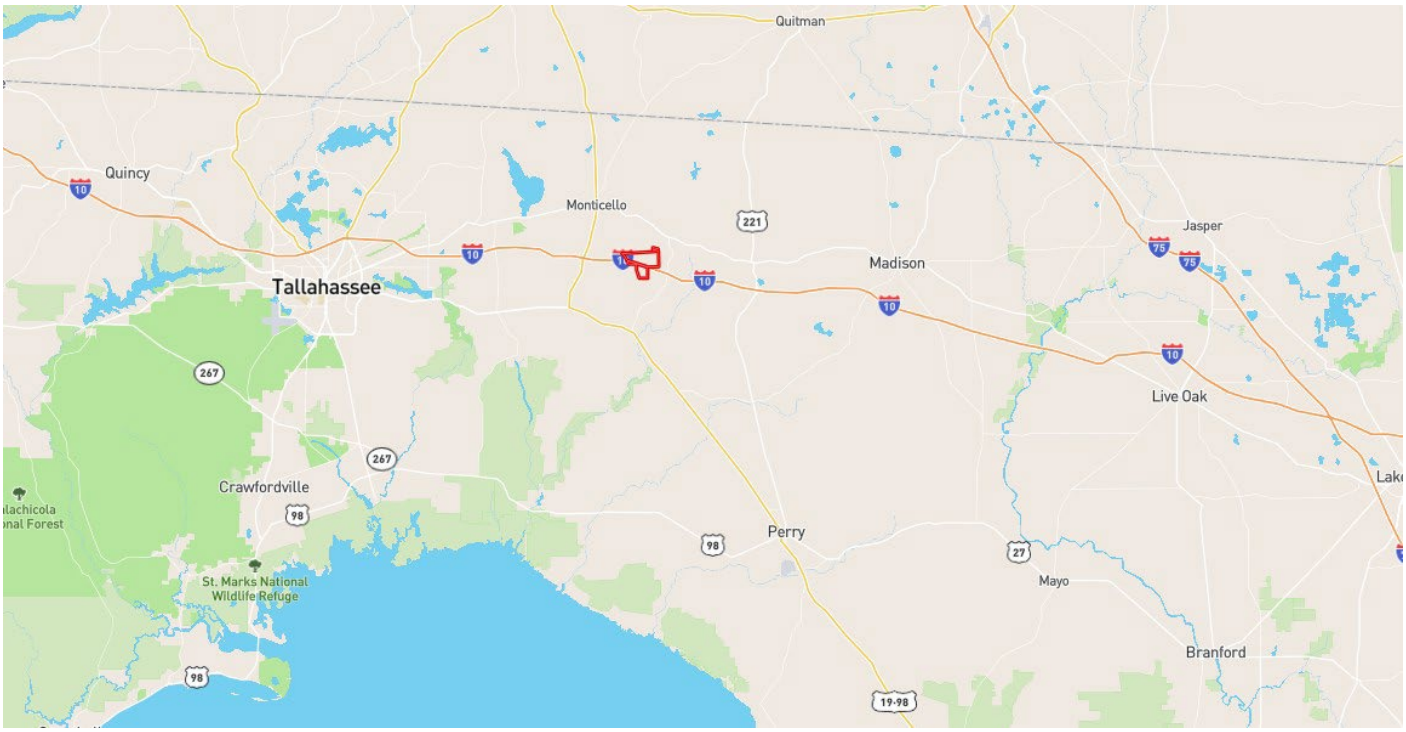
Buddy Lee, CAI
Founder / President

DISCLAIMER

All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

LOCATION MAP

Between Tallahassee and Madison on Interstate 10



Property outlined in red. Interstate 10 runs directly through the property.

DESTINATION	APPROX. DISTANCE	DESTINATION	APPROX. DISTANCE
Monticello, FL	7 miles	Thomasville, GA	27 miles
Madison, FL	23 miles	Perry, FL	28 miles
Tallahassee, FL	29 miles	Valdosta, GA	40 miles
Lake City, FL	72 miles	Jacksonville, FL	128 miles

Distances are straight-line and are provided for general orientation only.

PROPERTY OVERVIEW

Property Overview

Property Type	Timberland / Recreational / Investment Land
Seller Type	Private Trust
Total Land Area	3,082.6± Acres
Tract 1	70.9± Acres — north of the railroad
Tract 2	2,315.2± Acres — south of the railroad, north of Interstate 10
Tract 3	696.5± Acres — south of Interstate 10
Location	Township 1 North, Range 5 East, Tallahassee Meridian
Sections	13, 14, 15, 16, 21, 22, 23, 24, 26 and 27
County	Jefferson County, Florida
Lat / Lon	30.472350, -83.798410
Conservation Easement	2,961.21± acres encumbered; 121.40± acres not encumbered
Opportunity Zone	Census Tract 12065250101 (portion north of Interstate 10)

Acreage by Tract

TRACT	ENCUMBERED BY CONS. EASEMENT	NON-ENCUMBERED	TRACT TOTAL ±
Tract 1 — North of the railroad	—	70.9	**70.9**
Tract 2 — South of railroad / north of I-10	2,288.8	26.4	**2,315.2**
Tract 3 — South of Interstate 10	672.4	24.1	**696.5**
Total	**2,961.2**	**121.4**	**3,082.6**

Frontage

FRONTAGE	TRACT 1	TRACT 2	TRACT 3
Interstate 10	—	±2.00 mi	±1.93 mi
Florida Gulf & Atlantic Railroad	±4,290 ft	±2.61 mi	—
Aucilla Road (CR S-158) — paved	±1,775 ft	—	—
Turkey Scratch Road — paved	—	±3,480 ft	±450 ft

Interstate 10 is a limited-access facility. The frontage shown is boundary frontage and visibility, not direct highway access. Access to each tract is from the county roads noted above. The nearest interstate interchange lies approximately three-quarters of a mile east of the property's southeast corner.

PROPERTY OVERVIEW

Legal, Soils, Parcels & Encumbrances

Legal Description

Sections 13, 14, 15, 16, 21, 22, 23, 24, 26 and 27, Township 1 North, Range 5 East, Tallahassee Meridian, Jefferson County, Florida, as more particularly described in the Boundary Survey prepared by WGI, Inc. dated October 27, 2025 (Jeremiah Slaymaker, PSM No. 6387) and in the Special Warranty Deed recorded in Official Records Book 763, Page 551, Public Records of Jefferson County, Florida. The survey is reproduced in full in this package.

Jefferson County Tax Parcels

TRACT	PARCEL IDENTIFICATION NUMBERS
Tract 1	Part of 13-1N-5E-0000-0050-0000
Tract 2	Part of 13-1N-5E-0000-0050-0000 · 14-1N-5E-0000-0040-0000 · 15-1N-5E-0000-0050-0000 · 16-1N-5E-0000-0050-0000 · 21-1N-5E-0000-0010-0000 · 22-1N-5E-0000-0010-0000 · 23-1N-5E-0000-0010-0000 · 24-1N-5E-0000-0010-0000
Tract 3	21-1N-5E-0000-0013-0000 · 22-1N-5E-0000-0012-0000 · 23-1N-5E-0000-0011-0000 · 26-1N-5E-0000-0020-0000 · 27-1N-5E-0000-0020-0000

Principal Soils

CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP.
23	Pelham fine sand	934.5	30.2	35	5w
22	Plummer fine sand	841.9	27.2	37	4w
4	Surrency fine sand	729.7	23.6	11	6w
20	Albany sand, 0 to 2 percent slopes	296.5	9.6	29	3w
26	Sapelo fine sand	115.4	3.7	33	4w
30	Pamlico-Dorovan mucks	58.4	1.9	6	7w
99	Water	34.0	1.1	—	—
33	Leefield fine sand, 0 to 5 percent slopes	33.7	1.1	41	2w
	All other soils (8 types)	49.9	1.6	—	—

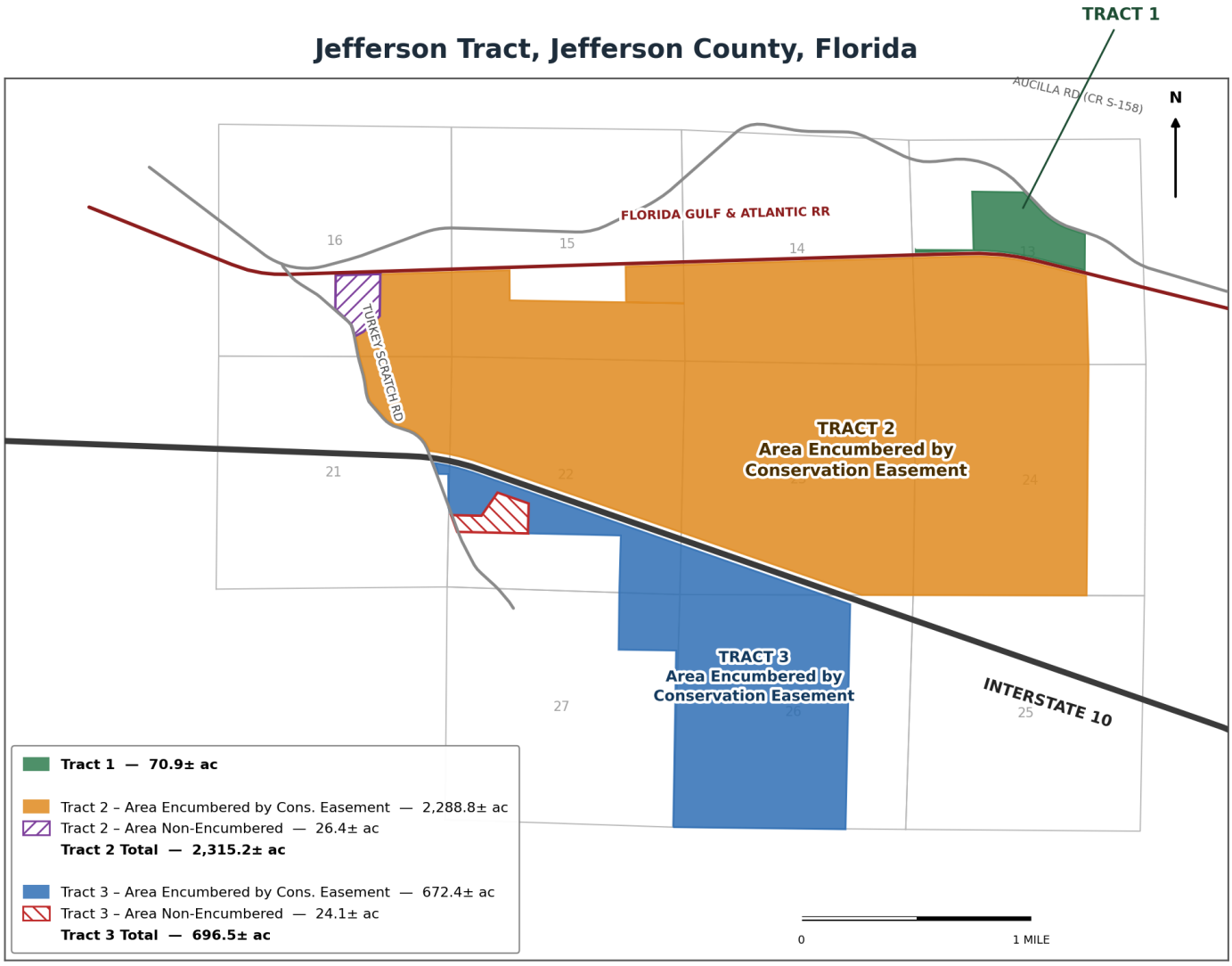
Soil data from the complete Soil Map included in this package.

Easements & Encumbrances of Record

INSTRUMENT	RECORDED	AFFECTS
Deed of Conservation Easement to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (Aucilla/Wacissa Watershed)	2025	2,961.21± acres of Tracts 2 and 3
Easement to Gulf Power Company — 60-foot right of way, overhead and underground electric transmission and distribution	O.R.B. 771, Pg. 620 — July 31, 2019	Sections 21, 22 and 23
Access Easement to Gulf Power Company	O.R.B. 772, Pg. 178 — August 16, 2019	Sections 21, 22 and 23

The instruments listed above are reproduced in full in this package. This list is not a title opinion and is not represented as complete. Bidders should obtain their own title examination.

TRACT MAP



Total 3,082.6± acres | Acreage from WGI, Inc. boundary survey dated 10/27/2025 and recorded legal descriptions.

Tract boundaries and areas encumbered by the Deed of Conservation Easement. The conservation easement covers 2,961.21± acres; the hatched areas totaling 121.40± acres are not encumbered.

Project Name: Aucilla/Wacissa Watershed

This instrument prepared by and returned to:
Matthew J. Norton
Division of State Lands
3900 Commonwealth Blvd.
Mail Station 115
Tallahassee, FL 32399-3000

DEED OF CONSERVATION EASEMENT

THIS GRANT OF CONSERVATION EASEMENT is made this 19 day of Dec, 2025 by OLIVER OLIN WOOTEN AND ANGELA MARIE WOOTEN, CO-TRUSTEES OF OLIN WOOTEN TRUSTS DATED OCTOBER 2, 2008, whose address is P.O. Box 820, Hazlehurst, GA 31539 ("Grantor"), in favor of the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA ("Trustees"), whose address is Florida Department of Environmental Protection ("DEP"), Division of State Lands, 3900 Commonwealth Blvd., Mail Station 115, Tallahassee, Florida 32399-3000, ("Grantee").

The terms "Grantor" and "Grantee" shall include the singular and the plural, and the heirs, successors and assigns of Grantor and Grantee, and the provisions of this easement shall be binding upon and inure to the benefit of Grantor, Grantee and their heirs, successors and assigns.

RECITALS

A. Grantor is the sole owner in fee simple of certain real property in Jefferson County, Florida, more particularly described in Exhibit A attached hereto and incorporated by reference (hereinafter, the "Property").

B. Grantor and the Grantee mutually recognize the special character of the Property and have the common purpose of conserving certain values and character of the Property by conveyance to the Grantee of a perpetual conservation easement on, under, over, and across the Property, to conserve the character of the Property, continue certain land use patterns that do not significantly impair the character of the Property, and prohibit certain further development activity on the Property.

C. The specific conservation values of the Property are documented in the "Baseline Inventory Report for the Wooten Conservation Easement Tract in Jefferson County, Florida," dated 11/05/2025 ("Baseline Documentation"), which consists of reports, maps, photographs, and other documentation that the parties agree provide, collectively, an accurate representation of the Property at the time of this grant, and which is intended to serve as an objective information baseline for monitoring compliance with the terms of this grant. The Baseline Documentation is maintained in the offices of DEP and is incorporated by this reference. A copy of the Baseline Documentation is available from the DEP on request.

D. Grantee is an agency authorized under the provisions of §704.06, Florida Statutes, to hold conservation easements for the preservation and protection of land in its natural, scenic, historical, agricultural, forested, or open space condition.

E. Grantee agrees by accepting this grant to honor the intentions of Grantor stated herein and to preserve and protect in perpetuity the conservation values of the Property for the benefit of this generation and the generations to come.

F. The fact that any use of the Property that is expressly prohibited by the terms of this Easement may become greatly more economically valuable than uses allowed by the terms of this Easement, or that neighboring properties may, in the future, be put entirely to uses that are not allowed by this Easement has been considered by Grantor in granting this Easement and by Grantee in accepting it.

To achieve these purposes, and in consideration of $10.00 and other good and valuable consideration, including but not limited to the above and the mutual covenants, terms, conditions, and restrictions contained herein, the receipt and sufficiency of which is acknowledged, and pursuant to the laws of Florida, and in particular §704.06, Florida Statutes, but without intending the validity of this Easement to be dependent on the continuing existence of such laws, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth ("Easement").

ARTICLE I. DURATION OF EASEMENT

This Conservation Easement shall be perpetual. It is an easement in gross, runs with the land, and is enforceable by Grantee against Grantor, Grantor's personal representatives, heirs, successors and assigns, lessees, agents, and licensees.

ARTICLE II. PURPOSE OF EASEMENT

It is the purpose of this Easement to assure that the Property will be retained forever in its natural, scenic, wooded condition to provide a relatively natural habitat for fish, wildlife, plants or similar ecosystems, and to preserve portions of the Property as productive farmland and forest land that sustains for the long term both the economic and conservation values of the Property and its environs, through management guided by the following principles:

- Protection of scenic and other distinctive rural character of the landscape;
- Maintenance of soil productivity and control of soil erosion;
- Maintenance and enhancement of wildlife and game habitat;
- Protection of unique and fragile natural areas and rare species habitats;
- Maintenance or creation of a healthy balance of uneven aged timber classes;
- Maintenance or improvement of the overall quality of the timber resource;
- Maintenance of the value of the resource in avoiding land fragmentation;
- Protection of surface water quality, the Floridan Aquifer, wetlands, and riparian areas;
- Maintenance of economically viable agricultural practices that protect the landscape as a working enterprise in harmony with the open space and scenic qualities of the Property;
- Maintenance of existing upland/wetland natural communities;
- Restoration of disturbed upland/wetland natural communities.

The above purposes are hereinafter sometimes referred to as "the Conservation Purposes". Grantor intends that this Easement will confine the use of the Property to activities consistent with the Conservation Purposes of this Easement.

ARTICLE III. RIGHTS GRANTED TO THE GRANTEE

To accomplish the Conservation Purposes of this Easement the following rights are conveyed to Grantee by this Easement:

A. The right to enforce protection of the conservation values of the Property;

B. All future residential, commercial, industrial, and incidental development rights that are now or hereafter allocated to, implied, reserved, or inherent in the Property except as may be specifically reserved to Grantor in this Easement. The parties agree that such rights are hereby terminated and extinguished and may not be used on or transferred to other property. Neither the Property nor any portion thereof may be included as part of the gross area of other property not subject to this Easement for the purposes of determining density, lot coverage, or open space requirements, under otherwise applicable laws, regulations, or ordinances controlling land use and building density. No development rights that have been encumbered or extinguished by this Easement shall be transferred to any other lands pursuant to a transferable development rights scheme or cluster development arrangement or otherwise. Nor shall any development rights or density credits be transferred onto the Property from other property.

C. The right to enter upon the Property at reasonable times in order to monitor compliance with and otherwise enforce the terms of this Easement; provided that such entry shall be upon prior reasonable notice to Grantor, and Grantee shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property.

D. The right to prevent any activity on or use of the Property that is inconsistent with the Conservation Purposes or provisions of this Easement and to require the restoration of or to restore such areas or features of the Property that may be damaged by any inconsistent activity or use, at Grantor's cost.

E. The right of ingress and egress to the Property.

F. The right to have the ad valorem taxes, assessments, and any other charges on the Property paid by Grantor.

G. A right to notice of intent to sell. The terms of this right are such that if Grantor intends to sell the Property, or any interest therein or portion thereof, Grantor shall deliver to Grantee notice of such intent, and shall, in good faith, afford Grantee an opportunity to negotiate the acquisition of the Property, or such portion thereof or interest therein that Grantor intends to sell. If Grantee desires to negotiate the acquisition of the Property, or such portion thereof or interest therein, Grantee shall so notify Grantor within 30 days after receipt of Grantor's notice of intent. If Grantor and Grantee are unable, in good faith to agree to terms of an acquisition of the Property, or such interest therein or portion thereof as applicable, within 120 days from said notice to Grantee, Grantor may sell the Property free of the right granted herein. If the Property, or such portion thereof or interest therein as is applicable, has not sold within one year after Grantee's notice to Grantor that Grantee does not intend to negotiate acquisition of the property or within one year after failure to reach agreement to terms of an acquisition, any intent to sell the Property thereafter shall require renewed notice to Grantee. This right of notice shall not be triggered by sales or transfers between Grantor and lineal descendants of Grantor or entities in which Grantor owns a majority of the controlling interests. The right or notice granted herein applies to the original Grantor and to the original Grantor's heirs, successors, and assigns.

H. The right to be indemnified by Grantor for any and all liability, loss, damage, expense, judgment or claim (including a legally recognizable claim for attorney fees) arising out of any negligent or willful action or activity resulting from the Grantor's use and ownership of or activities on the Property or the use of or activities of Grantor's agents, guests, lessees, or invitees on the Property.

I. The right to be indemnified by Grantor for any liability for injury or property damage to persons on the Property arising out of any condition of the Property known to the Grantor to the best of Grantor's knowledge.

J. The right to have the Property maintained as reflected on the Baseline Documentation, as the Property may develop through the forces of nature hereafter, subject only to the exercise of Grantor's Reserved Rights, and the Rights Granted to the Grantee, as described in this Easement.

K. If Grantor fails to cut and remove timber damaged by natural disaster, fire, infestation or the like, then the right, but not the duty, of Grantee, in its sole discretion to cut and remove said timber. Any such cutting and removal by Grantee shall be at the expense of Grantee and all proceeds from the sale of any such timber shall inure to the benefit of Grantee.

ARTICLE IV. PROHIBITED USES

The Property shall be maintained to preserve the Conservation Purposes of this Easement. Without limiting the generality of the foregoing Grantor agrees that the following uses and practices, though not an exhaustive recital of inconsistent uses and practices, are expressly prohibited or restricted:

A. No soil, trash, liquid or solid waste (including sludge), or unsightly, offensive, or hazardous materials, wastes or substances, toxic wastes or substances, pollutants or contaminants, including, but not limited to, those as now or hereafter defined by federal or Florida law defining hazardous materials, wastes or substances, toxic wastes or substances, pollutants or contaminants shall be dumped or placed on the Property. This prohibition shall not be

construed to include reasonable amounts of waste generated as a result of allowed activities.

B. The exploration for and extraction of oil, gas, minerals, dolostone, peat, muck, marl, limestone, limerock, kaolin, fuller's earth, phosphate, common clays, gravel, shell, sand and similar substances either directly or indirectly by Grantor or on Grantor's behalf or with the joinder or consent of Grantor in any application for a permit so to do, under and by virtue of the authority of a grant or reservation or other form of ownership of or interest in or control over or right to such substances, except as reasonably necessary to combat erosion or flooding, or except as necessary and lawfully allowed for the conduct of allowed activities.

C. Activities that will be detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation unless otherwise provided in this Easement. There shall be no dredging of new canals, construction of new dikes, manipulation of natural water courses, or disruption, alteration, pollution, depletion, or extraction on the Property of existing surface or subsurface water flow or natural water sources, fresh water lakes, ponds and pond shores, marshes, creeks or any other water bodies, nor any activities or uses conducted on the Property that would be detrimental to water purity or that could alter natural water level or flow in or over the Property, unless approved by DEP or the water management district for the purposes of environmental benefits through altered hydrology and/or improved water quality. Provided, however, Grantor may continue to operate, maintain, or replace existing ground water wells incident to allowed uses on the Property, subject to legally required permits and regulations.

D. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of any portions of the Property having historical or archaeological significance. Grantor shall notify the Florida Department of Historical Resources or its successor ("FDHR") if historical, archaeological or cultural sites are discovered on the Property, and any sited deemed to be of historical or archaeological significance shall be afforded the same protections as significant sites known to exist at the time of entering into this easement. Grantor will follow the Best Management Practices of the Division of Historic Resources, as amended from time to time.

E. The removal, destruction, cutting, trimming, mowing, alteration or spraying with biocides of trees, shrubs or other natural vegetation, including but not limited to cypress trees, except as otherwise specifically provided in this Easement.

F. There shall be no planting of invasive or non-native plants as listed by the Florida Invasive Species Council (FISC) or its successor. The Grantor shall, to the extent practical, control and prevent the spread of invasive or non-native plants on the Property. Grantor hereby grants to Grantee the right, in Grantee's sole discretion and at Grantee's expense, to develop and implement an invasive plant removal plan for the eradication of invasive or non-native plants on the Property. Under no circumstances shall this right conveyed to Grantee be construed to diminish Grantor's responsibilities under this paragraph or as an obligation of the Grantee.

G. Commercial or industrial activity, or ingress, egress or other passage across or upon the Property in conjunction with any commercial or industrial activity including but not limited to swine, dairy and poultry operations and confined animal feed lot operations.

H. New construction or placing of temporary or permanent buildings, mobile homes or other structures in, on or above the ground of the Property except as may be necessary by Grantor for maintenance or normal operations of the Property or during emergency situations or as may otherwise be specifically provided for hereinafter. For purposes of this paragraph the term "emergency" shall mean those situations that will have an immediate and irreparable adverse impact on the Conservation Purposes.

I. The construction or creation of new roads or jeep trails, except as permitted in this easement

J. There shall be no operation of motorized vehicles except on established trails and roads unless necessary: (i) to protect or enhance the Conservation Purposes of this Easement. (ii) for emergency purposes. (iii) for cattle ranching purposes, and (iv) to retrieve game that has been hunted legally.

K. Areas currently improved for agricultural activities as established by the Baseline Documentation may continue to be used for those activities. Areas that are currently in improved pasture as depicted in the Baseline

Documentation shall not be converted to more intense agricultural use. Lands that are depicted in the Baseline Documentation as being natural areas shall remain natural areas.

L. If the Property is in a spring recharge area, fertilizer use for agriculture activities shall be in accordance with agricultural best management practices recommended therefor by the Natural Resources Conservation Service or the Florida Department of Agriculture and Consumer Services, whichever is more stringent, as those best management practices may be amended from time to time. No agricultural activities shall occur within a 100-foot buffer around sinkholes and other karst features that are connected to spring conduits.

M. Actions or activities that may reasonably be expected to adversely affect threatened or endangered species.

N. Any subdivision of the land except as may otherwise be provided in this Easement.

O. There shall be no signs, billboards, or outdoor advertising of any kind erected or displayed on the Property, except that Grantee may erect and maintain signs designating the Property as land under the protection of Grantee.

P. There shall be no commercial water wells on the Property.

Q. There shall be no commercial timber harvesting on the Property.

R. There shall be no mitigation bank established pursuant to sections 373.4135 et seq. Florida Statutes, on the Property.

ARTICLE V. GRANTOR'S RESERVED RIGHTS

Grantor reserves to Grantor, and to Grantor's personal representatives, heirs, successors, and assigns, the following specified rights, which are deemed to be consistent with the Conservation Purposes of the Easement. The exercise of the Reserved Rights shall be in full accordance with all applicable local, state and federal law, as amended from time to time, as well as in accordance with the Conservation Purposes of this Easement.

A. The right to observe, maintain, photograph, introduce and stock fish or wildlife, native to the state of Florida, on the Property; to use the Property for non-commercial hiking, camping, and horseback riding, so long as the same do not constitute a danger to Grantee's employees, agents, officers, directors and invitees, and so long as such activities do not violate any of the prohibitions applicable to the Property or Grantee's rights, as stated above. Grantor reserves, and shall continue to own, the hunting and fishing rights on, or related to, the Property, including the right to relocate and maintain existing, temporary structures typically used for hunting that result in no surface alteration, so long as said structures do not cause impacts adverse to the conservation values of the property, and Grantor may lease and sell privileges of such rights.

B. The right to conduct controlled or prescribed burning on the Property; provided, however, that Grantor shall obtain and comply with a prescribed fire authorization from the local and state regulatory agencies having jurisdiction over controlled or prescribed burning.

C. The right to mortgage the Property; provided, however, that the Mortgagee's lien shall be inferior to and lower in priority than this Easement.

D. The right to contest tax appraisals, assessments, taxes and other charges on the Property.

E. The right to continue to use, maintain, repair, and reconstruct, but not to relocate all existing buildings, barns, docks, dog pens, outbuildings, fences, roads, ponds, drainage ditches, and such other facilities on the Property as depicted in the Baseline Documentation. If any of the now existing facilities on the Property requires reconstruction or replacement due to depreciation, obsolescence, destruction, or severe damage, the replacement structures may be increased in size to no larger than one hundred twenty-five (125%) percent of the size of the

original structure it replaces, as such size is documented in the Baseline Documentation, and shall be situated at the same site.

F. The right to construct or create new roads necessary to carry out the silvicultural operations or other allowed uses on the Property, and only with the prior written approval of the Office of Environmental Services of the Division of State Lands. The newly constructed roadways shall not exceed an area equal to 2% of the property's existing roadways as described in the Baseline Documentation. Under no circumstances shall any new roads be constructed in the natural areas as described in the Baseline Documentation. Maintenance or stabilization of existing roads documented in the Baseline Documentation is allowed; however, roads may not be widened or improved from pervious surfaces to impervious surfaces.

G. The right to exclusive use of the improvements depicted in the Baseline Documentation and as otherwise allowed in this Easement.

H. The right to continue existing agricultural practices as depicted in the Baseline Documentation. Grantor may use commonly accepted fertilizers, pesticides, and herbicides, so long as Grantor uses agricultural best management practices as may be adopted from time to time by the Florida Department of Agriculture and Consumer Services or its successor.

I. The right to host on the Property relocated endangered or threatened species or species of special concern that are native to the State of Florida.

J. The right to participate in programs or projects that benefit from, enhance and/or manage the environmental attributes or permissible agricultural uses of the Property and which may also be of economic benefit to the Grantor, so long as participation in such programs is consistent or complimentary with the Conservation Purposes. The Parties stipulate that participation in such projects or programs would not constitute commercial activities within the Property when the activity is consistent with existing or permitted uses under this Easement.

K. The right to maintain or restore the existing natural upland (wetland/both) communities on the Property, as depicted in the Baseline Documentation; or the right to restore the disturbed upland (wetland/both) to its native condition by engaging in activities that may include, but are not limited to, removal of invasive non-native plant and animal species, implementation of prescribed fire, and the reintroduction of native plant and animal species in consultation with qualified public or private land management agencies.

L. The right to engage in silviculture in those areas depicted in the Baseline Documentation as silvicultural or agricultural areas or as planted pine plantation, in accordance with the best management practices of the Florida Forest Service of the Florida Department of Agriculture and Consumer Services or its successor. There shall be no harvesting in wetlands. Notwithstanding the terms of this paragraph, the Grantor shall continue to have the right to prune and thin trees according to accepted forestry practices and to remove trees that are damaged, diseased or dangerous.

M. Grantor reserves the right in the silvicultural or agricultural areas as depicted in the Baseline Documentation, to construct such additional structures as may be required for its silvicultural operations, including equipment barns and tool sheds, so long as such structures do not significantly impair the conservation values of the Property and do not exceed 10,000 cumulative square feet.

N. The right to maintain existing wildlife food plots as indicated in the Baseline Documentation, and to create new wildlife food plots only with the approval of the Office of Environmental Services of the Division of State Lands.

O. The right to divide the Property for sale or other disposition by Grantor into a total of two (2) parcels, identified as being situated North and South of Interstate 10, and which shall be no less than 600 acres each. In advance of recording a deed relating to any subdivision authorized herein, Grantor shall provide legal descriptions and surveys for each parcel at the time of the subdivision. The provisions of this paragraph shall not be construed as releasing the subdivided lots from the terms of this Easement. The terms of this Easement shall remain in full force and effect over the allowed subdivided lots as well as the remaining area of the Property.

P. The right to construct, use, maintain, repair, and reconstruct, one (1) dock on the shoreline of the pond situated North of Interstate 10. Grantor shall comply with all applicable federal, state and local laws and regulations governing the installation and maintenance of the dock.

Q. The right to install connections to normal utility systems, such as electric, cable, water, sewer, communication, and telephone that are consistent with the Easement Purposes and incidental to serve the allowed uses of the Property. The granting of easements or rights-of-way for power lines, gas lines, sewer lines, waterlines, telecommunication towers, and wind farms is prohibited, unless approved by Grantee. Existing utilities may be replaced or repaired at their current location.

ARTICLE VI. GRANTEE'S REMEDIES

A. **Remedies**. If Grantee determines that Grantor is in violation of the terms of this Easement or that a violation is threatened, Grantee shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Property resulting from any use or activity inconsistent with the Conservation Purposes of this Easement, to restore the portion of the Property so injured. If Grantor fails to cure the violation within thirty (30) days after receipt of notice thereof from Grantee, or under circumstances where the violation cannot reasonably be cured within a 30-day period, fails to begin curing such violation within the 30-day period, or fails to continue diligently to cure such violation until finally cured, Grantee may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Easement, to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the terms of this Easement or injury to any conservation values protected by this Easement, including damages for the loss of scenic, aesthetic, or environmental values, and to require the restoration of the Property to the condition that existed prior to any such injury. Without limiting Grantor's liability therefore, Grantee, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Property. If Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the conservation values of the Property, Grantee may pursue its remedies under this paragraph without prior notice to Grantor or without waiting for the period provided for cure to expire. Grantee's rights under this paragraph apply equally in the event of either actual or threatened violations of the terms of this Easement, and Grantor agrees that Grantee's remedies at law for any violation of the terms of this Easement are inadequate and that Grantee shall be entitled to the injunctive relief described in this paragraph, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's remedies described in this paragraph shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

B. **Grantee's Discretion**. Enforcement of the terms of this Easement shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Easement or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

C. **Waiver of Certain Defenses**. Grantor hereby waives any defense of estoppel, adverse possession or prescription.

D. **Acts Beyond Grantor's Control**. Nothing contained in this Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes.

E. **Hold Harmless**. Grantor shall hold harmless, indemnify, and defend Grantee and its members, directors, officers, employees, agents, and contractors and the heirs, personal representatives, successors, and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, costs, losses,

damages, expenses, causes of action, claims, demands, or judgments, including, without limitation, reasonable attorney fees, arising from or in any way connected with: (1) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, unless due solely to the negligence of any of the Indemnified Parties; (2) the obligations specified in paragraph VIII.A. and VIII.B.; and (3) the existence or administration of this Easement.

ARTICLE VII. NO PUBLIC ACCESS

The granting of this Easement does not convey to the public the right to enter the Property for any purpose whatsoever, and Grantee will cooperate with Grantor in the enforcement of this prohibition.

ARTICLE VIII. MISCELLANEOUS

A. **Costs and Liabilities**. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including the maintenance of adequate comprehensive general liability coverage. Grantor shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor.

B. **Taxes.** Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "taxes"), including any taxes imposed upon, or incurred as a result of, this Easement, and shall furnish Grantee with satisfactory evidence of payment upon request. Grantee is authorized but in no event obligated to make or advance any payment of taxes, upon three (3) days prior written notice to Grantor, in accordance with any bill, statement, or estimate procured from the appropriate authority, without inquiry into the validity of the taxes or the accuracy of the bill, statement, or estimate, and the obligation created by such payment shall bear interest until paid by Grantor at the maximum rate allowed by law.

C. **Extinguishment.** If circumstances arise in the future such as render the Conservation Purposes of this Easement impossible to accomplish, this Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction, and the amount of the proceeds to which Grantee shall be entitled, after the satisfaction of prior claims, from any sale, exchange, or involuntary conversion of all or any portion of the Property subsequent to such termination or extinguishment, shall be determined, unless otherwise provided by Florida law at the time, in accordance with paragraph VIII.D. Grantee shall use all such proceeds in a manner consistent with the Conservation Purposes of this grant or the purposes of the bond or statutory program under which Grantee obtained the purchase money for this Easement. Grantor believes that any changes in the use of neighboring properties will increase the benefit to the public of the continuation of this Easement, and Grantor and Grantee intend that any such changes shall not be deemed to be circumstances justifying the termination or extinguishment of this Easement. In addition, the inability of Grantor to conduct or implement any or all of the uses allowed under the terms of this Easement, or the unprofitability of doing so, shall not impair the validity of this Easement or be considered grounds for its termination or extinguishment.

D. **Proceeds**. This Easement constitutes a real property interest immediately vested in Grantee, which, for the purposes of paragraph VIII.C., the parties stipulate to have a fair market value determined by multiplying the fair market value of the Property unencumbered by the Easement (minus any increase in value after the date of this grant attributable to improvements) by the ratio of the value of the Easement at the time of this grant to the value of the Property, without deduction for the value of the Easement, at the time of this grant. For the purposes of this paragraph, the ratio of the value of the Easement to the value of the Property unencumbered by the Easement shall remain constant.

E. **Condemnation**. If the Easement is taken, in whole or in part, by exercise of the power of eminent domain, Grantee shall be entitled to compensation in accordance with applicable law.

F. **Assignment**. This Easement is transferable, but Grantee may assign its rights and obligations under this Easement only to allowed entities under §193.501, Florida Statutes, and §704.06, Florida Statutes, whose purposes include the conservation of land or water areas or the preservation of sites or properties. As a condition of such transfer, Grantee shall require that the Conservation Purposes that this grant is intended to advance continue to

be carried out. Additionally, Grantee acknowledges that releases or conveyance of certain rights under this Easement is subject to §193.501, Florida Statutes, and Grantee shall comply with the provision of §193.501, Florida Statutes, to the extent it is applicable to this Easement.

G. **Subsequent Transfers**. Grantor agrees to incorporate the terms of this Easement in any deed or other legal instrument by which Grantor divests any interest in all or a portion of the Property, including, without limitation, a leasehold interest. Grantor further agrees to give written notice to Grantee of the transfer of any interest at least twenty (20) days prior to the date of such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity or priority of this Easement or limit its enforceability in any way.

H. **Notices**. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed to the parties as set forth above, or to such other addresses such party may establish in writing to the other.

I. **Recordation**. Grantee shall record this instrument and any amendments in timely fashion in the official records of Jefferson County, Florida, and may re-record it at any time as may be required to preserve its rights in this Easement.

J. **Non-Homestead Certification**. Grantor hereby certifies that if a Grantor who is married signs this Easement without the joinder of his or her spouse, the Property is neither the homestead of Grantor nor the primary physical residence of Grantor, nor is the Property contiguous to the homestead or primary physical residence of Grantor.

K. **Amendments.** The terms and provisions of this Easement may be amended by the mutual consent of the parties hereto. No amendment shall be effective until executed with the formality of a deed and recorded in the public records. The Grantor acknowledges that amendments that release or convey certain rights under this Easement may be subject to §193.501, Florida Statutes, and any such amendments shall comply with the provisions of §193.501, Florida Statutes, to the extent it is applicable to such amendment.

L. **Controlling Law**. The laws of the State of Florida shall govern the interpretation and performance of this Easement.

M. **Liberal Construction**. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the grant to effect the Conservation Purposes of this Easement and the policy and purpose of §704.06, Florida Statutes. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the Conservation Purposes of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

N. **Severability**. If any provision of this Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

O. **No Forfeiture**. Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

P. **Joint Obligation**. The obligations imposed by this Easement upon Grantor shall be joint and several.

Q. **Successors**. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

R. **Termination of Rights and Obligations**. A party's rights and obligations under this Easement terminate upon transfer of the party's interest in the Easement or Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

S. **Captions**. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

IN WITNESS WHEREOF Grantor and Grantee have set their hands on the day and year first above written.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE TO FOLLOW]

Olin Wooten Trusts dated October 2, 2008

By: Olin Olin Wooten Trustee 12-19-25
Oliver Olin Wooten, Co-Trustee

STATE OF Georgia
COUNTY OF Jeff Davis

SWORN TO and subscribed before me by means of [X] physical presence or [ ] online notarization this 19 day of Dec 2025, by Oliver Olin Wooten as Co-Trustee of Olin Wooten Trusts dated October 2, 2008. Such person (Notary Public must check applicable box):

[X] Is personally known to me.
[ ] Produced their current driver's license.
[ ] Produced _____ as Identification.

(NOTARY PUBLIC SEAL)

KAREN RENTZ NOTARY PUBLIC Comm. Exp. 04/02/29 JEFF DAVIS COUNTY, GA

Karen Rentz
Notary Public

Karen Rentz
Printed, typed or Stamped Name of Notary Public

Commission No.: _____

My Commission expires: 4/2/2029

Olin Wooten Trusts dated October 2, 2008

By: Angela Marie Wooten, Co-Trustee
Angela Marie Wooten, Co-Trustee

STATE OF Georgia
COUNTY OF Jeff Davis

SWORN TO and subscribed before me by means of [X] physical presence or [ ] online notarization this 19 day of Dec, 2025, by Angela Marie Wooten as Co-Trustee of Olin Wooten Trusts dated October 2, 2008. Such person (Notary Public must check applicable box):

[X] Is personally known to me.
[ ] Produced their current driver's license.
[ ] Produced _____ as Identification.

(NOTARY PUBLIC SEAL)

KAREN RENTZ NOTARY PUBLIC Comm. Exp. 04/02/29 JEFF DAVIS COUNTY, GA

Karen Rentz
Notary Public

Karen Rentz
Printed, typed or Stamped Name of Notary Public

Commission No.: _____

My Commission expires: 4/2/2029

GRANTOR

ANGELA MARIE WOOTEN, AS CO-TRUSTEE
OF OLIN WOOTEN TRUSTS DATED
OCTOBER 2, 2008

Karen Pick
Witness as to Grantor

Karen Pickren
Printed Name of Witness

[redacted]
Witness Address

Angela Marie Wooten, Co-Trustee
Angela Marie Wooten, as Co-Trustee

12-19-25
Date signed by Grantor

Phone No. [redacted]
8 a.m. – 5 p.m.

Witness as to Grantor

Liz Martinez
Printed Name of Witness

[redacted]
Witness Address

STATE OF Georgia

COUNTY OF Jeff Davis

The foregoing instrument was acknowledged before me by means of X physical presence or __ online notarization; this 19 day of Dec, 2025 by Angela Marie Wooten, as Co-Trustee of Olin Wooten Trusts dated October 2, 2008. Such person(s) (Notary Public must check applicable box):

[X] is/are personally known to me.
[ ] produced a current driver license(s).
[ ] produced _____ as identification.

(NOTARY PUBLIC SEAL)

KAREN RENTZ
NOTARY PUBLIC
Comm. Exp. 04/02/29
JEFF DAVIS COUNTY, GA

Karen Rentz
Notary Public

Karen Rentz
(Printed, Typed or Stamped Name of Notary Public)

Commission No.: _____

My Commission Expires: 4/2/2029

GRANTEE

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

BY DIVISION OF STATE LANDS OF THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: _____
NAME: Bradley Perry
AS ITS: Director, Division of State Lands

_____
Witness as to Grantee

_____
Printed Name of Witness

3800 Commonwealth Blvd., MS 115
Witness Address

Tallahassee, Florida 32399-3000
Witness Address

_____
Date signed by Grantee

Approved as to Form and Legality

By: _____

Date: _____

_____
Witness as to Grantee

_____
Printed Name of Witness

3800 Commonwealth Blvd., MS 115
Witness Address

Tallahassee, Florida 32399-3000
Witness Address

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of |_| physical presence or |_| online notarization this _____ day of _____, 20____ by Andrew S. Fleener, Acting Director, Division of State Lands, Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

(NOTARY PUBLIC SEAL)

_____
Notary Public

_____
(Printed, Typed or Stamped Name of Notary Public)

Commission No.: _____

My Commission Expires: _____

EXHIBIT "A"

TRACT I:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JEFFERSON, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, THENCE RUN NORTH 00 DEGREES 27 MINUTES 49 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF SAID SECTION A DISTANCE OF 4056.46 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 44 SECONDS WEST A DISTANCE OF 1321.55 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 54 SECONDS WEST A DISTANCE OF 1329.90 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 08 MINUTES 25 SECONDS EAST A DISTANCE OF 1294.44 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 11 SECONDS WEST A DISTANCE OF 3762.10 FEET TO A POINT LYING ON THE EASTERLY MAINTAINED RIGHT OF WAY OF THOMPSON VALLEY ROAD; THENCE NORTH 21 DEGREES 31 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 589.80 FEET TO A POINT INTERSECTION SAID RIGHT OF WAY BOUNDARY AND THE WESTERLY BOUNDARY OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY BOUNDARY RUN NORTH 01 DEGREE 41 MINUTES 05 SECONDS WEST ALONG SAID SECTION LINE A DISTANCE OF 771.45 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 08 SECONDS WEST A DISTANCE OF 224.34 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY OF THOMPSON VALLEY ROAD (RIGHT OF WAY VARIES); THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY NORTH 17 DEGREES 04 MINUTES 36 SECONDS WEST A DISTANCE OF 132.30 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 15 SECONDS WEST A DISTANCE OF 134.20 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE ROAD NO. 8 (INTERSTATE 10) (300 FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTHERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 5579.65 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 11 MINUTES 04 SECONDS, FOR AN ARC DISTANCE OF 991.79 FEET (THE CHORD OF SAID ARC BEING SOUTH 77 DEGREES 13 MINUTES 21 SECONDS EAST 990.48 FEET); THENCE SOUTH 72 DEGREES 07 MINUTES 49 SECONDS EAST ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 9101.20 FEET; THENCE LEAVING SAID RIGHT OF WAY BOUNDARY RUN THENCE SOUTH 00 DEGREES 11 MINUTES 36 SECONDS EAST A DISTANCE OF 5170.37 FEET TO A POINT LYING ON THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID SECTION 26, THENCE SOUTH 89 DEGREES 19 MINUTES 39 SECONDS WEST ALONG SAID BOUNDARY LINE A DISTANCE OF 3963.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT WITH ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE RIGHT-OF-WAY OF INTERSTATE 10 AND DRIFTON-THOMPSON VALLEY-TURKEY SCRATCH ROAD.

AUCILLA/WACISSA WATERSHED
OLIVER and ANGELA WOOTEN
JEFFERSON COUNTY

BSM
BY SK
DATE: 11.12.2025

PARCEL 6:

THAT PART OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, LYING NORTH OF INTERSTATE HIGHWAY NO, 10.

PARCEL 7:

THAT PART OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, LYING NORTH OF INTERSTATE HIGHWAY NO 10.

PARCEL 8:

ALL OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA. LESS AND EXCEPT PART OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF JEFFERSON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL (ALSO KNOWN AS LESS AND EXCEPT PARCEL 1):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA (SAID PARCEL OF LAND ALSO BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 6" X 6" CONCRETE MONUMENT STAMPED "SJPC" MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 26, NORTH 00 DEGREES 38 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 4056.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, SOUTH 89 DEGREES 24 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 1321.55 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, NORTH 00 DEGREES 41 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 1328.68 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, NORTH 00 DEGREES 11 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 1294.44 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551

OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89 DEGREES 53 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 2135.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551, SOUTH 89 DEGREES 53 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 1626.20 FEET TO THE EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD; THENCE ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD, NORTH 21 DEGREES 32 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 409.25 FEET; THENCE LEAVING SAID MAINTAINED RIGHT OF WAY, NORTH 89 DEGREES 48 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 699.82 FEET; THENCE NORTH 33 DEGREES 26 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 647.33 FEET; THENCE SOUTH 72 DEGREES 09 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 758.18 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 687.92 FEET TO THE AFORESAID SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA AND THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 24.13 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL (ALSO KNOWN AS LESS AND EXCEPT PARCEL 2):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA (SAID PARCEL OF LAND ALSO BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 16, SOUTH 00 DEGREES 53 MINUTES 01 SECOND EAST FOR A DISTANCE OF 3274.21 FEET TO THE SOUTHERLY RIGHT OF WAY OF FLORIDA GULF AND ATLANTIC RAILROAD (130 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 86 DEGREES 58 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 1650.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 36 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 964.44 FEET; THENCE SOUTH 44 DEGREES 43 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 514.89 FEET; THENCE SOUTH 60 DEGREES 07 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 232.85 FEET TO THE EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD, THE FOLLOWING (6) SIX COURSES AND DISTANCES: (1) NORTH 13 DEGREES 00 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 62.57 FEET; (2) NORTH 14 DEGREES 48 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 117.24 FEET; (3) NORTH 21 DEGREES 55 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 108.73 FEET; (4) NORTH 46 DEGREES 14 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 206.51 FEET; (5) NORTH 48 DEGREES 29 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 180.67 FEET; (6) NORTH 50 DEGREES 03 MINUTES 57 SECONDS WEST FOR A DISTANCE

OF 118.26 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA; THENCE LEAVING MAINTAINED RIGHT OF WAY AND ALONG SAID WESTERLY LINE, NORTH 00 DEGREES 36 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 778.61 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY OF FLORIDA GULF AND ATLANTIC RAILROAD (130 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 86 DEGREES 58 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 1023.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 26.41 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL (ALSO KNOWN AS LESS AND EXCEPT PARCEL 3):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA (SAID PARCEL OF LAND ALSO BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP STAMPED "LB 7055" MARKING THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, SOUTH 02 DEGREES 32 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1358.70 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, SOUTH 02 DEGREES 32 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1358.44 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, NORTH 88 DEGREES 50 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 1328.07 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID WEST LINE, NORTH 02 DEGREES 45 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1345.06 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 27 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 1185.71 FEET TO THE SOUTHERLY RIGHT OF WAY OF AUCILLA ROAD (70 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 44 DEGREES 44 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 601.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1549.64 FEET; (2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 13 MINUTES 40 SECONDS, A DISTANCE OF 763.45 FEET (CHORDS BEARS SOUTH 58 DEGREES 51 MINUTES 11 SECONDS EAST, 755.76 FEET; (3) SOUTH 72 DEGREES 58 MINUTES 01 SECOND EAST FOR A DISTANCE OF 379.90 FEET TO THE EASTERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY,

PARCEL 6:

THAT PART OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, LYING NORTH OF INTERSTATE HIGHWAY NO, 10.

PARCEL 7:

THAT PART OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, LYING NORTH OF INTERSTATE HIGHWAY NO 10.

PARCEL 8:

ALL OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA. LESS AND EXCEPT PART OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF JEFFERSON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL (ALSO KNOWN AS LESS AND EXCEPT PARCEL 1):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA (SAID PARCEL OF LAND ALSO BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 6" X 6" CONCRETE MONUMENT STAMPED "SJPC" MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 26, NORTH 00 DEGREES 38 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 4056.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, SOUTH 89 DEGREES 24 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 1321.55 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, NORTH 00 DEGREES 41 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 1328.68 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, NORTH 00 DEGREES 11 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 1294.44 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551

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FLORIDA; THENCE LEAVING SAID RIGHT OF WAY AND ALONG SAID EASTERLY LINE, SOUTH 01 DEGREE 04 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 827.62 FEET TO THE NORTHERLY RIGHT OF WAY OF FLORIDA GULF AND ATLANTIC RAILROAD (130 FOOT RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 77 DEGREES 22 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 1164.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5794.58 FEET; (2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 38 MINUTES 37 SECONDS, A DISTANCE OF 1582.10 FEET (CHORD BEARS NORTH 85 DEGREES 11 MINUTES 58 SECONDS WEST, 1577.19 FEET); (3) SOUTH 86 DEGREES 58 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 1191.12 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE LEAVING RAILROAD RIGHT OF WAY AND ALONG SAID WEST LINE, NORTH 00 DEGREES 46 MINUTES 01 SECOND WEST FOR A DISTANCE OF 51.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 70.86 ACRES, MORE OR LESS.

AUCILLA/WACISSA WATERSHED
OLIVER and ANGELA WOOTEN
JEFFERSON COUNTY

BSM
BY SK
DATE: 11.12.2025

ENVIRONMENTAL AFFIDAVIT
(TRUST)

Oliver Olin Wooten and Angela Marie Wooten ("Affiant"), being first duly sworn, deposes and says that **Olin Wooten Trusts dated October 2, 2008** ("Seller") makes these representations to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** ("Purchaser"), and Affiant further states:

1) That the Affiant is Co-Trustee of Olin Wooten Trusts dated October 2, 2008 and, in such capacity, has personal knowledge of the matters set forth herein, and has been authorized by the Seller to make this Affidavit on Seller's behalf.

2) That Seller is the sole owner in fee simple and now in possession of the following described property together with improvements located thereon located in Jefferson County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter "The Property").

3) That Seller is conveying The Property to Purchaser

4) For purposes of this Affidavit the term "Environmental Law" shall mean any and all federal, state and local statutes, laws, regulations, ordinances, rules, judgments, orders, decrees, permits, concessions, grants, franchises, licenses, agreements or other governmental restrictions relating to the protection of the environment or human health, welfare or safety, or to the emission, discharge, seepage, release or threatened release of Hazardous Materials (as hereinafter defined) into the environment including, without limitation, ambient air, surface water, ground water, or land, or otherwise relating to the handling of such Hazardous Materials. For purposes of this Affidavit the term "Hazardous Materials" shall mean any contaminant, chemical, waste, irritant, petroleum product, waste product, radioactive material, flammable or corrosive substance, explosive, poly-chlorinated biphenyls, asbestos, hazardous or toxic substance, material or waste of any kind, or any other substance which is regulated by any Environmental Law.

5) As of the date of Seller's conveyance of The Property to Purchaser, Seller warrants and represents to Purchaser, its successors and assigns that:

   i) Seller has not placed, or permitted to be placed, any Hazardous Materials on The Property, and, to the best of Seller's knowledge, no other person or entity has placed, or permitted to be placed, any Hazardous Materials on The Property.

   ii) To the best of Seller's knowledge, there does not exist on The Property any condition or circumstance which requires or may, in the future, require cleanup, removal or other remedial action or other response under Environmental Laws on the part of Seller or a subsequent owner of all or any portion of The Property or which would subject Sellers or a subsequent owner of all or any portion of The Property to liability, penalties, damages or injunctive relief.

   iii) To the best of Seller's knowledge, no underground treatment, buried, partially buried or above ground storage tanks, storage vessels, sumps, drums, containers, water, gas or oil wells, or landfills are or have ever been located on The Property.

   iv) Seller, and to the best of Seller's knowledge, any other person or entity that has owned, occupied or possessed The Property, has never violated, and is presently in compliance with, all Environmental Laws applicable to The Property.

   v) No warning notice, notice of violation, administrative complaint, judicial complaint or other formal or informal notice has been issued by any federal, state or local environmental agency alleging that conditions on The Property are in violation of any Environmental Law.

   vi) Seller is not subject to any judgment, decree, order or citation related to or arising out of Environmental Laws, and Sellers has not been named or listed as a potentially responsible party by any governmental body or agency in a matter arising under any Environmental Law.

6) That Seller makes this Affidavit for the purpose of inducing Purchaser to purchase The Property, and Seller acknowledges that Purchaser will rely upon the representations and warranties set forth in this Affidavit.

SEE THE FOLLOWING PAGES FOR SIGNATURES

GRANTOR

OLIVER OLIN WOOTEN, AS CO-TRUSTEE
OF OLIN WOOTEN TRUSTS DATED
OCTOBER 2, 2008

Karen Pickren
Witness as to Grantor

Karen Pickren
Printed Name of Witness

[redacted]
Witness Address

Oliver Olin Wooten trustee 12-19-25
Oliver Olin Wooten, as Co-Trustee

12-19-25
Date signed by Grantor

Phone No. [redacted]
8 a.m. – 5 p.m.

Witness as to Grantor

Liz Martinez
Printed Name of Witness

[redacted]
Witness Address

STATE OF Georgia

COUNTY OF Jeff Davis

The foregoing instrument was acknowledged before me by means of X physical presence or __ online notarization; this 19 day of Dec, 2025 by Oliver Olin Wooten, as Co-Trustee of Olin Wooten Trusts dated October 2, 2008. Such person(s) (Notary Public must check applicable box):

[X] is/are personally known to me.
[ ] produced a current driver license(s).
[ ] produced _____ as identification.

(NOTARY PUBLIC SEAL)

KAREN RENTZ NOTARY PUBLIC Comm. Exp. 04/02/29 JEFF DAVIS COUNTY, GA

Notary Public

Karen Rentz
(Printed, Typed or Stamped Name of Notary Public)

Commission No.: _____

My Commission Expires: 4/2/2029

EXHIBIT "A"

TRACT I:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JEFFERSON, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, THENCE RUN NORTH 00 DEGREES 27 MINUTES 49 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF SAID SECTION A DISTANCE OF 4056.46 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 44 SECONDS WEST A DISTANCE OF 1321.55 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 54 SECONDS WEST A DISTANCE OF 1329.90 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 08 MINUTES 25 SECONDS EAST A DISTANCE OF 1294.44 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 11 SECONDS WEST A DISTANCE OF 3762.10 FEET TO A POINT LYING ON THE EASTERLY MAINTAINED RIGHT OF WAY OF THOMPSON VALLEY ROAD; THENCE NORTH 21 DEGREES 31 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 589.80 FEET TO A POINT INTERSECTION SAID RIGHT OF WAY BOUNDARY AND THE WESTERLY BOUNDARY OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY BOUNDARY RUN NORTH 01 DEGREE 41 MINUTES 05 SECONDS WEST ALONG SAID SECTION LINE A DISTANCE OF 771.45 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 08 SECONDS WEST A DISTANCE OF 224.34 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY OF THOMPSON VALLEY ROAD (RIGHT OF WAY VARIES); THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY NORTH 17 DEGREES 04 MINUTES 36 SECONDS WEST A DISTANCE OF 132.30 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 15 SECONDS WEST A DISTANCE OF 134.20 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE ROAD NO. 8 (INTERSTATE 10) (300 FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTHERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 5579.65 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 11 MINUTES 04 SECONDS, FOR AN ARC DISTANCE OF 991.79 FEET (THE CHORD OF SAID ARC BEING SOUTH 77 DEGREES 13 MINUTES 21 SECONDS EAST 990.48 FEET); THENCE SOUTH 72 DEGREES 07 MINUTES 49 SECONDS EAST ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 9101.20 FEET; THENCE LEAVING SAID RIGHT OF WAY BOUNDARY RUN THENCE SOUTH 00 DEGREES 11 MINUTES 36 SECONDS EAST A DISTANCE OF 5170.37 FEET TO A POINT LYING ON THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID SECTION 26, THENCE SOUTH 89 DEGREES 19 MINUTES 39 SECONDS WEST ALONG SAID BOUNDARY LINE A DISTANCE OF 3963.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT WITH ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE RIGHT-OF-WAY OF INTERSTATE 10 AND DRIFTON-THOMPSON VALLEY-TURKEY SCRATCH ROAD.

AUCILLA/WACISSA WATERSHED
OLIVER and ANGELA WOOTEN
JEFFERSON COUNTY

BSM
BY SK
DATE: 11.12.2025

TRACT II:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JEFFERSON, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

SOUTHEAST 1/4 OF THE NORTHWEST 1/4; WEST 3/4 OF THE SOUTH 1/2; AND ALL THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF AUCILLA-DRIFTON PAVED ROAD (STATE ROAD S-158), EXCEPT ALL ROAD AND RAILROAD RIGHTS-OF-WAY, ALL LYING AND BEING IN SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, EXCEPT RAILROAD RIGHTS-OF-WAY AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 828, PAGE 817, PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SOUTH 1/2; AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY; TOGETHER WITH A RIGHT OF ACCESS OVER THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH OF SAID RAILROAD AS RESERVED IN A DEED DATED JUNE 16, 1977, TO PAUL R. LEWIS AND DOROTHY P. LEWIS FROM SHELLEY PROPERTIES, INC., RECORDED IN OFFICIAL RECORDS BOOK 79, PAGE 21, OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

PARCEL 4:

THAT PART OF THE SOUTHEAST 1/4 LYING SOUTH OF THE RAILROAD RIGHT-OF-WAY AND EAST OF DRIFTON- THOMPSON VALLEY-TURKEY SCRATCH ROAD, LYING AND BEING IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

PARCEL 5:

THAT PART OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, LYING EAST OF DRIFTON-THOMPSON VALLEY-TURKEY SCRATCH ROAD AND NORTH OF INTERSTATE HIGHWAY NO 10.

OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89 DEGREES 53 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 2135.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551, SOUTH 89 DEGREES 53 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 1626.20 FEET TO THE EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD; THENCE ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD, NORTH 21 DEGREES 32 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 409.25 FEET; THENCE LEAVING SAID MAINTAINED RIGHT OF WAY, NORTH 89 DEGREES 48 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 699.82 FEET; THENCE NORTH 33 DEGREES 26 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 647.33 FEET; THENCE SOUTH 72 DEGREES 09 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 758.18 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 687.92 FEET TO THE AFORESAID SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA AND THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 24.13 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL (ALSO KNOWN AS LESS AND EXCEPT PARCEL 2):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA (SAID PARCEL OF LAND ALSO BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 16, SOUTH 00 DEGREES 53 MINUTES 01 SECOND EAST FOR A DISTANCE OF 3274.21 FEET TO THE SOUTHERLY RIGHT OF WAY OF FLORIDA GULF AND ATLANTIC RAILROAD (130 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 86 DEGREES 58 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 1650.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 36 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 964.44 FEET; THENCE SOUTH 44 DEGREES 43 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 514.89 FEET; THENCE SOUTH 60 DEGREES 07 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 232.85 FEET TO THE EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD, THE FOLLOWING (6) SIX COURSES AND DISTANCES: (1) NORTH 13 DEGREES 00 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 62.57 FEET; (2) NORTH 14 DEGREES 48 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 117.24 FEET; (3) NORTH 21 DEGREES 55 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 108.73 FEET; (4) NORTH 46 DEGREES 14 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 206.51 FEET; (5) NORTH 48 DEGREES 29 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 180.67 FEET; (6) NORTH 50 DEGREES 03 MINUTES 57 SECONDS WEST FOR A DISTANCE

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OF 118.26 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA; THENCE LEAVING MAINTAINED RIGHT OF WAY AND ALONG SAID WESTERLY LINE, NORTH 00 DEGREES 36 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 778.61 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY OF FLORIDA GULF AND ATLANTIC RAILROAD (130 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 86 DEGREES 58 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 1023.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 26.41 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL (ALSO KNOWN AS LESS AND EXCEPT PARCEL 3):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA (SAID PARCEL OF LAND ALSO BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP STAMPED "LB 7055" MARKING THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, SOUTH 02 DEGREES 32 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1358.70 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, SOUTH 02 DEGREES 32 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1358.44 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, NORTH 88 DEGREES 50 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 1328.07 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID WEST LINE, NORTH 02 DEGREES 45 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1345.06 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 27 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 1185.71 FEET TO THE SOUTHERLY RIGHT OF WAY OF AUCILLA ROAD (70 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 44 DEGREES 44 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 601.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1549.64 FEET; (2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 13 MINUTES 40 SECONDS, A DISTANCE OF 763.45 FEET (CHORDS BEARS SOUTH 58 DEGREES 51 MINUTES 11 SECONDS EAST, 755.76 FEET; (3) SOUTH 72 DEGREES 58 MINUTES 01 SECOND EAST FOR A DISTANCE OF 379.90 FEET TO THE EASTERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY,

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BY SK
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FLORIDA; THENCE LEAVING SAID RIGHT OF WAY AND ALONG SAID EASTERLY LINE, SOUTH 01 DEGREE 04 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 827.62 FEET TO THE NORTHERLY RIGHT OF WAY OF FLORIDA GULF AND ATLANTIC RAILROAD (130 FOOT RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 77 DEGREES 22 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 1164.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5794.58 FEET; (2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 38 MINUTES 37 SECONDS, A DISTANCE OF 1582.10 FEET (CHORD BEARS NORTH 85 DEGREES 11 MINUTES 58 SECONDS WEST, 1577.19 FEET); (3) SOUTH 86 DEGREES 58 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 1191.12 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE LEAVING RAILROAD RIGHT OF WAY AND ALONG SAID WEST LINE, NORTH 00 DEGREES 46 MINUTES 01 SECOND WEST FOR A DISTANCE OF 51.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 70.86 ACRES, MORE OR LESS.

AUCILLA/WACISSA WATERSHED
OLIVER and ANGELA WOOTEN
JEFFERSON COUNTY

BSM
BY SK
DATE: 11.12.2025

TITLE, POSSESSION & LIEN AFFIDAVIT

(TRUST)

Oliver Olin Wooten and Angela Marie Wooten ("Affiant"), being first duly sworn, deposes and says that Affiant on behalf of Seller (as hereinafter defined) makes these representations to the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA** ("Purchaser"), **Owen Title Company**, and to **Alliant National Title Insurance Company** (collectively, "Title Insurer"), to induce Purchaser to purchase and title insurer to insure fee simple title to that certain real property described below, and Affiant further states:

1. That the Affiant is Co-Trustee of Olin Wooten Trusts dated October 2, 2008 ("Seller") and in such capacity has personal knowledge of the matters set forth herein, and he has been authorized by the Seller to make this Affidavit on Seller's behalf.

2. Seller is the sole owner in fee simple and now in possession of the real property together with the improvements located thereon, if any, described as follows:

   See Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter the "Property").

3. The Property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever, except for easements, restrictions, or other title matters listed in the deed conveying the Property to Purchaser and schedule of exceptions in title insurance commitment number 24-17293 issued by Owen Title Company ("Title Commitment") to insure the fee simple title to the Property to be received by Purchaser in this transaction pursuant to the Title Commitment issued in this transaction.

4. There are no matters pending against the Seller that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the last title commitment effective date, and the recording of the fee simple title to be insured, and the Seller has not and will not execute any instrument that would adversely affect the fee simple title to be insured.

5. Seller has undisputed possession of the Property; there is no other person or entity in possession or who has any possessory right in the Property; and Seller knows of no defects in the fee simple title to the Property.

6. No "Notice of Commencement" has been recorded which pertains to the Property since the effective date of the commitment, there are no unrecorded laborer's, mechanic's or materialmen's liens against the Property, and no material has been furnished to the Property for which payment has not been paid in full.

7. Within the past 90 days there have been no improvements, alterations, or repairs to the Property for which the costs thereof remain unpaid, and that within the past 90 days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid.

8. There are not due, or to come due prior to closing, unpaid bills, liens or assessments for mowing, water, sanitary sewers, paving or other public utilities or improvements made by any governmental authority. Should any bill be found which relates to the period of Seller's possession, Seller will pay such bill upon demand. No notice has been received of any public hearing regarding future or pending zoning changes or assessments for improvements by any governmental authority.

9. To the best of Seller's knowledge, there are no unrecorded deeds, agreements for deed, judgments, liens, mortgages, easements or rights of way for users, or adverse interests with respect to the Property.

10. If this is improved Property that Seller is the owner of, there are no claims, liens or security interests whatsoever of any kind or description against the furniture, fixtures, equipment and personal property located in the improvements on the Property and sold as part of this transaction.

11. Seller has not entered into any contracts for sale affecting the Property except for the contract between Seller and Purchaser.

12. To the best of Seller's knowledge, there is no civil action pending which involves the Property in any way.

13. There are no federal tax claims, liens or penalties assessed against the Seller either individually or in any other capacity.

14. No proceedings in bankruptcy have ever been brought by or against Seller, nor has an assignment for the benefit of creditors been made at anytime, nor is there now in effect any assignment of rents of the Property or any part thereof.

15. The real estate taxes will be paid to the date of closing pursuant to Section 196.295, Florida Statutes.

16. That Seller is not a "nonresident alien" for the purposes of United States income taxation, nor is Seller a "foreign person" (as such term is defined in Section 1445 of the Internal Revenue Code of the United States and its related Income Tax Regulations); that Seller understands that the certification made in this paragraph may be disclosed to the Internal Revenue Service by the Purchaser; that any false statement contained in this paragraph could be punished by fine, imprisonment, or both; and that the information contained in this paragraph is true and correct and is provided under penalties of perjury.

17. Seller has no knowledge as to any hazardous substances (as defined by any federal, state or local statute, law, ordinance, code, rule, regulation, order or decree) present on the Property. Seller has no knowledge of any production, placement, disposal, storage, release or discharge on or from the Property of any hazardous substances, nor of any buried, partially buried, or above-ground tanks, storage vessels, drums or containers located on the Property. Seller has received no warning notices, notices of violation, administrative complaints, judicial complaints or other formal or informal notices from any governmental agency alleging that conditions on the Property are in violation of environmental laws, regulations, ordinances or rules.

18. This Affidavit is executed in duplicate, each of which shall be considered an original, with one original to be delivered to the Purchaser and one original to be delivered to the title insurer.

THIS AFFIDAVIT is made pursuant to Section 627.7842, Florida Statutes, for the purpose of inducing the Purchaser to close and the title insurer to insure the fee simple title to the Property and to disburse the proceeds of the sale pursuant to the terms of the contract between Seller and Purchaser. Seller intends for Purchaser and the title insurer to rely on these representations.

SEE THE FOLLOWING PAGES FOR SIGNATURES

Olin Wooten Trusts dated October 2, 2008

By: Oliver Olin Wooten trustee 12-19-25
Oliver Olin Wooten, Co-Trustee

STATE OF Georgia
COUNTY OF Jeff Davis

SWORN TO and subscribed before me by means of [X] physical presence or [ ] online notarization this 19 day of Dec 2025, by Oliver Olin Wooten as Co-Trustee of Olin Wooten Trusts dated October 2, 2008. Such person (Notary Public must check applicable box):

[X] Is personally known to me.
[ ] Produced their current driver's license.
[ ] Produced _____ as Identification.

(NOTARY PUBLIC SEAL)

KAREN RENTZ NOTARY PUBLIC Comm. Exp. 04/02/29 JEFF DAVIS COUNTY, GA

Karen Rentz
Notary Public

Karen Rentz
Printed, typed or Stamped Name of Notary Public

Commission No.: _____

My Commission expires: 4/2/2029

Olin Wooten Trusts dated October 2, 2008

By: Angela Marie Wooten, Co-Trustee
Angela Marie Wooten, Co-Trustee

STATE OF Georgia
COUNTY OF Jeff Davis

SWORN TO and subscribed before me by means of [X] physical presence or [ ] online notarization this 19 day of Dec 2025, by Angela Marie Wooten as Co-Trustee of Olin Wooten Trusts dated October 2, 2008. Such person (Notary Public must check applicable box):

[X] Is personally known to me.
[ ] Produced their current driver's license.
[ ] Produced _____ as Identification.

(NOTARY PUBLIC SEAL)

KAREN RENTZ NOTARY PUBLIC Comm. Exp. 04/02/29 JEFF DAVIS COUNTY, GA

Karen Rentz
Notary Public

Karen Rentz
Printed, typed or Stamped Name of Notary Public

Commission No.: _____

My Commission expires: 4/2/2029

EXHIBIT "A"

TRACT I:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JEFFERSON, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, THENCE RUN NORTH 00 DEGREES 27 MINUTES 49 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF SAID SECTION A DISTANCE OF 4056.46 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 44 SECONDS WEST A DISTANCE OF 1321.55 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 54 SECONDS WEST A DISTANCE OF 1329.90 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 08 MINUTES 25 SECONDS EAST A DISTANCE OF 1294.44 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 11 SECONDS WEST A DISTANCE OF 3762.10 FEET TO A POINT LYING ON THE EASTERLY MAINTAINED RIGHT OF WAY OF THOMPSON VALLEY ROAD; THENCE NORTH 21 DEGREES 31 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 589.80 FEET TO A POINT INTERSECTION SAID RIGHT OF WAY BOUNDARY AND THE WESTERLY BOUNDARY OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY BOUNDARY RUN NORTH 01 DEGREE 41 MINUTES 05 SECONDS WEST ALONG SAID SECTION LINE A DISTANCE OF 771.45 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 08 SECONDS WEST A DISTANCE OF 224.34 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY OF THOMPSON VALLEY ROAD (RIGHT OF WAY VARIES); THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY NORTH 17 DEGREES 04 MINUTES 36 SECONDS WEST A DISTANCE OF 132.30 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 15 SECONDS WEST A DISTANCE OF 134.20 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE ROAD NO. 8 (INTERSTATE 10) (300 FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTHERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 5579.65 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 11 MINUTES 04 SECONDS, FOR AN ARC DISTANCE OF 991.79 FEET (THE CHORD OF SAID ARC BEING SOUTH 77 DEGREES 13 MINUTES 21 SECONDS EAST 990.48 FEET); THENCE SOUTH 72 DEGREES 07 MINUTES 49 SECONDS EAST ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 9101.20 FEET; THENCE LEAVING SAID RIGHT OF WAY BOUNDARY RUN THENCE SOUTH 00 DEGREES 11 MINUTES 36 SECONDS EAST A DISTANCE OF 5170.37 FEET TO A POINT LYING ON THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID SECTION 26, THENCE SOUTH 89 DEGREES 19 MINUTES 39 SECONDS WEST ALONG SAID BOUNDARY LINE A DISTANCE OF 3963.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT WITH ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE RIGHT-OF-WAY OF INTERSTATE 10 AND DRIFTON-THOMPSON VALLEY-TURKEY SCRATCH ROAD.

AUCILLA/WACISSA WATERSHED
OLIVER and ANGELA WOOTEN
JEFFERSON COUNTY

BSM
BY SK
DATE: 11.12.2025

TRACT II:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JEFFERSON, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

SOUTHEAST 1/4 OF THE NORTHWEST 1/4; WEST 3/4 OF THE SOUTH 1/2; AND ALL THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF AUCILLA-DRIFTON PAVED ROAD (STATE ROAD S-158), EXCEPT ALL ROAD AND RAILROAD RIGHTS-OF-WAY, ALL LYING AND BEING IN SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, EXCEPT RAILROAD RIGHTS-OF-WAY AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 828, PAGE 817, PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SOUTH 1/2; AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY; TOGETHER WITH A RIGHT OF ACCESS OVER THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH OF SAID RAILROAD AS RESERVED IN A DEED DATED JUNE 16, 1977, TO PAUL R. LEWIS AND DOROTHY P. LEWIS FROM SHELLEY PROPERTIES, INC., RECORDED IN OFFICIAL RECORDS BOOK 79, PAGE 21, OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

PARCEL 4:

THAT PART OF THE SOUTHEAST 1/4 LYING SOUTH OF THE RAILROAD RIGHT-OF-WAY AND EAST OF DRIFTON- THOMPSON VALLEY-TURKEY SCRATCH ROAD, LYING AND BEING IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

PARCEL 5:

THAT PART OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, LYING EAST OF DRIFTON-THOMPSON VALLEY-TURKEY SCRATCH ROAD AND NORTH OF INTERSTATE HIGHWAY NO 10.

AUCILLA/WACISSA WATERSHED
OLIVER and ANGELA WOOTEN
JEFFERSON COUNTY

BSM
BY SK
DATE: 11.12.2025

PARCEL 6:

THAT PART OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, LYING NORTH OF INTERSTATE HIGHWAY NO, 10.

PARCEL 7:

THAT PART OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, LYING NORTH OF INTERSTATE HIGHWAY NO 10.

PARCEL 8:

ALL OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA. LESS AND EXCEPT PART OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF JEFFERSON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL (ALSO KNOWN AS LESS AND EXCEPT PARCEL 1):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA (SAID PARCEL OF LAND ALSO BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 6" X 6" CONCRETE MONUMENT STAMPED "SJPC" MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 26, NORTH 00 DEGREES 38 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 4056.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, SOUTH 89 DEGREES 24 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 1321.55 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, NORTH 00 DEGREES 41 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 1328.68 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, NORTH 00 DEGREES 11 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 1294.44 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551

OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89 DEGREES 53 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 2135.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551, SOUTH 89 DEGREES 53 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 1626.20 FEET TO THE EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD; THENCE ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD, NORTH 21 DEGREES 32 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 409.25 FEET; THENCE LEAVING SAID MAINTAINED RIGHT OF WAY, NORTH 89 DEGREES 48 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 699.82 FEET; THENCE NORTH 33 DEGREES 26 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 647.33 FEET; THENCE SOUTH 72 DEGREES 09 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 758.18 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 687.92 FEET TO THE AFORESAID SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA AND THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 24.13 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL (ALSO KNOWN AS LESS AND EXCEPT PARCEL 2):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA (SAID PARCEL OF LAND ALSO BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 16, SOUTH 00 DEGREES 53 MINUTES 01 SECOND EAST FOR A DISTANCE OF 3274.21 FEET TO THE SOUTHERLY RIGHT OF WAY OF FLORIDA GULF AND ATLANTIC RAILROAD (130 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 86 DEGREES 58 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 1650.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 36 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 964.44 FEET; THENCE SOUTH 44 DEGREES 43 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 514.89 FEET; THENCE SOUTH 60 DEGREES 07 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 232.85 FEET TO THE EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD, THE FOLLOWING (6) SIX COURSES AND DISTANCES: (1) NORTH 13 DEGREES 00 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 62.57 FEET; (2) NORTH 14 DEGREES 48 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 117.24 FEET; (3) NORTH 21 DEGREES 55 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 108.73 FEET; (4) NORTH 46 DEGREES 14 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 206.51 FEET; (5) NORTH 48 DEGREES 29 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 180.67 FEET; (6) NORTH 50 DEGREES 03 MINUTES 57 SECONDS WEST FOR A DISTANCE

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BY SK
DATE: 11.12.2025

OF 118.26 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA; THENCE LEAVING MAINTAINED RIGHT OF WAY AND ALONG SAID WESTERLY LINE, NORTH 00 DEGREES 36 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 778.61 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY OF FLORIDA GULF AND ATLANTIC RAILROAD (130 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 86 DEGREES 58 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 1023.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 26.41 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL (ALSO KNOWN AS LESS AND EXCEPT PARCEL 3):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA (SAID PARCEL OF LAND ALSO BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP STAMPED "LB 7055" MARKING THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, SOUTH 02 DEGREES 32 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1358.70 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, SOUTH 02 DEGREES 32 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1358.44 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, NORTH 88 DEGREES 50 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 1328.07 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID WEST LINE, NORTH 02 DEGREES 45 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1345.06 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 27 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 1185.71 FEET TO THE SOUTHERLY RIGHT OF WAY OF AUCILLA ROAD (70 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 44 DEGREES 44 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 601.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1549.64 FEET; (2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 13 MINUTES 40 SECONDS, A DISTANCE OF 763.45 FEET (CHORDS BEARS SOUTH 58 DEGREES 51 MINUTES 11 SECONDS EAST, 755.76 FEET; (3) SOUTH 72 DEGREES 58 MINUTES 01 SECOND EAST FOR A DISTANCE OF 379.90 FEET TO THE EASTERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY,

BSM
BY SK
DATE: 11.12.2025

FLORIDA; THENCE LEAVING SAID RIGHT OF WAY AND ALONG SAID EASTERLY LINE, SOUTH 01 DEGREE 04 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 827.62 FEET TO THE NORTHERLY RIGHT OF WAY OF FLORIDA GULF AND ATLANTIC RAILROAD (130 FOOT RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 77 DEGREES 22 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 1164.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5794.58 FEET; (2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 38 MINUTES 37 SECONDS, A DISTANCE OF 1582.10 FEET (CHORD BEARS NORTH 85 DEGREES 11 MINUTES 58 SECONDS WEST, 1577.19 FEET); (3) SOUTH 86 DEGREES 58 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 1191.12 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE LEAVING RAILROAD RIGHT OF WAY AND ALONG SAID WEST LINE, NORTH 00 DEGREES 46 MINUTES 01 SECOND WEST FOR A DISTANCE OF 51.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 70.86 ACRES, MORE OR LESS.

AUCILLA/WACISSA WATERSHED
OLIVER and ANGELA WOOTEN
JEFFERSON COUNTY

BSM
BY SK
DATE: 11.12.2025

Inst. Number: 201933002187 Book: 772 Page: 178 Page 1 of 8 Date: 8/16/2019 Time: 2:04 PM
Kirk Reams Clerk of Courts, Jefferson County, Florida Doc Deed: 0.70

This instrument was prepared by and should be returned to:

Bill Maudlin
Gulf Power
One Energy Place
Pensacola, FL, 32520

**Inst: 201933002187 Date: 08/16/2019 Time: 2:04PM
Page 1 of 8 B: 772 P: 178, Kirk Reams, Clerk of Court Jefferson, County, By: CG
Deputy ClerkDoc Stamp-Deed: 0.70**

Affected Tract # JE-013.000.PAE, JE-014.000.PAE, and JE-015.000.PAE
Parcel ID # 23-1N-5E-0000-0010-0000
22-1N-5E-0000-0010-0000
21-1N-5E-0000-0010-0000

ACCESS EASEMENT
(Individual)

THIS ACCESS EASEMENT ("**Agreement**") is made and entered into as of this 19th day of July, 2019, by and between Oliver Olin Wooten and Angela Marie Wooten, as Co-Trustees of the Olin Wooten Trusts dated October 2, 2008, whose address for notice purposes is 340 Mceachin Landing Road, Hazelhurst, Georgia 31539 ("**Grantor**") to Gulf Power Company, a Florida corporation, whose address for notice purposes is One Energy Place, Pensacola, Florida 32520-0093, its successors and assigns (the term "assigns" meaning any person, firm or corporation owning by way of assignment all rights under the Agreement or a portion of such rights with Gulf Power Company or its other assigns retaining and exercising the other rights) (hereinafter the "**Grantee**").

1. Grant. Grantor, being the owner of the property located in Jefferson County, Florida as described in **Exhibit A** attached hereto and made a part hereof (the "**Property**"), for and in consideration of $10.00 and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Grantee a non-exclusive Access Easement (the "**Easement**") in, on, over, under and across that portion of the Property depicted in **Exhibit A** attached hereto and made a part hereof (the "**Easement Area**"), for ingress and egress by Grantee, its agents, contractors, subcontractors, licensees, invitees, subsidiaries and affiliates.

2. No Interference.

(a) Grantee shall have the right, without duty to notify Grantor and compensation to Grantor, to clear the land, cut, prune and remove or otherwise dispose of any foliage or vegetation and keep the land clear of all obstructions on or near the Easement Area that Grantee deems a threat or potential threat to its rights under this Agreement. Grantor shall not grant or permit any person(s) claiming through Grantor, other than Grantee, any right-of-way, encumbrance, easement or other right or interest in, to or affecting the Easement Area, without the prior written consent of Grantee in each instance, which consent Grantee may grant, withhold or deny in its sole discretion.

(b) Notwithstanding paragraphs 2(a) above and 7(b) below, by the execution and delivery hereof Grantor so expressly agrees that no portion of the Easement Area shall be excavated, altered, obstructed, improved, surfaced or paved without the prior written permission of the Grantee, and no building, well, irrigation system, structure, obstruction or improvement (including any improvements for recreational activities) shall be located, constructed, maintained or operated over, under, upon or across said Easement Area by the Grantor, or the heirs, personal representatives, successors or assigns of Grantor. Any improvement, structure or alteration that interferes with or is inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or as might cause a hazardous condition shall be a violation of this provision. However, no violation of this provision shall be deemed adverse or hostile to Grantee until such time as said violation interferes with Grantee's actual use, occupation and enjoyment of the Easement Area and the rights granted hereunder; and until Grantee first provides written notice to Grantor of the violation(s) and Grantor fails to cure the violations complained of within thirty (30) days of such notice.

3 Term. This Agreement shall be perpetual unless terminated in writing by Grantee and released of record by a Release of Easement recorded in the County where the Property is located.

4. Indemnification & Insurance. Grantee shall maintain liability insurance insuring Grantee and Grantor against loss caused by Grantee's use of the Property. The amount of insurance shall not be less than $3,000,000.00 of combined single limit liability coverage. Grantee shall indemnify, and at its expense, defend, Grantor against liability for injuries and claims for direct damage to the extent that they are caused by Grantee's exercise of rights granted in this Agreement. This indemnity does not cover losses of rent, business opportunities, crop production, and profits that may result from Grantor's loss of use of the Property.

5. Compliance. Grantee shall at all times observe in its use of the Easement Area all applicable municipal, county, state and federal laws, ordinances, codes, statutes, rules and regulations. The provisions hereof shall be governed by and construed in accordance with the laws of the State of Florida.

6. Successors & Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

7. Miscellaneous.

(a) Exhibits. All of the Exhibits attached to this Agreement are incorporated in, and made a part of, this Agreement.

(b) Reservation. Grantor hereby reserves all rights of ownership in and to the Easement Area which are not inconsistent with this Agreement, including, without limitation, the right to grant further easements on, over and/or across the Easement Area (i.e. utility and/or access easements) and the right to use the Easement Area for all uses not interfering or inconsistent with this Agreement in any material respect.

8. Amendments; Termination. Subject to the other provisions hereof, this Agreement may not be amended, modified or terminated except by written agreement executed by the parties hereto, or their successors and/or assigns. Further, no modification or amendment shall be effective unless in writing and recorded in the County where the Property is located.

9. Ownership. Grantor covenants that the undersigned Grantor is/are the fee simple owners of the subject land, more particularly described on Exhibit "A" attached hereto and made a part hereof. And further covenants that the subject land is free and clear of liens, encumbrances and third party rights and/or claims of any kind.

EXECUTED as of the date and year first above written.

Witnesses for Grantor:

Rhonda W. Edwards
Signature
Print Name: Rhonda W. Edwards

Tammy Cox
Signature
Print Name: Tammy Cox

Grantor:

Oliver Olin Wooten, as Administrative Trustee of the **Olin Wooten** Trusts dated October 2, 2008

Oliver Olin Wooten trustee 7/19/19
Signature
Name: OLIVER OLIN WOOTEN
Address: _____

ACKNOWLEDGMENT

STATE OF GEORGIA)
) ss:
COUNTY OF Jeff Davis

On this 9th day of July, 2019 before me, the undersigned notary public, personally appeared Oliver Olin Wooten, personally known to me to be the person who subscribed to the foregoing instrument or who has produced _____ as identification, and acknowledged that he/she executed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

KAREN RENTZ NOTARY PUBLIC Exp. Apr. 02, 2021 JEFF DAVIS COUNTY, GA

Karen Rentz
NOTARY PUBLIC, STATE OF GEORGIA
Print Name: Karen Rentz

EXECUTED as of the date and year first above written.

Witnesses for Grantee:

Name: Belinda Kerv

Name: GINA NAAR

Grantee:
Gulf Power Company
a Florida corporation

By
Name: Michael G. Spoor
Title: VP

ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
COUNTY OF Escambia)

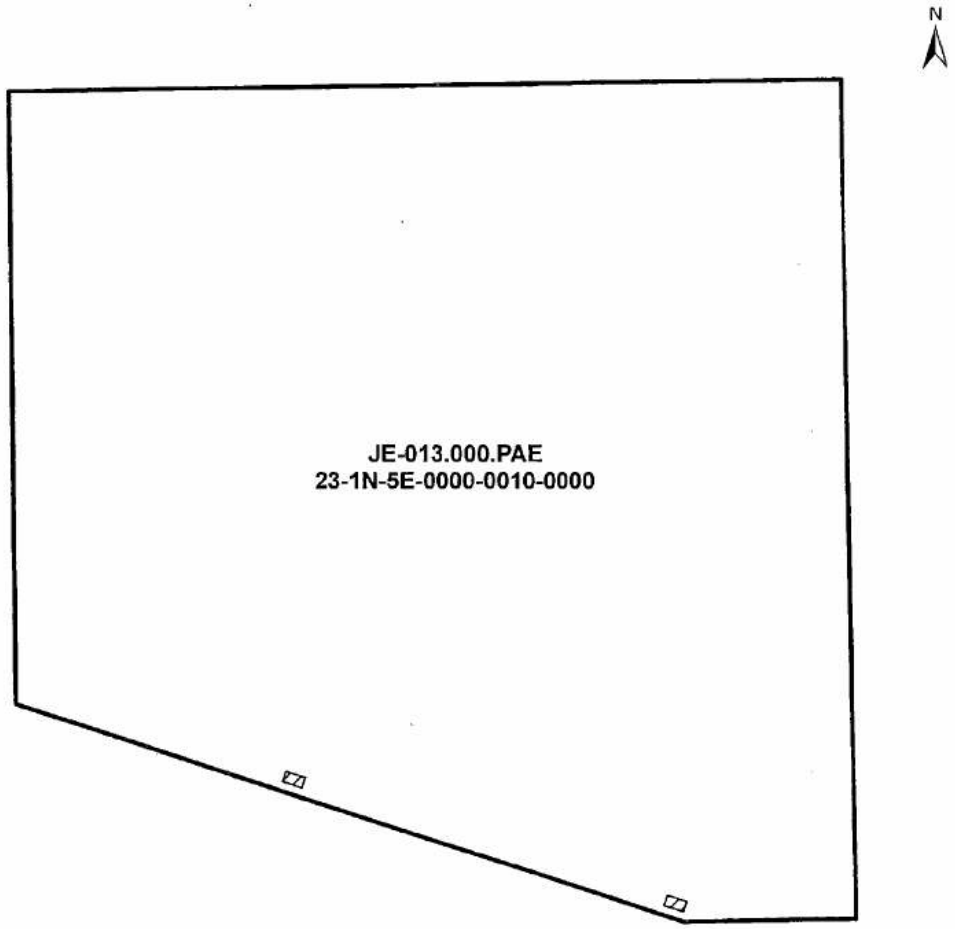
THE FOREGOING instrument was acknowledged before me this 29th day of July, 2019, by Michael G. Spoor, as Vice President of _____, a _____, on behalf of the corporation. He/She is personally known to me or who has produced a driver's license as identification.

Melissa Darnes
Notary Public, State of Florida

MELISSA DARNES
MY COMMISSION # FF 912698
EXPIRES: December 17, 2019
Bonded Thru Budget Notary Services

My Commission No: FF912698
My Commission Expires December 17, 2019

Exhibit A
Jefferson County, Florida



Gulf Power

ACCESS EASEMENT

PROPERTY BOUNDARY

0 2,600 Feet

Drawing is preliminary and the location of the easement shall be fixed and determined by the survey and legal description prepared by Grantee.

Property Of

Oliver Olin Wooten and Angela Marie Wooten, as Co-Trustees of the Olin Wooten Trusts dated October 2, 2008

Affected Tract Number:	JE-013.000.PAE
Tax Parcel Number:	23-1N-5E-0000-0010-0000
Access Easement:	0.4 acres

DOYLE LAND SERVICES

Drawn By: Blake Buchert Date: 6/13/2019

Exhibit A
Jefferson County, Florida



Gulf Power

ACCESS EASEMENT

PROPERTY BOUNDARY

0 2,400 Feet

Drawing is preliminary and the location of the easement shall be fixed and determined by the survey and legal description prepared by Grantee.

Property Of

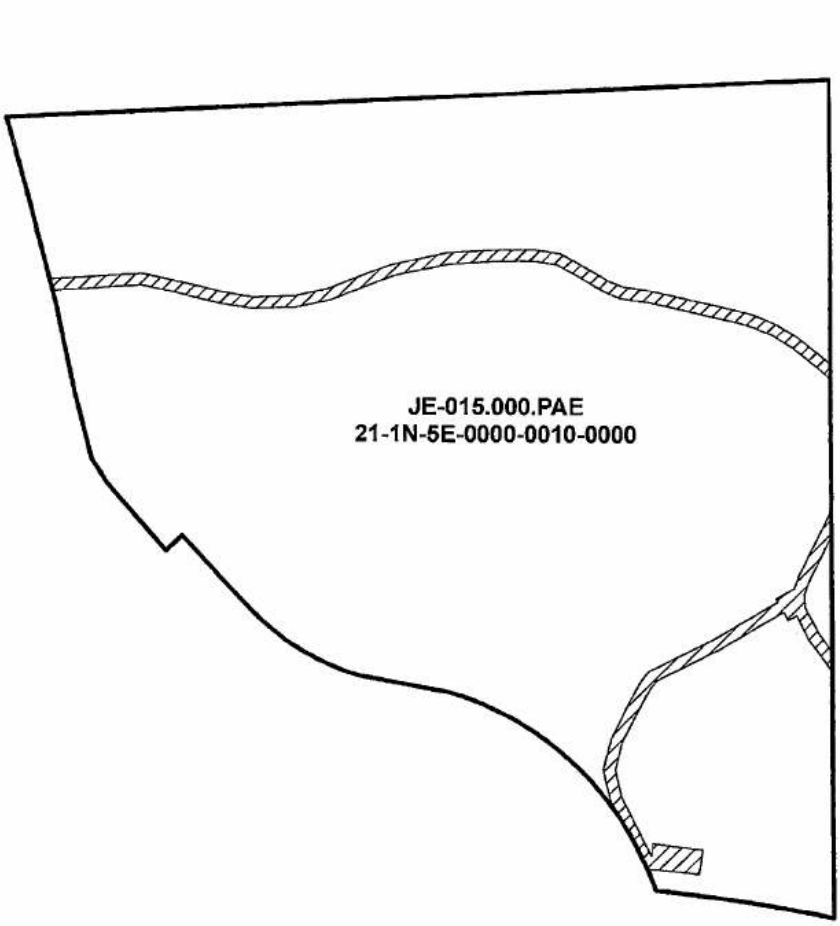
Oliver Olin Wooten and Angela Marie Wooten, as Co-Trustees of the Olin Wooten Trusts dated October 2, 2008

Affected Tract Number:	JE-014.000.PAE
Tax Parcel Number:	22-1N-5E-0000-0010-0000
Access Easement:	3.62 acres

DOYLE LAND SERVICES

Drawn By: Blake Buchert Date: 6/13/2019

Exhibit A
Jefferson County, Florida



Gulf Power

ACCESS EASEMENT

PROPERTY BOUNDARY

0 1,100 Feet

Drawing is preliminary and the location of the easement shall be fixed and determined by the survey and legal description prepared by Grantee.

Property Of

Oliver Olin Wooten and Angela Marie Wooten, as Co-Trustees of the Olin Wooten Trusts dated October 2, 2008

Affected Tract Number:	JE-015.000.PAE
Tax Parcel Number:	21-1N-5E-0000-0010-0000
Access Easement:	2.42 acres

DOYLE LAND SERVICES

Drawn By: Blake Buchert Date: 6/13/2019

Inst. Number: 201933002039 Book: 771 Page: 620 Page 1 of 6 Date: 7/31/2019 Time: 12:02 PM
Kirk Reams Clerk of Courts, Jefferson County, Florida Doc Deed: 0.70

Prepared by and Return to:

Bill Maudlin
Gulf Power
One Energy Place
Pensacola, FL 32520-0093

Inst: 201933002039 Date: 07/31/2019 Time: 12:02PM
Page 1 of 6 B: 771 P: 620, Kirk Reams, Clerk of Court Jefferson, County, By: CG
Deputy ClerkDoc Stamp-Deed: 0.70

Affected Tract# JE-013.000, JE-014.000, & JE-015.000
Parcel ID# 23-1N-5E-0000-0010-0000
22-1N-5E-0000-0010-0000
21-1N-5E-0000-0010-0000

EASEMENT
(Individual)

KNOW ALL MEN BY THESE PRESENTS that Oliver Olin Wooten and Angela Marie Wooten, as Co-Trustees of the Olin Wooten Trusts dated October 2, 2008, of the County of Jeff Davis and State of Georgia, whose address is 340 McEachin Landing Road, Hazlehurst, Georgia 31539 ("Grantor") in consideration of the sum of One Dollar and No Cents ($1.00) and other valuable considerations, receipt of which is hereby acknowledged, do hereby grant to the Gulf Power Company, a Florida corporation, whose address is One Energy Place, Pensacola, Florida 32520-0093 and to its successors and assigns (the term "assigns" meaning any person or business entity owning by way of assignment all or a portion of rights under this easement with the Gulf Power Company or its other assigns retaining and exercising the other rights) (hereinafter the "Grantee"), an easement forever for a right-of-way, 60 feet in width for and the right, privilege and authority to Grantee and its licensees, agents, invitees, contractors, sub-contractors, subsidiaries and affiliates to construct, operate and maintain one or more overhead and underground electric transmission and distribution lines, including but not limited to, wires, poles, "H" frame structures, towers, cables, conduits, anchors, guys, roads, trails and equipment associated therewith, attachments and appurtenant equipment for communication purposes and one or more pipelines, and appurtenant equipment for the transmission of substances of any kind (all of the foregoing hereinafter referred to as "facilities"), over, under, in, on, upon and across the lands of the Grantor(s) situated in the County of Jefferson, and the State of Florida and being more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof;

together with the right and privilege from time to time to (i) reconstruct, inspect, alter, improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of, replace, remove or relocate such facilities or any part of them upon, across, over or under the above-described right-of-way with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the herein described purposes, including, but not limited to, the right to, without notice to the Grantor, cut and keep clear all trees and undergrowth and other obstructions within said right-of-way and on lands of Grantor(s) adjoining said right-of-way that may interfere with the proper construction, operation and maintenance of such facilities or any part of them, the right to mark the location of any underground facilities by above ground and other suitable markers (ii) sell, convey, lease, or assign all or any portion of this easement or to grant sub-easements, co-easements, easements, licenses or similar rights of this easement, and/or (iii) convey, transfer, license, permit or otherwise agree to the joint use or occupancy of all or a portion of the facilities whether overhead or underground; to and/or by other persons, business entities, utilities, associations or cooperatives; together with the right of ingress and egress for personnel and equipment of such parties, and their respective contractors, subcontractors, licensees, and agents over the adjoining lands of the Grantor(s), for

the purpose of exercising and enjoying the rights granted by this easement and any or all of the rights granted hereunder. Grantee, at its sole option, may obtain a certified survey sketch and legal description of the easement area after this easement is recorded, and upon completion of such survey, Grantor hereby authorizes Grantee to execute and record a supplement to this easement in the public records of Jefferson County, Florida, without Grantor's signature, replacing the attached Exhibit A with a certified survey sketch and legal description of the easement area.

The Grantor, however, reserves the right and privilege to use the above-described right-of-way for agricultural and such other purposes as approved by Grantee in writing.

Notwithstanding anything contained herein to the contrary, by the execution and delivery hereof Grantor so expressly agrees that no portion of the right-of-way shall be excavated, altered, obstructed, improved, surfaced or paved without the prior written permission of the Grantee, and no building, well, irrigation system, structure, obstruction or improvement (including any improvements for recreational activities) shall be located, constructed, maintained or operated over, under, upon or across said right-of-way by the Grantor, or the heirs, personal representatives, successors or assigns of Grantor. Any improvement, structure or alteration that interferes with or is inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its licensees or as might cause a hazardous condition shall be a violation of this provision. However, no violation of this provision shall be deemed adverse or hostile to Grantee until such time as said violation interferes with Grantee's actual use, occupation and enjoyment of the right of way and the rights granted hereunder; and until Grantee first provides written notice to Grantor of the violation(s) and Grantor fails to cure the violations complained of within thirty (30) days of such notice.

The Grantor(s) covenant(s) that the Grantor(s) is/are the fee simple owners of the subject land, more particularly described on Exhibit "A" attached hereto and made a part hereof. And further covenants that the subject land is free and clear of liens, encumbrances and third party rights and/or claims of any kind.

[This space is intentionally left blank]

[Signature and acknowledgements appear on following pages]

By the execution hereof, Grantor(s) covenant(s) that (he, she, they) has (have) the right to convey this easement and that the Grantee shall have quiet and peaceful possession, use and enjoyment of this easement and the rights granted hereby.

IN WITNESS WHEREOF, the Grantor(s) has (have) executed this easement this 10th day of June, 2019.

GRANTOR:

Signed, sealed and delivered in the presence of:

Greg Greene
Signature
Print Name: Greg Greene

Paul Bridges
Signature
Print Name: PAUL BRIDGES

Oliver Olin Wooten, as Administrative Trustee of the **Olin Wooten** Trusts dated October 2, 2008

Oliver Olin Wooten trustee 6 to 19
Signature
Print Name: Oliver Olin Wooten trustee
Ad[redacted]

ACKNOWLEDGMENT

STATE OF GEORGIA)
) ss:
COUNTY OF Jeff Davis)

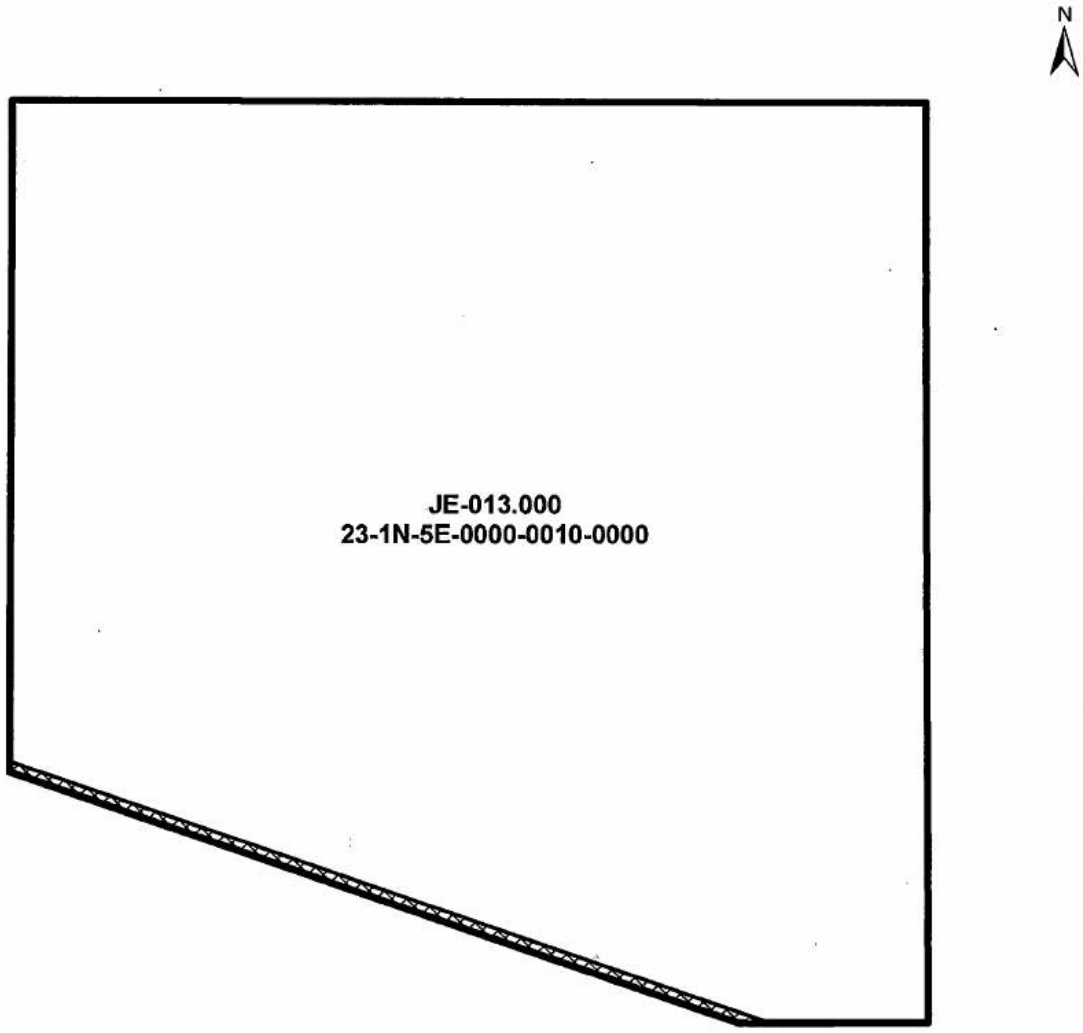
On this 10th day of June, 2019 before me, the undersigned notary public, personally appeared Oliver Olin Wooten, personally known to me to be the person who subscribed to the foregoing instrument or who has produced _____ as identification, and acknowledged that he/she executed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

KAREN RENTZ NOTARY PUBLIC EXP. Apr. 02, 2021 JEFF DAVIS COUNTY, GA

Karen Rentz
NOTARY PUBLIC, STATE OF GEORGIA
Print Name: Karen Rentz

EXHIBIT A
Jefferson County, Florida



Gulf Power

PROPERTY BOUNDARY

PERMANENT EASEMENT

0 3,100 Feet

Drawing is preliminary and the location of the easement shall be fixed and determined by the survey and legal description prepared by Grantee.

Property Of

Oliver Olin Wooten and Angela Marie Wooten, as Co-Trustees of the Olin Wooten Trusts dated October 2, 2008

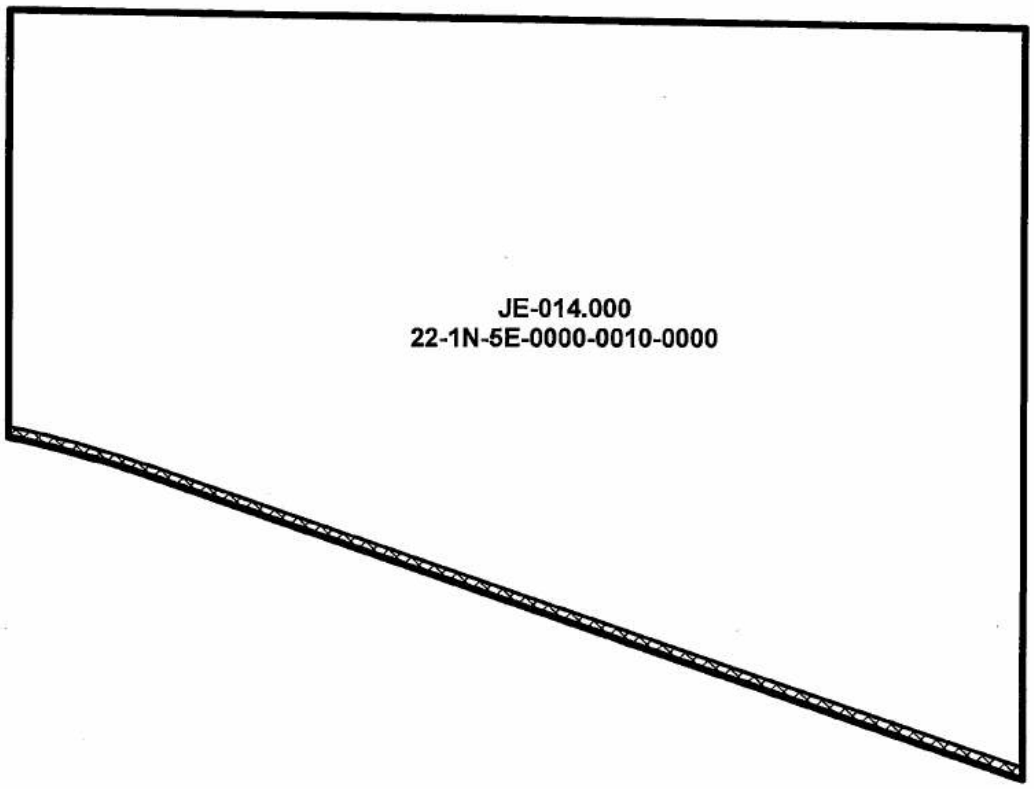
Affected Tract Number:	JE-013.000
Tax Parcel Number:	23-1N-5E-0000-0010-0000
Permanent ROW Width:	60 feet
Permanent ROW Acreage:	6.23 acres

DOYLE LAND SERVICES

Drawn By: Blake Buchert Date: 5/1/2019

EXHIBIT A
Jefferson County, Florida

N



Gulf Power

PROPERTY BOUNDARY

PERMANENT EASEMENT

0 2,750 Feet

Drawing is preliminary and the location of the easement shall be fixed and determined by the survey and legal description prepared by Grantee.

Property Of

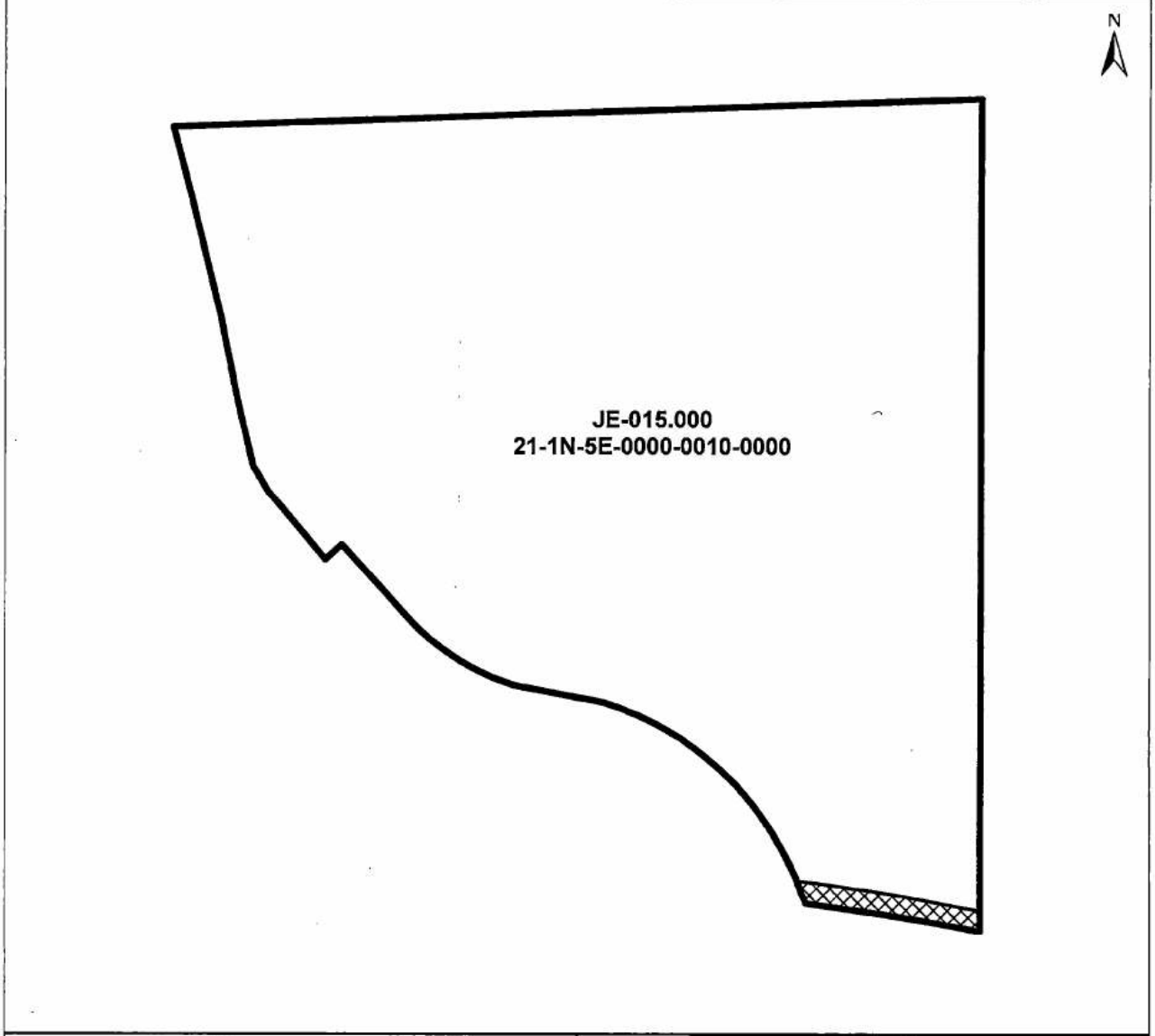
Oliver Olin Wooten and Angela Marie Wooten, as Co-Trustees of the Olin Wooten Trusts dated October 2, 2008

Affected Tract Number:	JE-014.000
Tax Parcel Number:	22-1N-5E-0000-0010-0000
Permanent ROW Width:	60 feet
Permanent ROW Acreage:	7.66 acres

DOYLE LAND SERVICES

Drawn By: Blake Buchert Date: 5/1/2019

EXHIBIT A
Jefferson County, Florida



Gulf Power

PROPERTY BOUNDARY

PERMANENT EASEMENT

0 1,250 Feet

Drawing is preliminary and the location of the easement shall be fixed and determined by the survey and legal description prepared by Grantee.

Property Of

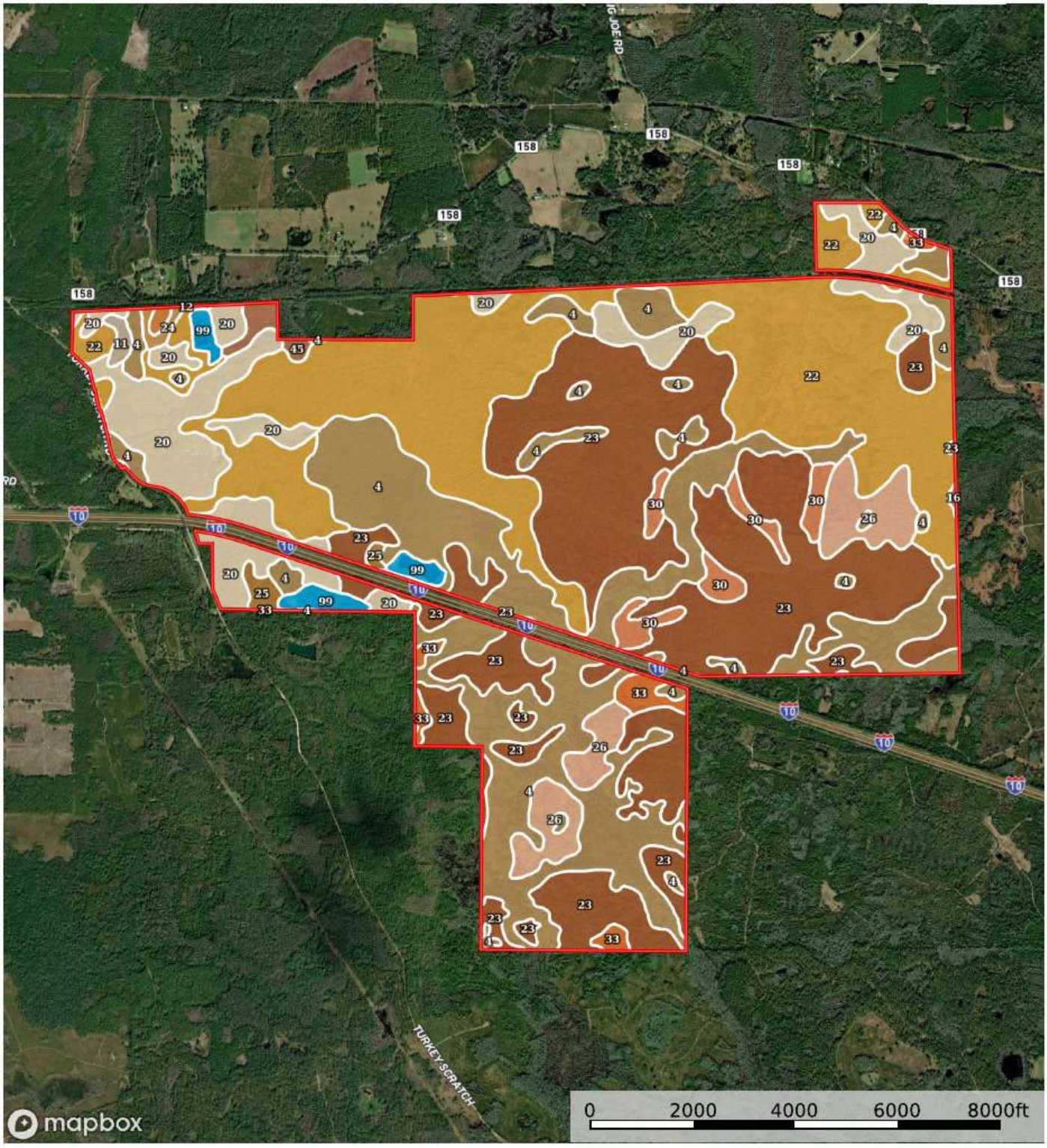
Oliver Olin Wooten and Angela Marie Wooten, as Co-Trustees of the Olin Wooten Trusts dated October 2, 2008

Affected Tract Number:	JE-015.000
Tax Parcel Number:	21-1N-5E-0000-0010-0000
Permanent ROW Width:	60 feet
Permanent ROW Acreage:	0.66 acres

DOYLE LAND SERVICES

Drawn By: Blake Buchert Date: 5/1/2019

SOIL MAP



Boundary

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

All Polygons 3094.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
23	Pelham fine sand	934.47	30.2	0	35	5w
22	Plummer fine sand	841.94	27.21	0	37	4w
4	Surrency fine sand	729.65	23.58	0	11	6w
20	Albany sand, 0 to 2 percent slopes	296.56	9.58	0	29	3w
26	Sapelo fine sand	115.49	3.73	0	33	4w
30	Pamlico-Dorovan mucks	58.36	1.89	0	6	7w
99	Water	34.0	1.1	0	-	-
33	Leefield fine sand, 0 to 5 percent slopes	33.71	1.09	0	41	2w
45	Plummer fine sand, frequently flooded	16.25	0.53	0	25	5w
25	Pits	13.74	0.44	0	-	8
11	Lucy loamy fine sand, 0 to 5 percent slopes	7.52	0.24	0	47	2s
24	Fuquay fine sand, 5 to 8 percent slopes	7.17	0.23	0	40	3s
13	Orangeburg sandy loam, 2 to 5 percent slopes	3.65	0.12	0	67	2e
16	Blanton fine sand, 0 to 5 percent slopes	1.42	0.05	0	28	3s
36	Lynchburg loamy fine sand	0.15	0.0	0	64	2w
12	Lucy loamy fine sand, 5 to 8 percent slopes	0.02	0.0	0	47	3s
TOTALS		3094.1(*)	100%	-	28.24	4.73

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 71.41 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
22	Plummer fine sand	30.58	42.83	0	37	4w
20	Albany sand, 0 to 2 percent slopes	24.43	34.22	0	29	3w
4	Surrency fine sand	13.07	18.31	0	11	6w
33	Leefield fine sand, 0 to 5 percent slopes	3.33	4.66	0	41	2w
TOTALS		71.41(*)	100%	-	29.7	3.93

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 2325.03 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP

22	Plummer fine sand	811.36	34.9	0	37	4w
23	Pelham fine sand	690.07	29.68	0	35	5w
4	Surrency fine sand	423.43	18.21	0	11	6w
20	Albany sand, 0 to 2 percent slopes	229.39	9.87	0	29	3w
30	Pamlico-Dorovan mucks	58.36	2.51	0	6	7w
26	Sapelo fine sand	53.46	2.3	0	33	4w
99	Water	19.5	0.84	0	-	-
45	Plummer fine sand, frequently flooded	16.25	0.7	0	25	5w
11	Lucy loamy fine sand, 0 to 5 percent slopes	7.52	0.32	0	47	2s
24	Fuquay fine sand, 5 to 8 percent slopes	7.17	0.31	0	40	3s
13	Orangeburg sandy loam, 2 to 5 percent slopes	3.65	0.16	0	67	2e
25	Pits	3.43	0.15	0	-	8
16	Blanton fine sand, 0 to 5 percent slopes	1.42	0.06	0	28	3s
12	Lucy loamy fine sand, 5 to 8 percent slopes	0.02	0.0	0	47	3s
TOTALS		2325.03(*)	100%	-	29.65	4.64

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 697.66 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4	Surrency fine sand	293.15	42.02	0	11	6w
23	Pelham fine sand	244.4	35.03	0	35	5w
26	Sapelo fine sand	62.03	8.89	0	33	4w
20	Albany sand, 0 to 2 percent slopes	42.74	6.13	0	29	3w
33	Leefield fine sand, 0 to 5 percent slopes	30.38	4.35	0	41	2w
99	Water	14.5	2.08	0	-	-
25	Pits	10.31	1.48	0	-	8
36	Lynchburg loamy fine sand	0.15	0.02	0	64	2w
TOTALS		697.66(*)	100%	-	23.39	5.12

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

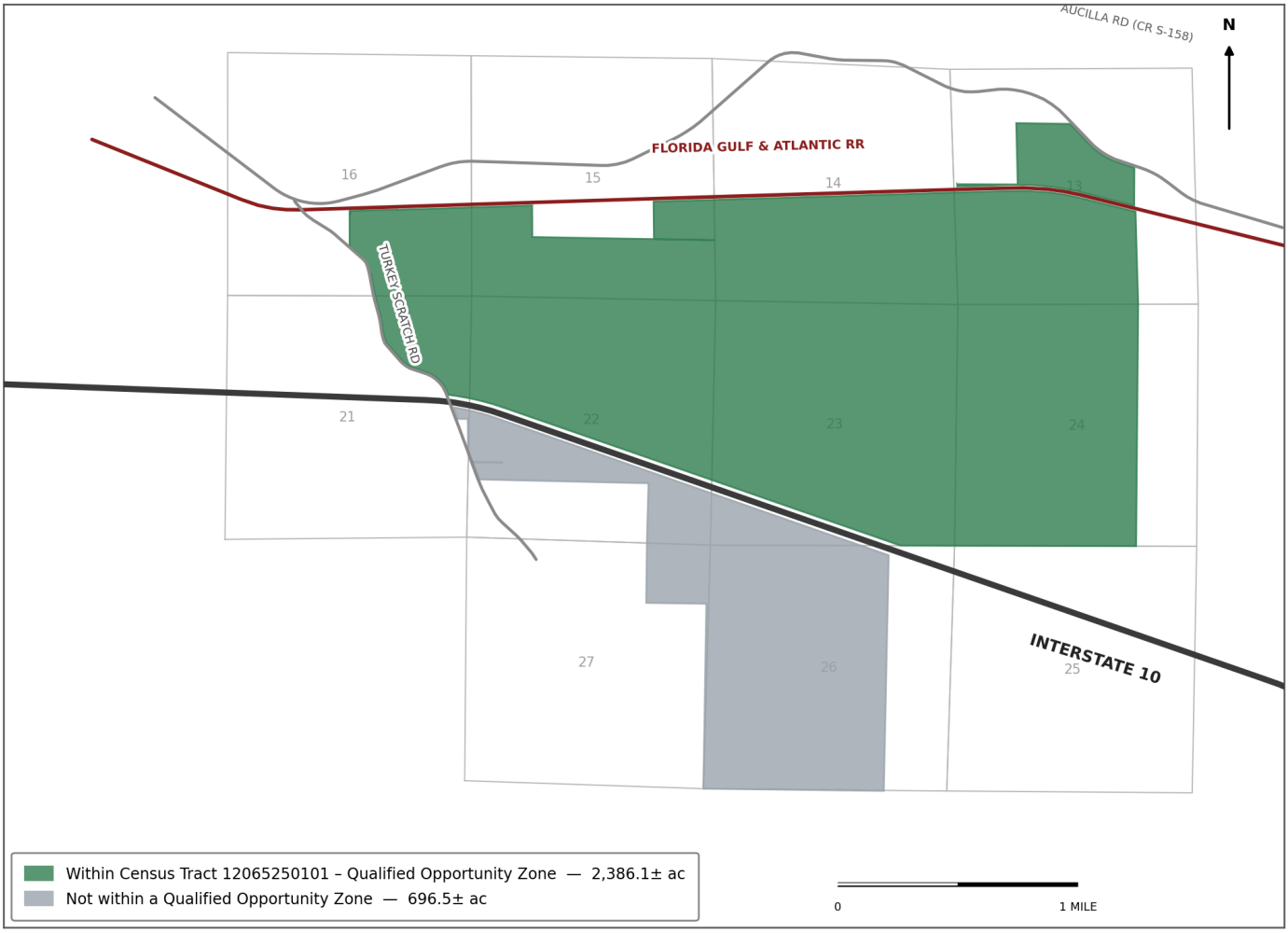
Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing **Cultivation**

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

Opportunity Zone Map — Jefferson Tract, Jefferson County, Florida



The portion of the property lying north of Interstate 10 (Tracts 1 and 2) is within Census Tract 12065250101, a designated Qualified Opportunity Zone.

The portion of the property lying north of Interstate 10 — Tracts 1 and 2, totaling 2,386.1± acres — is within Census Tract 12065250101, a designated Qualified Opportunity Zone.

OPPORTUNITY ZONE INFORMATION

Qualified Opportunity Zone

The portion of the property that is located north of Interstate 10 is located within Census Tract 12065250101 which has been designated as a Qualified Opportunity Zone. The information below has been derived from the Internal Revenue Service's website and highlights some of the main features about Opportunity Zones:

What is an Opportunity Zone?

An opportunity zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as opportunity zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service.

What is the purpose of Opportunity Zones?

Opportunity zones are an economic development tool—that is, they are designed to spur economic development and job creation in distressed communities.

How do Opportunity Zones spur economic development?

Opportunity zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026. If the QOF investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain. If held for more than 7 years, the 10% becomes 15%. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.

Do I need to live in an opportunity zone to take advantage of the tax benefits?

No. You can get the tax benefits, even if you don't live, work or have a business in an opportunity zone. All you need to do is invest a recognized gain in a Qualified Opportunity Fund and elect to defer the tax on that gain.

We recommend you discuss and review opportunity zone information with your accountant for a complete review of how it can impact you. More comprehensive information about opportunity zones can be found on the IRS website at:

https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions#general

LEGAL DESCRIPTION: (WRITTEN BY WGI, INC.)

TRACT I:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JEFFERSON, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, THENCE RUN NORTH 00 DEGREES 27 MINUTES 49 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF SAID SECTION A DISTANCE 4056.46 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 44 SECONDS WEST A DISTANCE OF 1321.55 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 54 SECONDS WEST A DISTANCE OF 1329.90 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 08 MINUTES 25 SECONDS EAST A DISTANCE OF 1294.44 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 11 SECONDS WEST A DISTANCE OF 3762.10 FEET TO A POINT LYING ON THE EASTERLY MAINTAINED RIGHT OF WAY OF THOMPSON VALLEY ROAD; THENCE NORTH 21 DEGREES 31 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 589.80 FEET TO A POINT INTERSECTION SAID RIGHT OF WAY BOUNDARY AND THE WESTERLY BOUNDARY OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY BOUNDARY RUN NORTH 01 DEGREE 41 MINUTES 05 SECONDS WEST ALONG SAID SECTION LINE A DISTANCE OF 771.45 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 08 SECONDS WEST A DISTANCE OF 224.34 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY OF THOMPSON VALLEY ROAD (RIGHT OF WAY VARIES); THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY NORTH 17 DEGREES 04 MINUTES 36 SECONDS WEST A DISTANCE OF 132.30 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 15 SECONDS WEST A DISTANCE OF 134.20 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE ROAD NO. 8 (INTERSTATE 10) (300 FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTHERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 5579.65 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 11 MINUTES 04 SECONDS, FOR AN ARC DISTANCE OF 991.79 FEET (THE CHORD OF SAID ARC BEING SOUTH 77 DEGREES 13 MINUTES 21 SECONDS EAST 990.48 FEET); THENCE SOUTH 72 DEGREES 07 MINUTES 49 SECONDS EAST ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 9101.20 FEET; THENCE LEAVING SAID RIGHT OF WAY BOUNDARY RUN THENCE SOUTH 00 DEGREES 11 MINUTES 36 SECONDS EAST A DISTANCE OF 5170.37 FEET TO A POINT LYING ON THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID SECTION 26, THENCE SOUTH 89 DEGREES 19 MINUTES 39 SECONDS WEST ALONG SAID BOUNDARY LINE A DISTANCE OF 3963.39 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT WITH ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE RIGHT-OF-WAY OF INTERSTATE 10 AND DRIFTON-THOMPSON VALLEY-TURKEY SCRATCH ROAD.

TRACT II:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED ALL THE COUNTY OF JEFFERSON, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

SOUTHEAST 1/4 OF THE NORTHWEST 1/4; WEST 3/4 OF THE SOUTH 1/2; AND ALL THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF AUCILLA-DRIFTON PAVED ROAD (STATE ROAD S-158). EXCEPT ALL ROAD AND RAILROAD RIGHTS-OF-WAY, ALL LYING AND BEING IN SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, EXCEPT RAILROAD RIGHTS-OF-WAY. AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 828, PAGE 817, PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SOUTH 1/2; AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY; TOGETHER WITH A RIGHT OF ACCESS OVER THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH OF SAID RAILROAD AS RESERVED IN A DEED DATED JUNE 15, 1977, TO PAUL R. LEWIS AND DOROTHY P. LEWIS FROM SHELLEY PROPERTIES, INC., RECORDED IN OFFICIAL RECORDS BOOK 79, PAGE 21, OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

PARCEL 4:

THAT PART OF THE SOUTHEAST 1/4 LYING SOUTH OF THE RAILROAD RIGHT-OF-WAY AND EAST OF DRIFTON- THOMPSON VALLEY-TURKEY SCRATCH ROAD, LYING AND BEING IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

PARCEL 5:

THAT PART OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, LYING EAST OF DRIFTON-THOMPSON VALLEY-TURKEY SCRATCH ROAD AND NORTH OF INTERSTATE HIGHWAY NO 10.

PARCEL 6:

THAT PART OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, LYING NORTH OF INTERSTATE HIGHWAY NO. 10.

PARCEL 7:

THAT PART OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA, LYING NORTH OF INTERSTATE HIGHWAY NO 10.

PARCEL 8:

ALL OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA. LESS AND EXCEPT PART OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF JEFFERSON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL (ALSO KNOWN AS LESS AND EXCEPT PARCEL 1):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA (SAID PARCEL OF LAND ALSO BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 6" X 6" CONCRETE MONUMENT STAMPED "SJPC" MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 26, NORTH 00 DEGREES 38 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 4056.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, SOUTH 89 DEGREES 24 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 1321.55 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, NORTH 00 DEGREES 41 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 1328.68 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, NORTH 00 DEGREES 11 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 1294.44 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89 DEGREES 53 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 2135.90 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551, SOUTH 89 DEGREES 53 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 1626.20 FEET TO THE EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD; THENCE ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD, NORTH 21 DEGREES 32 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 409.25 FEET; THENCE LEAVING SAID MAINTAINED RIGHT OF WAY, NORTH 89 DEGREES 48 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 699.82 FEET; THENCE NORTH 33 DEGREES 26 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 647.33 FEET; THENCE SOUTH 72 DEGREES 09 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 758.18 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 687.92 FEET TO THE AFORESAID SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA AND **THE POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING 24.13 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL (ALSO KNOWN AS LESS AND EXCEPT PARCEL 2):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA (SAID PARCEL OF LAND ALSO BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 16, SOUTH 00 DEGREES 53 MINUTES 01 SECOND EAST FOR A DISTANCE OF 3274.21 FEET TO THE SOUTHERLY RIGHT OF WAY OF FLORIDA GULF AND ATLANTIC RAILROAD (135 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 86 DEGREES 58 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 1650.74 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00 DEGREES 36 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 964.44 FEET; THENCE SOUTH 44 DEGREES 43 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 514.89 FEET; THENCE SOUTH 60 DEGREES 07 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 232.85 FEET TO THE EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY OF TURKEY SCRATCH ROAD, THE FOLLOWING (6) SIX COURSES AND DISTANCES: (1) NORTH 13 DEGREES 00 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 62.57 FEET; (2) NORTH 14 DEGREES 48 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 117.24 FEET; (3) NORTH 21 DEGREES 55 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 108.73 FEET; (4) NORTH 46 DEGREES 14 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 206.51 FEET; (5) NORTH 48 DEGREES 29 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 180.67 FEET; (6) NORTH 50 DEGREES 03 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 118.26 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA; THENCE LEAVING MAINTAINED RIGHT OF WAY AND ALONG SAID WESTERLY LINE, NORTH 00 DEGREES 36 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 778.61 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY OF FLORIDA GULF AND ATLANTIC RAILROAD (135 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 86 DEGREES 58 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 1023.52 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING 26.41 ACRES, MORE OR LESS.

AND

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL (ALSO KNOWN AS LESS AND EXCEPT PARCEL 3):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA (SAID PARCEL OF LAND ALSO BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

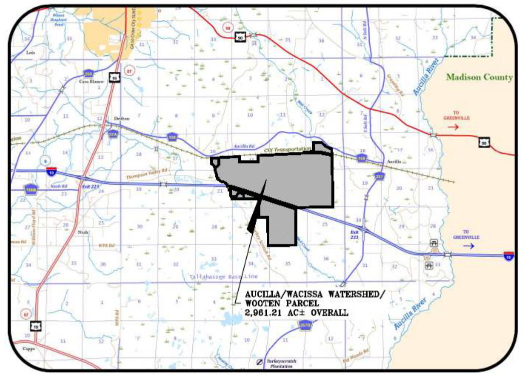
COMMENCE AT A 5/8" IRON ROD AND CAP STAMPED "LB 7055" MARKING THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, SOUTH 02 DEGREES 32 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1358.70 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, SOUTH 02 DEGREES 32 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1358.44 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND THE **POINT OF BEGINNING**; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, NORTH 88 DEGREES 50 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 1328.07 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID WEST LINE, NORTH 02 DEGREES 45 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1345.06 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 27 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 1185.71 FEET TO THE SOUTHERLY RIGHT OF WAY OF AUCILLA ROAD (70 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 44 DEGREES 44 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 601.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1549.64 FEET; (2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 13 MINUTES 40 SECONDS, A DISTANCE OF 763.45 FEET (CHORDS BEARS SOUTH 58 DEGREES 51 MINUTES 11 SECONDS EAST, 755.76 FEET; (3) SOUTH 72 DEGREES 58 MINUTES 01 SECOND EAST FOR A DISTANCE OF 379.90 FEET TO THE EASTERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY AND ALONG SAID EASTERLY LINE, SOUTH 01 DEGREE 04 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 827.62 FEET TO THE NORTHERLY RIGHT OF WAY OF FLORIDA GULF AND ATLANTIC RAILROAD (130 FOOT RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 77 DEGREES 22 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 1164.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5794.58 FEET; (2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 38 MINUTES 37 SECONDS, A DISTANCE OF 1582.10 FEET (CHORD BEARS NORTH 85 DEGREES 11 MINUTES 58 SECONDS WEST, 1577.19 FEET); (3) SOUTH 86 DEGREES 58 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 1191.12 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA; THENCE LEAVING RAILROAD RIGHT OF WAY AND ALONG SAID WEST LINE, NORTH 00 DEGREES 46 MINUTES 01 SECOND WEST FOR A DISTANCE OF 51.86 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING 70.86 ACRES, MORE OR LESS.

AUCILLA/WACISSA WATERSHED BOUNDARY SURVEY

OLIVER OLIN WOOTEN AND ANGELA MARIE WOOTEN PARCEL

SECTIONS 13, 14, 15, 16, 21, 22, 23, 24, 26, AND 27, TOWNSHIP 1 NORTH, RANGE 5 EAST JEFFERSON COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

1 COVER SHEET
2 OVERALL BOUNDARY AND SHEET LAYOUT
3 BOUNDARY SURVEY DETAIL
4 BOUNDARY SURVEY DETAIL
5 BOUNDARY SURVEY DETAIL
6 BOUNDARY SURVEY DETAIL
7 BOUNDARY SURVEY DETAIL
8 BOUNDARY SURVEY DETAIL
9 BOUNDARY SURVEY DETAIL

SCHEDULE B, PART II – EXCEPTIONS (PER OWEN TITLE COMPANY COMMITMENT NUMBER: 24-17449):

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR DISCLOSED BETWEEN THE EFFECTIVE DATE OF THIS COMMITMENT AND THE DATE THE PROPOSED INSURED ACQUIRES, FOR VALUE OF RECORD, THE ESTATE, INTEREST, OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **(NOT A SURVEY MATTER)**
2. TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **(NOT A SURVEY MATTER)**
3. EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND. **(SEE MAP OF SURVEY FOR EASEMENTS)**
4. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**
6. TAXES, ASSESSMENTS, LEVIES, AND CHARGES WHICH ARE NOT RECORDED AS EXISTING LIENS IN THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**
7. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. **(NO SOVEREIGN LANDS WERE DELINEATED FOR THIS PROJECT)**
8. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. **(NOT A SURVEY MATTER)**
9. NOTWITHSTANDING COVERED RISKS FOUND IN THE POLICY JACKET OR ADDED BY ENDORSEMENT, THIS POLICY ONLY INSURES RIGHT OF ACCESS TO AND FROM THE LAND KNOWN IN SCHEDULE "A" AS PARCEL 2, 3, 7, 9, 10, 11, 12 AND 13, WHEN ALL PARCELS SHOWN UNDER SCHEDULE A REMAIN UNDER THE SAME OWNERSHIP. **(SEE MAP OF SURVEY FOR ACCESS POINTS)**
10. RESERVATIONS CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 70, PAGE 116, OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA. (PARCEL 1 AND 2) **(SEE MAP OF SURVEY FOR ROAD LOCATIONS)**
11. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 6, PAGE 239, OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA. (PARCEL 4) **(SEE MAP OF SURVEY FOR EASEMENT LOCATION)**
12. NOTICE OF CLAIM OF MINERAL RIGHTS BY EXXON CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 653, OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA. ANYTHING TO THE CONTRARY NOTWITHSTANDING, THIS POLICY DOES NOT ATTEMPT TO SET OUT IN THE MANNER IN WHICH ALL THE OIL, GAS, MINERALS IN, ON OR UNDER THE PROPERTY DESCRIBED IN SCHEDULE "A" ARE NOW VESTED, AND THIS POLICY DOES NOT INSURE ANY OIL, GAS OR MINERALS IN, ON OR UNDER THE PROPERTY DESCRIBED IN SCHEDULE "A", NOR ANY RIGHTS OR EASEMENTS IN CONNECTION THEREWITH. (PARCEL 1) NOTE: THE RIGHT OF ENTRY HAS BEEN RELEASED BY MRTA **(SEE MAP OF SURVEY FOR LOCATION)**
13. TERMS AND CONDITIONS CONTAINED IN A FINAL JUDGMENT BY THE DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORDS BOOK 41, PAGE 290, OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA. (PARCEL 12) **(SEE MAP OF SURVEY FOR RIGHT OF WAY LOCATION)**
14. COMMUNICATIONS SYSTEMS RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 154, PAGE 667 AS AFFECTED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 104, PAGE 316, OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA. (PARCEL 5,6,7,8,9,10,12) **(SEE MAP OF SURVEY FOR EASEMENT LOCATION)**
15. SUBJECT TO PRIVATE GRADE ROAD CROSSING AGREEMENT BETWEEN CSX TRANSPORATION, INC., AND CLAWSON INVESTMENTS CORP., DATED JANUARY 8, 1993, PROVIDING FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE GRADE CROSSING OVER THE RAILROAD TRACKS; AS EVIDENCED BY THE SPECIAL WARRANTY DEED LOCATED IN OFFICIAL RECORDS BOOK 360, PAGE 217, OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA. (ALL PARCELS) **(AFFECTS BUT NOT PLOTTABLE)**
16. GULF POWER COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 771, PAGE 620, OFFICIAL RECORDS BOOK 772, PAGE 178 AND OFFICIAL RECORDS BOOK 803, PAGE 467, OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA. (PARCEL 5, 7, 9) **(SEE MAP OF SURVEY FOR EASEMENT LOCATION) (EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 772, PAGE 178 IS NOT PLOTTABLE DUE TO LACK OF GEOMETRY BUT APPEARS TO BE ALONG EXISTING ROADS)**
17. THIS POLICY OMITS ANY RESTRICTION, COVENANT, OR CONDITION AFFECTING THE USAGE OF THE CAPTIONED PROPERTY, IF ANY, SO LONG AS THE PROPERTY IS USED FOR A PUBLIC PURPOSE. RYAN V. TOWN OF MANALAPAN, 414 SO. 2D 193 (FLA. 1982) **(NOT A SURVEY MATTER)**

LEGEND

ALUM	= ALUMINUM	I.R.&C.	= IRON ROD AND CAP
-X-	= STOCK WIRE FENCE	LB	= LICENSED BUSINESS
(C)	= CALCULATED DIMENSION	LS	= LICENSED SURVEYOR
CCR	= CERTIFIED CORNER RECORD	MAINT.	= MAINTAINED RIGHT OF WAY
C.M.	= CONCRETE MONUMENT	O/A	= OVERALL
	= CONTIGUOUS PARCEL	-O/U-	= OVERHEAD UTILITY LINE
CMP	= CORRUGATED METAL PIPE	O.R.B.	= OFFICIAL RECORDS BOOK
(D)	= DEED DIMENSION	PG.	= PAGE
F/T	= FENCE TIE	P.K.	= PARKER KALON
(F)	= FIELD DIMENSION		= POST
F.K.A.	= FORMERLY KNOWN AS	P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
GLO	= GENERAL LAND OFFICE	RLS	= REGISTERED LAND SURVEYOR
GNSS	= GLOBAL NAVIGATION SATELLITE SYSTEM		= SINGLE SUPPORT SIGN
	= GUY ANCHOR	T	= TELEPHONE PEDESTAL
HDPE	= HIGH-DENSITY POLYETHYLENE		= UTILITY MARKER (FIBER OPTIC CABLE)
ID	= IDENTIFICATION		= UTILITY POLE
I.R.	= IRON ROD	WGI	= WGI, INC.
		TYP.	= TYPICAL

SURVEYOR'S REPORT:

1. THIS MAP OF SURVEY IS CERTIFIED TO: BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, OWEN TITLE COMPANY, ALLIANT NATIONAL TITLE INSURANCE COMPANY, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR AND MAPPER IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: 10/17/2025. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 10/20/2025.
3. ALL ABOVE-GROUND FIXED IMPROVEMENTS AND ANY EVIDENCE OF UNDERGROUND FIXED IMPROVEMENTS ON THE PROPERTY AND BETWEEN THE PROPERTY AND THE CENTERLINE OF ANY CONTIGUOUS ROAD HAVE BEEN LOCATED. ALL IMPROVEMENTS ON ADJACENT PARCELS PERTINENT TO THE BOUNDARIES OF THE PROPERTY HAVE BEEN LOCATED.
4. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
5. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION.
6. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF. ALL DISTANCES SHOWN HEREON ARE GRID.
7. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
8. UNDERGROUND FOUNDATIONS AND SUBSURFACE UTILITIES HAVE NOT BEEN LOCATED.
9. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH RULE CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025 OF THE FLORIDA STATUTES.
10. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. BEARINGS SHOWN HEREON ARE GRID AND ARE REFERENCED TO THE DEPARTMENT OF TRANSPORTATION'S "FLORIDA PERMANENT REFERENCE NETWORK" GLOBAL NAVIGATION SATELLITE SYSTEM, (GNSS) CONTINUOUSLY OPERATING REFERENCE STATIONS "FJLJ", "GATE", "FLMD", & "FLPY". BASED ON THE MONUMENTED SOUTH LINE OF OFFICIAL RECORDS BOOK 763, PAGE 551 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, FLORIDA, BEING SOUTH 89°19'48" WEST.
13. THE HORIZONTAL POSITIONS FOR ALL FEATURES SHOWN ON THE MAP ARE RELATIVE TO THE NORTH AMERICAN DATUM, NAD 83, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE AND ARE BASED ON GNSS OBSERVATIONS TAKEN FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "FLORIDA PERMANENT REFERENCE NETWORK" GNSS CONTINUOUSLY OPERATING REFERENCE STATIONS "FJLJ", "GATE", "FLMD", & "FLPY". DISTANCES SHOWN ARE GRID DISTANCES.
14. I HAVE REVIEWED THE OWEN TITLE INSURANCE COMPANY TITLE INSURANCE COMMITMENT NUMBERED 24-17449, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2024 AT 8:00 A.M., AND ALL ENCUMBRANCES, EXCEPT LIENS, AND OTHER SURVEY RELATED ITEMS IDENTIFIED IN SCHEDULE B, SECTION II OF THE TITLE INSURANCE COMMITMENT HAVE BEEN SHOWN OR NOTED ON THE MAP OF SURVEY.
15. THE DESCRIBED PARCEL CONTAINS 2,961.21 ACRES, MORE OR LESS.
16. THE APPROXIMATE EDGE OF PONDS SHOWN HEREON ARE AT THE TOP OF BANK AND THE EDGE OF MATURE VEGETATION. THE ORDINARY HIGH WATER LINE WAS NOT DETERMINED BY THIS SURVEY.
17. ADJACENT PROPERTY INFORMATION SHOWN HEREON WAS NOT FURNISHED TO THIS SURVEYOR, AND WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY.
18. THE FOLLOWING DOCUMENT WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
    - 18.1. OFFICIAL RECORDS BOOK 6, PAGE 239;
    - 18.2. OFFICIAL RECORDS BOOK 41, PAGE 290;
    - 18.3. OFFICIAL RECORDS BOOK 70, PAGE 116;
    - 18.4. OFFICIAL RECORDS BOOK 73, PAGE 653;
    - 18.2. OFFICIAL RECORDS BOOK 104, PAGE 316;
    - 18.3. OFFICIAL RECORDS BOOK 154, PAGE 667;
    - 18.4. OFFICIAL RECORDS BOOK 360, PAGE 217;
    - 18.5. OFFICIAL RECORDS BOOK 763, PAGE 551;
    - 18.6. OFFICIAL RECORDS BOOK 771, PAGE 620;
    - 18.7. OFFICIAL RECORDS BOOK 772, PAGE 178;
    - 18.8. OFFICIAL RECORDS BOOK 803, PAGE 467;
    - 18.9. OFFICIAL RECORDS BOOK 828, PAGE 817;
    - 18.10. RIGHT OF WAY MAPS FOR STATE ROAD 8 (INTERSTATE 10) SECTION NUMBER 54001-2404, DATED 01/26/1970;
    - 18.11. RIGHT OF WAY MAPS FOR STATE ROAD 158 SECTION NUMBER 5453-150, DATED 07/09/1953; AND
    - 18.12. SEABOARD AIR LINE RAILWAY COMPANY RIGHT-OF-WAY AND TRACK VALUATION MAPS, DATED 06/30/1918.
19. THE MAINTAINED RIGHT-OF-WAY OF TURKEY SCRATCH ROAD IS SHOWN AS BEING THE EDGE THE WOOD LINE PER JEFFERSON COUNTY PUBLIC WORKS DEPARTMENT.
20. THIS SURVEY CONTAINS NINE (9) SHEETS AND IS NOT VALID WITHOUT SHEETS 1 THROUGH 9.

NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SURVEYOR.

SURVEYOR'S CERTIFICATION:

THIS MAP OF SURVEY IS CERTIFIED TO: BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA; OWEN TITLE COMPANY; ALLIANT NATIONAL TITLE INSURANCE COMPANY; AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

JEREMIAH SLAYMAKER License Number 6387 STATE OF FLORIDA Professional Surveyor and Mapper

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEAL BY:

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THE DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JEREMIAH SLAYMAKER
PROFESSIONAL SURVEYOR AND MAPPER NO. 6387

REVISED DATE

WGI, INC.
2316 KILLEARN CENTER BOULEVARD, BUILDING C, SUITE 100
TALLAHASSEE, FLORIDA 32309 (850)210-0101
e-mail: wginc.com FAX: (855)856-3577
LB 7055

DEPT. of ENVIRONMENTAL PROTECTION
DIVISION OF STATE LANDS
BUREAU of SURVEY and MAPPING
3900 COMMONWEALTH BLVD. TALLAHASSEE, FL 32399
(850) 245-2606

DATE	REVISION

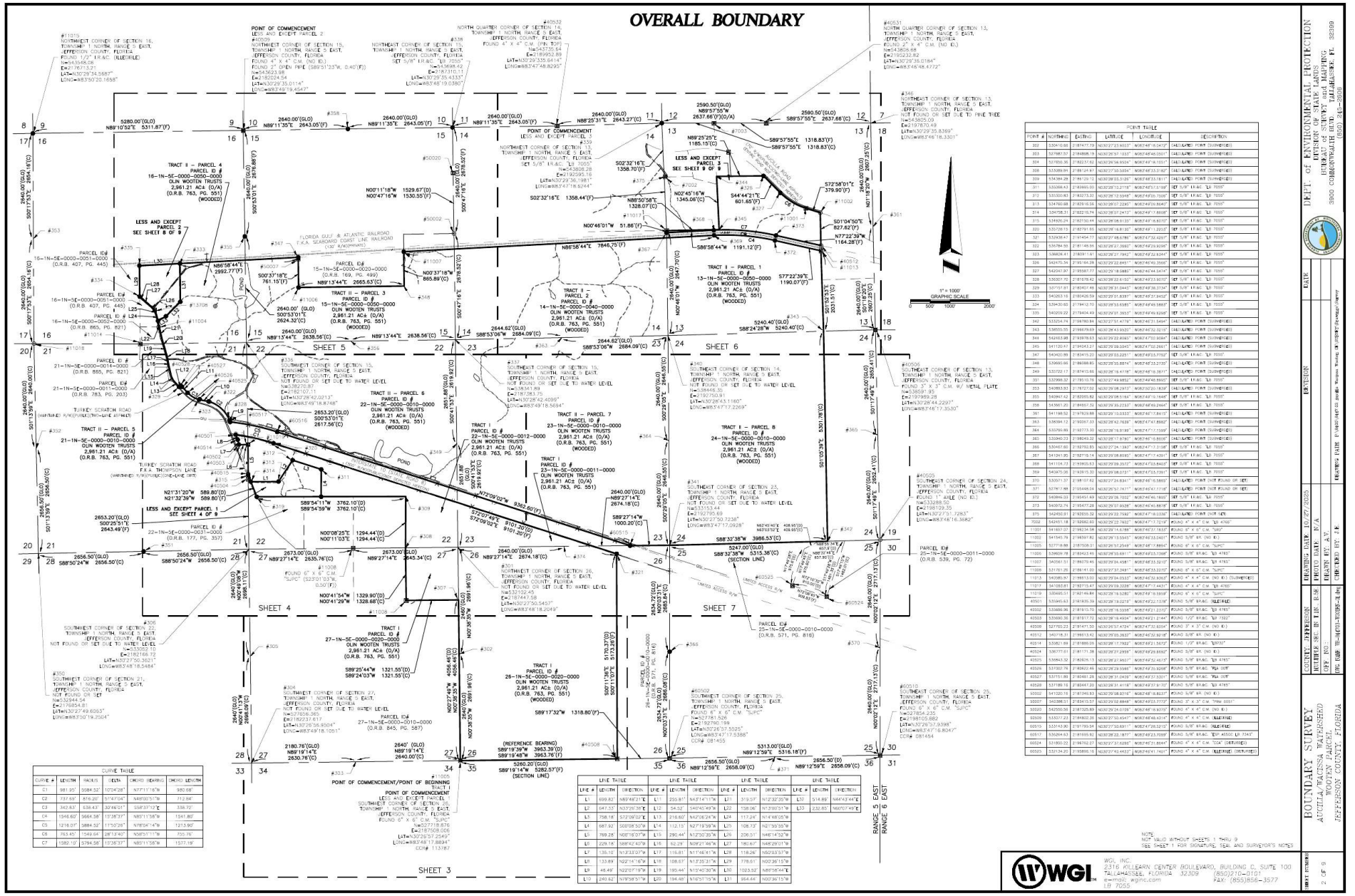
DRAWING PATH: P:\8400\8447.03 Aucilla Wacissa Wooten OP\SURVEY\Drawings\Survey

COUNTY: JEFFERSON | DRAWING DATE: 10/27/2025
MULTIPLE SEC. IN T.1N., R.5E | PHOTO DATE: N/A
OFF. NO.: | DRAWN BY: A.V.
DWG. NAME: WI-8447.03-WOOTEN-01.dwg | CHECKED BY: J.E.

BOUNDARY SURVEY
AUCILLA/WACISSA WATERSHED
WOOTEN PARCEL
JEFFERSON COUNTY, FLORIDA

SHEET NUMBER 1 OF 9

OVERALL BOUNDARY



POINT TABLE					
POINT #	NORTHING	EASTING	LATITUDE	LONGITUDE	DESCRIPTION
302	3304108.68	2187477.39	N30°27'23.9033"	W87°46'16.0472"	CALCULATED POINT (SUMMERED)
303	3279887.57	2184868.19	N30°26'57.1033"	W87°46'46.0501"	CALCULATED POINT (SUMMERED)
304	3278030.36	2182217.92	N30°26'56.9324"	W87°47'18.1051"	CALCULATED POINT (SUMMERED)
308	3330899.84	2186124.87	N30°27'52.5054"	W87°46'33.3182"	CALCULATED POINT (SUMMERED)
309	3343184.28	2186129.12	N30°28'03.2126"	W87°46'33.7811"	CALCULATED POINT (SUMMERED)
311	3350868.43	2183995.00	N30°28'03.2718"	W87°47'01.5199"	SET 5/8" I.R.&C. "LB 7055"
312	3350300.83	2183273.20	N30°28'12.5948"	W87°47'05.7006"	SET 5/8" I.R.&C. "LB 7055"
313	3347908.68	2183116.56	N30°28'07.2245"	W87°47'06.9640"	SET 5/8" I.R.&C. "LB 7055"
314	3347158.31	2182216.74	N30°28'07.2473"	W87°47'18.6808"	SET 5/8" I.R.&C. "LB 7055"
315	3346826.24	2182150.44	N30°28'08.6130"	W87°47'19.5070"	SET 5/8" I.R.&C. "LB 7055"
320	3329219.17	2182161.80	N30°28'16.8135"	W87°47'19.3233"	SET 5/8" I.R.&C. "LB 7055"
321	3329369.47	2181454.77	N30°27'48.6786"	W87°47'32.4297"	SET 5/8" I.R.&C. "LB 7055"
322	3326784.93	2181466.86	N30°28'27.3965"	W87°47'29.9298"	SET 5/8" I.R.&C. "LB 7055"
323	3326824.41	2180911.61	N30°28'27.7962"	W87°47'37.8344"	SET 5/8" I.R.&C. "LB 7055"
326	3324175.34	2181164.29	N30°27'22.8451"	W87°47'40.3566"	SET 5/8" I.R.&C. "LB 7055"
327	3322947.81	2183817.17	N30°27'9.9882"	W87°47'4.3474"	SET 5/8" I.R.&C. "LB 7055"
328	3320217.70	2181078.42	N30°27'28.6152"	W87°47'33.9070"	SET 5/8" I.R.&C. "LB 7055"
329	3317151.81	2183407.49	N30°27'58.3144"	W87°47'58.3734"	SET 5/8" I.R.&C. "LB 7055"
333	3312263.16	2180426.59	N30°27'51.8397"	W87°47'31.3452"	SET 5/8" I.R.&C. "LB 7055"
334	3314230.83	2179412.70	N30°28'53.6585"	W87°47'49.5883"	SET 5/8" I.R.&C. "LB 7055"
335	3312229.22	2179404.49	N30°28'31.3653"	W87°47'49.6298"	SET 5/8" I.R.&C. "LB 7055"
342	3332574.74	2181760.96	N30°27'51.4776"	W87°47'31.5494"	CALCULATED POINT (SUMMERED)
343	3336555.55	2186676.69	N30°27'26.4143"	W87°46'32.3215"	CALCULATED POINT (SUMMERED)
344	3342063.88	2183978.63	N30°27'22.8083"	W87°47'00.3084"	CALCULATED POINT (SUMMERED)
345	3341720.47	2184043.27	N30°27'29.0345"	W87°47'02.2661"	CALCULATED POINT (SUMMERED)
347	3340420.89	2183415.20	N30°27'29.0.2257"	W87°47'09.5792"	SET 5/8" I.R.&C. "LB 7055"
348	3336690.66	2184068.85	N30°27'55.8974"	W87°47'33.2735"	CALCULATED POINT (SUMMERED)
349	3337227.17	2183413.66	N30°27'55.1478"	W87°47'41.2811"	CALCULATED POINT (SUMMERED)
350	3329888.32	2183135.78	N30°27'44.9853"	W87°47'44.8997"	SET 5/8" I.R.&C. "LB 7055"
353	3340883.83	2178727.02	N30°27'59.2973"	W87°48'37.2135"	CALCULATED POINT (SUMMERED)
355	3340947.42	2182905.82	N30°28'09.5184"	W87°47'49.1444"	SET 5/8" I.R.&C. "LB 7055"
356	3343661.20	2184667.31	N30°27'39.2233"	W87°47'49.2466"	SET 5/8" I.R.&C. "LB 7055"
361	3411198.52	2179729.88	N30°29'13.0333"	W87°47'7.8415"	CALCULATED POINT (SUMMERED)
363	3363694.12	2183067.33	N30°28'42.7635"	W87°47'47.8992"	CALCULATED POINT (SUMMERED)
364	3350766.89	2183733.80	N30°28'15.8136"	W87°47'57.1599"	CALCULATED POINT (SUMMERED)
365	3350940.23	2186049.32	N30°28'17.8790"	W87°46'30.8606"	CALCULATED POINT (SUMMERED)
366	3350467.80	2182702.85	N30°27'24.1363"	W87°47'7.3.3186"	SET 5/8" I.R.&C. "LB 7055"
367	3412641.80	2182715.14	N30°29'08.8093"	W87°47'7.4301"	SET 5/8" I.R.&C. "LB 7055"
368	3411104.73	2183905.63	N30°29'09.3572"	W87°47'00.8403"	SET 5/8" I.R.&C. "LB 7055"
369	3410975.06	2183915.30	N30°29'08.0737"	W87°47'00.7391"	SET 5/8" I.R.&C. "LB 7055"
370	3350917.37	2186107.62	N30°27'24.6487"	W87°46'34.5855"	CALCULATED POINT (NOT FOUND OR SET)
371	3379717.88	2190448.04	N30°27'52.7417"	W87°45'41.1718"	CALCULATED POINT (NOT FOUND OR SET)
372	3408846.33	2184561.49	N30°28'28.1022"	W87°46'46.1805"	SET 5/8" I.R.&C. "LB 7055"
373	3409272.74	2185477.28	N30°28'31.9928"	W87°46'34.8878"	SET 5/8" I.R.&C. "LB 7055"
375	3424350.91	2192030.32	N30°29'22.7592"	W87°47'18.0336"	CALCULATED POINT (NOT SET)
7002	3424351.18	2192062.82	N30°29'22.7632"	W87°47'17.7219"	FOUND 4" X 4" C.M. "LB 4760"
11001	3419837.27	2190134.58	N30°29'11.6788"	W87°47'37.1635"	FOUND 6" X 6" C.M. "SUPC"
11002	3417454.79	2190797.82	N30°29'13.5345"	W87°47'33.0401"	FOUND 5/8" I.R. (NO ID.)
11005	3277168.88	2187508.31	N30°26'57.2549"	W87°47'7.8864"	FOUND 6" X 6" C.M. "SUPC"
11006	3329609.78	2183423.46	N30°27'58.5911"	W87°47'03.7368"	FOUND 5/8" I.R.&C. "LB 4760"
11007	3410681.51	2186079.46	N30°28'29.4581"	W87°46'33.3210"	FOUND 5/8" I.R.&C. "LB 4760"
11008	3317401.25	2186141.80	N30°27'37.2361"	W87°46'33.2210"	FOUND 6" X 6" C.M. "SUPC"
11013	3412851.91	2190513.00	N30°29'04.0337"	W87°47'32.8353"	FOUND 4" X 4" C.M. (NO ID) (SUBMERGED)
11017	3410820.81	2192715.47	N30°29'03.2226"	W87°47'7.4431"	FOUND 4" X 4" C.M. "LB 4760"
11019	3350495.51	2192146.84	N30°28'19.5282"	W87°47'0.5959"	FOUND 6" X 6" C.M. "SUPC"
40501	3350495.63	2181835.39	N30°28'19.0213"	W87°47'32.5378"	FOUND 5/8" I.R.&C. "ILLEGIBLE"
40502	3350868.36	2181810.70	N30°28'19.5398"	W87°47'33.2370"	FOUND 5/8" I.R.&C. "LB 4760"
40503	3350890.36	2181817.72	N30°28'19.4934"	W87°47'33.1744"	FOUND 1/2" I.R.&C. "LB 7322"
40508	3277052.23	2187417.50	N30°26'57.4724"	W87°47'32.8204"	FOUND 3" X 3" C.M. (NO ID.)
40512	3410718.31	2189613.42	N30°29'05.3632"	W87°47'52.9218"	FOUND 5/8" I.R. (NO ID.)
40514	3358519.89	2181886.05	N30°28'17.7922"	W87°47'31.5672"	FOUND 1/2" I.R.&C. "LB7322"
40524	3367771.61	2181771.39	N30°28'27.2958"	W87°47'29.8692"	FOUND 5/8" I.R. (NO ID.)
40525	3348643.32	2183826.13	N30°28'27.9457"	W87°47'57.4015"	FOUND 5/8" I.R.&C. "LB 4760"
40526	3319302.76	2189222.48	N30°27'28.2586"	W87°48'7.2.3258"	FOUND 5/8" I.R.&C. "PLA 3078"
40527	3337151.89	2184481.26	N30°28'31.0428"	W87°47'57.5301"	FOUND 5/8" I.R.&C. "PLA 3078"
40528	3371890.16	2183447.20	N30°28'31.4118"	W87°47'31.9170"	FOUND 5/8" I.R.&C. "LB 4760"
40552	3411220.16	2187546.83	N30°29'08.8276"	W87°47'18.8637"	FOUND 5/8" I.R. (NO ID.)
40507	3402886.31	2183415.37	N30°29'02.8848"	W87°47'03.3772"	FOUND 3" X 3" C.M. "PRM 6001"
40520	3425050.56	2187320.80	N30°29'24.0193"	W87°47'18.9376"	FOUND 4" X 4" C.M. (NO ID.)
40505	3330772.23	2184802.35	N30°27'50.4547"	W87°47'48.4314"	FOUND 4" X 4" C.M. (ILLEGIBLE)
40515	3337143.90	2187793.54	N30°27'50.6917"	W87°47'28.5210"	FOUND 5/8" I.R.&C. "PLA 3078"
40517	3362644.63	2181695.82	N30°28'22.1877"	W87°47'32.7009"	FOUND 5/8" I.R.&C. "EOR 40505 LB 7345"
40524	3318002.22	2194762.27	N30°27'37.6285"	W87°46'51.8644"	FOUND 4" X 4" C.M. "CCA" (DESTROYED)
40525	3321434.20	2193896.16	N30°27'40.4423"	W87°46'41.1401"	FOUND 4" X 4" C.M. (ILLEGIBLE) (DESTROYED)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	981.95'	5084.52'	10°54'28"	N72°11'16"W	980.68'
C2	737.69'	816.20'	51°47'04"	N49°30'51"W	712.96'
C3	342.83'	638.43'	30°46'01"	S58°37'12"E	338.70'
C4	1546.60'	5664.58'	15°38'37"	N85°11'58"W	1541.80'
C5	1216.07'	5884.52'	11°50'28"	N78°04'14"W	1213.90'
C6	763.45'	1549.64'	28°13'40"	N59°51'11"W	755.76'
C7	1582.19'	5794.58'	15°38'37"	N85°11'58"W	1577.19'

LINE TABLE												
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	
L1	699.82'	N85°49'21"E	L11	259.81'	N43°41'11"W	L21	513.57'	N12°32'35"W	L32	514.89'	N44°43'44"E	
L2	647.53'	N33°28'38"E	L12	54.52'	S46°40'49"W	L22	138.06'	N17°09'51"W	L33	232.85'	N60°07'49"E	
L3	756.18'	S72°09'02"E	L13	216.60'	N42°06'24"W	L24	117.24'	N14°48'05"W				
L4	687.92'	S00°08'50"W	L14	112.15'	N27°19'39"W	L25	108.73'	N21°39'55"W				
L5	769.28'	N00°18'07"W	L15	290.44'	N12°50'39"W	L26	206.51'	N46°14'52"W				
L6	229.16'	S88°42'40"W	L16	62.29'	N09°21'46"W	L27	180.67'	N46°29'01"W				
L7	135.10'	N13°33'07"W	L17	116.81'	N11°46'41"W	L28	118.26'	N50°03'57"W				
L8	133.89'	N22°14'16"W	L18	108.67'	N12°35'31"W	L29	778.61'	N00°36'15"W				
L9	48.40'	N22°07'19"W	L19	190.44'	N15°40'30"W	L30	1023.52'	N49°58'44"E				
L10	240.62'	N29°08'51"W	L20	184.48'	N16°51'10"W	L31	864.44'	N00°36'15"W				

NOTE:
NOT VALID WITHOUT SHEETS 1 THRU 9
SEE SHEET 1 FOR SIGNATURE, SEAL AND SURVEYOR'S NOTES

WGI, INC.
2316 KILLEARN CENTER BOULEVARD, BUILDING C, SUITE 100
TALLAHASSEE, FLORIDA 32309 (850)210-0101
e-mail: wgiinc.com FAX: (855)856-3577
LB 7055

DEPT. of ENVIRONMENTAL PROTECTION
DIVISION of STATE LANDS
BUREAU of SURVEY and MAPPING
3900 COMMONWEALTH BLVD. TALLAHASSEE, FL 32399
(850) 245-2666

BOUNDARY SURVEY
AUCILLA/ACOSTA WATERSHED
WOOTEN TRACT
JEFFERSON COUNTY, FLORIDA

COUNTY: JEFFERSON
METHODS USED: RTK & TOTAL STATION
OFF ROAD: YES
CONTROL: NAD83(2011) EPOCH 2010.00 NAVD88 (GEOID18)

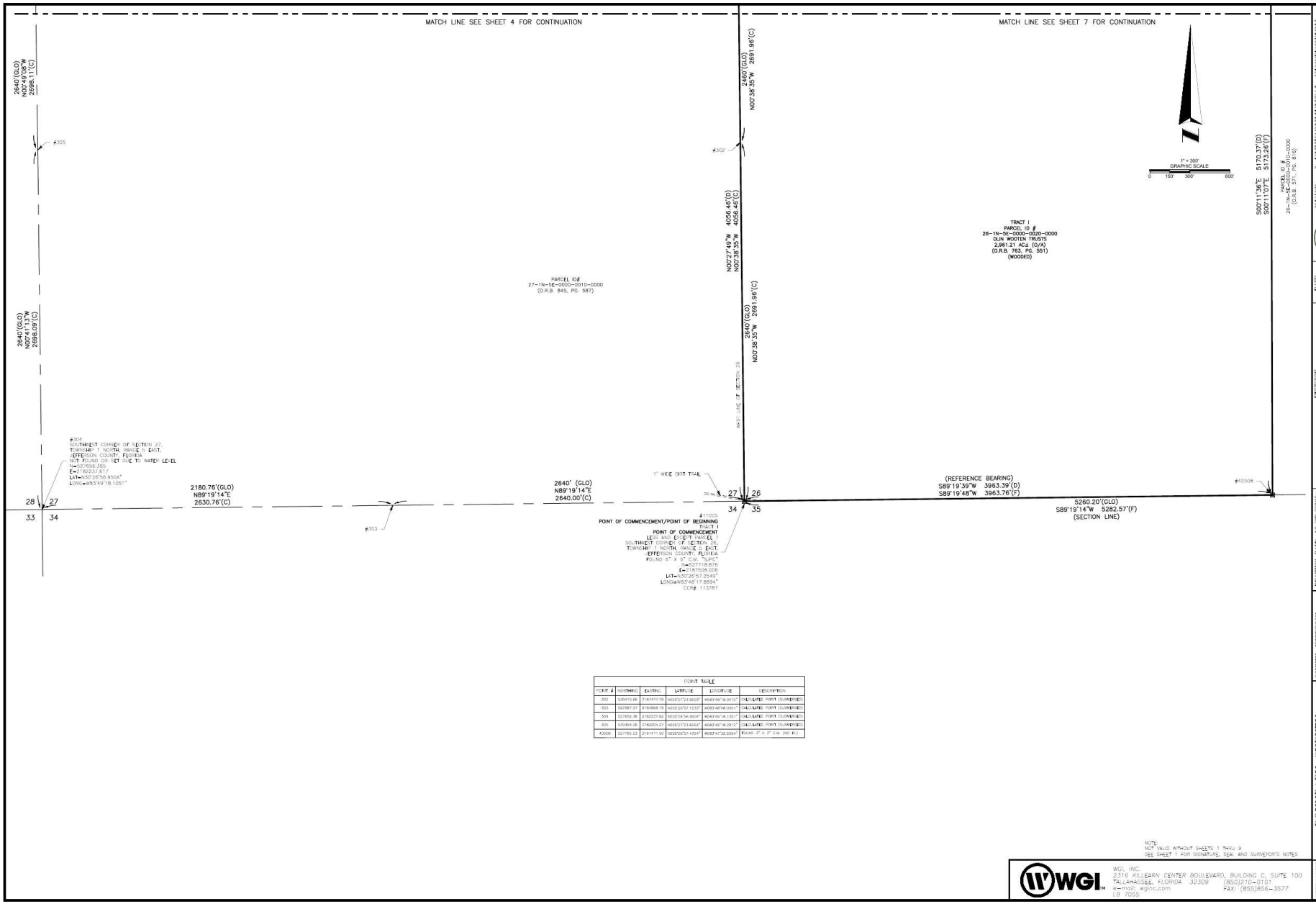
DRAWING DATE: 10/27/2025
FIELD DATE: N/A
DRAWN BY: A.W.
CHECKED BY: J.R.

DATE | DESCRIPTION

DRAWING PATH: P:\2025\0425\Survey\Drawings\Sheets\Boundary Overall.dwg

SURVEY STANDARDS

2 OF 9



POINT TABLE					
POINT #	NORTHING	EASTING	LATITUDE	LONGITUDE	DESCRIPTION
302	329410.68	2187477.79	N30°27'23.4003"	W83°48'18.0472"	CALCULATED POINT (SURVEYED)
303	327681.57	2184868.19	N30°26'57.1033"	W83°48'48.0501"	CALCULATED POINT (SURVEYED)
304	327856.36	2182237.62	N30°26'56.9504"	W83°49'18.1051"	CALCULATED POINT (SURVEYED)
305	330354.26	2182305.27	N30°27'23.4064"	W83°49'18.2013"	CALCULATED POINT (SURVEYED)
40508	327785.23	2191471.30	N30°26'57.4724"	W83°47'32.0254"	FOUND 3" X 3" C.M. (NO ID.)

NOTE:
NOT VALID WITHOUT SHEETS 1 THRU 9
SEE SHEET 1 FOR SIGNATURE, SEAL AND SURVEYOR'S NOTES

WGI, INC.
2316 KILLEARN CENTER BOULEVARD, BUILDING C, SUITE 100
TALLAHASSEE, FLORIDA 32309 (850)210-0101
e-mail: wginc.com FAX: (855)856-3577
LB 7055

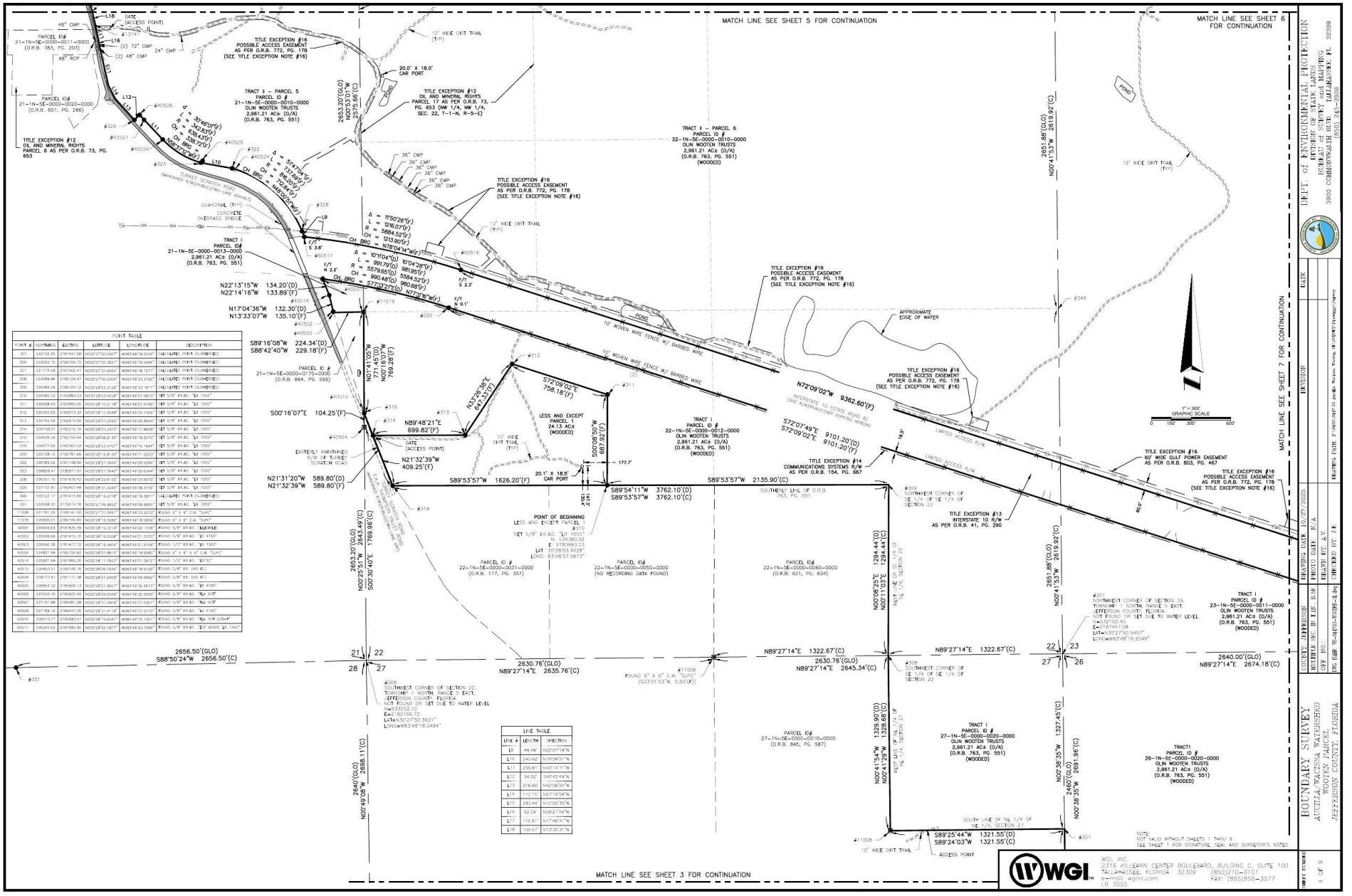
DEPT. of ENVIRONMENTAL PROTECTION
DIVISION OF STATE LANDS
BUREAU of SURVEY and MAPPING
3900 COMMONWEALTH BLVD. TALLAHASSEE, FL 32399
(850) 245-2808

DATE	DESCRIPTION

COUNTY: JEFFERSON
DRAWING DATE: 10/27/2025
FIELD DATE: N/A
DRAWN BY: A.W.
CHECKED BY: J.B.
DRG. NAME: TRACT-BOUNDARY-3.dwg

BOUNDARY SURVEY
AUCILLA/WACISSA WATERSHED
WOOTEN PARCEL
JEFFERSON COUNTY, FLORIDA

SHEET NUMBER 3 OF 9



POINT TABLE					
POINT #	NORTHING	EASTING	LATITUDE	LONGITUDE	DESCRIPTION
301	533102.45	2181447.58	N30°27'50.5457"	W83°48'16.2049"	CALCULATED POINT (SUBMERGED)
306	533052.10	2182166.72	N30°27'50.3621"	W83°48'18.5484"	CALCULATED POINT (SUBMERGED)
307	531775.08	2182462.41	N30°27'37.4004"	W83°48'18.1211"	CALCULATED POINT (SUBMERGED)
308	532084.64	2180124.91	N30°27'50.3004"	W83°48'53.3182"	CALCULATED POINT (SUBMERGED)
309	534384.28	2180129.12	N30°28'03.3126"	W83°48'53.1811"	CALCULATED POINT (SUBMERGED)
310	534380.52	2183993.23	N30°28'03.4028"	W83°48'53.5813"	SET 5/8" I.R.&C. "LB 7055"
311	535068.43	2183995.08	N30°28'10.2138"	W83°48'53.5195"	SET 5/8" I.R.&C. "LB 7055"
312	535300.83	2183973.32	N30°28'12.5548"	W83°48'53.7506"	SET 5/8" I.R.&C. "LB 7055"
313	534760.58	2182910.56	N30°28'07.2093"	W83°48'06.8662"	SET 5/8" I.R.&C. "LB 7055"
314	534758.21	2182216.74	N30°28'07.2437"	W83°48'11.8605"	SET 5/8" I.R.&C. "LB 7055"
315	534624.24	2182160.44	N30°28'06.0135"	W83°48'16.8275"	SET 5/8" I.R.&C. "LB 7055"
316	534377.65	2182067.03	N30°28'03.6705"	W83°48'16.1694"	SET 5/8" I.R.&C. "LB 7055"
320	532728.15	2182781.66	N30°28'16.8130"	W83°48'11.2853"	SET 5/8" I.R.&C. "LB 7055"
322	536784.55	2181148.56	N30°28'57.3660"	W83°48'26.9295"	SET 5/8" I.R.&C. "LB 7055"
323	536826.41	2180911.61	N30°28'57.7942"	W83°48'32.6344"	SET 5/8" I.R.&C. "LB 7055"
326	536307.10	2181678.40	N30°28'52.6100"	W83°48'13.8870"	SET 5/8" I.R.&C. "LB 7055"
329	537151.81	2180407.46	N30°28'31.0445"	W83°48'38.3735"	SET 5/8" I.R.&C. "LB 7055"
349	535722.17	2181419.66	N30°28'16.6718"	W83°48'18.3871"	CALCULATED POINT (SUBMERGED)
351	535998.30	2179510.79	N30°27'49.8852"	W83°49'18.8995"	SET 5/8" I.R.&C. "LB 7055"
11008	531781.28	2181641.05	N30°27'31.3491"	W83°48'13.2230"	FOUND 6" X 6" C.M. "SJPC"
11019	535695.51	2182146.84	N30°28'10.5280"	W83°48'18.5806"	FOUND 6" X 6" C.M. "SJPC"
40501	535945.63	2181830.36	N30°28'10.3219"	W83°48'22.1378"	FOUND 5/8" I.R.&C. ILLEGIBLE
40502	535996.96	2181913.75	N30°28'16.3358"	W83°48'21.2370"	FOUND 5/8" I.R.&C. "LB 4760"
40503	535990.38	2181917.72	N30°28'16.4804"	W83°48'21.2168"	FOUND 1/2" I.R.&C. "LB 7322"
40504	534821.98	2182100.93	N30°28'07.8815"	W83°48'18.6283"	FOUND 6" X 6" X 6" C.M. "SJPC"
40514	535821.08	2181885.26	N30°28'17.7922"	W83°48'21.3672"	FOUND 1/2" I.R.&C. "LB732"
40515	534853.51	2182149.74	N30°28'08.1836"	W83°48'18.1258"	FOUND 5/8" I.R.&C. (NO ID)
40524	536737.61	2181171.38	N30°28'27.2958"	W83°48'28.6892"	FOUND 5/8" I.R. (NO ID)
40525	536642.32	2180926.13	N30°28'27.3600"	W83°48'32.4673"	FOUND 5/8" I.R.&C. "LB 4760"
40526	537002.76	2180822.46	N30°28'30.9356"	W83°48'33.9208"	FOUND 5/8" I.R.&C. "TLA 809"
40527	537151.89	2180481.28	N30°28'31.0406"	W83°48'37.5301"	FOUND 5/8" I.R.&C. "TLA 809"
40528	537188.16	2180447.20	N30°28'31.4138"	W83°48'37.9110"	FOUND 5/8" I.R.&C. "LB 4760"
40516	536013.71	2182083.61	N30°28'19.8341"	W83°48'10.1927"	FOUND 5/8" I.R.&C. "TLA SUR 5/8+4"
40517	536294.63	2181990.90	N30°28'22.7877"	W83°48'23.7088"	FOUND 5/8" I.R.&C. "EOR ASSOC LB 7343"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	46.49'	N22°07'19"W
L10	240.62'	N19°36'51"W
L11	250.81'	N42°41'11"W
L12	54.52'	S48°45'49"W
L13	216.60'	N42°06'24"W
L14	112.15'	N27°19'59"W
L15	280.44'	N12°50'35"W
L16	62.29'	N09°21'48"W
L17	116.81'	N11°46'41"W
L18	188.87'	N13°35'31"W

DEPT. of ENVIRONMENTAL PROTECTION
DIVISION OF STATE LANDS
BUREAU of SURVEY and MAPPING
3900 COMMONWEALTH BLVD. TALLAHASSEE, FL. 32399
(850) 245-2555

DATE	DIVISION

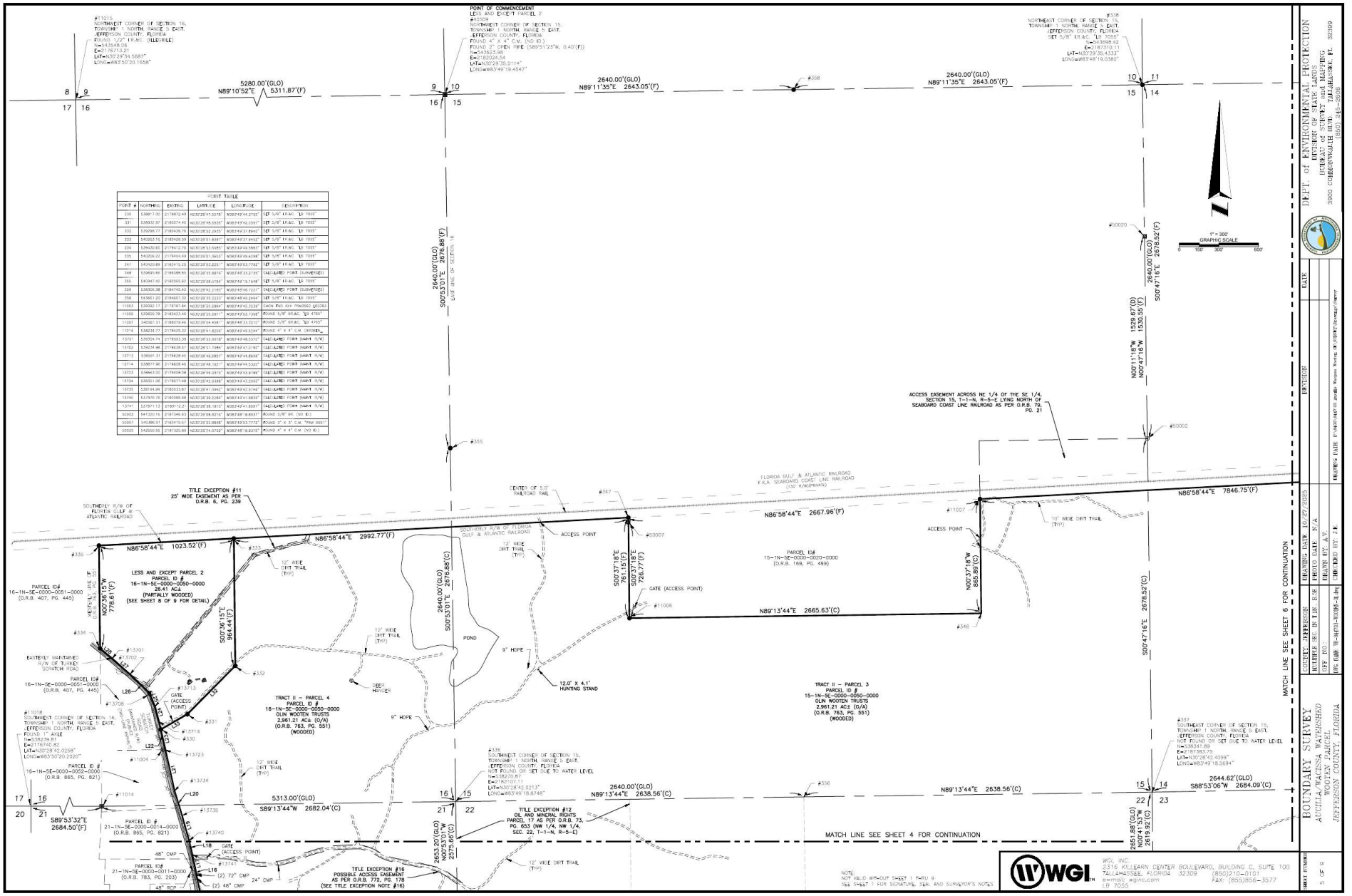
DRAWING DATE: JULY 22, 2025
FIELD DATE: N/A
DRAWN BY: A.W.
CHECKED BY: J.R.

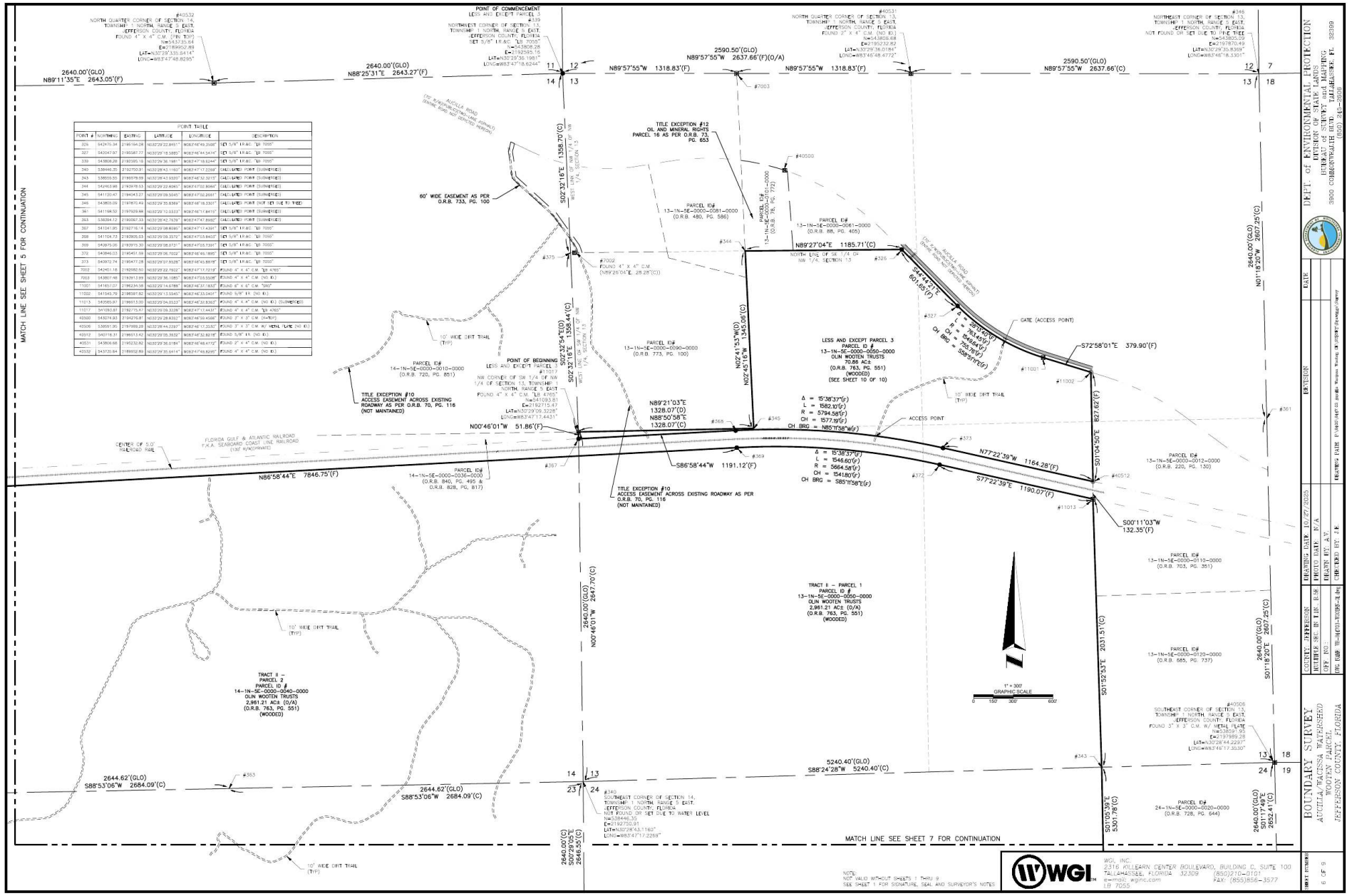
COUNTY: JEFFERSON
MERIDIAN: SEC. 22, T.1S., R.5E.
OFF. REC.:
ORIG. GRID: NAD83/2011 (EPOCH: 2010.0000)

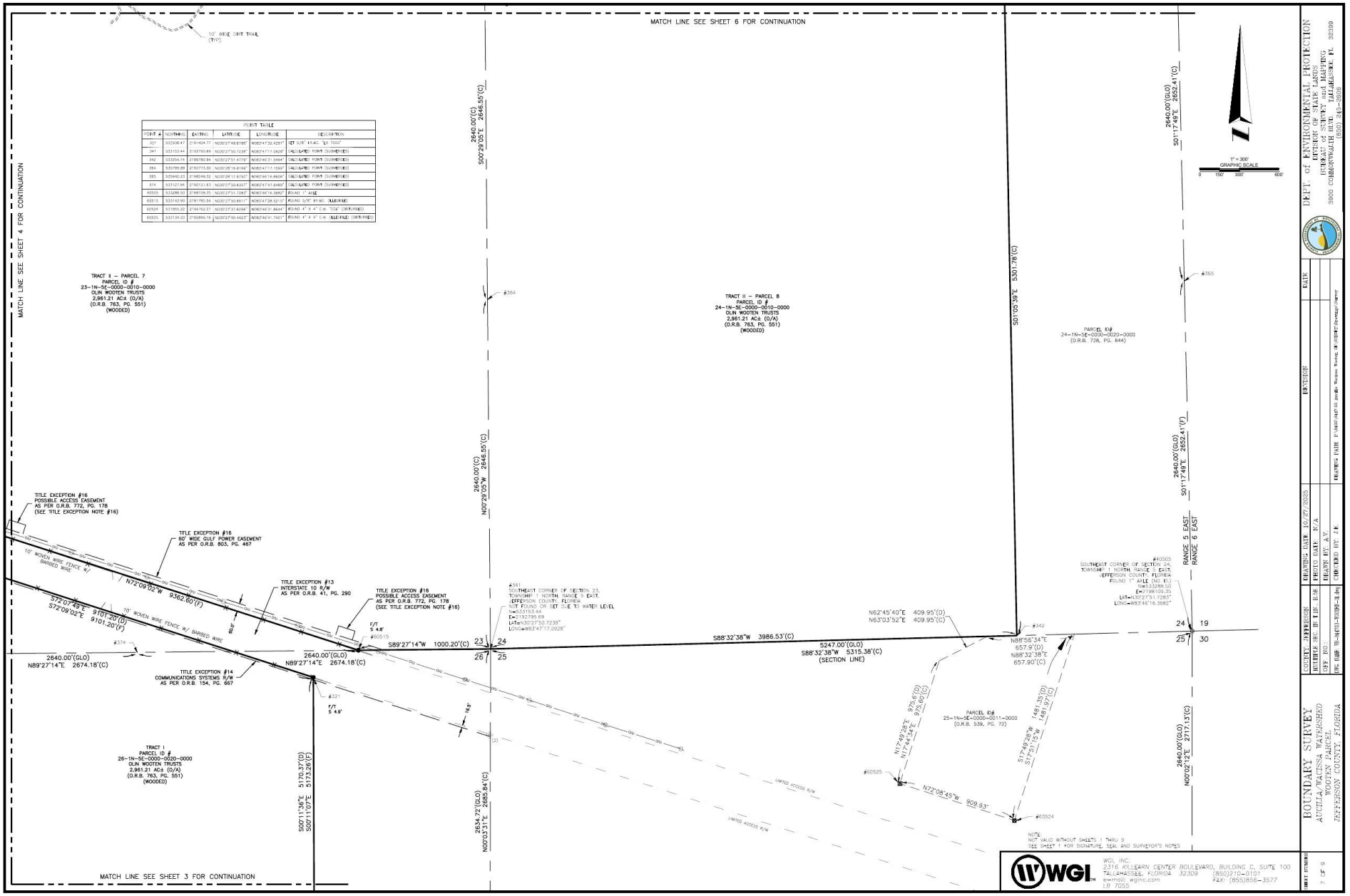
BOUNDARY SURVEY
AUCILLA NAVIGABLE WATERSHED
WOOTEN PARCEL
JEFFERSON COUNTY, FLORIDA

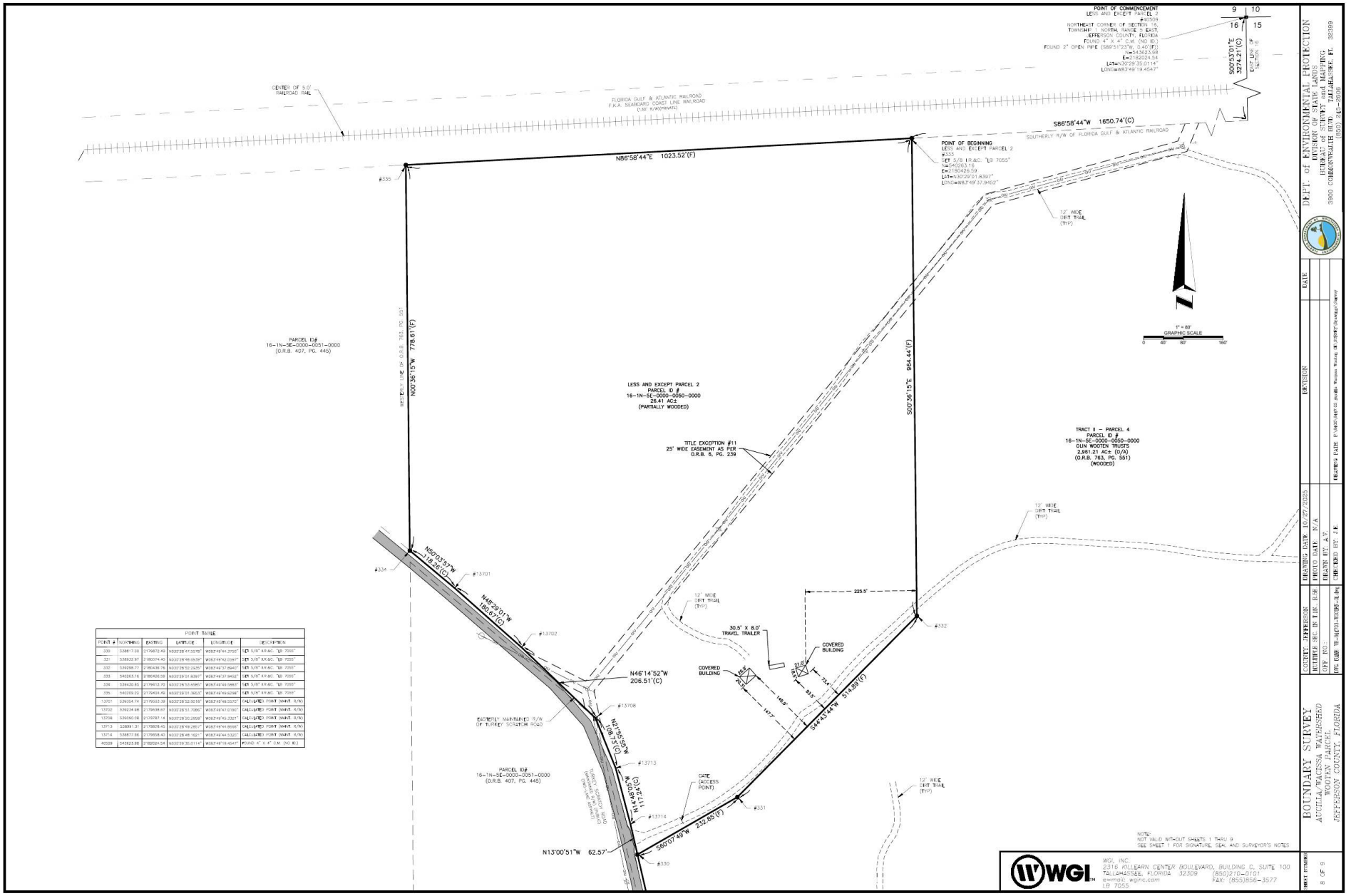
SHEET NUMBER 4 OF 9

WGI, INC.
2110 KILLEARN CENTER BOULEVARD, BUILDING C, SUITE 100
TALLAHASSEE, FLORIDA 32309 (850)210-0101
e-mail: wgiinc.com FAX: (855)856-3577
LB 7055


POINT TABLE
POINT # | NORTHING | EASTING | LATITUDE | LONGITUDE | DESCRIPTION
330 | 538817.90 | 2178672.49 | N30°28'47.5578" | W083°49'44.2733" | SET 5/8" I.R.&C. "LB 7055"
331 | 538832.97 | 2180074.40 | N30°28'48.0426" | W083°49'32.0397" | SET 5/8" I.R.&C. "LB 7055"
332 | 539098.77 | 2180426.76 | N30°28'50.2937" | W083°49'31.8943" | SET 5/8" I.R.&C. "LB 7055"
333 | 540263.76 | 2180428.39 | N30°29'01.8397" | W083°49'31.8432" | SET 5/8" I.R.&C. "LB 7055"
334 | 539430.85 | 2179412.70 | N30°28'53.6585" | W083°49'40.5883" | SET 5/8" I.R.&C. "LB 7055"
335 | 540209.22 | 2178404.49 | N30°29'01.3653" | W083°49'49.4098" | SET 5/8" I.R.&C. "LB 7055"
347 | 540420.89 | 2182415.20 | N30°29'03.2251" | W083°49'03.7792" | SET 5/8" I.R.&C. "LB 7055"
348 | 539695.84 | 2184088.85 | N30°28'55.8874" | W083°48'53.2735" | CALCULATED POINT (SURVEYED)
355 | 540347.42 | 2180505.80 | N30°29'02.0154" | W083°49'31.7685" | SET 5/8" I.R.&C. "LB 7055"
356 | 538306.38 | 2184745.43 | N30°28'42.2182" | W083°48'58.1221" | CALCULATED POINT (SURVEYED)
358 | 543661.20 | 2184607.32 | N30°29'35.2232" | W083°48'49.2454" | SET 5/8" I.R.&C. "LB 7055"
11003 | 539282.17 | 2179787.84 | N30°28'50.2864" | W083°49'43.3239" | FOUND PKD NAIL 4X4 PINHOLE LB3283
11006 | 539659.78 | 2183423.46 | N30°28'55.0351" | W083°49'03.7358" | FOUND 5/8" I.R.&C. "LB 4765"
11007 | 540561.51 | 2180219.46 | N30°29'04.4581" | W083°49'33.3213" | FOUND 5/8" I.R.&C. "LB 4765"
11014 | 536254.71 | 2179425.25 | N30°28'41.8258" | W083°49'43.0344" | FOUND 4" X 4" C.M. (NO ID.)
13701 | 539304.74 | 2179502.39 | N30°28'52.0018" | W083°49'43.0572" | CALCULATED POINT (NAVY R/W)
13702 | 539234.86 | 2179639.67 | N30°28'51.3085" | W083°49'41.2190" | CALCULATED POINT (NAVY R/W)
13713 | 539991.31 | 2179628.45 | N30°28'58.8285" | W083°49'41.8699" | CALCULATED POINT (NAVY R/W)
13714 | 539877.96 | 2179658.40 | N30°28'58.182" | W083°49'41.5303" | CALCULATED POINT (NAVY R/W)
13723 | 539663.30 | 2179609.08 | N30°28'56.0315" | W083°49'43.9789" | CALCULATED POINT (NAVY R/W)
13734 | 538531.98 | 2179877.68 | N30°28'45.0398" | W083°49'43.2095" | CALCULATED POINT (NAVY R/W)
13735 | 538194.94 | 2180033.87 | N30°28'41.7042" | W083°49'42.0749" | CALCULATED POINT (NAVY R/W)
13740 | 537976.76 | 2180088.68 | N30°28'39.2286" | W083°49'41.5839" | CALCULATED POINT (NAVY R/W)
13741 | 537871.12 | 2180172.21 | N30°28'38.1815" | W083°49'41.6991" | CALCULATED POINT (NAVY R/W)
30002 | 541320.16 | 2187346.63 | N30°29'08.9216" | W083°48'18.8037" | FOUND 5/8" I.R. (NO ID.)
30007 | 540386.51 | 2182413.57 | N30°29'02.8848" | W083°49'03.7772" | FOUND 3" X 3" C.M. "PRM 0057"
30020 | 542550.56 | 2187325.89 | N30°29'24.0728" | W083°48'18.8315" | FOUND 4" X 4" C.M. (NO ID.)
POINT OF COMMENCEMENT
LESS AND EXCEPT PARCEL 2
#11009
NORTHWEST CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA
FOUND 4" X 4" C.M. (NO ID.)
FOUND 2" OPEN PIPE (S89°51'23"W, 0.40'(F))
N=545623.98
E=2183024.54
LAT=N30°29'36.0114"
LONG=W83°49'19.4547"
#11015
NORTHWEST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA
FOUND 1/2" I.R.&C. "ILLEGIBLE"
N=543548.08
E=2176713.21
LAT=N30°29'14.5687"
LONG=W83°50'20.1658"
#338
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA
SET 5/8" I.R.&C. "LB 7055"
N=543695.42
E=2187310.11
LAT=N30°29'35.4333"
LONG=W83°49'19.0380"
5280.00'(GLO)
N89°10'52"E 5311.87'(F)
2640.00'(GLO)
N89°11'35"E 2643.05'(F)
2640.00'(GLO)
N89°11'35"E 2643.05'(F)
2640.00'(GLO)
S00°53'01"E 2676.88'(F)
EAST LINE OF SECTION 16
2640.00'(GLO)
S00°47'16"E 2678.52'(F)
1529.67'(D)
1530.55'(F)
N00°11'18"W
N00°47'16"W
1" = 300'
GRAPHIC SCALE
0 150 300 600
ACCESS EASEMENT ACROSS NE 1/4 OF THE SE 1/4, SECTION 15, T-1-N, R-5-E LYING NORTH OF SEABOARD COAST LINE RAILROAD AS PER O.R.B. 79, PG. 21
FLORIDA GULF & ATLANTIC RAILROAD
F.K.A. SEABOARD COAST LINE RAILROAD
(150' R/W)(PRIVATE)
CENTER OF 5.0' RAILROAD RAIL
N86°58'44"E 7846.75'(F)
N86°58'44"E 2667.96'(F)
N86°58'44"E 2992.77'(F)
N86°58'44"E 1023.52'(F)
TITLE EXCEPTION #11
25' WIDE EASEMENT AS PER O.R.B. 6, PG. 239
SOUTHERLY R/W OF FLORIDA GULF & ATLANTIC RAILROAD
SOUTHERLY R/W OF FLORIDA GULF & ATLANTIC RAILROAD
ACCESS POINT
ACCESS POINT
10' WIDE DIRT TRAIL (TYP)
12' WIDE DIRT TRAIL (TYP)
PARCEL ID# 15-1N-5E-0000-0020-0000 (O.R.B. 169, PG. 499)
S00°37'18"E 761.15'(F)
S00°37'18"E 726.77'(F)
N00°37'18"W 865.89'(C)
GATE (ACCESS POINT)
N89°13'44"E 2665.63'(C)
S00°47'16"E 2678.52'(C)
LESS AND EXCEPT PARCEL 2
PARCEL ID # 16-1N-5E-0000-0050-0000
28.41 AC±
(PARTIALLY WOODED)
(SEE SHEET 8 OF 9 FOR DETAIL)
PARCEL ID# 16-1N-5E-0000-0051-0000 (O.R.B. 407, PG. 445)
N00°36'15"W 778.61'(F)
S00°36'15"E 964.44'(F)
2640.00'(GLO) S00°53'01"E 2676.88'(C)
POND
9" HDPE
12' WIDE DIRT TRAIL (TYP)
DEER HANGER
12.0' X 4.1' HUNTING STAND
EASTERLY MAINTAINED R/W OF TURKEY SCRATCH ROAD
PARCEL ID# 16-1N-5E-0000-0051-0000 (O.R.B. 407, PG. 445)
PARCEL ID # 16-1N-5E-0000-0052-0000 (O.R.B. 865, PG. 821)
GATE (ACCESS POINT)
TRACT II – PARCEL 4
PARCEL ID # 16-1N-5E-0000-0050-0000
OLIN WOOTEN TRUSTS
2,961.21 AC± (O/A)
(O.R.B. 763, PG. 551)
(WOODED)
TRACT II – PARCEL 3
PARCEL ID # 15-1N-5E-0000-0050-0000
OLIN WOOTEN TRUSTS
2,961.21 AC± (O/A)
(O.R.B. 763, PG. 551)
(WOODED)
#11018
SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA
FOUND 1" AXLE
N=539239.81
E=2176740.80
LAT=N30°28'42.0258"
LONG=W83°50'20.2020"
#337
SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA
NOT FOUND OR SET DUE TO WATER LEVEL
N=536341.89
E=2187383.75
LAT=N30°28'42.4099"
LONG=W83°49'18.5694"
#335
SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA
NOT FOUND OR SET DUE TO WATER LEVEL
N=538270.87
E=2182107.11
LAT=N30°28'42.0213"
LONG=W83°49'18.8748"
5313.00'(GLO)
S89°13'44"W 2682.04'(C)
2640.00'(GLO)
N89°13'44"E 2638.56'(C)
N89°13'44"E 2638.56'(C)
2644.62'(GLO)
S88°53'06"W 2684.09'(C)
S89°53'32"E 2684.50'(F)
TITLE EXCEPTION #12
OIL AND MINERAL RIGHTS
PARCEL 17 AS PER O.R.B. 73, PG. 653 (NW 1/4, NW 1/4, SEC. 22, T-1-N, R-5-E)
2651.88'(GLO)
N00°41'53"W 2619.92'(C)
2653.20'(GLO)
N00°53'01"W 2575.66'(C)
PARCEL ID # 21-1N-5E-0000-0014-0000 (O.R.B. 865, PG. 821)
PARCEL ID# 21-1N-5E-0000-0011-0000 (O.R.B. 783, PG. 203)
48" CMP
(2) 72" CMP
24" CMP
(2) 48" CMP
48" RCP
TITLE EXCEPTION #16
POSSIBLE ACCESS EASEMENT AS PER O.R.B. 772, PG. 178
(SEE TITLE EXCEPTION NOTE #16)
MATCH LINE SEE SHEET 6 FOR CONTINUATION
MATCH LINE SEE SHEET 4 FOR CONTINUATION
NOTE:
NOT VALID WITHOUT SHEET 1 THRU 9
SEE SHEET 1 FOR SIGNATURE, SEAL AND SURVEYOR'S NOTES
WGI, INC.
2316 KILLEARN CENTER BOULEVARD, BUILDING C, SUITE 100
TALLAHASSEE, FLORIDA 32309 (850)210-0101
e-mail: wginc.com FAX: (855)856-3577
LB 7055
DEPT. of ENVIRONMENTAL PROTECTION
DIVISION OF PARK LANDS
BUREAU of SURVEY and MAPPING
3900 COMMONWEALTH BLVD. TALLAHASSEE, FL 32399
(850) 245-2808
DATE
DESCRIPTION
DRAWING DATE: 10/27/2025
FIELD DATE: N/A
DRAWN BY: A.W.
CHECKED BY: J.R.
COUNTY: JEFFERSON
MONUMENT REC. ID LIB: 15-16
OFF. REC:
ORC NAME: TALLAHASSEE_N.dwg
BOUNDARY SURVEY
AUCILLA RACCOON WATERSHED
WOOTEN PARCEL
JEFFERSON COUNTY, FLORIDA
SHEET NUMBER
5 OF 9


POINT TABLE
POINT # | NORTHING | EASTING | LATITUDE | LONGITUDE | DESCRIPTION
326 | 542475.94 | 2196164.28 | N30°29'22.8451" | W083°46'49.3598" | SET 5/8" I.R.&C. "LB 7055"
327 | 543047.97 | 2195987.72 | N30°29'28.5895" | W083°46'44.5416" | SET 5/8" I.R.&C. "LB 7055"
339 | 543808.28 | 2197095.16 | N30°29'36.1681" | W083°47'18.6244" | SET 5/8" I.R.&C. "LB 7055"
340 | 538446.35 | 2192750.91 | N30°28'43.1180" | W083°47'17.2289" | CALCULATED POINT (SURVEYED)
343 | 538655.55 | 2193578.69 | N30°28'45.2320" | W083°46'52.3213" | CALCULATED POINT (SURVEYED)
344 | 542463.98 | 2193978.53 | N30°29'22.8080" | W083°47'02.8064" | CALCULATED POINT (SURVEYED)
345 | 541120.47 | 2194043.27 | N30°29'09.5045" | W083°47'02.2681" | CALCULATED POINT (SURVEYED)
346 | 543835.09 | 2197870.49 | N30°29'35.8369" | W083°46'18.5301" | CALCULATED POINT (NOT SET DUE TO TREE)
361 | 541184.52 | 2197939.66 | N30°29'10.0333" | W083°46'17.8415" | CALCULATED POINT (SURVEYED)
363 | 538384.12 | 2190867.33 | N30°28'42.7639" | W083°47'47.8482" | CALCULATED POINT (SURVEYED)
367 | 541041.95 | 2192716.14 | N30°29'08.8080" | W083°47'17.4391" | SET 5/8" I.R.&C. "LB 7055"
368 | 541104.73 | 2193805.53 | N30°29'09.3376" | W083°47'03.8403" | SET 5/8" I.R.&C. "LB 7055"
369 | 540975.05 | 2193815.30 | N30°29'08.0731" | W083°47'03.7301" | SET 5/8" I.R.&C. "LB 7055"
372 | 540846.03 | 2195451.59 | N30°29'06.7032" | W083°46'43.1895" | SET 5/8" I.R.&C. "LB 7055"
373 | 540972.74 | 2195477.28 | N30°29'07.9528" | W083°46'43.8818" | SET 5/8" I.R.&C. "LB 7055"
7002 | 542401.16 | 2192682.60 | N30°29'22.7522" | W083°47'17.7219" | FOUND 4" X 4" C.M. "LB 4765"
7003 | 543807.98 | 2197911.89 | N30°29'36.1085" | W083°47'03.5208" | FOUND 4" X 4" C.M. (NO ID.)
11001 | 541637.07 | 2196234.58 | N30°29'14.6788" | W083°46'37.1853" | FOUND 6" X 6" C.M. "290"
11002 | 541545.79 | 2195997.82 | N30°29'13.5345" | W083°46'33.0401" | FOUND 5/8" I.R. (NO ID.)
11013 | 540585.87 | 2196013.00 | N30°29'04.0323" | W083°46'32.8362" | FOUND 4" X 4" C.M. (NO ID.) (SUNKEN)
11017 | 541080.81 | 2192715.47 | N30°29'09.3228" | W083°47'17.4431" | FOUND 4" X 4" C.M. "LB 4765"
40500 | 543278.92 | 2194276.81 | N30°29'28.8322" | W083°46'50.4588" | FOUND 2" X 2" C.M. (X-TOP)
40506 | 538591.95 | 2197889.28 | N30°28'44.2297" | W083°46'17.3535" | FOUND 3" X 3" C.M. W/ METAL PLATE (NO ID.)
40512 | 540716.31 | 2196613.42 | N30°29'05.3532" | W083°46'32.9218" | FOUND 5/8" I.R. (NO ID.)
40531 | 543806.68 | 2195232.82 | N30°29'36.0184" | W083°46'48.4772" | FOUND 2" X 4" C.M. (NO ID.)
40532 | 543720.84 | 2189952.89 | N30°29'35.6414" | W083°47'48.8285" | FOUND 4" X 4" C.M. (NO ID.)
#40532 NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA FOUND 4" X 4" C.M. (PIN TOP) N=543735.84 E=2189952.89 LAT=N30°29'35.6414" LONG=W83°47'48.8285"
POINT OF COMMENCEMENT LESS AND EXCEPT PARCEL 5 #339 NORTHWEST CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA SET 5/8" I.R.&C. "LB 7055" N=543808.28 E=2192595.16 LAT=N30°29'36.1681" LONG=W83°47'18.6244"
#40531 NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA FOUND 2" X 4" C.M. (NO ID.) N=543808.68 E=2195232.82 LAT=N30°29'36.0184" LONG=W83°46'48.4772"
#346 NORTHEAST CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA NOT FOUND OR SET DUE TO PINE TREE N=543835.09 E=2197870.49 LAT=N30°29'35.8369" LONG=W83°46'18.5301"
2640.00'(GLO) N89°11'35"E 2643.05'(F)
2640.00'(GLO) N88°25'31"E 2643.27'(F)
2590.50'(GLO) N89°57'55"W 2637.66'(F)(O/A)
N89°57'55"W 1318.83'(F)
2590.50'(GLO) N89°57'55"W 2637.66'(C)
AUCILLA ROAD (NO R/W/EASEMENT GIVEN, WIDTH NOT DEFINED HEREON)
TITLE EXCEPTION #12 OIL AND MINERAL RIGHTS PARCEL 16 AS PER O.R.B. 73, PG. 653
S02°32'16"E 1358.70'(C)
WEST LINE OF NW 1/4 OF NW 1/4, SECTION 13
60' WIDE EASEMENT AS PER O.R.B. 733, PG. 100
PARCEL ID# 13-1N-5E-0000-0081-0000 (O.R.B. 480, PG. 586)
PARCEL ID# 13-1N-5E-0000-0010-0000 (O.R.B. 78, PG. 772)
PARCEL ID# 13-1N-5E-0000-0061-0000 (O.R.B. 88, PG. 405)
N89°27'04"E 1185.71'(C)
NORTH LINE OF SE 1/4 OF NW 1/4, SECTION 13
S44°14'21"E 601.65'(F)
R = 5794.58'(F) L = 1540.64'(F) CH = 1535.61'(F) CH BRG = S36°51'11"E(F)
GATE (ACCESS POINT)
S72°58'01"E 379.90'(F)
2640.00'(GLO) N01°16'20"W 2657.25'(C)
10' WIDE DIRT TRAIL (TYP)
PARCEL ID# 14-1N-5E-0000-0010-0000 (O.R.B. 720, PG. 851)
TITLE EXCEPTION #10 ACCESS EASEMENT ACROSS EXISTING ROADWAY AS PER O.R.B. 70, PG. 116 (NOT MAINTAINED)
POINT OF BEGINNING LESS AND EXCEPT PARCEL 3 #1017 NW CORNER OF SW 1/4 OF NW 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST FOUND 4" X 4" C.M. "LB 4765" N=541093.81 E=2192715.47 LAT=N30°29'09.3228" LONG=W83°47'17.4431"
S02°32'54"E(D) 1358.44'(C) WEST LINE OF NW 1/4 OF NW 1/4, SECTION 13
N02°41'53"W(D) 1345.06'(C)
N02°45'16"W
PARCEL ID# 13-1N-5E-0000-0090-0000 (O.R.B. 773, PG. 100)
LESS AND EXCEPT PARCEL 3 PARCEL ID # 13-1N-5E-0000-0050-0000 OLIN WOOTEN TRUSTS 70.86 AC± (O.R.B. 763, PG. 551) (WOODED) (SEE SHEET 10 OF 10)
Δ = 15°38'37"(F) L = 1582.10'(F) R = 5794.58'(F) CH = 1577.19'(F) CH BRG = N85°11'58"W(F)
ACCESS POINT
S01°04'50"E 827.62'(F)
PARCEL ID# 13-1N-5E-0000-0012-0000 (O.R.B. 220, PG. 130)
N89°21'03"E 1328.07'(D) N88°50'58"E 1328.07'(C)
N00°46'01"W 51.86'(F)
S86°58'44"W 1191.12'(F)
Δ = 15°38'37"(F) L = 1546.60'(F) R = 5664.58'(F) CH = 1541.80'(F) CH BRG = S85°11'58"E(F)
N77°22'39"W 1164.28'(F)
S77°22'39"E 1190.07'(F)
S00°11'03"W 132.35'(F)
CENTER OF 5.0' RAILROAD RAIL
FLORIDA GULF & ATLANTIC RAILROAD F.K.A. SEABOARD COAST LINE RAILROAD (LIMIT N/W/PWAIVE)
N86°58'44"E 7846.75'(F)
PARCEL ID# 14-1N-5E-0000-0036-0000 (O.R.B. 840, PG. 495 & O.R.B. 828, PG. 817)
TITLE EXCEPTION #10 ACCESS EASEMENT ACROSS EXISTING ROADWAY AS PER O.R.B. 70, PG. 116 (NOT MAINTAINED)
PARCEL ID# 13-1N-5E-0000-0110-0000 (O.R.B. 703, PG. 351)
TRACT II – PARCEL 1 PARCEL ID # 13-1N-5E-0000-0050-0000 OLIN WOOTEN TRUSTS 2,961.21 AC± (O/A) (O.R.B. 763, PG. 551) (WOODED)
2640.00'(GLO) N00°46'01"W 2647.70'(C)
S01°52'53"E 2031.51'(C)
2640.00'(GLO) S01°19'22"E 2607.25'(C)
PARCEL ID# 13-1N-5E-0000-0120-0000 (O.R.B. 685, PG. 737)
1" = 300' GRAPHIC SCALE 0 150 300 600
TRACT II – PARCEL 2 PARCEL ID # 14-1N-5E-0000-0040-0000 OLIN WOOTEN TRUSTS 2,961.21 AC± (O/A) (O.R.B. 763, PG. 551) (WOODED)
10' WIDE DIRT TRAIL (TYP)
SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA FOUND 3" X 3" C.M. W/ METAL PLATE N=538591.95 E=2197889.28 LAT=N30°28'44.2297" LONG=W83°46'17.3535"
2644.62'(GLO) S88°53'06"W 2684.09'(C)
5240.40'(GLO) S88°24'28"W 5240.40'(C)
SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA NOT FOUND OR SET DUE TO WATER LEVEL N=538446.35 E=2192750.91 LAT=N30°28'43.1180" LONG=W83°47'17.2289"
S01°05'39"E 5301.78'(C)
2640.00'(GLO) S01°17'49"E 2652.41'(C)
PARCEL ID# 24-1N-5E-0000-0020-0000 (O.R.B. 728, PG. 644)
2640.00'(C) S00°29'05"E 2646.35'(C)
MATCH LINE SEE SHEET 5 FOR CONTINUATION
MATCH LINE SEE SHEET 7 FOR CONTINUATION
NOTE: NOT VALID WITHOUT SHEETS 1 THRU 9 SEE SHEET 1 FOR SIGNATURE, SEAL AND SURVEYOR'S NOTES
WGI, INC. 2316 KILLEARN CENTER BOULEVARD, BUILDING C, SUITE 100 TALLAHASSEE, FLORIDA 32309 (850)210-0101 e-mail: wgi@wginc.com FAX: (855)856-3577 LB 7055
DEPT. of ENVIRONMENTAL PROTECTION DIVISION OF STATE LANDS BUREAU of SURVEY and MAPPING 3900 COMMONWEALTH BLVD. TALLAHASSEE, FL 32399 (850) 245-2555
DATE
DESCRIPTION
DRAWING DATE: 10/27/2025
FIELD DATE: N/A
DRAWN BY: A.W.
CHECKED BY: J.B.
COUNTY: JEFFERSON
MUNICIPALITY: SEC. 13, T1N - R5E
OFF. REC.:
ORG. GRID: NAD83(2011) FLORIDA NORTH ZONE (0903)
BOUNDARY SURVEY AUCILLA/ACOSTA WATERSHED WOOTEN PARCEL JEFFERSON COUNTY, FLORIDA
SHEET NUMBER 6 OF 9


MATCH LINE SEE SHEET 6 FOR CONTINUATION
MATCH LINE SEE SHEET 4 FOR CONTINUATION
MATCH LINE SEE SHEET 3 FOR CONTINUATION
10' WIDE DIRT TRAIL (TYP.)
POINT TABLE
POINT # | NORTHING | EASTING | LATITUDE | LONGITUDE | DESCRIPTION
321 | 3329038.47 | 2191454.77 | N30°27'48.6785" | W087°47'32.4293" | SET 5/8" I.R.&C. "LS 7055"
341 | 3331513.44 | 2192780.69 | N30°27'50.7238" | W087°47'17.0928" | CALCULATED POINT (SUBMERGED)
342 | 3332654.74 | 2190780.34 | N30°27'51.4739" | W087°48'31.3444" | CALCULATED POINT (SUBMERGED)
364 | 3337199.89 | 2192773.30 | N30°28'16.8194" | W087°47'17.1595" | CALCULATED POINT (SUBMERGED)
365 | 3339490.23 | 2198348.32 | N30°28'17.8797" | W087°46'16.8605" | CALCULATED POINT (SUBMERGED)
374 | 3331127.94 | 2190121.83 | N30°27'50.6337" | W087°47'41.6489" | CALCULATED POINT (SUBMERGED)
40505 | 3332888.50 | 2198109.35 | N30°27'51.7263" | W087°46'16.3682" | FOUND 1" AXLE
60515 | 3331452.80 | 2191785.34 | N30°27'50.6611" | W087°47'26.5215" | FOUND 5/8" I.R.&C. "ILLEGIBLE"
60524 | 3331855.22 | 2190762.27 | N30°27'51.8294" | W087°47'31.8644" | FOUND 4" X 4" C.M. "COA" (DESTROYED)
60525 | 3331341.20 | 2190895.15 | N30°27'50.4423" | W087°47'41.7401" | FOUND 4" X 4" C.M. "ILLEGIBLE (DESTROYED)
TRACT II – PARCEL 7
PARCEL ID #
23-1N-5E-0000-0010-0000
OLIN WOOTEN TRUSTS
2,961.21 AC± (O/A)
(O.R.B. 763, PG. 551)
(WOODED)
TRACT II – PARCEL 8
PARCEL ID #
24-1N-5E-0000-0010-0000
OLIN WOOTEN TRUSTS
2,961.21 AC± (O/A)
(O.R.B. 763, PG. 551)
(WOODED)
TRACT I
PARCEL ID #
26-1N-5E-0000-0020-0000
OLIN WOOTEN TRUSTS
2,961.21 AC± (O/A)
(O.R.B. 763, PG. 551)
(WOODED)
PARCEL ID#
24-1N-5E-0000-0020-0000
(O.R.B. 728, PG. 644)
PARCEL ID#
25-1N-5E-0000-0011-0000
(O.R.B. 539, PG. 72)
TITLE EXCEPTION #16
POSSIBLE ACCESS EASEMENT
AS PER O.R.B. 772, PG. 178
(SEE TITLE EXCEPTION NOTE #16)
TITLE EXCEPTION #16
80' WIDE GULF POWER EASEMENT
AS PER O.R.B. 803, PG. 467
TITLE EXCEPTION #13
INTERSTATE 10 R/W
AS PER O.R.B. 41, PG. 290
TITLE EXCEPTION #16
POSSIBLE ACCESS EASEMENT
AS PER O.R.B. 772, PG. 178
(SEE TITLE EXCEPTION NOTE #16)
TITLE EXCEPTION #14
COMMUNICATIONS SYSTEMS R/W
AS PER O.R.B. 154, PG. 667
10' WOVEN WIRE FENCE W/ BARBED WIRE
80.0'
#341
SOUTHEAST CORNER OF SECTION 23,
TOWNSHIP 1 NORTH, RANGE 5 EAST,
JEFFERSON COUNTY, FLORIDA
NOT FOUND OR SET DUE TO WATER LEVEL
N=533153.44
E=2192795.69
LAT=N30°27'50.7238"
LONG=W87°47'17.0928"
#40505
SOUTHEAST CORNER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 5 EAST,
JEFFERSON COUNTY, FLORIDA
FOUND 1" AXLE (NO I.D.)
N=533288.50
E=2198109.35
LAT=N30°27'51.7263"
LONG=W85°46'16.3682"
RANGE 5 EAST
RANGE 6 EAST
TOWNSHIP 1 NORTH
TOWNSHIP 2 NORTH
24
19
25
30
#342
#374
#60515
#321
#60525
#60524
#364
#365
N72°09'02"W 9382.80'(M)
S72°07'49"E 9101.20'(M)
S72°09'02"E 9101.20'(F)
S89°27'14"W 1000.20'(C)
N89°27'14"E 2674.18'(C)
2640.00'(GLO)
S88°32'38"W 3986.53'(C)
5247.00'(GLO)
S88°32'38"W 5315.38'(C)
(SECTION LINE)
N62°45'40"E 409.95'(D)
N63°03'52"E 409.95'(C)
N88°56'34"E 657.9'(D)
N88°32'38"E 657.90'(C)
S01°17'49"E 2652.41'(C)
2640.00'(GLO)
S01°05'39"E 5301.78'(C)
N00°29'05"W 2646.55'(C)
S00°29'05"E 2646.55'(C)
N00°02'47"E 2777.13'(C)
N00°03'31"E 2685.84'(C)
S00°11'36"E 5170.37'(D)
S00°11'07"E 5173.26'(C)
N17°49'28"E 975.6'(D)
N17°44'34"E 975.60'(C)
S17°49'28"W 1481.35'(D)
S17°51'57"W 1481.19'(C)
N72°08'45"W 909.93'
LIMITED ACCESS R/W
1" = 300'
GRAPHIC SCALE
0 150' 300' 600'
NOTE
NOT VALID WITHOUT SHEETS 1 THRU 9
SEE SHEET 1 FOR SIGNATURE, SEAL AND SURVEYOR'S NOTES
WGI, INC.
2316 KILLEARN CENTER BOULEVARD, BUILDING C, SUITE 100
TALLAHASSEE, FLORIDA 32309 (850)210-0101
e-mail: wginc.com FAX: (855)856-3577
LB 7055
DEPT. of ENVIRONMENTAL PROTECTION
DIVISION OF STATE LANDS
BUREAU of SURVEY and MAPPING
3900 COMMONWEALTH BLVD. TALLAHASSEE, FL 32399
(850) 245-2555
BOUNDARY SURVEY
AUCILLA RIVER/ST MARKS WATERSHED
WOOTEN PARCEL
JEFFERSON COUNTY, FLORIDA
COUNTY: JEFFERSON
MONUMENT REC. ID LIST: N/A
CRP NO.:
CRS NO.: TBD
DRAWING DATE: 10/27/2025
FIELD DATE: N/A
DRAWN BY: A.W.
CHECKED BY: J.R.
DESCRIPTION
DATE
SHEET NUMBER
7 OF 9



POINT TABLE					
POINT #	NORTHING	EASTING	LATITUDE	LONGITUDE	DESCRIPTION
330	538817.00	2179872.49	N30°28'47.59178"	W83°49'44.37150"	SET 5/8" I.R.&C. "LB 7055"
331	538832.97	2180274.40	N30°28'48.06836"	W83°49'42.01947"	SET 5/8" I.R.&C. "LB 7055"
332	539288.77	2180438.78	N30°28'52.29251"	W83°49'37.89492"	SET 5/8" I.R.&C. "LB 7055"
333	540263.16	2180429.59	N30°29'01.83397"	W83°49'37.94527"	SET 5/8" I.R.&C. "LB 7055"
334	539430.65	2179412.70	N30°28'53.65865"	W83°49'49.58883"	SET 5/8" I.R.&C. "LB 7055"
335	540209.22	2179424.49	N30°29'01.36637"	W83°49'49.50798"	SET 5/8" I.R.&C. "LB 7055"
13701	539354.74	2179552.39	N30°28'52.50116"	W83°49'48.55370"	CALCULATED POINT (MAINT. R/W)
13702	539234.96	2179618.83	N30°28'51.31295"	W83°49'47.91390"	CALCULATED POINT (MAINT. R/W)
13706	539060.08	2179787.14	N30°28'50.29558"	W83°49'45.53271"	CALCULATED POINT (MAINT. R/W)
13713	538991.31	2179808.45	N30°28'49.28577"	W83°49'44.86556"	CALCULATED POINT (MAINT. R/W)
13714	538877.56	2179858.40	N30°28'48.16211"	W83°49'44.53327"	CALCULATED POINT (MAINT. R/W)
40509	543623.98	2180204.54	N30°29'35.01147"	W83°49'19.45477"	FOUND 4" X 4" C.M. (NO ID.)

WGI, INC.
2316 KILLEARN CENTER BOULEVARD, BUILDING C, SUITE 100
TALLAHASSEE, FLORIDA 32309 (850)210-0101
e-mail: wginc.com FAX: (855)856-3577
LB 7055

BOUNDARY SURVEY
AUCILLA/WACISSA WATERSHED
WOOTEN PARCEL
JEFFERSON COUNTY, FLORIDA

DEPT. of ENVIRONMENTAL PROTECTION
DIVISION OF REAL ESTATE
BUREAU of SURVEY and MAPPING
3900 COMMONWEALTH BLVD. TALLAHASSEE, FL. 32399
(850) 245-2555

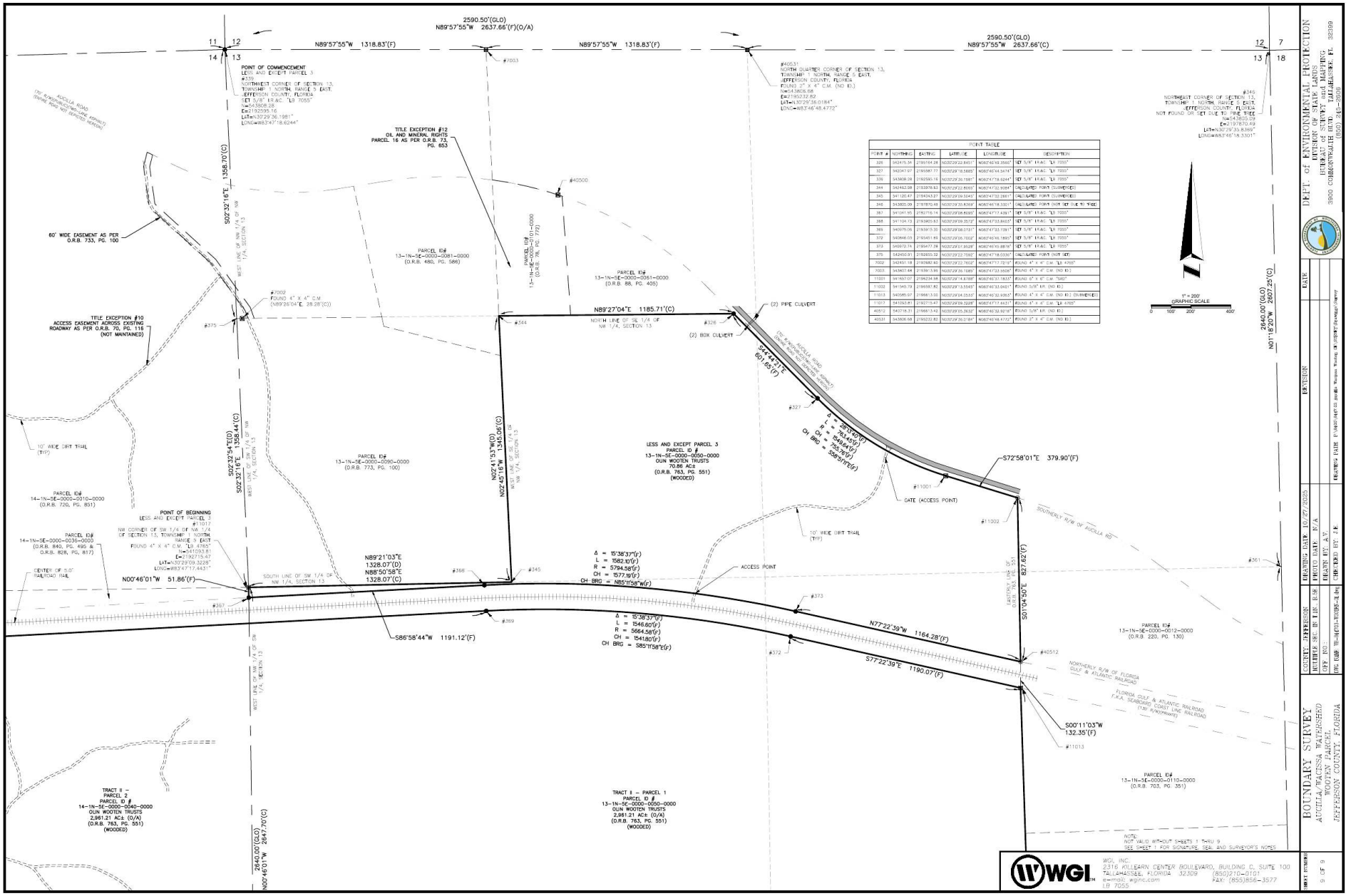
DIVISION	DATE

COUNTY: JEFFERSON
MONUMENT REC. ID LIST: N/A
OFF. REC.:
ORIG. SURV. TRAVERSE: N/A

DRAWING DATE: JULY 22, 2025
FIELD DATE: N/A
DRAWN BY: A.W.
CHECKED BY: J.B.

DRAWING PATH: P:\2025-047-03 Aucilla Watershed Wooten Parcel\Survey\Drawings\

SHEET NUMBER 8 OF 9



POINT TABLE					
POINT #	NORTHING	EASTING	LATITUDE	LONGITUDE	DESCRIPTION
326	542475.34	2195164.28	N30°29'22.8451"	W83°46'49.3560"	SET 5/8" I.R.&C. "LB 7055"
327	542047.67	2195947.71	N30°29'18.5885"	W83°46'40.3414"	SET 5/8" I.R.&C. "LB 7055"
336	543808.28	2192595.16	N30°29'36.1981"	W83°47'18.6244"	SET 5/8" I.R.&C. "LB 7055"
344	542463.08	2193378.83	N30°29'22.8093"	W83°47'32.9084"	CALCULATED POINT (SUBMERGED)
345	541120.47	2194243.27	N30°29'09.5045"	W83°47'32.2661"	CALCULATED POINT (SUBMERGED)
346	543829.09	2197870.49	N30°29'36.8399"	W83°46'16.3301"	CALCULATED POINT (NOT SET DUE TO TREE)
367	541041.95	2192716.14	N30°29'08.8093"	W83°47'17.4391"	SET 5/8" I.R.&C. "LB 7055"
368	541126.13	2193803.83	N30°29'09.6512"	W83°47'03.8403"	SET 5/8" I.R.&C. "LB 7055"
369	540975.05	2193415.35	N30°29'08.0731"	W83°47'08.1961"	SET 5/8" I.R.&C. "LB 7055"
372	540966.03	2195451.46	N30°29'08.0002"	W83°46'46.1893"	SET 5/8" I.R.&C. "LB 7055"
373	540972.74	2195477.28	N30°29'08.0528"	W83°46'45.8878"	SET 5/8" I.R.&C. "LB 7055"
375	542450.91	2192655.32	N30°29'22.7692"	W83°47'16.0330"	CALCULATED POINT (NOT SET)
7002	542451.18	2192682.60	N30°29'22.7602"	W83°47'17.7218"	FOUND 4" X 4" C.M. "LB 4765"
7003	543807.48	2193613.96	N30°29'36.1982"	W83°47'22.3505"	FOUND 4" X 4" C.M. (NO ID.)
11001	541637.07	2195234.34	N30°29'14.8788"	W83°46'51.7855"	FOUND 6" X 6" C.M. "5460"
11002	541545.79	2195597.82	N30°29'13.9565"	W83°46'47.0401"	FOUND 5/8" I.R. (NO ID.)
11013	540985.07	2196613.30	N30°29'08.2553"	W83°46'34.9355"	FOUND 4" X 4" C.M. (NO ID.) (SUBMERGED)
11017	541093.81	2192715.47	N30°29'09.3228"	W83°47'17.4431"	FOUND 4" X 4" C.M. "LB 4765"
40512	540718.31	2196613.43	N30°29'05.6432"	W83°46'34.9216"	FOUND 5/8" I.R. (NO ID.)
40531	543826.66	2195232.82	N30°29'36.0184"	W83°46'48.4772"	FOUND 2" X 4" C.M. (NO ID.)

NOTE:
NOT VALID WITHOUT SHEETS 1 THRU 9
SEE SHEET 1 FOR SIGNATURE, SEAL AND SURVEYOR'S NOTES

WGI, INC.
2316 KILLEARN CENTER BOULEVARD, BUILDING C, SUITE 100
TALLAHASSEE, FLORIDA 32309 (850)210-0101
e-mail: wginc.com FAX: (855)856-3577
LB 7055

DEPT. of ENVIRONMENTAL PROTECTION
DIVISION OF STATE LANDS
BUREAU of SURVEY and MAPPING
3900 COMMONWEALTH BLVD. TALLAHASSEE, FL 32399
(850) 245-2555

DATE	DIVISION

COUNTY: JEFFERSON
NUMBER SHEETS IN LIB: 8.5x14
OFF. REC:
DRG. NAME: TR-AUCILROOSE-3.dwg
DRAWING DATE: 10/27/2025
FIELD DATE: N/A
DRAWN BY: A.W.
CHECKED BY: J.R.
DRAWING PATH: P:\GIS\14-1N-5E\Aucilla Trustee, OUN\SURVEY\Drawings\Survey

BOUNDARY SURVEY
AUCILLA/WACISSA WATERSHED
WOOTEN PARCEL
JEFFERSON COUNTY, FLORIDA

SHEET NUMBER
9 OF 9

TERMS & CONDITIONS

Auction Terms & Conditions

The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter "Auctioneer", shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a "Bidder".

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

Agency: The Auctioneer is acting as an exclusive agent for the Seller in this transaction. The Auctioneer does not represent the Bidder.

Due Diligence: All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property or item prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

Inspection: Each Bidder is encouraged to inspect the property or items prior to Bidding. Please see website for scheduled inspection times or call for an appointment.

Buyer's Premium: The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price. The buyer's premium shall become part of the total purchase price in the Purchase and Sale Agreement.

Escrow Deposit & Contract Execution: The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful Bidder immediately following the ending of the auction or upon bid acceptance by the seller. The successful bidder must within 24 hours execute the Purchase and Sale Agreement and remit an earnest deposit. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer's premium). For properties with a total purchase price of $2,499 or less the full purchase price is due, for properties selling for $2,500 to $100,000 the greater of $2,500 or 20% is due, for properties selling for $100,001 to $200,000 15% is due and for properties selling from $200,001 or greater 10% is due.

Closing for Real Property: All properties must close within thirty (30) days of the "binding agreement date", unless otherwise stated in the Purchase and Sale Agreement. The "binding agreement date" is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by the firm shown on the individual property specific web page at 7hauctions.com. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase.

Survey: A survey has already been prepared for this property and has been included in the property information package. Conveyance documents will be prepared using the survey and/or existing legal descriptions of record.

Broker Participation: Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form, prior to the bidder placing a bid or by 3:00 P.M. eastern time on the day preceding the auction, whichever comes first. UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. A bidder is only allowed to be registered by one broker.

Non-Compliance: If a participant is the successful high bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit with 3 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for a Non-Compliance Fee of $5,000. By placing a bid, you hereby specifically authorize Seven Hills Auctions to charge the credit card on file in the event of such Non-Compliance. This Non-Compliance Fee is a penalty for failing to abide by the Terms and Conditions of the auction. Auctioneer at its discretion shall charge the credit card on file or use any other means necessary to collect such fees. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest deposit may also be prohibited from bidding on future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale. The Seller reserves the right to seek legal action against the bidder. Do not bid unless you can fully close the transaction at your bid price plus applicable bidder and closing fees.

Successful Bidder Default: A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as non-exclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

Extended Bidding: This online auction includes an EXTENDED BIDDING feature. If a bid is placed on any property or tract within the last five (5) minutes of the auction the ending time of the auction for ALL properties or tracts will be extended for five (5) minutes. The bidding on ALL properties or tracts will remain open until the auction clock has expired.

Bid Increments For Real Property: The bidding increments for all properties will be as follows:

AMOUNT UP TO	BID INCREMENT
$2,500	$100
$10,000	$250

AMOUNT UP TO	BID INCREMENT
$50,000	$500
$100,000	$1,000
$250,000	$2,500
$500,000	$5,000
$1,000,000	$10,000
$1,000,000+	$25,000

Technical Problems: The auction will be conducted using online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

Additional Terms: All property is being sold "As-Is, Where-Is" with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be reveled in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid unless the property is selling "Absolute". The Seller and their agents reserve the right to place bids on the property up to the Seller's reserve. Any acceptance of a winning bid maybe rescinded by the Seller, in the seller's sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller, unless selling "Absolute". Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. Auctioneer cannot guarantee the performance of the seller or seller obligations on any transaction. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconstancies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.

Seven Hills Auctions, LLC: Broker: William C. Lee III (Firm: FL-CQ1057830; GA-77326; AL-C0001475030)

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