Thomas Creek Conservation Area
Land Management Plan

Lower St. Johns Basin
Duval and Nassau Counties

Board Final October 2008
Thomas Creek Conservation Area
Land Management Plan Summary

Management Area Size: 5,540-acres  
Date of Plan: October 2008

Date of Acquisition: Acquisition of parcels within Thomas Creek Conservation Area began 1998.

Basin: Nassau  
Basin Planning Unit: Nassau River

Basin: Lower St. Johns  
Basin Planning Unit: Trout River

Location: Thomas Creek Conservation Area (TCCA) includes several disjunct parcels that generally follow Thomas Creek. The conservation area is located in northern Duval and southern Nassau counties, and is comprised of several ownerships and two managing agencies.

Funding Source: The acquisition funding sources for TCCA include Preservation 2000 (P2000), FDOT mitigation, Florida Forever, The Nature Conservancy, City of Jacksonville (COJ), and mitigation donations.

Management Partners: The District is lead manager of daily operational management activities within the Nassau County parcels and natural and cultural resource related management activities at all parcels within Thomas Creek Conservation Area. The COJ is lead manager of daily operational management activities at the Duval County parcels within TCCA.

The District and COJ have entered into an agreement with the Florida Fish and Wildlife Conservation Commission (FWC) designating a portion of the Kings Road/ Logan parcel at TCCA a Wildlife Management Area. The Thomas Creek Wildlife Management Area, Kings Road Unit will open for the 2008-2009 hunt season. Activities associated with hunting fall under the jurisdiction of the FWC.

Key Resource Issues:

Resource Management Issues:

- WATER RESOURCES – Water resources are largely undisturbed, though a canal traverses the Ogilvie/ Betz parcels; most protection was accomplished with acquisition. Road maintenance is performed as needed to prevent erosion problems.

- FIRE MANAGEMENT – Implementation of prescribed burns occur in accordance with annual burn plans.

- FOREST MANAGEMENT- Prior to acquisition, commercial timber companies owned much of the acreage within the TCCA, and the property was managed for silviculture. Large portions of the conservation area are bedded and planted in primarily slash pine. Soil disturbance and both compositional and structural changes in shrub and groundcover layer vegetation are likely a result of these silvicultural practices. The District will utilize a combination of harvesting, mechanical and chemical vegetation management, and prescription burning to encourage optimal forest health.

- WILDLIFE – The conservation area provides habitat for numerous wildlife species including white-tailed deer and wild turkey.
EXOTICS – Invasive exotic pest plant and animal species occur on the property. The District regularly monitors for the presence of invasive plants and animals and executes appropriate action as necessary.

CULTURAL AND ARCHEOLOGICAL RESOURCES – A review of the Department of State, Division of Historical Resources indicates one (1) registered cultural site within the boundaries of the conservation area. If any additional sites are located, District staff will document and report the sites to the Division of Historical Resources. The District will modify land management activities to prevent disturbances to the site.

Key Land Use/Recreation Issues: Planning for the recreational infrastructure is currently underway in cooperation with the COJ. The conservation area is open to the public while trail and campsite development continue. The recreational activities permitted within the conservation area will include equestrian activities, hiking, biking, wildlife viewing, photography, and bank fishing. Seasonal hunting is a permitted recreational activity allowed only within the Thomas Creek Wildlife Management Area/Kings Road Unit beginning in the fall of 2008.

Land Use Management Issues:

ACCESS – Two public access points are located on the Logan tract along US Highway 1.

RECREATION USE – The District has developed a conceptual marked trail system.

SECURITY – Maintenance of fence lines, parking areas, gates, and locks is conducted as necessary. The District and COJ will continue to maintain contact with local law enforcement and a private security firm for any potential security needs.

Administration:

ACQUISITION – The District will consider purchasing parcels near the TCCA that become available and that will aid in the conservation of water resources within Thomas Creek and associated basins. The District may pursue acquisition of small parcels or property exchanges with neighbors to improve and provide additional access to the conservation area.

COORDERATIVE AGREEMENTS - An intergovernmental cooperative management agreement exists between the District and COJ. A management agreement exists between the District and the FDOF.

LEASES, EASEMENTS, SPECIAL USE AUTHORIZATIONS, AND CONCESSIONS- The District holds a Special Use Authorization (SUA) with Florida Natural Areas Inventory for purposes of non-native invasive plant surveys. The District holds a feral hog removal SUA on the Ogilvie/Betz tract. The District holds an SUA with a hauling company allowing for the use of an interior road on the Logan parcel.
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INTRODUCTION
This document provides guidelines for the implementation of land management activities within the Thomas Creek Conservation Area (TCCA) over the next five years. It is the original land management plan for this property.

The TCCA covers approximately 5,540 acres in both Nassau and Duval counties along Thomas Creek. This conservation area includes several parcels and is located in numerous sections of Townships 1 and 2 north and Ranges 24, 25, and, 26 east.

The Jacksonville International Airport is just over two miles south of the Wright parcel and approximately three miles east of the Logan/ Kings Road (Logan) parcel. US Highway 1/ 23 bisects the Logan parcel. Interstate 95 is less than three miles east of the Wright parcel. Due to the discontinuous nature of the parcels within the conservation area and divisions in ownership and management responsibilities, individual parcel names are used in the discussions of specific management issues. Figure 1 depicts the general location of the conservation area.

PUBLIC PARTICIPATION
The District provided an opportunity for public input by presenting the draft management plan at the Northern Recreation Public Meeting (NRPM) held on September 16, 2008, and the Projects and Land Committee Meeting (PALCOM) held on October 10, 2008.

LAND MANAGEMENT GOALS
The District acquired this property to provide for the protection of important water resources and ecological functions. This acquisition helps meet the goals of the Lower St. Johns River and the Nassau River basins projects as set forth in the District’s Land Acquisition and Management Five Year Plan and Water Management Plan. These goals include:

- Restore and maintain natural hydrologic regimes and water quality
- Increase flood protection by preserving natural floodplain areas
- Restore, maintain, and protect native vegetation, fish and wildlife communities and their diversity
- Provide opportunities for public recreation where compatible with the above listed goals
CONSERVATION AREA OVERVIEW

The headwaters of Thomas Creek begin approximately two (2) miles east of the community of Verdie in southwestern Nassau County. Here, rainwater collects in wetlands forming this blackwater stream, which then flows east/northeast and eventually into the Nassau River. The meandering shoreline of Thomas Creek consists mostly of large floodplain swamps and steep banks except in the salt marsh areas near the Nassau River where tidal influences are evident. The TCCA protects over ten (10) miles of the Thomas Creek shoreline.
Regional Significance
The TCCA is a significant acquisition, providing critical linkage within the Northeast Florida Timberlands and Watershed Reserve Florida Forever Project and aids in the accomplishment of Florida Forever goals including:

- Increase the protection of Florida’s biodiversity at the species, natural community, and landscape levels
- Increase natural resource-based public recreation and educational opportunities
- Protect, restore, and maintain the quality and natural functions of land, water, and wetland systems of the state

As the urban boundaries of the metropolitan area of Jacksonville expand, the areas surrounding the TCCA will experience increased pressures from development. The TCCA is an integral component of a larger network of publicly owned lands in Northeast Florida (Figure 2.) These lands include Ralph E. Simmons Memorial State Forest, Cary State Forest, Four Creeks Forest, Cecil Field, Fort Clinch State Park, Pumpkin Hill Creek Preserve State Park, and Timucuan Ecological and Historic Preserve. These publicly owned and managed lands provide for the protection of water quality and storage, indigenous floral and faunal species, and numerous natural resource-based recreational opportunities within an increasingly urban landscape.

Acquisition History
The TCCA is comprised of five (5) parcels totaling 5,540 acres (Figure 3.) The purchase of these properties is consistent with the goals of Lower St. Johns River and the Nassau River basins projects as set forth in the District’s Land Acquisition and Management Five Year Plan and the District’s Water Management Plan.

The following properties were purchased by the District using funding sources as indicated and were incorporated into the management area as they were acquired:

Ogilvie (251 acres) Land Acquisition number 1998-074
This parcel totals 251 acres. The Nature Conservancy (TNC) transferred it to the District on November 16, 1999. TNC acquired this mitigation donation as part of the Cedar Bay Cogeneration mitigation project.

Cherokee (Betz) (470 acres) Land acquisition number 1998-075
This 470-acre mitigation parcel was transferred to the District on November 16, 1999. Title insurance valued the property at $1,225,000.

The 9 acre fee simple City of Jacksonville (COJ) Thomas Creek Fish Camp parcel was purchased by COJ on January 18, 2002 for $248,873.
Figure 3. Acquisition Map
Thomas Creek Conservation Area

Together, the parcels depicted are managed by the District and the City of Jacksonville as Thomas Creek Conservation Area.
Wright (715 acres) Land Acquisition number 2001-001
This parcel totals 590 acres and was acquired on June 26, 2001 using $380,957 in Preservation 2000 (P2000) funds, $380,957 in funds from COJ, and $925,000 in funds from The Nature Conservancy’s Cedar Bay Cogeneration Mitigation Project. The District and COJ share undivided title interest in the parcel.

Adjacent to the Wright parcel, the District also manages the 125-acre COJ, owned Ogilvie/Baxley tract.

Kings Road/Logan (2,518 acres) Land Acquisition number 2001-031
The COJ acquired this 2,518-acre parcel for $6,676,000 on December 13, 2002. The District contributed $2,000,000 in Florida Department of Transportation Funds on June 6, 2006. The District and COJ share undivided title interest in the parcel.

Redshirt Farms (1,586 acres) Land Acquisition number 2002-012
The Redshirt Farms parcel totals 1779 acres and lies in both Nassau and Duval Counties. The District sold the Duval County (574 acres) parcel to COJ on June 6, 2006. Funding received for the Duval County portion of the parcel was credited toward the District’s participation in the acquisition of the Kings Road/Logan parcel listed above. The Nassau County (1,205 acres) portion of the parcel was funded by the District with $621,128 in Florida Forever funds.

Additionally, in an effort to streamline management responsibilities, the District and the Florida Division of Forestry (FDOF) have re-aligned management of three of the Thomas Creek area parcels. The Norfolk Southern railroad track bisects portions of the TCCA and FDOF Thomas Creek-Rayonier property. This agreement uses the railroad as the dividing line for management. The District has assumed management responsibilities of the two FDOF Thomas Creek-Rayonier parcels (Trustees/District-joint fee 131 acres) to the east of the railroad while FDOF has assumed responsibilities of the Nassau County portion of Redshirt parcel (324 acres) to the west of the railroad. A formal agreement detailing these management responsibilities is pending.

Zoning
Nassau County
A portion of the TCCA lies with the Open Rural (OR) Zoning District of Nassau County.

According to the Nassau County 2000-2010 Comprehensive Plan, the OR district applies to sparsely developed areas and include uses normally found away from urban activity. Permitted uses in this zoning district include but are not limited to forestry uses, wildlife management areas, watersheds, public parks, camping grounds and recreational areas. Additionally, the Nassau County Future Land Use Map indicates that all TCCA parcels within Nassau County are Agriculture designees.
**Duval County**
The City of Jacksonville 2010 Comprehensive Plan indicates that portions of the TCCA lie within four (4) distinct zoning districts of Duval County.

A portion of the TCCA is within the Agriculture (AGR) zoning district. Permitted land uses in this category include but are not limited to farming, horticulture, forestry and logging, game preserves, bird sanctuaries, refuges, watersheds and resource-based activities such as conservation and recreation. Tolerable residential density standards are dependant on sub-classifications within the AGR zoning district and do not exceed one dwelling unit per 2.5 acres of land.

The comprehensive plan describes Conservation (CSV) lands as having valuable environmental resources. Properties within this zoning district such as portions of the TCCA are protected through either public or private non-profit ownership and management. Development potential is limited in these areas and permitted land uses are detailed by the approved management plans when available.

Recreation Open Space (ROS) is land that is associated with outdoor recreational uses. Portions of the TCCA fall within this zoning district. Permitted uses in this category include but are not limited to parks, playgrounds, golf courses, driving ranges, and fairgrounds.

The Rural Residential (RR) zoning district provides primarily for single-family homes on large lots in both suburban and rural areas. Portions of the TCCA are within this zoning district.

**NATURAL RESOURCES OVERVIEW**

**Topography and Hydrology**
The TCCA falls within a small portion of the Atlantic Coastal Plain that extends into northeast Florida and entirely within the Sea Island District physiographic region of Florida. This Sea Island District is characterized by the presence of Ocala Limestone covered by an overburden too thick for it to influence either the landscape or drainage. The conservation area lies within several subdistricts within the Sea Island District, though wet and mesic flatwoods natural communities are common throughout. The property’s topography generally ranges from five (5) to twenty (20) feet above sea level.

TCCA falls within both the Lower St. Johns River and the Nassau River Basins. The Lower St. Johns River Basin is the portion of the river that flows north from Welaka to the river’s mouth at Mayport where it forms the St. Johns Estuary, an important breeding and feeding area for numerous species of fish and wildlife.

The Nassau River Basin includes much of Nassau County and a portion of Duval County to the south. The Nassau River, the main drainage feature of this basin, flows east and forms a portion of the border between the two counties. At the coast, the river joins other surface waters, forming a highly productive estuarine system.
The hydrology of the conservation area is compromised. The historical land uses for much of the acreage within the conservation area include commercial silviculture. The presence of bedded and double bedded pine plantations alter the sheetflow across the property, as do the numerous roads, ditches, borrow pits, and canals found throughout the property. Figures 4a and 4b contain maps of the topography and wetlands within the conservation area.

Wildlife
The TCCA is important habitat for many species of wildlife. District staff members are developing species lists for the conservation area. Wildlife observations include wood duck (Aix sponsa), osprey (Pandion haliaetus), peninsula ribbon snake (Thamnophis sauritus sackenii), white-tailed deer (Odocoileus virginianus), coyote (Canis latrans) and wild turkey (Meleagris gallopavo).

Natural Communities

The 5,540 acres that comprise the TCCA consist primarily of mesic flatwoods communities in the uplands and floodplain swamp at low elevations near Thomas Creek (Figures 5a and 5b). Information relative to the natural communities within the TCCA was derived from several sources including timber stand assessments and personal observations of District staff. Additionally, the general natural community descriptions were characterized using descriptions published in the Florida Natural Areas Inventory’s Guide to the Natural Communities of Florida.

Pine Flatwoods

Flatwoods communities are distinguished by very flat, level topography. The mesic and wet flatwoods communities at the TCCA vary in the levels of disturbance among parcels. Northern portions of the conservation area were managed as a private ranch. Groundcover in general is diverse in these areas and the property contains some mature pine. Southern reaches of the property were managed for commercial silviculture and desirable groundcover species are suppressed due to altered hydrology, bedding, and fire suppression. Canopy trees tend to be relatively uniform in age and size across individual stands. In many areas on the Logan parcel, the midstory species are heavily overgrown. Approximately 51% of the historic mesic and wet flatwoods communities within the conservation area are in pine plantation.

Mesic Flatwoods (2,299 acres, 41%)
Mesic flatwoods are characterized as an open canopy forest of widely spaced pine trees with little or no understory but a dense groundcover of herbs and shrubs. Some variations of recognized mesic flatwoods include a saw palmetto (Sereno repens) understory. Typical plants of this community type include: longleaf pine (Pinus palustris), slash pine (Pinus elliottii), wiregrass (Aristida stricta), tarflower (Befaria racemosa), and gopher apple (Licania michauxii). Fire and seasonal hydroperiods are important physical factors associated with the shaping and maintenance of this community type. Natural fire return intervals in mesic flatwoods are approximately every one to eight years. Approximately 1,635 acres of the historic mesic flatwoods are in pine plantation.
Figure 4a. Topography
Thomas Creek Conservation Area
Ogilvie/Betz and Wright

0.5 Mile
1:25,000

The St. Johns River Water Management District prepares and uses this information for its own purposes and this information may not be suitable for other purposes. This information is provided "as is." Further documentation of this data can be obtained by contacting St. Johns River Water Management District, Geographic Information Systems Program Management, P.O. Box 1425, 4345 Red Street, Palatka, FL 32177-1429, Tel: (386) 329-4110.
Wet Flatwoods (1,038 acres, 19%)
Wet flatwoods are characterized as relatively open-canopy forests of scattered pine trees or cabbage palms (*Sabal palmetto*) with either a thick shrubby understory and sparse groundcover or sparse understory with dense groundcover. In both instances, the vegetation would consist largely of hydrophitic plants including pond pine (*Pinus serotina*), sweetbay (*Magnolia virginiana*), titi (*Cyrilla recemiflora*), deer tongue (*Dichanthelium spp.*), and pitcher plants (*Sarracenia minor*). The wet flatwoods plant community is fire dependant with return intervals ranging from three to ten years. Many of the historic wet flatwoods within the conservation area exhibit signs of successional changes likely due in part to the prolonged absence of fire and surficial hydrologic manipulations. Approximately 79 acres of wet flatwoods within the TCCA are in pine plantation.

Depression Marsh (42 acres, 1% coverage)
A depression marsh or ephemeral pond is characterized as a shallow, usually rounded depression in sand substrate with herbaceous vegetation. Typical plants include wax myrtle, buttonbush (*Cephalanthus occidentalis*), and pickerelweed (*Pontederia cordata*). Depression marshes provide important breeding and foraging habitat for many species of salamanders, toads, and treefrogs. Natural hydrologic conditions vary with most depression marshes drying in most years. Hydroperiods can range from 50 to 200 days per year. Fire is important in maintaining this community type by restricting the invasion of shrubs and trees and the formation of peat. Approximately 13 acres of depression marsh are in pine plantation and aerial imagery reveals disturbance to most of the remaining acres. This disturbance appears to be related to logging activities prior to public acquisition.

Floodplain Swamp (1,917 acres, 35%)
Floodplain swamps occur on flooded soils along stream channels and in low spots and oxbows within river floodplains. This plant community is generally characterized by the presence of buttressed and hydrophytic trees such as cypress and tupelo and a sparse understory and groundcover. Other typical plants found in floodplain swamps include swamp titi (*Cliftonia monophylla*), lizard’s tail (*Saururus cernuus*), and soft rush (*Juncus effusus*). This community type is maintained by hydrologic regimes and is not fire dependant. Floodplain swamp communities within the conservation area appear relatively undisturbed; however, the occurrence of invasive exotic plant species, most notably Chinese tallow (*Sapium sebiferum*), has been documented in these areas.

Dome Swamp (15 acres, 0.27%)
Dome swamps or cypress domes are shallow, forested, usually circular depressions that generally present a domed profile because smaller trees grow in the shallower waters at the outer edge while bigger trees grow in the deeper interior waters. Pond cypress (*Taxodium ascendens*), swamp tupelo (*Nyssa sylvatica*), and slash pine are common overstory species. Other common species include red maple (*Acer rubrum*), poison ivy (*Toxicodendron radicans*), and wax myrtle (*Mrica cerifera*). Fire is essential for the maintenance of this community type with the most frequent return intervals of 3 to 5 years occurring on the outermost edges. Extended hydroperiods of 200 to 300 days per year on the interior of most dome swamps translates to a much longer fire return interval, approximately 100 to 150 years.
**Basin Swamp (219 acres, 4%)**

Basin swamps are large irregularly shaped basins not associated with rivers. Dominant plants include hydrophytic trees such as cypress, slash pine, and black gum (*Nyssa biflora*). Basin swamps are thought to have developed in oxbows of former rivers or in ancient coastal swale and lagoons. Though infrequent, fire is an important factor in the maintenance of a basin swamp.

Additionally present within the TCCA are areas of open water including Thomas Creek and several borrow pits. Small areas of improved pasture occur in a few spots along the boundary, as are some dilapidated structures associated with a former truck stop along Route 1/23.
Soils
According to data produced by the United States Department of Agriculture, Soil and Conservation Service, 16 different soil types are within the TCCA. Figures 6a and 6b contain soil maps of the conservation area. The Duval and Nassau County Soil Surveys were used to gather information and produce the following descriptions of the predominant soil types.

**Buccaneer**
The Buccaneer series consists of very poorly drained, very slowly permeable soils that formed in thick deposits of clayey sediments of marine origin. These soils are in well defined drainageways, broad, nearly level swamps and low hammocks on flood plains. They are flooded for six months or more during most years. Dominant vegetation within this series includes cabbage palm, red maple, cypress, willow oak, sweetgum, water tupelo, waxmyrtle, dwarf palmetto, loblolly pine, water and laurel oak, southern magnolia, and sawgrass.

**Chaires**
The Chaires series consists of deep and very deep, poorly drained and very poorly drained, moderately slow to slowly permeable soils on flatwoods and in depressions on the Lower Coastal Plain. They formed in sandy and loamy marine sediments. Native vegetation may include longleaf pine, slash pine, scattered water oaks and laurel oaks, saw palmetto, greenbrier, fetterbush, gallberry, waxmyrtle, running oak, pineland threeawn, panicums, paspalums, indiangrass, and chalky bluestem.

**Dorovan**
The Dorovan series consists of very poorly drained, moderately permeable soils on densely forested flood plains, hardwood swamps, and depressions. They formed in highly decomposed acid-organic materials. The native vegetation is blackgum, bald cypress, sweetbay, swamp tupelo, titi, greenbrier, red maple and scattered pine. The ground cover is ferns, mosses, and other hydrophytic plants.

**Elabelle**
The Ellabelle series consists of deep, very poorly drained soils of Coastal Plain depressions and drains. The common forest vegetation supported by this soil type includes blackgum, cypress, red maple, water oak, willow, with a few pond and slash pines and an understory of fetter bush, southern wax myrtle, and gallberry.

**Goldhead**
The Goldhead series consists of poorly drained and very poorly drained soils and are associated with flatwoods and depressions. They formed in thick beds of stratified unconsolidated loamy and sandy marine sediments. Forest species are mixed stands of slash, loblolly, and longleaf pine, and blackgum with cypress occurring in the wettest places. The understory consists dominantly of inkberry, waxmyrtle, pineland threeawn, pitcher plants, and bracken fern.
**Kingsferry**
The Kingsferry series consists of deep, poorly drained sandy soils. They formed in thick deposits of sandy marine sediments. They are on nearly level, broad low flats on the flatwoods. Natural vegetation in this series may include sweetbay, longleaf and slash pine with an understory of waxmyrtle, large gallberry, inkberry, saw palmetto, ferns, and pondweed. The most common native grass is pine and threeawn.

**Mascotte**
The Mascotte series consists of very deep, poorly and very poorly drained, moderately slowly permeable soils on areas of flats, depressions, and on low stream terraces of the lower Coastal Plain. They formed in sandy and loamy marine sediments. Longleaf pine, slash pine, saw palmetto, gallberry, fetterbush, and waxmyrtle are the dominant woody plants on flatwoods sites. Depressional areas are dominated by cypress, slash pine, sand pine, loblolly bay, black gum, red bay, red maple, and sweetbay. The understory includes chalky bluestem, pineland threeawn, cinnamon fern, club moss, yelloweyed grass, pitcher plant, greenbriar, and sedges.

**Maurepas**
The Maurepas series consists of very deep, very poorly drained, rapidly permeable organic soils that formed in woody plant remains. This soil series commonly has a sparse stand of bald cypress trees and encroaching marsh grasses or open water.

**Meggett**
The Meggett series consists of nearly level and gently slopping, poorly drained soils formed in sandy, loamy and clayey sediments. They are commonly associated with floodplains and flats. Dominant vegetation, where wooded, consists of water oak, maple, pines, and sweetgum with an understory including cabbage palmetto, wax myrtle, and gallberry.

**Pelham**
The Pelham series consists of very deep, poorly drained, moderately permeable soils that formed in unconsolidated Coastal Plain sediments. These soils are on nearly level broad flats, toe slopes, depressions and drainageways. The native vegetation consists of slash pine, loblolly pine, and longleaf pine together with sweetgum, blackgum, water oak, and cypress. The understory is composed of gallberry, myrtle, swamp holly, and scattered palmettos, and ground cover is wiregrass and other water-tolerant grasses.

**Sapelo**
The Sapelo series consists of nearly level, poorly, drained, acid soils. These soils formed in thick deposits of loamy and sandy sediments. They are on broad flatwoods and are moderately slowly permeable. Where wooded, the natural vegetation consists of longleaf pine, loblolly pine, pond pine, blackgum, and water oak. Understory plants are gallberry, sawtooth palmetto, and dwarf huckleberry.

**Stockade**
The Stockade series consists of very poorly drained soils that formed in loamy sediments on marine terraces. These soils are on low-lying drainageways and depressions. This soil is in native vegetation of sweetgum, blackgum, water oak, swamp
chestnut oak, scattered pine and cypress, and an understory of cinnamon fern, waxmyrtle, greenbrier, scattered maidencane, and other perennial forbs and shrubs.

**Surrency**
The Surrency series consists of nearly level, poorly drained, acid soils that formed in marine deposits of sandy and loamy sediments. Dominant vegetation among this series includes loblolly pine, slash pine, bald cypress, sweetgum, black gum, red maple, sweetbay magnolia, and water oak; shrubs are inkberry, southern wax myrtle, and titi.

**Yonges**
The Yonges series consists of very deep, poorly drained, moderately slowly permeable soils that formed in thick loamy sediments on the lower Coastal Plain. Dominant overstory vegetation of the Yonges soil series is sweetgum, loblolly pine, water oak, live oak, willow oak, and minor species such as holly and blackgum with undergrowth of shrubs and vines.

**Yulee**
The Yulee clay series are very poorly drained soils that formed in loamy and clayey sediments on marine terraces. These soils are on low-lying drainageways and depressions. Typical native vegetation supported by Yulee soils includes sweetgum, blackgum, water oak, fern, and scattered pine and cypress, and an understory of cinnamon fern, waxmyrtle, greenbrier, scattered maidencane, and other perennial forbs and shrubs.
IMPLEMENTATION

The following sections outline land management strategies for resource protection, land use, and administration for the next five years.

RESOURCE PROTECTION AND MANAGEMENT

Water Resource Protection

While most wetlands protection was accomplished through acquisition, the wetlands and surface waters within the TCCA are disturbed. Hydrologic disturbances within the conservation area include roads, ditches, canals, culverts, borrow pits, ponds, bridges and extensive silvicultural beds.

A canal and associated berm exist on the Ogilvie and Betz parcels, running approximately north/south between the two parcels. The canal banks and berms are colonized by miscellaneous hardwoods and Chinese tallow, an invasive exotic. There is also a deep roadside ditch along the eastern boundary of the Betz parcel.

Roads exist on all parcels within the TCCA including a large tram road with associated borrow pits and ditches on the east side of the Logan parcel and culverted access roads traversing the Wright parcel. The District has made improvements to roads within the conservation area, helping to reduce the potential for erosion.

The Logan and Wright parcels are free of alterations designed solely to facilitate drainage, however both parcels were former commercial silviculture sites and as such, were deeply bedded prior to planting. Bedding is a method of site preparation, which includes a series of linear mounds and alternating trenches designed to improve soil aeration and nutrient concentrations on wet and/or nutrient poor sites. Primary objectives of bedding are to elevate seedling root systems out of the water into mounds where the concentrated nutrients are readily available. The trenches associated with bedding channel water and are detrimental to the sheet flow of water across the property.

Water Resource Strategies

- Regularly inspect roads, bridges, crossings, and trails for erosion problems
- Regularly inspect canals and ditches for erosion problems
- When possible, remove beds from harvest areas

Forest and Fire Management

Chapter 253.036, Florida Statutes requires the lead agency of state lands to prepare a forest resource analysis, “…which shall contain a component or section…which assess the feasibility of managing timber resources on the parcel for resource conservation and revenue generation purposes through a stewardship ethic that embraces sustainable forest management practices if the lead management agency determines that the timber resource management is not in conflict with the primary management objectives of the parcel.” The management objectives of this site require pine harvesting. Primary objectives of harvesting on the TCCA are to improve diversity and the overall natural
community health and vigor. All revenue generated through these forest management activities is applied towards the District’s Land Management Division budget to offset management costs for the property.

Prior to acquisition by the District, large portions of the conservation area were utilized in commercial forestry operations. Much of the historic wet and mesic flatwoods and depression marsh acreage were bedded and planted at high densities in slash pine with little or no subsequent management. As a result, hundreds of acres within the conservation area will require some degree of harvesting. While groundcover assemblages have been impacted by these activities, the more resilient understory species are intact in most areas.

Through planned selective harvesting, the District aims to create a more open canopy, which will reduce the competition among trees and in time, allow for larger, more vigorous trees with fuller canopies. Harvesting may also provide some protection against wildfires and pine beetle outbreaks. Given the species and densities of trees planted in certain areas of the Logan parcel, the District will employ several different methods of harvest intended to increase the species diversity and alter tree spacing to allow for a healthier, more natural looking forest. Different thinning patterns and the use of patch clear cuts will aid in the restoration of this site.

Site preparation techniques employed prior to replanting in harvested areas may include mechanical treatment of vegetation, chemical treatment of vegetation, and prescribed fire. These techniques may be used singularly or in combination. Where appropriate, a conversion in overstory species from slash pine to longleaf and slash pine will be achieved through staged planting. Increased light penetration from a more open canopy should encourage the growth of native grasses and forbs. Long term groundcover restoration and enhancement is being considered for some areas within the TCCA.

The clear cuts will allow the land managers to restock the areas with longleaf pines while adding to the physical diversity of the site and improving habitat for wildlife.

The District will abide by all forestry Best Management Practices and will target the achievement of appropriate overstory species in proper stand densities as described in the District Forest Management Plan. In addition to planned forest management activities, the District will remove trees as needed in the case of insect infestations, disease, and damage from severe weather, wildfire, or other occurrences that could jeopardize the health of natural communities.

Forest and fire management activities within the conservation area are critically important and integrally linked. The planning and implementation of forest and fire management activities must be coordinated to achieve restoration and management goals.

Fire is a significant factor in managing the character and composition of vegetation in Florida. The District’s primary use of fire is to mimic natural fire regimes to encourage the amelioration of native pyric plant communities and dependant wildlife. Additionally, the application of fire aids in the reduction of fuels and minimizes the
potential for catastrophic wildfires. Many of the natural communities at the TCCA are fire adapted, making prescribed fire an important tool for use in the restoration and maintenance of upland plant communities within the conservation area.

Historically, the majority of fires occurring on what is now the TCCA would have been ignited by lightning during the growing season. The District aims to reintroduce growing season fires where possible, understanding that constraints in some areas such as high fuel loading may predetermine the use of dormant season burning. A significant limiting factor narrowing the window of opportunity for the application of prescribed fire on the portions of the TCCA is the close proximity to critical smoke sensitive areas including Interstate 95, Interstate 295, US Highway 301, US Highway 1/23 and the Jacksonville International Airport (Figure 7). Thus, smoke management is paramount. Any potential burns will be conducted to minimize off-site impacts, by maneuvering smoke plumes away from smoke sensitive areas and by ensuring adequate smoke dispersal.

While prescribed fire is the preferred tool for restoration and maintenance within the conservation area, it may be necessary, under certain circumstances, to implement alternative methods. During periods of extended drought conditions or in areas where implementing prescribed fire safely is not feasible, the District may employ management methods such as selective herbicide treatments, mowing, rollerchopping, and overstory manipulation.

All implementation of prescribed fire within the TCCA will be conducted in accordance with the District’s Fire Management Plan, the Thomas Creek Fire Management Plan (Appendix A), and the annual burn plan for the property.

**Forest Management Strategies**
- Conduct harvest operations in heavily overgrown forested areas
- Evaluate harvested areas for restoration and replanting potential and implement appropriate action
- Utilize mechanical and/or chemical means to manage vegetation as necessary
- Monitor forested areas for disease and insect infestation and implement appropriate action
- Utilize prescribed fire as a forest management tool

**Fire Management Strategies**
- Implement prescribed burning as described in the Thomas Creek Fire Management Plan and annual burn plans
- Introduce dormant season burns in areas of high fuel loading and/or extended fire exclusion
- Introduce growing season burns where possible

**Wildlife**
District Staff are developing comprehensive species list; preliminary species lists are located in Appendix B. Observations by District staff indicate that the area provides
habitat for a variety animal species including wild turkey, white-tailed deer, and Northern bobwhite (*Colinus virginianus*). There are no known bald eagle (*Haliaeetus leucocephalus*) nests or other listed species requiring special management within the conservation area. Should any listed species be detected, the District will incorporate appropriate management as necessary.

Noteable plant species include the hooded pitcher plant (*Sarracenia minor*), swamp rose (*Rosa palustris*), and sweet pinxter azalea (*Rhododendron canescens*).

**Wildlife Strategies**
- Continue to develop species list
Figure 7. Smoke Management Map
Thomas Creek Conservation Area

Smoke buffer radii
- 1 mile
- 2 miles
- 10 miles

Thomas Creek Conservation Area Boundary

The St. Johns River Water Management District prepares and uses this information for its own purposes and this information may not be suitable for other purposes. This information is provided "as is," further documentation on this data can be obtained by contacting St. Johns River Water Management District, Geographic Information Systems Program Management, P.O. Box 251, 1424 Madison Street, Palatka, Florida 32177-1429, Tel: (386) 329-1176.
Exotic Species
Several exotic pest plants are known to occur within the conservation area including camphor tree (*Cinnamomum camphora*), Japanese climbing fern (*Lygodium japonicum*), cogon grass (*Imperata cylindrica*), and Chinese tallow. The TCCA is included in the District’s invasive plant management program. Exotic species control is necessary to inhibit the continued proliferation of exotic plants and integral in the maintenance and restoration of natural plant communities. While it is unlikely that the District will entirely eradicate invasive plants within the TCCA, a maintenance control level of such species is targeted within the scope of this plan. At this level, the property will be regularly monitored and treated as necessary. Annual herbicide application restrictions among other constraints will require several years of treatment and monitoring across the conservation area to reach desired maintenance control levels.

Exotic wildlife species known to occur within the conservation area include feral hogs (*Sus scrofa*), coyote, and nine-banded armadillos (*Dasypus novemcinctus*). The District holds an SUA with a feral hog removal agent on the Ogilvie/Betz parcel. Additionally, the United States Department of Agriculture may also be contracted to assist in the removal of feral hogs from the conservation area.

Laurel wilt, a disease of red bays (*Persea borbonia*) and other trees in the laurel family is present in red bay populations within the conservation area. Caused by a fungus, laurel wilt is carried and transmitted by the non-native red bay ambrosia beetle (*Xyleborus glabratus*). The beetle generally attacks healthy mature trees and the subsequent fungal infection causes the flow of water to be restricted to the leaves and branches and eventual mortality. Laurel wilt is devastating to infected populations and there are currently no established methods for controlling the disease.


Exotic Species Strategies
- Continue to monitor for exotic plant species and implement appropriate action
- Continue to administer the removal of feral hogs

Cultural Resources Protection
A review of the Department of State, Division of Historical Resources (DHR) indicates one (1) registered cultural site within the conservation area. If any additional sites are located, District staff will document and report sites to the DHR. District land management activities that may affect or impact these resources will be evaluated and modified to reduce the potential for disturbance of the identified sites. Additionally, detrimental activities discovered on these sites will also be reported to the DHR and appropriate law enforcement agencies. Due to the District and State policy, the location of the sites is not identified on public maps.
Cultural Resources Strategies

- Protect known cultural resources
- Identify and report any new sites to the DHR
- Identify and report any detrimental activities to the sites to the DHR and law enforcement

LAND USE MANAGEMENT

Access

Access to the TCCA is being developed in cooperation with the COJ. Two parking areas are located off US Highway 1/23 on the Logan parcels and will be available for public access after the installation of the planned multiuse trail system (discussed below.) The parking areas are fenced, and will have walkthroughs providing for recreational access. Informative kiosks will be provided at the parking area trailheads.

Several roads traverse the conservation area, some of which are incorporated into a planned multiuse trail system. In order to manage District road maintenance, roads at the TCCA are identified and classified according to anticipated maintenance needs (Figures 8a and 8b.) All roads within the conservation area are classified by the District as “Type D” roads which are roads with limited stabilized surfaces with or without ditches (existing) that receive occasional traffic. Maintenance consists of routine mowing of the road surface and side and overhead vegetation. Designated trails will be maintained, once established, by COJ. Roads and trails will be regularly inspected and receive maintenance and repair as necessary and may be subject to closure during these times.

Access Strategies

- Complete installation of kiosks
- Coordinate with the COJ to open areas for public use
- Coordinate with COJ regarding their maintenance of multiuse trails
- Maintain parking areas, signs, gates, trails, and roads

Recreation

A cooperative intergovernmental management agreement exists between the District and the COJ assigning recreational management and maintenance responsibilities to the COJ. Through this agreement, the District has assumed responsibility of the development of a marked multiuse trail system on the conservation area.
A conceptual multiuse trail plan has been delineated (Figure 9) and though currently unmarked, is available for public use. Trail marking is scheduled to occur by December 2009. Management and maintenance is the responsibility of COJ. The COJ owned and managed Thomas Creek Fish Camp is open and provides a public boat ramp and fishing pier. Primitive campsites are being considered for installation on the Ogilvie/Betz parcel. This campsite would be accessible by boat and management and maintenance will be the responsibility of the COJ.

Recreational opportunities within the TCCA include hiking, biking, horse-back riding, primitive camping, photography, wildlife viewing, hunting, and bank fishing. The conservation area will be incorporated into the next edition of the District’s Recreation Guide to District Lands, which can be viewed online at floridaswater.com.

The District and COJ have coordinated with the FWC to provide seasonal hunting as a permitted recreational activity allowed only within the Thomas Creek/ Wildlife Management Area/Kings Road Unit (Logan) beginning in the fall of 2008 (Figure 10.) All hunting activities within the TCCA fall under the jurisdiction of the FWC. Additional information regarding hunting opportunities within the TCCA is available online at www.myfwc.com.

Recreation Strategies
- Complete development of a multiuse trail system and transition subsequent maintenance and management to COJ
- Continue coordination with the COJ regarding recreation management and maintenance within the conservation area
- Continue to coordinate with FWC and COJ regarding seasonal hunting opportunities
- Include the conservation area in the next edition of the District’s Recreation Guide to District Lands

Environmental Education
The District offers numerous educational opportunities in the form of online materials and workshops. Programs include Project Wet and the Great Water Odyssey. The former, available in both Nassau and Duval counties, is a program designed to teach educators about water resources and is based on FCAT standards while the latter is an interactive, multidisciplinary educational experience offered free of charge to educators within the District. Implementing a Legacy Program for this conservation area will be evaluated. Additionally, the COJ employs park naturalists that may provide environmental education and interpretive programs.

Environmental Education Strategies
- Continue to offer District environmental education programs
- Continue to offer COJ environmental education programs
Figure 9. Conceptual Trail Map

Legend
- Green line: Conceptual Trail Route - approximately 5 miles
- Light blue: Thomas Creek Conservation Area Boundary
- Blue symbol: Wetlands

Scale: 0.3 Miles
1:25000

Thomas Creek Conservation Area Land Management Plan
Security
The boundaries of the TCCA were marked and posted soon after the original survey work was complete. Much of the boundary was fenced prior to acquisition and all access points are gated and locked. Law enforcement for the property is administered by both the District and COJ, primarily through a contract security firm as well as coordination with FWC and local law enforcement. Coordination with law enforcement is continual and the District will evaluate any potential need for security residents. There are no security residents on the conservation area.

The District and COJ will coordinate with FWC law enforcement to develop and enforce rules within the WMA portions of the conservation area.

On the Nassau County portions of the conservation area, District staff provides maintenance to fences, gates, and locks as necessary and supplement boundary posting where needed.

On the Duval County parcels, COJ staff provides maintenance to parking areas, fences, gates, and locks in public access areas, as well as any necessary maintenance and repair to recreational trails, and trailheads. District staff will provide necessary maintenance relative to resource management activities.

Security Strategies
  o Maintain signage, fencing, gates, and locks
  o Continue coordination with private security firm and FWC and local law enforcement
  o Coordinate with COJ and FWC regarding development and enforcement of rules within the WMA

ADMINISTRATION

Acquisition
The District will consider the acquisition of parcels adjacent to the conservation area that would provide for improved access and/or increased water resource protection within the Thomas Creek and associated basins.

Acquisition Strategies
  o Continue to evaluate the potential acquisition of parcels within the Thomas Creek and associated basins

Cooperative Agreements
In accordance with District Policy #90-16, the District promotes entering into agreements with other agencies and private parties for cooperation and coordination of management of the District’s lands. These cooperative agreements serve to protect the District’s water management interests and to enhance the management and public value of the land.
An intergovernmental cooperative management agreement exists between the District and COJ designating the District as lead managing agency on all natural and cultural resource based management issues, while COJ assumes lead responsibilities on daily operational and recreational management issues.

An intergovernmental management agreement exists between the District, COJ and FWC, where FWC will manage the Thomas Creek WMA – Kings Road Unit for recreational hunting. All recreational hunting activities fall under the jurisdiction of FWC.

A formal agreement between the District and FDOF to allocate management responsibilities of three of the Thomas Creek area parcels is pending. The District will assume management responsibilities of the two FDOF Thomas Creek-Rayonier parcels (Trustees/District-joint fee 131 acres) to the east of the railroad while FDOF will assume responsibilities of the Nassau County portion of Redshirt parcel (324 acres) to the west of the railroad.

**Cooperative Agreements Strategies**
- Maintain agreements to assist with the management and maintenance of TCCA.

**Leases, Easements, Special Use Authorizations and Concessions**

According to District policy #84-02 Special Use Authorizations (SUA), the District is authorized to enter into special use authorizations on District lands.

The District holds SUA with Florida Natural Areas Inventory for purposes of non-native invasive plant surveys on the TCCA.

The District holds a feral hog removal SUA on the Ogilvie/Betz tract.

The District holds an SUA with a private land management/hauling company allowing for the transport of dirt from adjacent private property across the conservation area using existing roads, to US 1/23.

**Leases, Easements, Special Use Authorizations and Concessions Strategies**
- Continue to evaluate leases and SUAs at TCCA.
## IMPLEMENTATION CHART

Table 1. Thomas Creek Conservation Area Management Implementation Chart

<table>
<thead>
<tr>
<th>TASK</th>
<th>RESPONSIBLE LEAD</th>
<th>DUE DATE</th>
<th>COOPERATORS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESOURCE PROTECTION AND MANAGEMENT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Water Resources</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Regularly inspect roads, bridges, crossings, and trails for erosion problems</td>
<td>DLM</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>o Regularly inspect canals and ditches for erosion problems</td>
<td>DLM</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>o When possible, remove beds from harvest areas</td>
<td>DLM</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td><strong>Forest Management</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Conduct harvest operations in forested areas to accomplish desired restoration goals</td>
<td>DLM</td>
<td>2013</td>
<td></td>
</tr>
<tr>
<td>o Evaluate harvested areas for restoration and replanting potential and implement appropriate action</td>
<td>DLM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Utilize mechanical and/or chemical means to manage vegetation as necessary</td>
<td>DLM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Monitor forested areas for disease and insect infestation and implement appropriate action</td>
<td>DLM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Utilize prescribed fire as a forest management tool</td>
<td>DLM</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td><strong>Fire Management</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Implement prescribed burning as described in the Thomas Creek Fire Management Plan</td>
<td>DLM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Introduce dormant season burns in areas of high fuel loading and/or extended fire exclusion</td>
<td>DLM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Introduce growing season burns where possible</td>
<td>DLM</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Wildlife</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TASK</td>
<td>RESPONSIBLE LEAD</td>
<td>DUE DATE</td>
<td>COOPERATORS</td>
</tr>
<tr>
<td>------</td>
<td>-----------------</td>
<td>----------</td>
<td>--------------</td>
</tr>
<tr>
<td>o Continue to develop species lists</td>
<td>DLM</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td><strong>Exotic Species</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Monitor and continue to treat exotic vegetation.</td>
<td>DLM</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>o Continue to administer the feral hog trapping program</td>
<td>DLM</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td><strong>LAND USE MANAGEMENT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Access</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Complete installation of kiosks</td>
<td>COJ</td>
<td>2009</td>
<td>DLM</td>
</tr>
<tr>
<td>o Coordinate with COJ to open areas for public use</td>
<td>DLM</td>
<td>2009</td>
<td>COJ</td>
</tr>
<tr>
<td>o Maintain parking areas, which include entrance signs and kiosks within the area.</td>
<td>COJ</td>
<td>Ongoing</td>
<td>DLM</td>
</tr>
<tr>
<td><strong>Recreation</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Complete development of multi-use trail system</td>
<td>DLM</td>
<td>2009</td>
<td>COJ</td>
</tr>
<tr>
<td>o Maintain multiuse trails and trailheads</td>
<td>COJ</td>
<td></td>
<td>DLM</td>
</tr>
<tr>
<td>o Continue coordination with COJ regarding recreation management and maintenance</td>
<td>DLM</td>
<td></td>
<td>COJ</td>
</tr>
<tr>
<td>o Update trail guides as needed.</td>
<td>DLM</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>o Continue coordination with FWC and COJ regarding seasonal hunting opportunities</td>
<td>DLM</td>
<td>Ongoing</td>
<td>FWC, COJ</td>
</tr>
<tr>
<td><strong>Environmental Education</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Continue to offer environmental education programs for educators and students in the District.</td>
<td>OC</td>
<td>Ongoing</td>
<td>DLM</td>
</tr>
<tr>
<td>o Continue to offer interpretive and environmental education.</td>
<td>COJ</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td><strong>Security</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Maintain signage, fences, and gates.</td>
<td>DLM</td>
<td>Ongoing</td>
<td>Contracted Security, local law enforcement</td>
</tr>
<tr>
<td>o Continue coordinating</td>
<td>DLM</td>
<td>Ongoing</td>
<td>Contracted Security,</td>
</tr>
<tr>
<td>TASK</td>
<td>RESPONSIBLE LEAD</td>
<td>DUE DATE</td>
<td>COOPERATORS</td>
</tr>
<tr>
<td>------</td>
<td>-----------------</td>
<td>----------</td>
<td>-------------</td>
</tr>
<tr>
<td>Coordinate with FWC regarding development and enforcement of rules within the WMA</td>
<td>DLM</td>
<td>Ongoing</td>
<td>FWC</td>
</tr>
<tr>
<td>with local law enforcement and contracted security</td>
<td></td>
<td></td>
<td>local law enforcement</td>
</tr>
</tbody>
</table>

**ADMINISTRATION**

**Acquisition**

- Continue to work to acquire parcels for conservation
  - DLA | Ongoing | DLM |

**Cooperative Agreements**

- Monitor Agreements and evaluate as they come up for renewal
  - DLM | Ongoing | FWC, COJ, FDOF |

**Leases, Easements, and Concessions**

- Monitor and evaluate leases, special use authorizations, and easement agreements for renewal as necessary
  - DLM | Ongoing | |

**IMPLEMENTATION CHART KEY**

- COJ  City of Jacksonville
- DLA  Division of Land Acquisition
- DLM  Division of Land Management
- FDOF  Florida Division of Forestry
- FDHR  Florida Division of Historical Resources
- FWC  Florida Fish and Wildlife Conservation Commission
- OC  Office of Communication
REFERENCES


Northeast Florida Timberlands and Watershed Reserve Overview Sheet. [Last Accessed May 2008.]

Watershed Facts Fact Sheet. April, 2008. floridaswater.com


APPENDIX A, FIRE MANAGEMENT PLAN

Thomas Creek Conservation Area

FIRE MANAGEMENT PLAN

PREPARED BY

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
DIVISION OF LAND MANAGEMENT
THOMAS CREEK CONSERVATION AREA FIRE MANAGEMENT PLAN

FIRE MANAGEMENT PLAN
Nassau and Duval Counties

The District Fire Management Plan provides general fire management information relative to policy, procedure, and reporting. This document provides the guidelines for the implementation of prescribed fire activities on the Thomas Creek Conservation Area (TCCA).

Introduction and Objectives

The TCCA covers approximately 5,540 acres in both Nassau and Duval Counties along Thomas Creek. This conservation area includes several parcels and is located in numerous sections of Townships 1 and 2 north and Ranges 24, 25, and, 26 east.

The Jacksonville International Airport (JIA) is just over two miles south of the Wright parcel and approximately three miles east of the Logan/ Kings Road (Logan) parcel. US Highway 1/23 bisects the Logan parcel. Interstate 95 is less than three miles east of the Wright parcel. Due to the discontinuous nature of the parcels within the conservation area individual parcel names are used in the discussions of specific issues. Figure 1 depicts the general location of the conservation area and Figure 2 illustrates individual parcels.

Historically, fires have played a vital role in the shaping and maintenance of many of the natural communities in Florida. As such, most vegetative communities and associated wildlife are fire adapted and in many instances fire dependant. Conversely, the exclusion of fire from an area allows for successional changes within the natural community. Fire exclusion leads to the excessive accumulation of fuel loads, which increase the risk for catastrophic wildfires. The goals for the implementation of fire management activities within the TCCA area include:

- Reduction of fuel loads through the application of dormant season burns to decrease potential risk of damaging wildfires
- Reintroduction of growing season burns to encourage the perpetuation of native fire adapted ground cover species
- Mitigation of smoke management issues
- Restoration and maintenance of a mosaic of natural plant communities and ecological diversity
- Maintenance and restoration of ecotonal areas

The achievement of these goals requires that the conservation area be partitioned into manageable burn units prior to the application of prescribed fire within those units. The following sections summarize the considerations necessary for the safe and effective use of prescribed fire as a land management tool within the TCCA.
Figure 3. Acquisition Map
Thomas Creek Conservation Area

Together, the parcels depicted are managed by the District and the City of Jacksonville as Thomas Creek Conservation Area.
Fire Return Interval
The general frequency to which fire returns to a community type is termed its’ fire return interval. Some communities require frequent pyric disturbances to perpetuate themselves while others are not fire adapted and subsequently do not require fire to maintain their characteristics. The following table (Table 1.) and discussion of native plant communities and optimal fire return intervals was characterized in part using information from the Florida Natural Areas Inventory’s Guide to the Natural Communities of Florida.

Table 1.

<table>
<thead>
<tr>
<th>Community Type</th>
<th>Fire return Interval</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floodplain Swamp</td>
<td>This community is not fire adapted</td>
</tr>
<tr>
<td>Basin Swamp (edges)</td>
<td>Infrequent. Edges may burn in conjunction with ecotones and adjacent communities.</td>
</tr>
<tr>
<td>Dome Swamp (edges)</td>
<td>3-5 years on the outer edges</td>
</tr>
<tr>
<td>Depression Marsh (edges)</td>
<td>1-8 years in conjunction with associated flatwoods and depending on composition of edge species</td>
</tr>
<tr>
<td>Wet Flatwoods (Pine Plantation*)</td>
<td>3-10 years</td>
</tr>
<tr>
<td>Mesic Flatwoods (Pine Plantation*)</td>
<td>1-8 years</td>
</tr>
</tbody>
</table>

*Fire return intervals in planted pine stands vary depending on species and age.

The above referenced fire return intervals relate to high quality natural communities. The fire return interval within degraded systems is variable. Prescribed fire will be applied as necessary to achieve restoration and management goals.

Mesic and wet flatwoods are the most prevalent fire adapted natural community type found within the conservation area. With the exception of Ogilvie/Betz, most of these areas were used in commercial silviculture operations. As a result, much of the historic mesic and wet flatwoods communities are densely planted in slash pine (*Pinus elliottii*). Additionally, the midstory within these pine plantations is heavily overgrown and, while some desirable groundcover species remain, it is sparse in most areas. Fire management activities within the conservation area will be driven primarily by return intervals needed to restore or maintain these plant communities.

Fire management within the remaining pyric plant communities (depression marsh, dome swamp, and basin swamp) will be in conjunction with the associated wet or mesic flatwoods. These plant communities will burn as site conditions permit during the implementation of controlled burns in adjacent flatwoods. Additionally, these areas will not be excluded from fire activities unless warranted by safety or smoke management issues.

Depression marsh is a fire-adapted community. Though fire may not carry entirely through each marsh during every burn, it is an important factor in the maintenance of the edge habitats surrounding them. The natural fire regime would burn approximately every 1-8 years. Depression marshes are embedded within in the flatwoods areas at the TCCA. In general, depression marsh fires are carried through the herbaceous layer. Many of
these marshy areas have been disturbed by past land use and are small, but all still occupy an important niche in providing habitat for numerous species of wildlife. Fire will be applied to these marshes any time surrounding natural communities are burned.

Dome swamps are scattered throughout the TCCA. Many of these domes have been altered by past silvicultural activity and are missing the characteristic “bands” of vegetation normally found in the shallow outer edges of the domes. However, fire will be allowed to burn into the domes in order to maintain the open edges of the domes while preventing excessive peat accumulation.

The basin swamp is generally not the primary target for fire management at the conservation area; however, this natural community grades into wet flatwoods communities, which are fire dependent. Basin swamps are considered fire influenced, because while they do support fire at some frequency, fire has the potential to have rather extreme effects. Under normal hydrologic conditions, fire will burn the edges of this community type without penetrating to the center. This is the desired effect of fire within the basin swamp, as it will prohibit the expansion of hardwoods and shrubs into the adjacent flatwoods.

**Seasonality and Type of Fire**

Historically, most fires in Florida occurred in what is commonly referred to as the “growing season.” The growing season usually spans from mid March through July. Fires during the spring and early summer months generally have significant ecological benefits as most fire adapted flora is perpetuated by fire. Mimicking lightning ignited natural fires by implementing prescribed fire during the growing season provides benefits to natural systems by controlling shrub layers and encouraging diversity in groundcover species.

Dormant season burns, conducted from mid November through the end of February, are less intense than growing season burns. Dormant season burns help to reduce heavy fuel loads resulting in fewer safety and smoke management issues. Heavy fuel loads on much of the TCCA caused by prolonged fire exclusion will require that most initial applications of fire be in the form of dormant season burning. This will allow for the reduction of fuel loads while providing for the protection of desirable vegetation. The ultimate goal of this strategy will be to move the prescribed fire application into a growing season rotation. District staff anticipate the transition to growing season burns to occur after several applications of dormant season fire and only after a sufficient reduction of fuel levels is achieved.

All five parcels of the TCCA have row-based silviculture present in various stages of development. It is not the purpose of this prescribed fire program to harm existing mature pine within the conservation area and furthermore, extra caution will be taken when applying fire to a pine plantation, especially a young plantation where the height to the crown is short. Severe scorch can detrimentally harm or even cause mortality in young pine trees. This type of damage will be mitigated by burning during the dormant
season when the trees are not actively growing and the meristem areas are protected by a needle layer.

In many cases, fire management units with similar fire management needs may be burned simultaneously, either with crews igniting the areas by hand from the ground, or with the aid of aircraft. Because parcels within the conservation area are disjunct and located near numerous smoke sensitive areas, the property is a candidate for implementing prescribed fire with the aid of a helicopter. Aerial ignition allows District staff to ignite fire management units more quickly, resulting in a faster burnout. In an area with a large mosaic of unavailable fuels, fire can be applied easily to all portions of the unit. With ground based crews this sometimes is infeasible or impossible and may pose a safety issue. An aerial burn safety plan (Exhibit 1) will accompany the individual burn prescriptions and be onsite and on the ground the day of any aerial burn.

**Wildfire Policy**

In the event of a wildfire, if conditions permit, suppression strategies will utilize existing fuel breaks to contain the wildfire. These fuel breaks may include previously burned areas, existing roads, trails, and firelines, and wetlands and other water bodies. This is only possible, with the agreement of local fire rescue, DOF, District staff, and when all of the following conditions are met:

1) Fuels within the area have been managed
2) No extreme weather conditions are present or expected
3) There are no other wildfires that may require action
4) There are sufficient resources available to manage the fire to containment
5) The fire and the resulting smoke will not impact neighbors or smoke sensitive areas

If any of these conditions are not met, direct suppression action will be taken.

As soon as possible following a fire in which firelines are plowed, a plan for fireline rehabilitation shall be developed and implemented.

Persons discovering arson or wildfires on the Conservation Area should report them to the Florida Department of Agriculture and Consumer Services, Division of Forestry (DOF), the St. Johns River Water Management District, or by dialing 911.

**Post Burn Reports**

Burn reports must be completed after each controlled burn or wildfire. These reports include detailed information regarding the acreage, fuel models, staff and equipment hours, weather (forecasted and observed) and fire behavior. The timely completion of these reports is necessary for the compilation of information relative to the entire District burn program. Additionally, these reports provide a documented account of site specific conditions which are helpful in the planning of future burns.
Smoke Management

One of the foremost challenges at the TCCA as related to the application of prescribed fire is smoke management. With the exception of one site prep burn on the Redshirt parcel, there is no known prescribed fire history and excessive fuel accumulation has developed across most of the conservation area. This accumulation of fuels will produce a tremendous amount of smoke as areas are burned. As Nassau and Duval counties become increasingly urbanized, this problem will increase in magnitude, as there become fewer acceptable places to maneuver a smoke column from a prescribed fire.

There are several smoke sensitive areas that surround the conservation area and effect the smoke management of each burn unit. Smoke management is a serious limiting factor in the application of prescribed fire with in the conservation area, and particularly at the Logan parcel. The Jacksonville International Airport is approximately two (2) miles east of Logan and US highway 1/23 and the Norfolk Southern rail line bisect the parcel. Additionally, the city of Callahan is directly north of the parcel. Figure 3 illustrates smoke sensitive areas in relation the TCCA. As development increases in the area, fire management will become more difficult. Increasing daily traffic on US highway 1/23 will further impair the District’s ability to implement prescribed burns at the appropriate fire return intervals within the conservation area. On the remaining parcels these considerations are somewhat less. Each of these properties has an acceptable smoke shed into which to place a smoke column from a prescribed fire.

The majority of fire dependent areas at the conservation area fall within fuel models 2, 7, and 9, or a combination thereof. Depending on the arrangement and composition of fuels, fire spread will be through either grasses and needle litter or the shrub layer. Areas within the conservation area having heavy shrub and midstory fuel accumulation can burn for long periods of time causing additional smoke management issues.

A smoke screening process will be completed with each prescription, before a permit is obtained from the FDOF. A fire weather forecast is obtained and evaluated for suitable burning conditions and smoke management objectives. A wind direction is chosen that will transport smoke away from urbanized areas and/or impact these smoke sensitive areas in the least possible way. When possible, the smoke plume from burns should be directed back through the conservation area. Smoke can then mix and loft into the atmosphere over uninhabited or rural land adequately enough to minimize off-site impacts.

On burn day, the ability of smoke to mix and disperse into the atmosphere should be good. Dispersion indices should be above 35. Dispersions of greater than 69 will not be utilized unless other weather conditions permit. Forecast mixing heights should be above 1700ft. Transport winds should be at least 9 mph to effectively minimize residual smoke. Lower transport wind speeds can be utilized if dispersion index and mixing heights are above average. Burns will be conducted with a carefully plotted wind direction to limit and/or eliminate negative impacts from smoke to neighbors and urbanized areas.
Mechanical Treatments

Short and long term weather conditions and urban interface issues are important considerations when implementing a prescribed fire program. Weather conditions such as extended droughts or insurmountable smoke management issues due to increased urbanization may require the district to manage natural systems mechanically. A variety of methods including mowing, rollerchopping, and herbicide applications may be incorporated as alternatives to prescribed fire.

The pyric plant communities within the TCCA are dominated by dense pine plantations. The lack of any subsequent management in the form of harvesting or burning has created an environment where many of the burn units have become overgrown and nearly impenetrable. An integral component to the implementation of a successful prescribed fire program within the conservation area is the harvest of overstocked pine, concentrating on the suppressed or poor form trees. Harvesting of pine trees will provide safer conditions for prescribed fire staff and decrease the potential for fire related mortality to the remaining pines and other desirable vegetation.

Legal Considerations

Only burn managers certified by FDOF will approve the unit prescriptions and must be on site while the burn is being conducted. Certified burn managers adhering to the requirements of State Statute 590.026 are protected from liability for damage or injury caused by fire or resulting smoke, unless negligence is proven.

Fire Management Units

While only one prescribed burn has been implemented within the conservation area, fire management units have been delineated on all parcels. Where logical, the District used existing timber stand boundaries to delineate fire management units at TCCA. In many cases, individual timber stands represent the smallest areas of land that are free of roads, trails, or other barriers to fire. Occasionally, several fire management units with similar fire needs will be burned simultaneously and stand lines provide a break in fuels so that staff may burn smaller areas than initially planned if needed. Additionally, in an effort to mitigate smoke management and urban interface issues on the Logan parcel, fire management units may be smaller in size than on other parcels or conservation areas.

Ideally, District staff would thoroughly address and describe each fire management unit in terms of its fire management needs. Though all units within the bounds of the conservation area are somewhat different; all can be categorized into one of several fuel model (FM) descriptions. The thirteen standard fuel models (as described in Hal E. Anderson’s Aids to Determining Fuel Models For Estimating Fire Behavior) were used as a basis for this categorization. The factors considered in determining each FM are: amount, composition and arrangement of available fuels within units, predicted fire
behavior within each unit (under conditions acceptable to implement a prescribed burn), and resources necessary to regain management of a fire in extenuating circumstances. District staff anticipate the change of vegetative assemblages over time due to growth and/or restoration and understand that fuel characteristics, models, and resulting fire behavior will also change.

Below is a brief description of each fuel model occurring at TCCA and associated natural communities. A detailed description of each individual fire management unit and its associated objectives will be included in the individual prescriptions. Several fire management units within the conservation area contain multiple FMs. In these instances, the designated FM is dominant in coverage. Figures 4a and 4b illustrate the FM associated with individual fire management units.

Fuel Models

**Fuel Model 2**
This category includes fire management units that can best be described as mesic flatwoods/young pine plantation. Fires in these fuels are typically spread through the dense herbaceous layer which consists largely of perennial grasses such as andropogon and maidencane. The shrub layer includes gallberry less than 3 feet tall, which may contribute to fire spread. Given appropriate windspeeds and fuel moisture conditions, fire spread can be very rapid. The optimal fire return interval in this fuel model is approximately every 2-8 years with growing season burns being preferred.

**Fuel Model 7**
This category includes fire management units that are best described as mesic and wet flatwoods, much of which is in pine plantation. Fire in these fuel types is spread through both the shrub and herbaceous layers. The shrub layer components present within the fire management units of this FM include saw palmetto, gallberry and other ericaceous shrubs between 3 and 5 feet tall and are contiguous across the units. The herbaceous layer is generally intact and includes wiregrass. The optimal fire return interval for this FM is approximately every 1 to 10 years. Growing season burns are preferable, however, most units of this FM will require initial dormant season burns and/or mechanical treatments.

**Fuel Model 9**
This category includes fire management units that are best described as wet flatwoods, some of which is in pine plantation. These units exhibit a closed canopy and hydrologic regimes that have contributed to the suppression of the herbaceous and shrub layers. In many areas hardwoods such as loblolly bay have encroached and in some units are in competition with overstory pine. While pockets of shrubs (palmetto/gallberry) may contribute to the fire, the contiguous leaf litter will serve as the primary carrier of the fire. The optimal fire return interval in these areas is approximately every 3-10 years and should occur in the growing season. As with FM 7, it is likely that dormant season burns and/or mechanical treatment will be necessary initially.
Thomas Creek Conservation Area Land Management Plan

Figure 4b Fuel Model Map

Legend
- Thomas Creek Conservation Area Boundary
- Fuel Model 2
- Fuel Model 7
- Fuel Model 8

Grey lines within the fuel model matrix indicate individual fire management units.
Exhibit 1
Aerial Burn Safety Plan

THOMAS CREEK CONSERVATION AREA

The hazards associated with this type of burning are related to working with the helicopter, the sphere dispenser, and dealing with active fire. All helicopter safety procedures and all district fireline policies and procedures will be followed.

1. BRIEFING - During the operational briefing the safety plan will be reviewed with all personnel on the burn.
2. HELICOPTER SAFETY - The pilot will give a helicopter safety briefing at the morning operational briefing.
3. AIDS SAFETY – The operator will review the operation and cleaning procedures for the dispenser at the morning briefing.
4. PERSONAL PROTECTIVE EQUIPMENT – The incident commander will ensure that all personnel have the required PPE.
5. HIGH HAZARD AREAS – All high hazard areas such as power lines shall be designated on the map and attached to the burn plan.
6. EMERGENCY LANDING ZONES – These should be confirmed with the pilot and indicated on the burn map.

Helispot  Lattitude  _________”N  
Longitude  _________”W

CRASH RESCUE PLAN

In the event of an accident involving the helicopter the following procedures will be followed.

INCIDENT COMMANDER or BURN BOSS

1. Notify 911
2. Notify Nassau County Fire Rescue (904) 491-7525
3. Notify Duval County Fire Rescue (904-630-0529)
4. Notify Jacksonville Sheriff’s Office (904)630-0500
5. Notify Nassau County Sheriff’s Office (904)879-3853 – Calahan dispatch
7. Notify NTSB (305-957-4610 OR 404-462-1666)
8. Delegate responsibility of fire control to the second in command or the most qualified.

SECOND IN COMMAND

1. Assume responsibility of the burn.
2. Assist the IC or Burn Boss with resource and personnel needs for the rescue operation.
3. If the IC is in the helicopter, second in command will assume rescue operation responsibilities and assign the most qualified to fire control.

Level I Trauma Center

1. Shands Jacksonville – Dispatch  904-244-4450

DIVISION OF FORESTRY

1. Jacksonville Dispatch  904-266-5001

NTSB

1. Southeast Regional Office  305-957-4610
2. Southeast Field Office  404-462-1666
## APPENDIX B, SPECIES LISTS/DESIGNATIONS

### PLANTS

<table>
<thead>
<tr>
<th>Genus</th>
<th>Species</th>
<th>Common Name</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
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</tr>
<tr>
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<td>Yellow colicroot</td>
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<tr>
<td>Andropogon</td>
<td>glomeratus</td>
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<td>Camphor tree</td>
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</tr>
<tr>
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<td>horridulum</td>
<td>Purple thistle</td>
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</tr>
<tr>
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<td>Common persimmon</td>
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<td>Dwarf sundew</td>
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<tr>
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<td>quercifolius</td>
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<tr>
<td>Eriocaulon</td>
<td>spp.</td>
<td>Pipewort</td>
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<tr>
<td>Gelsemium</td>
<td>sempervirens</td>
<td>Yellow jessamine</td>
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<tr>
<td>Gordonia</td>
<td>lasianthus</td>
<td>Loblolly bay</td>
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<td>Hydrocotyle</td>
<td>ranunculoides</td>
<td>Dollar weed</td>
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<tr>
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<tr>
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<td>Path rush</td>
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<tr>
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<td>styraciflua</td>
<td>Sweetgum</td>
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</tr>
<tr>
<td>Lygodium</td>
<td>japonicum*</td>
<td>Japanese climbing fern</td>
<td></td>
</tr>
<tr>
<td>Lyonia</td>
<td>lucida</td>
<td>Fetterbush</td>
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</tr>
<tr>
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<td>lutea</td>
<td>Red-Hot-Poker</td>
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<td>Designation</td>
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<td>-------------</td>
<td>----------------------------------</td>
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<tr>
<td>Canis</td>
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<td>Coyote</td>
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<tr>
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<td>novemcinctus</td>
<td>Nine-banded armadillo</td>
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<tr>
<td>Diadophis</td>
<td>virginaiana</td>
<td>Opossum</td>
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<tr>
<td>Odocoileus</td>
<td>virginanus</td>
<td>White-tailed deer</td>
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<tr>
<td>Sus</td>
<td>scrofa</td>
<td>Feral Hog</td>
<td></td>
</tr>
<tr>
<td>Aix</td>
<td>sponsa</td>
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<td>Thamnophis</td>
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APPENDIX C: PRIORITY PROJECTS COST SCHEDULE

1. Install three primitive campsites – Ogilvie parcel: **$850 (picnic tables and fire rings)** - City of Jacksonville
2. Bank stabilization and docking system for proposed Ogilvie campsites: **$55,000** – City of Jacksonville
3. Trail development; blaze trail system – 2 miles at Ogilvie: **$10,000** – City of Jacksonville
4. Develop interpretive kiosks and materials at Ogilvie: **$3,500** – City of Jacksonville
5. Maintenance, mowing, and blazing of trails: **$14,000 annually recurring** – City of Jacksonville
6. Timber Marking 300 acres at Logan parcel: **$12,000** – District
7. Exotic plant treatments: **$8,000 annually recurring** - District
8. Vegetation management - herbicide: **$5,000 annually recurring** – District
9. Gates: **$2,000 over 5 years** – District
10. Fencing – 3 miles of new fence: **$60,000** - District
11. Security 600 hours over five years; all parcels contract security: **$30,000** - District

**TOTAL ESTIMATED COST = $173,350.00 PLUS $27,000.00 IN ANNUALLY RECURRING COSTS**
APPENDIX D: TIMBER MANAGEMENT ANALYSIS

Chapter 253.036, Florida Statutes requires the lead agency of state lands to prepare a forest resource analysis “which shall contain a component or section prepared by a qualified professional forester which assesses the feasibility of managing timber resources on the parcel for resource conservation and revenue generation purposes through a stewardship ethic that embraces sustainable forest management practices if the lead management agency determines that the timber resource management is not in conflict with the primary management objectives of the parcel”. The following section fulfills this requirement.

District staff and LandMark Systems, Inc. have conducted a preliminary inventory of the forested communities within the Thomas Creek Conservation Area. The primary purpose for that inventory was to determine forest restoration needs, forest health status, and suitability for future timber sales. Based on interpretation of the aerial photographs and field work, the area was delineated into forest management units or stands. Each stand was assigned a broad forest type classification, a size classification, and a density classification. The following table represents the findings of the classification.

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<tr>
<td>PP4B</td>
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</table>

Stratum is a combination of the broad forest type, size class, and density class. Broad types are: H = hardwoods, B = bottomland, P = pines, N = natural no other dominate species present, PP = pine plantation. For sizes 1= seedlings less than 4.5 feet in height, 2 = Saplings 4.5 feet in height to 4.5 inches dbh, 3 = small sawtimber size, 4 = large sawtimber size. For density A = crown closure 76-100%, B = crown closure 51-75% C = crown closure 26 – 50%, B = crown closure 51 – 75%
The District’s overall forest management goals include the restoration and maintenance of forested ecosystems, the improvement of forest composition and structure, and to improve forest health and vigor. Forest management goals for this property, based on the analysis, will focus on continued forest ecosystem restoration with the emphasis in the mesic flatwoods communities. Restoration will consist of: 1) reduction in pine basal area through low thinning 2) reducing the height shrub layer and density of midstory trees that have succeeded in the mesic flatwoods due to past silvicultural activities and fire exclusion; 3) encouraging the groundcover through the application of prescribed fire; 4) maintaining an overstory density that perpetuates healthy groundcover.

Management activities in the mesic pine forests will continue to focus on the removal of overstocked slash pines within pine plantations on the property. Merchantable slash pine were removed in a 2006 timber sale. That sale removed 5,268 tons of slash pine from 93 acres on the Wright parcel, generating $50,323.78. In areas where natural seed source is sparse, the area will be evaluated for reforestation efforts via planting or direct seeding of site appropriate pine species.

Areas of primary harvesting operations will focus on the HP4B, PH3B, PH4B, PP1D, PP2B, PP2C, PP3A, PP3C, and PP4B designations, which are predominately mesic and wet flatwoods with a dominance of slash pines in the overstory and a heavily overgrown hardwood midstory. When site conditions are suitable, District staff will develop a timber sale plan and implement a harvesting operation.
APPENDIX E: LEGAL DESCRIPTION

WARRANTY DEED

THIS WARRANT DEED made and executed the 12th day of November, A.D. 1999, by CHEROKEE CREEK II PARTNERSHIP, a Florida general partnership, whose mailing address is 2004 Leopard Circle South, Jacksonville, Florida 32218 ("Grantee") to RT. JOHN'S RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373 of the Florida Statutes, whose address is Post Office Box 839, Palatka, Florida 32178-8429, ("Grantor").

(Whatever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of either, and the successors and assigns of corporations).

WITNESSETH that the Grantor, for and in consideration of the sum of $0.00 and other valuable considerations, receive whereof is hereby acknowledged, hereby grants, bargain, sell, alienate, transfer, release, convey and confirm unto the Grantee, all that certain land situate in David County, Florida, viz:

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

THIS PROPERTY IS NOT HOMESTEAD

GRANTOR represents and warrants that Grantee has never resided on the above-described property and such property does not now, nor has it ever, constituted the constitutional homestead of the Grantee.

SUBJECT TO restrictions and easements of record, if any, but this reference shall not affect their interest.

SUBJECT TO taxes for the year __________ and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same in fee simple forever.

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

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

Signed, sealed and delivered in our presence:

Davinia Nature
CHEROKEE CREEK II PARTNERSHIP,
A Florida general partnership

By: ____________________________

Witness signatures:

Davinia Nature

Witnesses' addresses:

1201 N. Florida Ave
Tampa, FL 33602

6301 N. Florida Ave
Tampa, FL 33603

2004 Leopard Circle South
Jacksonville, FL 32218

4100 N. Florida Ave
Tampa, FL 33607

1010 W. Palmetto Blvd
Tampa, FL 33606

1201 N. Florida Ave
Tampa, FL 33602

6301 N. Florida Ave
Tampa, FL 33603

2004 Leopard Circle South
Jacksonville, FL 32218

4100 N. Florida Ave
Tampa, FL 33607

1010 W. Palmetto Blvd
Tampa, FL 33606

1201 N. Florida Ave
Tampa, FL 33602

6301 N. Florida Ave
Tampa, FL 33603

2004 Leopard Circle South
Jacksonville, FL 32218

4100 N. Florida Ave
Tampa, FL 33607

1010 W. Palmetto Blvd
Tampa, FL 33606

1201 N. Florida Ave
Tampa, FL 33602

6301 N. Florida Ave
Tampa, FL 33603

2004 Leopard Circle South
Jacksonville, FL 32218

4100 N. Florida Ave
Tampa, FL 33607

1010 W. Palmetto Blvd
Tampa, FL 33606
LEGAL DESCRIPTION:

Lot 6 of Subdivision of part of the DAVID O. O'BRIEN ESTATE, according to the Plat thereof as recorded in Plat Book 6, Page 70, Public Records of Davie County, Florida, being a part of SECTION 36, TOWNSHIP 2 NORTH, RANGE 26 EAST and a part of the CHAL. HETON GRANT.

LESS AND EXCEPT:

The East 50 feet of the above-described parcel.

ALSO LESS AND EXCEPT:

A part of Lot 8 as shown on the Plat of the Subdivision of part of the DAVID O. O'BRIEN ESTATE, according to the Plat thereof as recorded in Plat Book 6, Page 70, Public Records of Davie County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Lot 8; thence North 25 degrees 10 minutes 00 seconds East along the East line of said Lot 8, 715.72 feet to the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds West, 450.00 feet; thence North 35 degrees 05 minutes 00 seconds East 425.00 feet; thence South 90 degrees 00 minutes 00 seconds West 450.00 feet to an intersection with said East line of Lot 8; thence South 25 degrees 10 minutes 00 seconds West along said East line 450.00 feet to the Point of Beginning.

TOGETHER WITH:

An Easement for ingress and egress as recorded in Official Records Book 3795, Page 920, Public Records of Davie County, Florida, over a part of Lot 12 of the Subdivision of part of the DAVID O. O'BRIEN ESTATE, according to the Plat thereof as recorded in Plat Book 6, Page 70, Public Records of Davie County, Florida, more particularly described as follows:

For a point of beginning, commence at the intersection of the Southeast, boundary line of said Lot 13 and the East line of the subdivision the northerly boundary line of Lot 1 a distance of 68.32 feet to a point; thence North 35 degrees 17 minutes 12 seconds East a distance of 66.00 feet to a point; thence South 25 degrees 10 minutes 00 seconds West parallel to the Southeast boundary line of Lot 11 a distance of 100 feet more or less to a point which is exactly 80 feet from both the Southeast and West boundary lines of Lot 12; thence northerly in a northerly direction along the northerly boundary line of Lot 13 a distance of approximately 306 feet to a point on the Northern boundary of Lot 13; thence northerly Northerly a distance of approximately 600 feet to a point on the Northern boundary of Lot 13; thence northerly in a northerly direction along the northern boundary line of Lot 13 approximately 700 feet to the Southeast corner of Lot 13; thence in a southerly direction along the southerly boundary line of Lot 13 a distance of approximately 306 feet to the point of beginning.

TOGETHER WITH:

An Easement for ingress and egress as recorded in Official Records Book 3795, Page 886, Public Records of Davie County, Florida, over a part of Lot 11 of the Subdivision of the DAVID O. O'BRIEN ESTATE, Plat Book 6, Page 70, Public Records of Davie County, Florida, more particularly described as follows:
Begin at the intersection of the West boundary line of said Lot 1 and the South boundary of said Lot 2.

From this point run due North 59°20' West, a distance of 530 feet more or less to the South boundary line of Lot 12 of the aforesaid subdivision. From this point run due South, 59°20' West, a distance of 48.25 feet to the intersection of the South boundary line of Lot 11 and the West boundary line of Lot 7 of the aforesaid subdivision; from this intersection, run North 59°20' East, a distance of 217.6 feet more or less to the point of beginning.

TOGETHER WITH:

An Easement for ingress and egress over the Street 60 feet of the East 300 feet of Lot 6, to a Subdivision of part of the DAVID O. OSULLIVAN ESTATE, according to the Plat thereof recorded in Plat Book 6, Page 72, Public Records of Duval County, Florida.

THOMAS C O'SULLIVAN

P.A. A. O'SULLIVAN

P. A. O'SULLIVAN
WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 13th day of July, 2002, between St. Joe Timberland Company of Delaware, L.L.C., a Delaware limited liability company, successor by merger with St. Joe Timberland Company of Delaware, a Delaware corporation, as successor by merger with St. Joe Timberland Company of Delaware, a Florida corporation, d/b/a St. Joseph Land and Development Company, a Florida corporation, whose office addresses are 1650 Prudential Drive Suite 400 Jacksonville, Florida (the “Grantor”), and the CITY OF JACKSONVILLE, a municipal corporation in the County of Duval, State of Florida (the “Grantee”), whose mailing address is 117 West Duval Street, Suite 400, Jacksonville, Florida 32202 (“Grantee”),

(Wherever used herein the terms “Grantor” and “Grantee” are used as singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said Grantor in said paid by named herein, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee’s successors and assigns forever, the following described land situate, lying and being in Duval County, Florida, to-wit:

SEE EXHIBIT “A” ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Together with a non-exclusive perpetual easement for vehicular and pedestrian ingress and egress (“Grantee’s Easement”) in, on, over and across the strip of property described in Exhibit “B” attached hereto and incorporated herein, for the benefit of the property described in Exhibit A. Use of Grantee’s Easement may not be improved by Grantee without the permission of Grantor, which may be withheld at Grantor’s option, provided however, Grantee may maintain Grantee’s Easement, in its present condition, at its sole cost and expense. Grantee shall not permit any mechanic’s liens to attach to the easement parcel resulting from Grantee’s maintenance, repair or improvement to the easement parcel. Grantee (as owner of the benefited property) agrees to hold harmless Grantor against any and all claims, suits, losses or liability to any person or entity lawfully upon the easement premises under or by reason of this easement to Grantee, and thereunder claiming damages arising from or by virtue of the use of this easement, and to further indemnify Grantor for any expense, including attorney’s fees, which Grantor may incur in connection with the defense of any such claim. Grantor may, at Grantor’s sole expense, relocate Grantee’s Easement to an area which provides access to Grantee reasonably comparable to the access currently provided by Grantee’s Easement. All provisions of Grantee’s Easement, including the benefits and burdens, run with the land and are binding upon and inure to the heirs, successors, assigns, lessees and representatives of Grantor and Grantee.

This conveyance is subject to easements, restrictions, limitations, and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed (the “Permitted Exceptions”).

Subject further to a reservation of a nonexclusive perpetual easement for vehicular and pedestrian ingress and egress (the “Reserved Easement”) in, on and across the strip of property described in Exhibit “C” attached hereto and incorporated herein, for the benefit of the property described in Exhibit “D” attached hereto and incorporated herein.

06079417 WPD.
Use of the Reserved Easement may not be improved by Grantor without the permission of Grantee, which may be withheld at Grantee’s option, provided however, Grantor may maintain the Reserved Easement, in its present condition, at its sole cost and expense. Grantor shall not permit any mechanic’s lien to attach to the easement parcel resulting from Grantor’s maintenance, repair or improvement to the easement parcel. Grantor (as owner of the benefitted property) agrees to hold harmless Grantee against any and all claims, suits, losses or liability to any person or entity lawfully upon the easement premises under or by reason of this easement to Grantor, and thereunder claiming damages arising from or by virtue of the use of this easement, and to further indemnify Grantee for any expense, including attorney’s fees, which Grantee may incur in connection with the defense of any such claim. Grantee may, at its sole cost and expense, relocate the Reserved Easement to an area which provides access to Grantor reasonably comparable to the access currently provided by the Reserved Easement. All provisions of Reserved Easement, including the benefits and burdens, run with the land and are binding upon and inure to the heirs, successors, assigns, tenants and representatives of Grantor and Grantee.

The Property described in Exhibit A is not the homestead property of the Grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever (other than claims related to the Permitted Exceptions).

[THIS SPACE INTENTIONALLY LEFT BLANK]
IN WITNESS WHEREOF the Grantor has hereunto set Grantor’s hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature of First Witness]

Printed Name of First Witness

[Printed Name of First Witness]

[Signature of Second Witness]

Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of November, 2002, by MICHAEL R. REID, an officer of St. Joe Timberland Company of Delaware, a Delaware limited liability company, successor by merger with St. Joe Timberland Company of Delaware, LLC, a Delaware limited liability company, successor by merger with St. Joe Timberland Company of Delaware, a Delaware corporation, as successor by merger with St. Joe Timberland Company, a Florida corporation, f/k/a St. Joseph Land and Development Company, a Florida corporation.

BY: Michael R. Reid

AS: Senior Vice President

(SEAL)

[Notary Public]

[Printed, Typewritten, or Stamped Name of Notary]

Commission No.:__

00079417 WPI
EXHIBIT "A"

LEGAL DESCRIPTION:

THAT LAND BEING IN THE COUNTY OF DUVAL, STATE OF FLORIDA, DESCRIBED AS
FOLLOWS:

PARCEL 1
ALL SECTION 14, TOWNSHIP IN, RANGE 25E.

PARCEL 2
LOT 2, LYING SOUTH AND EAST OF THE COUNTY LINE, SECTION 15, TOWNSHIP IN, RANGE
25E.

PARCEL 3
PART OF LOTS 4 AND 5, RECORDED OR BOOK 277/394 (EXCEPT THAT PART RECORDED OR
BOOK 132/113, DEED BOOK 935/63 AND DEED BOOK 935/67), SECTION 15, TOWNSHIP IN,
RANGE 25E.

PARCEL 4
FRACTIONAL PART OF THE SE 1/4 LYING SOUTH AND EAST OF THE COUNTY LINE (EXCEPT
ATLANTIC COASTLINE RAILROAD R/W AS DESCRIBED IN DB 1601, PG. 553), SECTION 16,
TOWNSHIP IN, RANGE 25E.

PARCEL 5
THE E 1/2 OF THE NE 1/4, SOUTH AND EAST OF THE COUNTY LINE (EXCEPT THAT PART
RECORDED IN DB 974/251 AND THE ATLANTIC COASTLINE RAILROAD R/W), SECTION 21,
TOWNSHIP IN, RANGE 25E.

PARCEL 6
ALL (EXCEPT THAT PART RECORDED IN DB 974/251 AND THE ATLANTIC COASTLINE RAILWAY
R/W AND STATE ROAD R/W AS DESCRIBED IN DB 763, PG. 406), SECTION 22, TOWNSHIP IN,
RANGE 25E.

PARCEL 7
THE W 1/2 AND THE NE 1/4, SECTION 23, TOWNSHIP IN, RANGE 25E.

PARCEL 8
THE SW 1/4 OF THE NE 1/4, THE SE 1/4 AND THE W 1/2 (EXCEPT THAT PART IN THE STATE
ROAD R/W AS DESCRIBED IN DB 763, PG. 406), SECTION 26, TOWNSHIP IN, RANGE 25E, LESS
AND EXCEPT ALL LANDS LOCATED WITHIN THE S 1/2 OF SECTION 26, TOWNSHIP IN,
RANGE 25E.
ALSO LESS AND EXCEPT:

PARCEL "A"

A PARCEL OF LAND BEING A PORTION OF THE WEST 1/2 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 26; THENCE SOUTH 01°35'40" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 26, A DISTANCE OF 495.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°35'40" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 26, A DISTANCE OF 820.65 FEET; THENCE SOUTH 88°06'51" WEST, A DISTANCE OF 497.16 FEET; THENCE NORTH 01°35'40" WEST, A DISTANCE OF 931.73 FEET; THENCE SOUTH 79°16'38" EAST, A DISTANCE OF 508.87 FEET TO THE POINT OF BEGINNING.

PARCEL 9


PARCEL 10

LOT 7 (OLD NUMBER) OF D. O'GILVIE S/D PART OF THE GIBSON GRANT (EXCEPT THAT PART IN THE STATE ROAD R/W AS DESCRIBED IN DB 763, PG. 406), SECTION 37, TOWNSHIP 1N, RANGE 25E.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS, THOSE LANDS LYING WITHIN THE RIGHTS OF WAY OF OLD KINGS ROAD (OLD STATE ROAD NO. 4) AND NEW KINGS ROAD (STATE ROAD NO. 4) AS CURRENTLY ESTABLISHED.
EXHIBIT “B”
GRANTEE’S EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE WEST 1/2 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 26; THENCE SOUTH 01°35’40” EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 26, A DISTANCE OF 495.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°35’40” EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 26, A DISTANCE OF 820.65 FEET; THENCE SOUTH 88°06’51” WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 01°35’40” WEST, A DISTANCE OF 829.58 FEET; THENCE SOUTH 78°16’38” EAST, A DISTANCE OF 40.94 FEET TO THE POINT OF BEGINNING.
EXHIBIT "C"

RESERVED EASEMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 22, 23 AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 26; THEN THENCE SOUTH 01°35'40" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 26, A DISTANCE OF 495.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 79°16'38" WEST, A DISTANCE OF 1462.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 260.73 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°07'01", A DISTANCE OF 205.31 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°43'38" WEST, 200.94 FEET; THENCE NORTH 34°09'38" WEST, A DISTANCE OF 964.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 237.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°39'20", A DISTANCE OF 175.90 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°24'48" WEST, 171.90 FEET; THENCE NORTH 76°39'58" WEST, A DISTANCE OF 613.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 305.70 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°51'12", A DISTANCE OF 105.93 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°44'22" WEST, 103.40 FEET; THENCE NORTH 56°48'46" WEST, A DISTANCE OF 65.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°31'29", A DISTANCE OF 28.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°34'39" WEST, 27.48 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF NEW KINGS ROAD (U.S. HIGHWAY 1), HAVING A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 21°20'14" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 700.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°31'29", A DISTANCE OF 66.61 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°06'30" EAST, 64.13 FEET; THENCE SOUTH 36°58'46" EAST, A DISTANCE OF 65.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 265.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°51'13", A DISTANCE OF 92.07 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°44'22" EAST, 91.61 FEET; THENCE SOUTH 76°39'58" EAST, A DISTANCE OF 613.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 237.11 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°39'20", A DISTANCE OF 175.90 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°24'48" EAST, 200.94 FEET; THENCE SOUTH 34°09'38" EAST, A DISTANCE OF 964.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 230.73 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°07'01", A DISTANCE OF 173.81 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°43'38"
EAST, 169.35 FEET; THENCE SOUTH 79°16'38" EAST, A DISTANCE OF 1453.81 FEET TO THE INTERSECTION WITH SAID EAST LINE OF THE WEST 1/2 OF SAID SECTION 25; THENCE SOUTH 01°35'49" EAST, ALONG SAID EAST LINE OF THE WEST 1/2 OF SECTION 26, A DISTANCE OF 40.94 FEET TO THE POINT OF BEGINNING.
EXHIBIT “D”

PROPERTY BENEFITED BY RESERVED EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE WEST 1/2 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 26; THENCE SOUTH 01°33'40" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 26, A DISTANCE OF 495.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°33'40" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 26, A DISTANCE OF 820.65 FEET; THENCE SOUTH 88°00'51" WEST, A DISTANCE OF 497.16 FEET; THENCE NORTH 01°33'40" WEST, A DISTANCE OF 951.73 FEET; THENCE SOUTH 79°16'38" EAST, A DISTANCE OF 568.87 FEET TO THE POINT OF BEGINNING.
QUIT-CLAIM DEED

This Quit-Claim Deed executed this 28th day of March, 2006, by CITY OF JACKSONVILLE, a municipal corporation, whose address is 117 West Duval Street, Suite 480, Jacksonville, Florida 32202 ("Grantor") to CITY OF JACKSONVILLE, a municipal corporation, whose address is 117 West Duval Street, Suite 480, Jacksonville, Florida 32202, as to an undivided fifty percent (50%) interest, and ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373 of the Florida Statutes, whose address is 4049 Reid Street, Palatka, Florida 32177, as to an undivided fifty percent (50%) interest (collectively, the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten dollars ($10.00), to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Duval, State of Florida, to-wit:

See Exhibit A attached hereto and by reference made a part hereof.

GRANTOR represents that Grantor has never resided on the above-described property and such property does not now, now has it ever, constituted the constitutional homestead of the Grantor.

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

THIS INSTRUMENT IS EXEMPT FROM STATE DOCUMENTARY STAMP TAX PURSUANT TO SECTION 128-4.014(10) F.A.C.
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the day and year set forth above.

WITNESSES

[Crooked signature]
Print Name: Sharon E. Chappelle

[Crooked signature]
Print Name: John Thomas

CITY OF JACKSONVILLE

By: John Peyton, Mayor

APTEST

[Crooked signature]
Neill W. McArthur Jr., Corporation Secretary
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of May, 2006, by John Peyton and Neill W. McArthur, Jr., the Mayor and Corporation Secretary respectively, of the City of Jacksonville, a municipal corporation, on behalf of the corporation. Such persons are personally known to me.

Sharon E. Chappelle
Print Name: NOTARY PUBLIC

Commission #: D0311312
Expires July 25, 2008
Notarized by: Sharon E. Chappelle

[Stamp: Florida NOTARY PUBLIC]

Office of General Counsel

G:\Gor\Operations\SHOWARD\City\Deeds\City - St. John River Water Mgmt District QCD and

[Signature]

Format Approved

Page 71
THAT LAND BEING IN THE COUNTY OF DUVAL, STATE OF FLORIDA, DESCRIBED AS
FOLLOWS:

PARCEL 1

ALL SECTION 14, TOWNSHIP IN, RANGE 25E.

PARCEL 2

LOT 2, LYING SOUTH AND EAST OF THE COUNTY LINE, SECTION 15, TOWNSHIP IN, RANGE
25E.

PARCEL 3

PART OF LOTS 4 AND 5, RECORDED OR BOOK 277/594 (EXCEPT THAT PART RECORDED OR
BOOK 1322/115, DEED BOOK 935/63 AND DEED BOOK 935/67), SECTION 15, TOWNSHIP IN,
RANGE 25E.

PARCEL 4

FRAC TIONAL PART OF THE SE 1/4 LYING SOUTH AND EAST OF THE COUNTY LINE (EXCEPT
ATLANTIC COASTLINE RAILROAD R/W AS DESCRIBED IN DB 1601, PG. 553), SECTION 16,
TOWNSHIP IN, RANGE 25E.

PARCEL 5

THE E 1/2 OF THE NE 1/4, SOUTH AND EAST OF THE COUNTY LINE (EXCEPT THAT PART
RECORDED IN DB 974/251 AND THE ATLANTIC COASTLINE RAILROAD R/W), SECTION 21,
TOWNSHIP IN, RANGE 25E.

PARCEL 6

ALL (EXCEPT THAT PART RECORDED IN DB 974/251 AND THE ATLANTIC COAST RAILWAY
R/W AND STATE ROAD R/W AS DESCRIBED IN DB 763, PG. 406), SECTION 22, TOWNSHIP IN,
RANGE 25E.

PARCEL 7

THE W 1/2 AND THE NE 1/4, SECTION 23, TOWNSHIP IN, RANGE 25E.

PARCEL 8

THE SW 1/4 OF THE NE 1/4, THE SE 1/4 AND THE W 1/2 (EXCEPT THAT PART IN THE STATE
ROAD R/W AS DESCRIBED IN DB 763, PG. 406), SECTION 26, TOWNSHIP IN, RANGE 25E, LESS
AND EXCEPT ALL LANDS LOCATED WITHIN THE S 1/2 OF SECTION 26, TOWNSHIP IN,
RANGE 25E.

ALSO LESS AND EXCEPT:

PARCEL “A”

A PARCEL OF LAND BEING A PORTION OF THE WEST 1/2 OF SECTION 26, TOWNSHIP 1
NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS
FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2
OF SAID SECTION 26; THENCE SOUTH 01°35'40" EAST, ALONG THE EAST LINE OF THE WEST
1/2 OF SAID SECTION 26, A DISTANCE OF 493.26 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 01°35'40" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF
SAID SECTION 26, A DISTANCE OF 826.65 FEET; THENCE SOUTH 88°56'51" WEST, A
DISTANCE OF 497.16 FEET; THENCE NORTH 01°35'40" WEST, A DISTANCE OF 931.73 FEET;
THENCE SOUTH 78°16'38" EAST, A DISTANCE OF 508.87 FEET TO THE POINT OF BEGINNING.
PARCEL 9


PARCEL 10

LOT 7 (OLD NUMBER) OF D. O'GILVIE S/D PART OF THE GIBSON GRANT (EXCEPT THAT PART IN THE STATE ROAD R/W AS DESCRIBED IN DB 763, PG. 406), SECTION 17, TOWNSHIP IN, RANGE 25E.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS, THOSE LANDS LYING WITHIN THE RIGHTS OF WAY OF OLD KINGS ROAD (OLD STATE ROAD NO. 4) AND NEW KINGS ROAD (STATE ROAD NO. 4) AS CURRENTLY ESTABLISHED.

TOGETHER WITH GRANTEE’S EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 10818, PAGE 37 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND BEING A PORTION OF THE WEST 1/2 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 26; THEN SOUTH 01°35'40" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 26, A DISTANCE OF 495.26 FEET TO THE POINT OF BEGINNING; THEN SOUTH 20°50'00" WEST, A DISTANCE OF 40.00 FEET; THEN SOUTH 01°35'40" EAST, A DISTANCE OF 829.58 FEET; THEN SOUTH 79°16'38" EAST, A DISTANCE OF 40.94 FEET TO THE POINT OF BEGINNING.
QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 12th day of January, 1988, by
LABO V. OLIVIE, JR., merchant, whose mailing address is 32-66
Riverside Dr., Sarasota, Fla. 32245, ("Grantor"), to the JOHN RIVER WATER MANAGEMENT DISTRICT, a public
body existing under Chapter 373 of the Florida Statues, whose address is Post Office
Box 1426, Palatka, Florida 32178-1426 ("Grantee");

Whereas, the terms "grantor" and "grantee" include all the parties to this instrument
and the heirs, legal representatives and assigns of individuals, and the successors and assigns of
corporations;

WITNESSETH, that the Grantor, for and in consideration of the sum of
$10.00, in hand paid by the Grantee, the receipt whereof is hereby acknowledged,
does hereby release, release, and quit-claim unto the Grantee forever, all the right,
titles, interest, claim and demand which the Grantor has in and to the following
described lot, piece or parcel of land, situated, lying and being in the County of
Dale, in the State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BE
REFERENCE MADE A PART HEREOF.

GRANTOR represents that Grantor has never resided on the above-described
property and such property does not now, nor has it ever, constituted the
consecutively homestead of the Grantor.

TO HAVE AND TO HOLD the same together with all and singular the
appurtenances therein belonging or in anywise appertaining, and all the right,
titles, interest, fees, estony and claim whatsoever of the Grantor, either in law or equity, in the
said above described property, forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this present
the day and year first above written.

Signed, sealed and delivered
in the presence of:

NAME: LOUIS V. OLIVIE, JR., a/k/a
NAME: NORMA J. OLIVIE
Address: 32-66 Riverside Dr., Sarasota, Fla. 32245

STATE OF FLORIDA
COUNTY OF DARE

The foregoing instrument was acknowledged before me the 12th day of
November, 1988, by LOUIS V. OLIVIE, JR., a/k/a LOUIS V.
OLIVIE, who is personally known to me and has produced the Original License
for identification.

My Commission Expires:
EXHIBIT "A"

Legal Description

A portion of Lots 8 and 9, as shown on a map of a Subdivision of part of the David O. Ogilvie Estate, being recorded in Plat Book 6, Page 50, of the county public records of Duval County, Florida, said lands also lying in Sections 35, 40 and 41, Township 2 North, Range 26 East, Duval County, Florida. Being more particular described as follows:

Begin at the Southwest corner of said Lot 8 of said Subdivision of part of the David O. Ogilvie Estate, thence along the Westerly projection of the Southerly line of said Lot 8, West, 664.30 feet to a set 2-inch iron pipe with cap labeled L.B. 668; thence continue along said Westerly projection of the Southerly line of said Lot 8, West, 2 feet more or less, to its intersection with the Easterly mean high water line of Thomas Creek; thence Northwesterly, following the meanderings of said mean high water line, 2430 feet more or less, to its intersection with a line lying 300 feet Westerly of and parallel to the Easterly line of said Lot 8, thence along said line lying 300 feet Westerly of and parallel to the Easterly line of Lot 6, South 27°00'00" West, 2 feet more or less, to a set 2-inch iron pipe with cap labeled L.B. 668; thence continue along said line, South 27°00'00" West, 4654.55 feet to its intersection with the South line of said Lot 8; thence along said South line of Lot 8, West, 2623.31 feet to the point of beginning.

Containing 721 acres, more or less.
QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed the 1st day of November, 2008, by
VERNON B. BAILEY, whose mailing address is 126 Aria Dr., Ponce Inlet, FL 32127
(“Grantor”), to ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body
existing under Chapter 373 of the Florida Statutes, whose address is Post Office
Box 1420, Palatka, Florida 32178-1420 (“Grantee”).

(Wherever used herein the terms “grantor” and “grantee” include all the parties to this instrument
and the heirs, legal representatives and assigns of individuals, and the successors and assigns of
corporations)

WITNESSETH: that the Grantor, for and in consideration of the sum of
$10.00, in hand paid by the Grantee, the receipt whereof is hereby acknowledged,
does hereby remise, release and quit claim unto the Grantee forever, all the right,
title, interest, claim and demand which the Grantor has in and to the following
described lot, piece or parcel of land, situate, lying and being in the County of
Duval, State of Florida, to-wit:

SEE EXHIBIT “A” ATTACHED HERETO AND BY
REFERENCE MADE A PART HEREOF.

GRANTOR represents that Grantor has never resided on the above-described
property and such property does not now, nor has it ever, constituted the
constitutional homestead of the Grantor.

TO HAVE AND TO HOLD the same together with all and singular the
appurtenances therein belonging or in anywise pertaining, and all the estate,
right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law
or equity, to the only proper use, benefit and behoof of the Grantee forever.

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

Signed, sealed and delivered
in the presence of:

VERNON B. BAILEY

Brooksville, FL

Address:

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 11th day of
November, 2008, by VERNON B. BAILEY, who is personally known
to me or has produced his identification.

By: ________________________________  
My Commission Expires: Nov. 11, 2010

My Commission Expires: Aug. 10, 2010
EXHIBIT "A"

Legal Description

A portion of Lots 8 and 9, as shown on a map of a subdivision of part of the David O. Ogilvie Estate, being recorded in Plat Book 6, Page 70, of the current public records of Duval County, Florida, said lands also lying in Sections 38, 40 and 41, Township 2 North, Range 20 East, Duval County, Florida. Being more particular described as follows:

Begin at the Southwest corner of said Lot 8 of said Subdivision of part of the David O. Ogilvie Estate, thence along the Westerly projection of the Southerly line of said Lot 8, West, 6645.00 feet to a set 1/2 inch iron pipe with cap labeled L.B. 6398; thence continue along said Westerly projection of the Southerly line of said Lot 8, West, 1 foot more or less, to its intersection with the Easterly mean high water line of Thomas Creek; thence Northwesterly, following the meanline of said mean high water line, 24,350 feet more or less to its intersection with a line lying 100 feet Westerly of and parallel to the Easterly line of said Lot 8; thence along said line lying 100 feet Westerly of and parallel to the Easterly line of Lot 8, South 23°00'00" West, 2 feet more or less, to a set 1/2 inch iron pipe with cap labeled L.B. 6398; thence continue along said line, South 23°00'00" West, 4616.23 feet to its intersection with the South line of said Lot 8; thence along said South line of Lot 8, West, 2633.11 feet to the point of beginning.

Containing 7.1 acres, more or less.
NOTICE TO CLERK: Documentary Stamp Fees are not applicable with the recording of this instrument based upon Florida Administrative Rule 12B-4.014(13) and 12B-4.014(4), as this Deed is granted under threat of Grantee's power of eminent domain.

SPECIAL WARRANTY DEED
(DUVAL COUNTY, FLORIDA)

THIS INDENTURE, made this 20th day of July 2005, from RAYONIER FOREST RESOURCES, L.P., a Delaware limited partnership (prior to name change, known as RAYONIER TIMBERLANDS OPERATING COMPANY L.P., LIMITED PARTNERSHIP, a Delaware limited partnership; prior to merger known as Rayonier Woodlands, LLC, a Delaware limited liability company; and prior to name change known as R1999 Timberlands, LLC, a Delaware limited liability company) whose mailing address is: 1901 Island Walkway, Fernandina Beach, FL 32034, (the “Grantor”), to ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373 of the Florida Statutes, as to an undivided fifty percent (50%) interest, whose address is 4049 Reid Street (P.O. Box 1429) Palatka, Florida 32178-1429, and the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, as to an undivided fifty percent (50%) interest, whose address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, Florida 32399 (collectively the “Grantee”).

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and their legal representatives, successors and assigns. “Grantor” and “Grantee” are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: THAT THE GRANTOR, FOR AND IN LIEU OF GRANTEE'S POWER OF CONDEMNATION THROUGH EMINENT DOMAIN PROCEEDINGS, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantee's successors and assigns forever, all the land and improvements thereon located in Duval County and Nassau County, Florida, and more particularly described as follows (“Property”):

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF. TAX PARCEL ID: See EXHIBIT "B"
RESERVING UNTO GRANTOR, its successors and assigns, the right and title to all timber and forest products as to those certain tracts upon the Property more particularly depicted upon EXHIBIT C attached hereto and by reference made a part hereof (the “Lands”), and referred to on said exhibit as “Reserved Timber and Forest Products” for a period ending THREE (3) YEARS from the date hereof (the “Reserve Period”). The Grantor or its agents or assigns, as owner of all timber and forest products on said Lands during the Reserve Period only, may harvest and remove, at its discretion, all timber and forest products on said Lands depicted upon the exhibit. All reserved timber and forest products shall be removed, if at all, during the Reserve Period. The Grantor for the Reserve Period hereby reserves the timber and forest products together with the right to enter upon the Lands with men, machinery and equipment to harvest and remove said timber and forest products. Grantee grants to Grantor, its successors, assigns, agents and contractors the right for the Reserve Period to enter upon the Land with men, machinery and equipment, together with the rights of ingress and egress thereto if necessary or convenient to Grantor, during the Reserve Period, to harvest and remove such reserved timber and forest products. All timber will be harvested in accordance with Best Management Practices of the Florida Department of Agriculture and Consumer Services. This reservation shall automatically terminate at the expiration of the Reserve Period without the further action of the parties, and Grantor may in its sole discretion release said rights prior to the end of the Reserve Period. Upon the expiration of the Reserve Period ownership of and the right to harvest any timber then remaining on said Lands shall belong to Grantee and Grantor shall have no further rights or interest therein or claim thereto.

THIS CONVEYANCE IS SUBJECT to easements, restrictions, reservations, tenancies, limitations, and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

TO HAVE AND TO HOLD the same unto the said Grantee in fee simple forever.

AND THE SAID GRANTOR does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.
IN WITNESS WHEREOF the Grantor has executed these presents, the day and year first written.

Signed, sealed and delivered in the presence of:

[Signature of First Witness]
Kathleen Baker
Printed name of First Witness

[Signature of Second Witness]
Virginia B. Batten
Printed name of Second Witness

RAYONIER FOREST RESOURCES, L.P.,
By its Managing General Partner, RAYONIER TIMBERLANDS MANAGEMENT, LLC

By: Larry Davis
As its: Director, Southeast Forest Resources

ATTESTED:
Tracy K. Arthur
Assistant Secretary

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 15 day of July 2005, by Larry Davis, Director, Southeast Forest Resources and Tracy K. Arthur, Assistant Secretary, of RAYONIER TIMBERLANDS MANAGEMENT, LLC, a Delaware limited liability company, as Managing General Partner of RAYONIER FOREST RESOURCES, L.P., a Delaware limited partnership, on behalf of the partnership. Such persons are known to me.

[Signature]
Deleene B. Goodie
(Printed, Typed or Stamped Name of Notary Public)
Commission No.:
My Commission Expires: _____________________
EXHIBIT "A"

PARCEL 1A

A parcel of land lying in Township 1 North, Range 24 East and Township 1 North, Range 25 East, Nassau County, Florida and lying in Township 1 North, Range 25 East and Township 1 South, Range 25 East, Duval County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 25, Township 1 North, Range 24 East, Nassau County, Florida for the POINT OF BEGINNING; thence on the West line of the South ¼ of said Section 25, N 0°06′12″ E, a distance of 2679.87 feet, to the Northwest corner of the South ¼ of said Section 25; thence departing said West line and on the North line of the South ¼ of said Section 25, N 89°47′57″ E, a distance of 5316.27 feet to the Northeast corner of the South ¼ of said Section 25; thence departing said North line and on the East line of the South ¼ of said Section 25, S 0°17′03″ E, a distance of 2676.19 feet the Northwest corner of Section 31, Township 1 North, Range 25 East, said Section 31 lying in both Nassau and Duval Counties; thence on the North line of said Section 31, N 89°13′07″ E, a distance of 1317.64 feet, to the Northeast corner of the Northwest ¼ of the Northwest ¼ of said Section 31; thence departing said North line and on the East line of the Northwest ¼ of the Northwest ¼ of said Section 31, S 0°16′49″ E, a distance of 1329.00 feet, to the Northwest corner of the Northwest ¼ of the Northwest ¼ of said Section 31; thence departing said East line and on the North line of the Northwest ¼ of the Northwest ¼ and the North line of the Northwest ¼ of said Section 31, N 89°16′42″ E, a distance of 3519.15 feet; thence departing said North line, S 61°16′25″ E, a distance of 32.74 feet; thence S 79°19′39″ W, a distance of 59.06 feet; thence S 84°38′41″ W, a distance of 99.70 feet; thence N 67°18′21″ W, a distance of 41.44 feet; thence N 55°23′19″ W, a distance of 58.55 feet to a point on the Southern Right of Way line of ACREE ROAD (an 80 foot Right of Way); thence departing said North line and on the Southern Right of Way line of said ACREE ROAD through the following courses; S 31°05′34″ W, a distance of 1374.85 feet to the beginning of a curve concave Northerly having a radius of 450.28 feet and a central angle of 76°40′00″; thence on the arc of said curve a distance of 602.51 feet, said arc being subtended by a chord which bears S 69°25′34″ W, a distance of 558.55 feet to the curves end; thence N 72°14′26″ E, a distance of 473.56 feet, to the beginning of a curve concave Northwesterly having a radius of 1950.08 feet and a central angle of 11°51′40″; thence on the arc of said curve a distance of 403.70 feet, said arc being subtended by a chord which bears N 66°18′36″ E, a distance of 402.98 feet to the curves end; thence N 60°22′46″ E, a distance of 817.91 feet to a point on the Westerly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD (a 150 foot Right of Way); thence departing the Southerly Right of Way line of ACREE ROAD and on the Westerly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD, S 40°56′11″ E, a distance of 7906.05 feet, to a point on the Northerly Right of Way line of PLUMMER ROAD (a 66 foot Right of Way); thence departing the Westerly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD and on the Northerly Right of Way line of PLUMMER ROAD through the following courses; S 49°08′00″ W, a distance of 552.93 feet, to the beginning of a curve concave Southeasterly having a radius of 1465.40 feet and a central angle of 16°30′03″; thence on the arc of said curve a distance of 422.03 feet, said arc being subtended by a chord which bears S 40°52′59″ W, distance of 420.57 feet to the curves end; thence departing said Northerly Right of Way line of PLUMMER ROAD and on a line 30 feet North of and parallel to the centerline of an existing unnamed woods road (which runs East and West), through the following courses; N 88°41′10″ W, a distance of 677.13 feet; thence S
75°52′46" W, a distance of 221.80 feet; thence S 68°36′03" W, a distance of 130.17 feet; thence 69°23′42" W, a distance of 776.99 feet; thence S 72°02′32" W, a distance of 163.54 feet; thence S 85°48′01" W, a distance of 139.61 feet; thence N 86°49′24" W, a distance of 164.19 feet; thence S 89°26′31" W, a distance of 325.03 feet; thence S 86°50′42" W, a distance of 256.23 feet; thence S 89°45′51" W, a distance of 367.46 feet; thence N 86°43′31" W, a distance of 318.26 feet; thence N 82°46′51" W, a distance of 774.89 feet; thence N 88°1′34" W, a distance of 215.61 feet; thence N 83°0′04" W, a distance of 192.86 feet; thence N 79°45′54" W, a distance of 178.02 feet; thence N 85°18′15" W, a distance of 137.23 feet; thence S 86°33′58" W, a distance of 582.25 feet; thence N 77°21′00" W, a distance of 162.47 feet; thence N 66°26′31" W, a distance of 238.02 feet; thence N 64°45′39" W, a distance of 416.08 feet; thence N 62°49′17" W, a distance of 889.06 feet to the beginning of a curve concave Northeasterly having a radius of 37.71 feet and a central angle of 77°01′42"; thence on the arc of said curve a distance of 50.69 feet, said arc being subtended by a chord which bears N 24°18′26" W, a distance of 46.96 feet to the curves end and a point that is 30 feet East of an existing unnamed woods road (which runs North and South); thence on a line 30 feet East of and parallel to the centerline of said unnamed woods road (which runs North and South), N 14°12′25" E, a distance of 677.67 feet to a point of intersection with the Easterly projection of a line that is 30 feet North of and parallel to the centerline of an unnamed woods road (which runs East and West); thence on said Easterly projection and on said line 30 feet North of and parallel to the centerline of an unnamed woods road (which runs East and West) through the following courses; N 84°30′17" W, a distance of 238.54 feet; thence S 77°59′41" W, a distance of 1840.35 feet; thence N 62°57′48" W, a distance of 172.67 feet; thence N 86°16′35" W, a distance of 564.44 feet; thence N 79°38′59" W, a distance of 229.69 feet; thence N 88°03′45" W, a distance of 139.07 feet; thence N 78°51′46" W, a distance of 307.83 feet; thence N 86°03′27" W, a distance of 397.35 feet; thence N 83°28′18" W, a distance of 173.18 feet; thence N 73°04′24" W, a distance of 171.64 feet to a point on the East line of the Southwest ¼ of the Northwest ¼ of Section 6, Township 1 South, Range 25 East, Duval County, Florida; thence on the East line of the Southwest ¼ of the Northwest ¼ of said Section 6, N 0°22′45" E, a distance of 698.39 feet to a point on the South line of the Joseph Alvarez Grant, Section 44, Township 1 South, Range 25 East, Duval County, Florida, the same being the South line of STEVENS SUBDIVISION, as recorded in Plat Book 7, Page 9 of the Current Public Records of Duval County, Florida; thence departing said East line and on the South line of said Joseph Alvarez Grant, Section 44, and said STEVENS SUBDIVISION, N 75°55′46" W, a distance of 1515.80 feet, to the Southwest corner of said Joseph Alvarez Grant, Section 44, and said STEVENS SUBDIVISION; thence departing said South line and on the West line of said Joseph Alvarez Grant, Section 44, and said STEVENS SUBDIVISION, N 14°07′50" W, a distance of 594.46 feet to a point on the West line of aforesaid Section 6, Township 1 South, Range 25 East, Duval County, Florida; thence departing the West line of the Joseph Alvarez Grant, Section 44, and said STEVENS SUBDIVISION and on the West line of said Section 6, N 0°02′14" W, a distance of 603.84 feet, to the Southwest corner of aforesaid Section 31, Township 1 North, Range 25 East, (said Section 31 lying in both Nassau and Duval Counties, Florida); thence on the West line of said Section 31 the same being the East line of Section 36, Township 1 North, Range 24 East, Nassau County, Florida, N 0°05′48" W, a distance of 2655.06 feet to the Southeast corner of the Southeast ¼ of the Northeast ¼ of said Section 36; thence on the East line of the Southeast ¼ of the Northeast ¼ of said Section 36, N 0°05′56" W, a distance of 1327.68 feet, to the Southeast corner of the Northeast ¼ of the Northeast ¼ of said Section 36; thence departing said East line and on the South line of the Northeast ¼ of the Northeast ¼ of said Section 36, S 89°39′46" W, a distance of 1332.36 feet, to the Southwest corner of the Northeast ¼ of the Northeast ¼ of said Section 36; thence departing said South line and on the West line of the Northeast ¼ of the

N.B Florida Timberlands
Rayonier Thomas Creek
Duval and Nassau Counties
Northeast ¼ of said Section 36, N 0°09'09" W, a distance of 1329.94 feet, to the Northwest corner of the Northeast ¼ of said Section 36; thence departing said West line and on the North line of said Section 36, S 89°45'37" W, a distance of 4000.79 feet to the POINT OF BEGINNING.

Less and Except:

The Avenues as shown on the Plat of STEVENS SUBDIVISION, as recorded in Plat Book 7, Page 9 of the Current Public Records of Duval County, Florida.

Also Less and Except:

Higginbotham Lane

Also Less and Except:

A parcel described in Deed Book 178, Page 320 of the Public Records of Nassau County, Florida being described as one acre in the southwest corner of the Northwest ¼ of the Northwest ¼ of Section 31, Township 1 North, Range 25 East, Nassau County, Florida.

The above described one acre parcel being surveyed, monumented and more particularly described as follows:

Commence at Northwest corner of Section 31, Township 1 North, Range 25 East, Nassau County, Florida; thence on the West line of the Northwest ¼ of the Northwest ¼ of said Section 31, S 00°05'56" E, a distance of 1214.10 feet; thence departing said West line, N 89°16'40" E, a distance of 123.21 feet to the POINT OF BEGINNING; thence N 00°05'56" W, a distance of 208.71 feet; thence N 89°16'40" E, a distance of 208.71 feet; thence S 00°05'56" E, a distance of 208.71 feet; thence S 89°16'40" W, a distance of 208.71 feet to the POINT OF BEGINNING.

N.E. Florida Timberslands
Raycoaster/Thomas Creek
Duval and Nassau Counties
Together With:

Parcel 1B

A parcel of land lying in Sections 31 and 32, Township 1 North, Range 25 East, Duval County, Florida and being more particularly described as follows:

Commence at the Northwest corner of Section 32, Township 1 North, Range 25 East, Nassau County, Florida for the POINT OF BEGINNING; thence on the North line of said Section 32, N 89°29'35" E, a distance of 887.11 feet to a point on the Westerly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD (a 150 foot Right of Way); thence departing said Northerly line and on the Northerly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD, S 40°56'11" E, a distance of 2563.35 feet a point on the Northerly Right of Way line of ACREE ROAD (an 80 foot Right of Way); thence departing said Westerly Right of Way line and on the Northerly Right of Way line of said ACREE ROAD through the following courses; S 60°22'46" W, a distance of 697.24 feet; thence S 29°37'14" E, a distance of 10.00 feet; thence S 60°22'46" W, a distance of 102.66 feet, to the beginning of a curve concave Norwesterly having a radius of 1870.08 feet and a central angle of 11°51'40"; thence on the arc of said curve a distance of 387.14 feet, said arc being subtended by a chord which bears S 66°18'36" W, distance of 386.44 feet to the curves end; thence S 72°14'26" W, a distance of 473.56 feet, to the beginning of a curve concave Northerly having a radius of 370.28 feet and a central angle of 76°40'00"; thence on the arc of said curve a distance of 495.46 feet, said arc being subtended by a chord which bears N 69°25'34" W, distance of 459.32 feet to the curves end; thence N 31°05'34" W, a distance of 1327.97 feet to a point on the North line of the South 1/4 of the Northeast 1/4 of Section 31, Township 1 North, Range 25 East, Duval County, Florida; thence departing said Northerly Right of Way line and on the North line of the South 1/4 of the Northeast 1/4 of said Section 31, N 89°16'42" E, a distance of 60.52 feet to the Northeast corner of the South 1/4 of the Northeast 1/4 of said Section 31; thence departing said North line and on the East line of said Section 31, N 8°41'21" W, a distance of 1335.10 feet to the POINT OF BEGINNING.

Together With:

Parcel 1C

A parcel of land lying in Section 32, Township 1 North, Range 25 East, Duval County, Florida and being more particularly described as follows:

Commence at the Northwest corner of Section 32, Township 1 North, Range 25 East, Duval County, Florida; thence on the North line of said Section 32, N 89°29'35" E, a distance of 1084.17 feet to a point on the Easterly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD and the POINT OF BEGINNING; thence continue on the North line of said Section 32, N 89°29'35" E, a distance of 4242.20 feet, to a point on the Northerly Right of Way line ACREE ROAD (an 80 foot Right of Way); thence departing said North line and on the Northerly Right of Way line said ACREE ROAD through the following courses; S 62°44'42" W, a distance of 518.46 feet, to the beginning of a curve concave Southeasterly having a radius of 1950.08 feet and a central angle of 14°18'25"; thence on the arc of said curve a distance of 486.94 feet, said arc being subtended by a chord which bears S 55°35'29" W, distance of 485.68 feet to the curves end; thence S 48°26'16" W, a distance of 1519.29
feet to the beginning of a curve concave Northwesterly having a radius of 1392.69 feet and a central angle of 11°56'30"; thence on the arc of said curve a distance of 290.27 feet, said arc being subtended by a chord which bears S 54°24'31" W, distance of 289.74 feet to the curves end; thence S 60°22'46" W, a distance of 443.86 feet to a point on the aforesaid Easterly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD; thence departing said Northerly Right of Way line and on the Easterly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD, N 40°56'11" W, a distance of 2475.77 feet to the POINT OF BEGINNING.

Together With:

Parcel 3

A parcel of land lying in Section 20, Township 1 North, Range 25 East, Nassau County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 1 North, Range 25 East, Nassau County, Florida for the POINT OF BEGINNING; thence on the West line of the Southwest ¼ of the Southwest ¼ of said Section 20, N 0°15'20" W, a distance of 1312.76 feet to the Northwest corner of the Southwest ¼ of the Southwest ¼ of said Section 20; thence departing said West line and on the North line of the Southwest ¼ of the Southwest ¼ of said Section 20, N 89°48'12" E, a distance of 1324.65 feet to the Northeast corner of the Southwest ¼ of the Southwest ¼ of said Section 20; thence departing said North line and on the East line of the Southwest ¼ of the Southwest ¼ of said Section 20, S 0°22'48" E, a distance of 1318.50 feet to the Southeast corner of the Southwest ¼ of the Southwest ¼ of said Section 20; thence departing said East line and on the South line of the Southwest ¼ of the Southwest ¼ of said Section 20, N 89°56'56" W, a distance of 1327.53 feet to the POINT OF BEGINNING.

N.E. Florida Timberlands
Beyerkin/Thomas Creek
Dowed and Nassau Counties
## Exhibit B

### Thomas Creek – SJRWMD LAND SALE

<table>
<thead>
<tr>
<th>Parcel ID #</th>
<th>County</th>
<th>2004 ACRES</th>
<th>Assmt</th>
<th>Tax Paid</th>
<th>Gross Tax</th>
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<tbody>
<tr>
<td>Parcel B C.E.F.O.R. 002496-0000</td>
<td>Duval</td>
<td>2007.11</td>
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**Tax per Acre—Actual Tax Paid (Nov. Amount)**
- 2004: $2.67
- 2005: $2.79

**Acres Sold to SJRWMD**
- 2005 Estimated Tax @ $3.67/AC
- 2005 Estimated Tax Rate
- 2005 Estimated Tax per Day
- Rayonier 2005 Estimated Tax for 201 Days

- 2005 Estimated Tax: $21.55
- Rayonier 2005 Estimated Tax for 201 Days: $4,331.15
EXHIBIT “C”
(Reserved Timber and Forest Products)
NOTICE TO CLERK: Documentary Stamp Fees are not applicable with the recording of this instrument based upon Florida Administrative Rule 12B-4.014(3) and 12B-4.015(4), as this Deed is granted under threat of Grantee's power of eminent domain.

SPECIAL WARRANTY DEED
(NASSAU COUNTY, FLORIDA)

THIS INDENTURE, made this __th day of July 2005, from RAYONIER FOREST RESOURCES, L.P., a Delaware limited partnership (prior to name change, known as RAYONIER TIMBERLANDS OPERATING COMPANY L.P., LIMITED PARTNERSHIP, a Delaware limited partnership; prior to merger known as Rayonier Woodlands, LLC, a Delaware limited liability company; and prior to name change known as R1999 Timberlands, LLC, a Delaware limited liability company) whose mailing address is: 1901 Island Walkway, Fernandina Beach, FL 32034, (the “Grantor”), to ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373 of the Florida Statutes, as to an undivided fifty percent (50%) interest, whose address is 4049 Reid Street (P.O. Box 1429) Palatka, Florida 32178-1429, and BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, as to an undivided fifty percent (50%) interest, whose address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, Florida 32399 (collectively the “Grantee”).

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and their legal representatives, successors and assigns. “Grantor” and “Grantee” are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH:

WITNESSETH: THAT THE GRANTOR, FOR AND IN LIEU OF CONDEMNATION THROUGH EMINENT DOMAIN PROCEEDINGS, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantee’s successors and assigns forever, all the land and improvements thereon located in Nassau County and Duval County, Florida, and more particularly described as follows (“Property”):

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF. TAX PARCEL ID: See EXHIBIT "B"
RESERVING UNTO GRANTOR, its successors and assigns, the right and title to all timber and forest products as to those certain tracts upon the Property more particularly depicted upon EXHIBIT C attached hereto and by reference made a part hereof (the "Lands"), and referred to on said exhibit as "Reserved Timber and Forest Products" for a period ending THREE (3) YEARS from the date hereof (the "Reserve Period"). The Grantor or its agents or assigns, as owner of all timber and forest products on said Lands during the Reserve Period only, may harvest and remove, at its discretion, all timber and forest products on said Lands depicted upon the exhibit. All reserved timber and forest products shall be removed, if at all, during the Reserve Period. The Grantor for the Reserve Period hereby reserves the timber and forest products together with the right to enter upon the Lands with men, machinery and equipment to harvest and remove said timber and forest products. Grantee grants to Grantor, its successors, assigns, agents and contractors the right for the Reserve Period to enter upon the Land with men, machinery and equipment, together with the rights of ingress and egress thereto if necessary or convenient to Grantor, during the Reserve Period, to harvest and remove such reserved timber and forest products. All timber will be harvested in accordance with Best Management Practices of the Florida Department of Agriculture and Consumer Services. This reservation shall automatically terminate at the expiration of the Reserve Period without the further action of the parties, and Grantor may in its sole discretion release said rights prior to the end of the Reserve Period. Upon the expiration of the Reserve Period ownership of and the right to harvest any timber then remaining on said Lands shall belong to Grantee and Grantor shall have no further rights or interest therein or claim thereto.

THIS CONVEYANCE IS SUBJECT to easements, restrictions, reservations, tenancies, limitations, and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

TO HAVE AND TO HOLD the same unto the said Grantee in fee simple forever.

AND THE SAID GRANTOR does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.
IN WITNESS WHEREOF the Grantor has executed these presents, the day and year first written.

Signed, sealed and delivered in the presence of:

[Signature of First Witness]
Kathleen Baker
Printed name of First Witness

[Signature of Second Witness]
Virginia B. Gant
Printed name of Second Witness

RAYONIER FOREST RESOURCES, L.P.,
By its Managing General Partner, RAYONIER TIMBERLANDS MANAGEMENT, LLC

By: Larry Davis
As its: Director, Southeast Forest Resources

ATTESTED:
Tracy K. Arthur
Assistant Secretary

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 15th day of July 2005, by Larry Davis, Director, Southeast Forest Resources and Tracy K. Arthur, Assistant Secretary, of RAYONIER TIMBERLANDS MANAGEMENT, LLC, a Delaware limited liability company, as Managing General Partner of RAYONIER FOREST RESOURCES, L.P., a Delaware limited partnership, on behalf of the partnership. Such persons are known to me.

[Notary Public]
(Printed, Typed or Stamped Name of Notary Public)
Commission No.:
My Commission Expires: ____________________
PARCEL 1A

A parcel of land lying in Township 1 North, Range 24 East and Township 1 North, Range 25 East, Nassau County, Florida and lying in Township 1 North, Range 25 East and Township 1 South, Range 25 East, Duval County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 25, Township 1 North, Range 24 East, Nassau County, Florida for the POINT OF BEGINNING; thence on the West line of the South ¼ of said Section 25, N 0°06'12" E, a distance of 2679.87 feet, to the Northwest corner of the South ¼ of said Section 25; thence departing said West line and on the East line of the South ¼ of said Section 25, N 89°47'57" E, a distance of 516.27 feet to the Northeast corner of the South ¼ of said Section 25; thence departing said North line and on the East line of the South ¼ of said Section 25, S 0°17'03" E, a distance of 2676.19 feet the Northwest corner of Section 31, Township 1 North, Range 25 East, said Section 31 lying in both Nassau and Duval Counties; thence on the North line of said Section 31, N 89°13'07" E, a distance of 1317.64 feet, to the Northeast corner of the Northwest ¼ of the Northwest ¼ of said Section 31; thence departing said North line and on the East line of the Northwest ¼ of the Northwest ¼ of said Section 31, S 0°16'49" E, a distance of 1329.00 feet, to the Northeast corner of the Northeast ¼ of the Northwest ¼ of said Section 31; thence departing said East line and on the North line of the Southeast ¼ of the Northwest ¼ and the North line of the South ¼ of the Northeast ¼ of said Section 31, N 89°16'42" E, a distance of 3519.15 feet; thence departing said North line, S 61°16'25" E, a distance of 52.74 feet; thence S 79°19'39" E, a distance of 59.06 feet; thence S 84°38'41" E, a distance of 99.70 feet; thence N 67°18'21" E, a distance of 41.44 feet; thence N 55°23'19" E, a distance of 58.55 feet to a point on the Southerly Right of Way line of ACREE ROAD (an 80 foot Right of Way); thence departing said North line and on the Southerly Right of Way line of said ACREE ROAD through the following courses; S 31°05'34" E, a distance of 1374.85 feet to the beginning of a curve concave Northerly having a radius of 450.28 feet and a central angle of 76°40'03"; thence on the arc of said curve a distance of 602.51 feet, said arc being subtended by a chord which bears S 69°25'34" E, distance of 558.55 feet to the curves end; thence N 72°14'26" E, a distance of 473.56 feet, to the beginning of a curve concave Northerly having a radius of 1950.08 feet and a central angle of 11°35'140; thence on the arc of said curve a distance of 403.70 feet, said arc being subtended by a chord which bears N 66°18'36" E, a distance of 402.98 feet to the curves end; thence N 60°22'46" E, a distance of 817.91 feet to a point on the Westerly Right of Way line of GEORGIA SOUTHERN and FLORIDA RAILROAD (a 150 foot Right of Way); thence departing the Southerly Right of Way line of ACREE ROAD and on the Westerly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD, S 40°56'11" E, a distance of 7906.05 feet, to a point on the Northerly Right of Way line of PLUMMER ROAD (a 66 foot Right of Way); thence departing the Westerly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD and on the Northerly Right of Way line of PLUMMER ROAD through the following courses; S 49°08'00" W, a distance of 552.93 feet, to the beginning of a curve concave Southeasterly having a radius of 1465.40 feet and a central angle of 16°30'03"; thence on the arc of said curve a distance of 422.03 feet, said arc being subtended by a chord which bears S 40°52'59" W, distance of 420.57 feet to the curves end; thence departing said Northerly Right of Way line of PLUMMER ROAD and on a line 30 feet North of and parallel to the centerline of an existing unnamed woods road (which runs East and West), through the following courses; N 88°41'10" W, a distance of 677.13 feet; thence S

N.E. Florida Timberlands
Rayco/Thomas Creek
Duval and Nassau Counties

BSM APPROVED
By RAR Date: 11/13/12
75°52'46" W, a distance of 221.80 feet; thence S 68°36'03" W, a distance of 130.17 feet; thence S 63°23'42" W, a distance of 776.99 feet; thence S 72°02'32" W, a distance of 163.54 feet; thence S 85°48'01" W, a distance of 139.61 feet; thence N 86°49'24" W, a distance of 164.19 feet; thence S 89°26'31" W, a distance of 325.03 feet; thence S 86°50'42" W, a distance of 256.23 feet; thence S 89°45'51" W, a distance of 367.46 feet; thence N 86°43'31" W, a distance of 318.26 feet; thence N 82°46'51" W, a distance of 774.89 feet; thence N 88°16'34" W, a distance of 215.61 feet; thence N 83°00'41" W, a distance of 192.86 feet; thence N 79°45'54" W, a distance of 178.02 feet; thence N 85°18'15" W, a distance of 137.23 feet; thence S 86°33'58" W, a distance of 582.25 feet; thence N 77°21'90" W, a distance of 162.47 feet; thence N 66°26'31" W, a distance of 238.02 feet; thence N 64°45'59" W, a distance of 416.08 feet; thence N 62°24'91" W, a distance of 889.06 feet to the beginning of a curve concave Northeasterly having a radius of 37.71 feet and a central angle of 77°01'42"; thence on the arc of said curve a distance of 50.69 feet, said arc being subtended by a chord which bears N 24°18'26" W, a distance of 46.96 feet to the curves end and a point that is 30 feet East of an existing unnamed woods road (which runs North and South); thence on a line 30 feet East of and parallel to the centerline of said unnamed woods road (which runs North and South), N 14°12'25" E, a distance of 677.67 feet to a point of intersection with the Easterly projection of a line that is 30 feet North of and parallel to the centerline of an unnamed woods road (which runs East and West); thence on said Easterly projection and on said line 30 feet North of and parallel to the centerline of an unnamed woods road (which runs East and West) through the following courses; N 84°30'17" W, a distance of 238.54 feet; thence S 77°59'41" W, a distance of 1840.35 feet; thence N 62°57'48" W, a distance of 172.67 feet; thence N 86°16'35" W, a distance of 564.44 feet; thence N 79°38'59" W, a distance of 229.69 feet; thence N 88°03'45" W, a distance of 139.07 feet; thence N 78°51'46" W, a distance of 307.83 feet; thence N 86°03'27" W, a distance of 397.35 feet; thence N 83°28'18" W, a distance of 173.18 feet; thence N 73°04'24" W, a distance of 171.64 feet to a point on the East line of the Southwest ¼ of the Northwest ¼ of Section 6, Township 1 South, Range 25 East, Duval County, Florida; thence on the East line of the Southwest ¼ of the Northwest ¼ of said Section 6, N 0°22'45" E, a distance of 698.39 feet to a point on the South line of the Joseph Alvarez Grant, Section 44, Township 1 South, Range 25 East, Duval County, Florida, the same being the South line of STEVENS SUBDIVISION, as recorded in Plat Book 7, Page 9 of the Current Public Records of Duval County, Florida; thence departing said East line and on the South line of said Joseph Alvarez Grant, Section 44, and said STEVENS SUBDIVISION, N 79°55'46" W, a distance of 1515.80 feet, to the Southeast corner of said Joseph Alvarez Grant, Section 44, and said STEVENS SUBDIVISION; thence departing said South line and on the West line of said Joseph Alvarez Grant, Section 44, and said STEVENS SUBDIVISION, N 14°07'50" E, a distance of 594.46 feet to a point on the West line of aforesaid Section 6, Township 1 South, Range 25 East, Duval County, Florida; thence departing the West line of the Joseph Alvarez Grant, Section 44, and said STEVENS SUBDIVISION and on the West line of said Section 6, N 0°02'14" W, a distance of 603.84 feet, to the Southwest corner of aforesaid Section 31, Township 1 North, Range 25 East, (said Section 31 lying in both Nassau and Duval Counties, Florida); thence on the West line of said Section 31 the same being the East line of Section 36, Township 1 North, Range 24 East, Nassau County, Florida, N 0°06'48" W, a distance of 2655.06 feet to the Southeast corner of the Southeast ¼ of the Northeast ¼ of said Section 36; thence on the East line of the Southeast ¼ of the Northeast ¼ of said Section 36, N 0°05'56" W, a distance of 1327.68 feet, to the Southeast corner of the Northeast ¼ of the Northeast ¼ of said Section 36; thence departing said East line and on the South line of the Northeast ¼ of the Northeast ¼ of said Section 36, S 89°39'46" W, a distance of 1332.36 feet, to the Southwest corner of the Northeast ¼ of the Northeast ¼ of said Section 36; thence departing said South line and on the West line of the Northeast ¼ of the
Northeast ½ of said Section 36, N 0°09'09" W, a distance of 1329.94 feet, to the Northwest corner of the Northeast ¼ of the Northeast ¼ of said Section 36; thence departing said West line and on the North line of said Section 36, S 89°45'37" W, a distance of 4000.79 feet to the POINT OF BEGINNING.

Less and Except:

The Avenues as shown on the Plat of STEVENS SUBDIVISION, as recorded in Plat Book 7, Page 9 of the Current Public Records of Duval County, Florida.

Also Less and Except:

Higginbotham Lane

Also Less and Except:

A parcel described in Deed Book 178, Page 320 of the Public Records of Nassau County, Florida being described as one acre in the Southwest corner of the Northwest ¼ of the Northwest ¼ of Section 31, Township 1 North, Range 25 East, Nassau County, Florida.

The above described one acre parcel being surveyed, monumented and more particularly described as follows:

Commence at Northwest corner of Section 31, Township 1 North, Range 25 East, Nassau County, Florida; thence on the West line of the Northwest ¼ of the Northwest ¼ of said Section 31, S 00°05'56" E, a distance of 1214.10 feet; thence departing said West line, N 89°16'40" E, a distance of 123.21 feet to the POINT OF BEGINNING; thence N 09°05'56" W, a distance of 208.71 feet; thence N 89°16'40" E, a distance of 208.71 feet; thence S 00°05'56" E, a distance of 208.71 feet; thence S 89°16'40" W, a distance of 208.71 feet to the POINT OF BEGINNING.
Together With:

Parcel 1B

A parcel of land lying in Sections 31 and 32, Township 1 North, Range 25 East, Duval County, Florida and being more particularly described as follows:

Commence at the Northwest corner of Section 32, Township 1 North, Range 25 East, Nassau County, Florida for the POINT OF BEGINNING; thence on the North line of said Section 32, N 89°29'35" E, a distance of 887.11 feet to a point on the Westerly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD (a 150 foot Right of Way); thence departing said Northerly line and on the Westerly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD, S 40°56'11" E, a distance of 2563.35 feet to a point on the Northerly Right of Way line of ACREE ROAD (an 80 foot Right of Way); thence departing said Westerly Right of Way line and on the Northerly Right of Way line of said ACREE ROAD through the following courses; S 60°22'46" W, a distance of 697.24 feet; thence S 29°37'14" E, a distance of 10.00 feet; thence S 60°22'46" W, a distance of 102.66 feet, to the beginning of a curve concave Northwesterly having a radius of 1870.08 feet and a central angle of 11°51'40"; thence on the arc of said curve a distance of 387.14 feet, said arc being subtended by a chord which bears S 66°18'36" W, distance of 386.44 feet to the curves end; thence S 72°14'26" W, a distance of 473.56 feet, to the beginning of a curve concave Northerly having a radius of 370.28 feet and a central angle of 76°40'00"; thence on the arc of said curve a distance of 495.46 feet, said arc being subtended by a chord which bears N 69°25'34" W, distance of 459.32 feet to the curves end; thence N 31°05'34" W, a distance of 1327.97 feet to a point on the North line of the South 1/4 of the Northeast 1/4 of Section 31, Township 1 North, Range 25 East, Duval County, Florida; thence departing said Northerly Right of Way line and on the North line of the South 1/4 of the Northeast 1/4 of said Section 31, N 89°16'42" E, a distance of 60.52 feet to the Northeast corner of the South 1/4 of the Northeast 1/4 of said Section 31; thence departing said North line and on the East line of said Section 31, N 6°41'21" W, a distance of 1333.10 feet to the POINT OF BEGINNING.

Together With:

Parcel 1C

A parcel of land lying in Section 32, Township 1 North, Range 25 East, Duval County, Florida and being more particularly described as follows:

Commence at the Northwest corner of Section 32, Township 1 North, Range 25 East, Duval County, Florida; thence on the North line of said Section 32, N 89°29'35" E, a distance of 1084.17 feet to a point on the Easterly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD and the POINT OF BEGINNING; thence continue on the North line of said Section 32, N 89°29'35" E, a distance of 4242.20 feet, to a point on the Northerly Right of Way line ACREE ROAD (an 80 foot Right of Way); thence departing said North line and on the Northerly Right of Way line said ACREE ROAD through the following courses; S 62°44'42" W, a distance of 318.46 feet, to the beginning of a curve concave Southeastery having a radius of 1950.08 feet and a central angle of 14°18'25"; thence on the arc of said curve a distance of 486.94 feet, said arc being subtended by a chord which bears S 55°35'29" W, distance of 485.68 feet to the curves end; thence S 48°26'16" W, a distance of 1519.29
feet to the beginning of a curve concave Northwesterly having a radius of 1392.69 feet and a central angle of 11°56'30"; thence on the arc of said curve a distance of 290.27 feet, said arc being subtended by a chord which bears S 54°24'31" W, distance of 289.74 feet to the curves end; thence S 60°22'46" W, a distance of 443.86 feet to a point on the aforesaid Easterly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD; thence departing said Northerly Right of Way line and on the Easterly Right of Way line of the GEORGIA SOUTHERN and FLORIDA RAILROAD, N 40°56'11" W, a distance of 2475.77 feet to the POINT OF BEGINNING.

Together With:

Parcel 3

A parcel of land lying in Section 20, Township 1 North, Range 25 East, Nassau County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 1 North, Range 25 East, Nassau County, Florida for the POINT OF BEGINNING; thence on the West line of the Southwest ¼ of the Southwest ¼ of said Section 20, N 0°15'20" W, a distance of 1312.76 feet to the Northwest corner of the Southwest ¼ of the Southwest ¼ of said Section 20; thence departing said West line and on the North line of the Southwest ¼ of the Southwest ¼ of said Section 20, N 89°48'12" E, a distance of 1324.65 feet to the Northeast corner of the Southwest ¼ of the Southwest ¼ of said Section 20; thence departing said North line and on the East line of the Southwest ¼ of the Southwest ¼ of said Section 20, S 0°22'48" E, a distance of 1318.50 feet to the Southeast corner of the Southwest ¼ of the Southwest ¼ of said Section 20; thence departing said East line and on the South line of the Southwest ¼ of the Southwest ¼ of said Section 20, N 89°56'56" W, a distance of 1327.53 feet to the POINT OF BEGINNING.
### Thomas Creek - SJRWMD Land Sale

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**TAX PER ACRE—ACTUAL TAX PAID (in $/Acre):** $2.67

**TAX PER ACRE—GROSS TAX (in $/Acre):** $2.79

**ACRES SOLD TO SJRWMD:** 2,945.7

**2005 ESTIMATED TAX @ $2.67/AC:** $7,895.02

**RAYONIER OWNERSHIP DAYS (JAN 1 – JULY 20):** 201

**2005 ESTIMATED TAX PER DAY:** $21.55

**RAYONIER 2005 ESTIMATED TAX FOR 201 DAYS:** $4,331.15
EXHIBIT “C”
(Reserved Timber and Forest Products)
INSTR # 200526265
OR BK 01335 PGS 0264-0271
RECORDED 07/21/2005 01:58:14 PM
JOHN A. CRAWFORD
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
RECORDING FEES 69.50

NOTICE TO CLERK: Documentary Stamp Fees are not applicable with the recording of this Instrument based upon Florida Administrative Rule 12H-4.014(15) and 12H-4.013(4), as this Deed is granted under threat of Grantor’s power of eminent domain.

SPECIAL WARRANTY DEED
(GOPHER RIDGE)

THIS INDENTURE, made this 20th day of July 2005, from RAYONIER FOREST RESOURCES, L.P., a Delaware limited partnership (prior to name change, known as RAYONIER TIMBERLANDS OPERATING COMPANY L.P., LIMITED PARTNERSHIP, a Delaware limited partnership; prior to merger known as Rayonier Woodlands, LLC, a Delaware limited liability company; and prior to name change known as R1999 Timberlands, LLC, a Delaware limited liability company) whose mailing address is: 1901 Island Walkway, Fernandina Beach, FL 32034, (the “Grantor”), to BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, as to an undivided one hundred percent (100%) interest, whose address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, Florida 32399 (the “Grantee”).

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and their legal representatives, successors and assigns. “Grantor” and “Grantee” are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH:

WITNESSETH: THAT THE GRANTOR, FOR AND IN LIUE OF CONDEMNATION THROUGH EMINENT DOMAIN PROCEEDINGS, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantee’s successors and assigns forever, all the land and improvements thereon located in Nassau County, Florida, and more particularly described as follows ("Property"): SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF. TAX PARCEL ID: See EXHIBIT “B”
RESERVING UNTO GRANTOR, its successors and assigns, the right and title to all timber and forest products as to those certain tracts upon the Property more particularly depicted upon EXHIBIT C attached hereto and by reference made a part hereof (the "Lands"), and referred to on said exhibit as "Reserved Timber and Forest Products" for a period ending THREE (3) YEARS from the date hereof (the "Reserve Period"). The Grantor or its agents or assigns, as owner of all timber and forest products on said Lands during the Reserve Period only, may harvest and remove, at its discretion, all timber and forest products on said Lands depicted upon the exhibit. All reserved timber and forest products shall be removed, if at all, during the Reserve Period. The Grantor for the Reserve Period hereby reserves the timber and forest products together with the right to enter upon the Lands with men, machinery and equipment to harvest and remove said timber and forest products. Grantee grants to Grantor, its successors, assigns, agents and contractors the right for the Reserve Period to enter upon the Land with men, machinery and equipment, together with the rights of ingress and egress thereto if necessary or convenient to Grantor, during the Reserve Period, to harvest and remove such reserved timber and forest products. All timber will be harvested in accordance with Best Management Practices of the Florida Department of Agriculture and Consumer Services. This reservation shall automatically terminate at the expiration of the Reserve Period without the further action of the parties, and Grantor may in its sole discretion release said rights prior to the end of the Reserve Period. Upon the expiration of the Reserve Period ownership of and the right to harvest any timber then remaining on said Lands shall belong to Grantee and Grantor shall have no further rights or interest therein or claim thereto.

THIS CONVEYANCE IS SUBJECT to easements, restrictions, reservations, tenancies, limitations, and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

TO HAVE AND TO HOLD the same unto the said Grantee in fee simple forever.

AND THE SAID GRANTOR does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.
IN WITNESS WHEREOF the Grantor has executed these presents, the day and year first written.

Signed, sealed and delivered in the presence of:

[Signature]

Printed name of First Witness

[Signature]

Printed name of Second Witness

RAYONIER FOREST RESOURCES, L.P.,
By its Managing General Partner, RAYONIER TIMBERLANDS MANAGEMENT, LLC

By: ____________________________
   Larry Davis
   As its: Director, Southeast Forest Resources

ATTESTED: _______________________
   Tracy K. Arthur
   Assistant Secretary

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 15th day of July 2005, by Larry Davis, Director, Southeast Forest Resources and Tracy K. Arthur, Assistant Secretary, of RAYONIER TIMBERLANDS MANAGEMENT, LLC, a Delaware limited liability company, as Managing General Partner of RAYONIER FOREST RESOURCES, L.P., a Delaware limited partnership, on behalf of the partnership. Such persons are known to me.

[Signature]

(Printed, Typed or Stamped Name of Notary Public)
Commission No.: ____________________
My Commission Expires: ____________________
EXHIBIT “A”

Parcel 2

A parcel of land lying in Sections 27, 34 and 35, Township 1 North, Range 24 East, Nassau County, Florida and being more particularly described as follows:

Commence at the Northwest corner of Section 35, Township 1 North, Range 24 East, Nassau County, Florida for the POINT OF BEGINNING; thence on the West line of the Northwest ¼ of the Northwest ¼ of said Section 35, S 0°21’15” E, a distance of 1339.87 feet to the Southwest corner of the Northwest ¼ of the Northwest ¼ of said Section 35; thence departing said West line and on the South line of the Northwest ¼ of the Northwest ¼ of said Section 35, N 89°56’58” E, a distance of 1311.26 feet to the Southeast corner of the Northwest ¼ of the Northwest ¼ of said Section 35; thence departing said South line and on the East line of the Northwest ¼ of the Northwest ¼ of said Section 35, N 0°21’31” W, a distance of 1338.11 feet to the Northwest corner of the Northeast ¼ of the Northwest ¼ of said Section 35; thence departing said East line and on the North line of the Northeast ¼ of the Northwest ¼ of said Section 35, S 89°58’29” E, a distance of 1331.17 feet to the Northeast corner of the Northeast ¼ of the Northwest ¼ of said Section 35; thence departing said North line and on the East line of the West ¼ of said Section 35, S 0°21’47” E, a distance of 5337.25 feet to a point on the monumented North line of SUNOWA SPRINGS as recorded in Plat Book 4, Pages 75 & 76 of the Current Public Records of Duval County, Florida; thence departing said East line and on the monumented North line of said SUNOWA SPRINGS, S 89°32’54” W, a distance of 1359.81 feet to the monumented Northwest corner of said SUNOWA SPRINGS; thence departing said monumented North line and on the monumented West line of SUNOWA SPRINGS, S 00°42’36” E, a distance of 2.71 feet to a point on the South line of the West ¼ of aforesaid Section 35; thence departing said monumented West line and on the South line of the West ¼ of aforesaid Section 35, S 89°39’50” W, a distance of 1303.32 feet to the Southeast corner of Section 34, Township 1 North, Range 24 East, Nassau County, Florida; thence departing the South line of aforesaid Section 35 and on the South line of said Section 34, S 89°31’46” W, a distance of 2647.23 feet to the Southwest corner of the Southeast ¼ of said Section 34; thence departing said South line and on the West line of the Southeast ¼ of said Section 34, N 0°48’57” W, a distance of 1336.15 feet to the Southwest corner of the Northeast ¼ of the Southwest ¼ of said Section 34; thence departing said West line and on the South line of the Northeast ¼ of the Southwest ¼ of said Section 34, S 89°26’13” W, a distance of 1331.46 feet to the Southwest corner of the Northeast ¼ of the Southwest ¼ of said Section 34; thence departing said South line and on the West line of the Northeast ¼ of the Southwest ¼ of said Section 34, N 1°00’57” W, a distance of 1334.59 feet to the Northwest corner of the Northeast ¼ of the Southwest ¼ of said Section 34; thence departing said West line and on the North line of Northeast ¼ of the Southwest ¼ of said Section 34, N 89°22’08” E, a distance of 1336.11 feet to the Southwest corner of the Northeast ¼ of said Section 34; thence departing said North line and on the West line of the Northeast ¼ of said Section 34, N 0°48’57” W, a distance of 2681.80 feet to the Southwest corner of the South ¼ of the Southeast ¼ of Section 27, Township 1 North, Range 24 East, Nassau County, Florida; thence departing
said West line and on the West line of the South ½ of the Southeast ¼ of said Section 27, N 0°15'31" E, a distance of 1326.03 feet to the Northwest corner of the South ½ of the Southeast ¼ of said Section 27; thence departing said West line and on the North line of the South ½ of the Southeast ¼ of said Section 27, N 89°15'10" E, a distance of 2665.38 feet to the Northeast corner of the South ½ of the Southeast ¼ of said Section 27; thence departing said North line and on the East line of the South ½ of the Southeast ¼ of said Section 27, S 0°49'15" E, a distance of 1333.35 feet to the POINT OF BEGINNING.

Together With:

A 100 Foot Wide Ingress & Egress Easement as Described in Official Records Book 1211, Page 826 of the Public Records of Nassau County, Florida.
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TAX PER ACRE—ACTUAL TAX PAID (NOV. AMOUNT) 402.77
TAX PER ACRE—GROSS TAX (MARCH AMOUNT) 2.67

ACRES SOLD TO SJRWMD 2945.7
2005 ESTIMATED TAX @ $2.67/AC 7,895.02
RAYONIER OWNERSHIP DAYS (JAN-JULY 20) 201
2005 ESTIMATED TAX PER DAY $ 21.55
RAYONIER 2005 ESTIMATED TAX FOR 201 DAYS $ 4,331.15
EXHIBIT “C”
(Reserved Timber and Forest Products)
QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made, executed and delivered as of this 22, 2003, between REDSHIRT FARMS, LLC, a Florida limited liability company, whose mailing address is 914 Atlantic Avenue Suite A, Fernandina Beach, Florida 32034 ("Grantee") and ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373 of the Florida Statutes (Tax Identification #94-1359213), whose mailing address is Post Office Box 1429, Palatka, Florida 32178-1429 ("Grantor").

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has reserved, released and quit-claimed, and by these presents does reserve, release and quit-claim unto the said Grantee, and its legal representatives, successors and assigns forever, the following described land, situate, lying and being in Duval and Nassau Counties, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY").

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances of Grantor thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee, its legal representatives, successors and assigns forever.

RESEIVING UNTO GRANTOR, its successors and assigns, all plantation pine timber (the "Reserved Timber"), together with the right to harvest and remove the Reserved Timber from that certain area referred to as the "Upland Island" in Exhibit "B" attached hereto and by this reference made a part hereof, for a period ending fifteen (15) months from the date hereof (the "Reserved Period"). The Grantor, its successors, assigns, agents or contractors, during the Reserve Period only may harvest and remove the Reserved Timber on said Upland Island. All Reserved Timber shall be removed, if at all, during the Reserve Period. The Grantor for the Reserve Period only hereby reserves the Reserved Timber together with the right to enter upon the Property with men, machinery and equipment to harvest and remove said Reserved Timber.
The Grantee grants to Grantor, its successors, assigns, agents and contractors the right for the Reserve Period to enter upon the land with men, machinery and equipment, together with the rights of ingress and egress thereto if necessary or convenient to Grantor, during the Reserve Period to harvest and remove such Reserved Timber. This reservation shall automatically terminate at the expiration of the Reserve Period without the further action of the parties, and Grantee may in its sole discretion release said rights prior to the end of the Reserve Period. Upon the expiration of the Reserve Period, ownership of and the right to harvest any timber and forest products then remaining on said lands shall belong to Grantee and Grantor shall have no further rights or interest therein or claim thereto.

Grantee, by the acceptance of this Quit-Claim Deed, acknowledges that in giving this Quit-Claim Deed, Grantor makes no representations or warranties, expressed or implied, with respect to title to the Property.

IN WITNESS WHEREOF, the said Grantor has hereunto set his seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

[Signature]

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 26th day of April, 2003, by William L. Agricola, II, the Managing Member of Redshirt Farms, LLC, a Florida limited liability company. He [check one] ☐ is personally known to me or ☐ has produced a valid driver’s license as identification.

[Signature]

Print Name: Agricola, William L.
Notary Public, State of Florida
My Commission Expires: [Date]
Commission Number: [Number]
EXHIBIT “A”

PARCEL A:

ALL THAT CERTAIN PARCEL OF LAND LYING IN AND BEING A PORTION OF SECTIONS 20, 21, 28, 29 AND 30, TOWNSHIP 1 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA; AND LYING IN AND BEING A PORTION OF SECTIONS 28 AND 29, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF REFERENCE IS THE SOUTHWEST CORNER OF SAID SECTION 28, TOWNSHIP 1 NORTH, RANGE 25 EAST, SAID POINT BEING A 3-INCH SQUARE CONCRETE MONUMENT WITH NO MARKINGS; THEN PROCEED NORTH 00 DEGREES 16 MINUTES 46 SECONDS EAST ALONG THE LINE WHICH DIVIDES SAID SECTIONS 28 AND 29, A DISTANCE OF 0.68 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ACREE ROAD (FORMERLY KNOWN AS THOMAS ROAD, ALSO KNOWN AS COUNTY ROAD NO. 147, AN 80-Foot RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT BEING THE POINT OF BEGINNING; THEN PROCEED SOUTH 62 DEGREES 46 MINUTES 18 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ACREE ROAD, A DISTANCE OF 1.59 FEET; THEN SOUTH 89 DEGREES 28 MINUTES 46 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 4241.14 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NORFOLK-SOUTHERN RAILROAD (A 150-FOOT RIGHT-OF-WAY) (FORMERLY GEORGIA SOUTHERN AND FLORIDA); THEN NORTH 40 DEGREES 56 MINUTES 35 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5283.47 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH ¾ OF THE NORTH EAST ¼ OF SAID SECTION 30; THEN NORTH 88 DEGREES 52 MINUTES 46 SECONDS EAST ALONG SAID NORTH LINE OF SOUTH ¾ OF THE NORTH EAST ¼ OF SECTIO 30, SAID LINE ALSO BEING THE SOUTH LINE OF LOTS 13 AND 20, BLOCK 4, THE HILLS AT THOMAS CREEK, ACCORDING TO PLATS THEREOF AS RECORDED IN Plat Book 5, Pages 65, 66, 67, 68 AND 69 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 2399.26 FEET TO THE EAST LINE OF SAID SECTION 30; THEN SOUTH 89 DEGREES 35 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 29, A DISTANCE OF 1330.74 FEET; THEN NORTH 00 DEGREES 15 MINUTES 10 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 29, A DISTANCE OF 1341.82 FEET TO THE NORTHEAST CORNER THEREOF; THEN NORTH 00 DEGREES 34 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST ¾ OF THE SOUTHWEST ¼ OF SAID SECTION 30, A DISTANCE OF 1173.84 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED BOOK 175, PAGE 453 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THEN NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST ALONG THE SOUTHERLY LINE OF
Said lands described in Deed Book 175, Page 453, a distance of 12.58 feet to the southwest corner of Lot 21, Woodland Estates, Unit One, according to plat thereof as recorded in Plat Book 4, Pages 29 and 30 of the Public Records of Nassau County, Florida; thence north 88 degrees 17 minutes 31 seconds east along the southerly line of said Lot 21, a distance of 370.34 feet; thence south 76 degrees 33 minutes 54 seconds east, continuing along the southerly line of said Lot 21, a distance of 699.34 feet; thence south 38 degrees 11 minutes 54 seconds east continuing along the southerly line of Lot 21, a distance of 20.96 feet; thence south 39 degrees 26 minutes 54 seconds east continuing along the southerly line of said Lot 21, a distance of 110.13 feet; thence south 76 degrees 56 minutes 04 seconds east continuing along the southerly line of said Lot 21, and Plantation Drive (a 60-foot right-of-way as now established), a distance of 217.04 feet; thence south 71 degrees 52 minutes 24 seconds east along the southerly line of Lot 22 of said Woodland Estates, Unit One, a distance of 111.72 feet; thence south 77 degrees 17 minutes 24 seconds east continuing along the southerly line of said Lot 22, a distance of 55.08 feet; thence north 18 degrees 26 minutes 01 seconds east along the easterly line of said Lot 22, a distance of 320.66 feet; thence north 00 degrees 49 minutes 51 seconds east continuing along the easterly line of said Lot 22, a distance of 45.79 feet; thence north 16 degrees 18 minutes 34 seconds west continuing along the easterly line of said Lot 22, a distance of 36.41 feet; thence north 35 degrees 09 minutes 59 seconds west continuing along the easterly line of said Lot 22, a distance of 343.97 feet; thence north 26 degrees 20 minutes 41 seconds east along the southeasterly line of Lot 22 and Lot 23, Woodland Estates, Unit One, a distance of 461.11 feet; thence north 59 degrees 04 minutes 01 seconds east along the southeasterly line of Lots 24 and 25, Woodland Estates, Unit One, a distance of 421.35 feet; thence north 51 degrees 45 minutes 51 seconds east along the southeasterly line of Lots 25, 26 and 27, Woodland Estates, Unit One, a distance of 613.78 feet; thence north 60 degrees 13 minutes 01 seconds east along the southeasterly line of Lots 27 and 28, Woodland Estates, Unit One, a distance of 611.80 feet; thence north 51 degrees 15 minutes 51 seconds east along the southeasterly line of Lots 28 and 29, Woodland Estates, Unit One, a distance of 193.98 feet; thence north 89 degrees 21 minutes 46 seconds east along the southerly line of Lots 29 and 30, Woodland Estates, Unit One, a distance of 578.54 feet; thence north 55 degrees 56 minutes 56 seconds east along the southeasterly line of Lots 30 and 31, Woodland Estates, Unit
ONE, A DISTANCE OF 131.22 FEET; THENCE NORTH 55 DEGREES 59 MINUTES 51 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF LOT 31, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 68.61 FEET; THENCE NORTH 41 DEGREES 03 MINUTES 56 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF LOTS 31, 32 AND 33, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 659.57 FEET; THENCE NORTH 49 DEGREES 02 MINUTES 31 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF LOTS 33 AND 34, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 315.00 FEET; THENCE NORTH 6 DEGREES 05 MINUTES 06 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF LOTS 34, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 234.72 FEET; THENCE NORTH 83 DEGREES 54 MINUTES 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOTS 34 AND 35, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 548.27 FEET; THENCE NORTH 41 DEGREES 53 MINUTES 41 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 35, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 192.63 FEET; THENCE NORTH 69 DEGREES 07 MINUTES 31 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF LOTS 35 AND 36, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 94.90 FEET; THENCE NORTH 72 DEGREES 26 MINUTES 01 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 36, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 84.00 FEET; THENCE NORTH 45 DEGREES 37 MINUTES 26 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 36, A DISTANCE OF 117.00 FEET; THENCE NORTH 52 DEGREES 27 MINUTES 66 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 36, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 68.07 FEET; THENCE NORTH 62 DEGREES 28 MINUTES 06 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 36, A DISTANCE OF 93.87 FEET; THENCE NORTH 61 DEGREES 44 MINUTES 06 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF LOTS 36, 37, 38, TRACT A, AND 39, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 1324.96 FEET; THENCE NORTH 08 DEGREES 41 MINUTES 22 SECONDS WEST ALONG THE EASTERLY LINE OF LOT 39, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 374.35 FEET; THENCE NORTH 30 DEGREES 07 MINUTES 12 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF LOT 39, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 329.50 FEET; THENCE NORTH 21 DEGREES 01 MINUTES 10 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF LOT 39, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 187.87 FEET TO THE NORTHEAST CORNER THEREOF AND A POINT ON THE NORTH LINE OF SAID SECTION 31, TOWNSHIP 1 NORTH, RANGE 25 EAST; THENCE SOUTH 89 DEGREES 30 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 1088.14 FEET TO THE NORTHEAST CORNER OF THE WEST ¼ OF THE EAST ¼ OF SAID SECTION 21; THENCE SOUTH 01 DEGREES 31 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID WEST ¼ OF THE EAST ¼ OF SECTION 21, A POINT ON THE SOUTH LINE OF SAID LOT 20, WOODLAND ESTATES, UNIT ONE, A DISTANCE OF 62.67 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 739, PAGE 1635 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID LINE

PARCEL B

ALL THAT CERTAIN PARCEL OF LAND Lying IN AND BEING A PORTION OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING IS THE SOUTHEAST CORNER OF SAID SECTION 26, BEING A 4-INCH SQUARE CONCRETE MONUMENT WITH NO MARKINGS; THENCE PROCEED SOUTH 89 DEGREES 30 MINUTES THIRTY-FIVE SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 3315.88 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26 TO A 4-INCH SQUARE CONCRETE MONUMENT MARKED "ST REGIS"; THENCE NORTH 00 DEGREES SIXTEEN MINUTES NINETY SECONDS WEST ALONG THE WEST LINE OF THE SOUTH 1/4 OF SAID SECTION 26, A DISTANCE OF 3315.88 FEET TO THE POINT OF BEGINNING.
2660.14 FEET TO A 1/2-INCH IRON PIPE WITH NO MARKINGS AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 89 DEGREES THIRTY-THREE MINUTES FIFTY-SIX SECONDS ALONG THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION 36, A DISTANCE OF 5323.44 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT MARKED “ST REGIS” AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES SIX MINUTES THIRTY SECONDS EAST ALONG THE EAST LINE OF THE SOUTH 1/4 OF SAID SECTION 36, A DISTANCE OF 2654.99 FEET TO THE POINT OF BEGINNING. CONTAINING 324.54 ACRES, MORE OR LESS.
EXHIBIT B

TIMBEE typied as "Sp 84-3-7 on Compartment 640, lying in and being a portion of Section 29 and Section 29, Township 1 North, Range 25 East, Nassau County, Florida, generally located as shown upon the map below.

COMPARTMENT 640, lying in Sec 20 & Sec 29, T1N R25E
Nassau County, Florida
WARRANTY DEED

THIS WARRANTY DEED made effective the 26th day of June, 2001 by BEAR BRANCH TIMBERLANDS COMPANY, a Florida corporation, whose mailing address is 2591 Arnold Road, Jacksonville, Florida 32218 ("Grantor") to ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373 of the Florida Statutes, whose address is Post Office Box 1429, Palatka, Florida 32178-1429 and to the CITY OF JACKSONVILLE, a municipal corporation of the State of Florida, whose address is City Hall at St. James, 117 West Duval Street, Suite 400, Jacksonville, Florida 32202, as Tenants in Common as to an undivided one-half interest each (collectively, the "Grantees"):

(Whereas herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH that the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, slinks, remises, releases, conveys and confirme unto the Grantee, all that certain land situate in Duval County, Florida, viz:

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

THIS PROPERTY IS NOT HOMESTEAD

GRANTOR represents and warrants that Grantor has never resided on the above-described property and such property does not now, nor has it ever, constituted the constitutional homestead of the Grantor.

SUBJECT TO that portion of that certain easement conveyed to Kent Owen and Kimberly Owen which easement is recorded simultaneously herewith in the Public Records of Duval County, Florida.

SUBJECT TO restrictions and easements of record, if any, but this reference shall not act to reissue same.
SUBJECT TO taxes for the year 2001 and subsequent years.

TOGETHER WITH an easement for ingress and egress over, on, through and across those certain lands more particularly described in Exhibit "B", less and except any portion of said lands located on the Property;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD, the same in fee simple forever.

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

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

Signed, sealed and delivered in our presence:

BEAR BRANCH TIMBERLANDS COMPANY, a Florida corporation
By: William G. Wright, President

Address: 2591 Arnold Road,
Jacksonville, Florida 32218

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of June, 2001, by William G. Wright, as President of Bear Branch Timberlands Company, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced acceptable evidence of identification.

"Notary Public"
My Commission Expires:

[Stamp: Notary Public]
EXHIBIT "A"

LOT 14, TOGETHER WITH A PART OF LOT 5, SUBDIVISION OF PART OF THE DAVID O. COILNIE ESTATES, AS RECORDED IN PLAT BOOK 6, PAGE 70, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF THE UNPLATTED PORTION OF SECTION 39, TOWNSHIP 1 NORTH, RANGE 26 EAST AND A PART OF THE UNPLATTED PORTION OF SECTION 38, TOWNSHIP 2 NORTH, RANGE 26 EAST, ALL OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT SOUTHWEST CORNER OF SAID LOT 14, SAID POINT LYING ON THE DIVISION LINE BETWEEN SAID SECTION 38 AND SECTION 40, OF SAID TOWNSHIP 1 NORTH, RANGE 26 EAST; THEREAFTER NORTH 12°30'27" WEST ALONG SAID DIVISION LINE AND ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 522.37 FEET TO AN ANGLE POINT IN SAID LINE; THEREAFTER NORTH 12°20'40" WEST CONTINUING ALONG SAID LINE, A DISTANCE OF 343.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THEREAFTER NORTH 89°27'36" EAST ALONG THE NORTH LINE OF SAID LOT 14 AND ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 1344.33 FEET TO AN ANGLE POINT IN SAID LINE; THEREAFTER SOUTH 89°14'42" EAST CONTINUING ALONG SAID LINE, A DISTANCE OF 984.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAPPELLED ROAD (A 62.00 FOOT APPROVED PRIVATE ROAD); THEREAFTER NORTH 08°00'30" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1234.89 FEET; THEREAFTER SOUTH 85°03'24" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 434.32 FEET; THEREAFTER 08°08'22" EAST, A DISTANCE OF 576.18 FEET; THEREAFTER NORTH 89°14'15" EAST, A DISTANCE OF 985.56 FEET; THEREAFTER NORTH 89°26'37" EAST, A DISTANCE OF 1448.97 FEET TO A POINT ON THE CENTERLINE OF BEAR BRANCH; THEREAFTER NORTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 1112 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LANIXI ROAD (A 66.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THEREAFTER SOUTH 88°02'56" EAST ALONG AN EASTERLY PROJECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF LANIXI ROAD, A DISTANCE OF 687.16 FEET; THEREAFTER SOUTH 44°09'45" EAST, A DISTANCE OF 5.76 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 97.13 FEET; THEREAFTER SOUTHWESTERLY ALONG THE ARC OF SAID CURVE. AN ARC DISTANCE OF 66.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°03'54" EAST AND A CHORD DISTANCE OF 66.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THEREAFTER SOUTH 23°58'04" EAST, A DISTANCE OF 64.78 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 347.41 FEET; THEREAFTER SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 107.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 15°04'08" EAST AND A CHORD DISTANCE OF 107.50 FEET.
TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 66°09'59" 
EAST, A DISTANCE OF 225.37 FEET TO THE POINT OF CURVE OF A CURVE, 
CONCAVE WESTERLY HAVING A RADIUS OF 138.53 FEET; THENCE SOUTHERLY 
ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 49.47 FEET, SAID 
ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 04°03'49" WEST AND 
A CHORD DISTANCE OF 49.21 FEET TO THE POINT OF TANGENCY OF SAID 
CURVE; THENCE SOUTH 34°17'37" WEST, A DISTANCE OF 366.22 FEET, 
THENCE SOUTH 11°15'03" EAST, A DISTANCE OF 532.34 FEET; THENCE 
SOUTH 15°21'21" EAST, A DISTANCE OF 236.63 FEET; THENCE SOUTH 
02°47'51" WEST, A DISTANCE OF 262.93 FEET; THENCE SOUTH 01°17'09" 
WEST, A DISTANCE OF 302.76 FEET; THENCE SOUTH 12°04'25" EAST, A 
DISTANCE OF 181.77 FEET; THENCE SOUTH 95°03'33" WEST, A DISTANCE OF 
486.36 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED 
IN OFFICIAL RECORDS VOLUME 6216, PAGE 3618, OF SAID CURRENT PUBLIC 
RECORDS; THENCE SOUTH 89°32'66" WEST ALONG SAID SOUTH LINE, A 
DISTANCE OF 1583.78 FEET; THENCE NORTH 89°20'28" WEST, A DISTANCE 
OF 60.06 FEET; THENCE SOUTH 86°37'16" WEST, A DISTANCE OF 120.66 
FEET; THENCE SOUTH 74°37'07" WEST, A DISTANCE OF 172.50 FEET, 
THENCE NORTH 88°58'42" WEST, A DISTANCE OF 186.02 FEET; THENCE 
SOUTH 00°43'23" WEST, A DISTANCE OF 554.95 FEET; THENCE SOUTH 
89°19'46" EAST, A DISTANCE OF 532.39 FEET TO A POINT ON THE EAST 
LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6444, PAGE 
568, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°40'08" WEST 
ALONG SAID EAST LINE, A DISTANCE OF 1524.13 FEET TO A POINT ON THE 
SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 
6444, PAGE 568, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 
89°11'20" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 4934.17 FEET; 
THENCE NORTH 89°29'53" WEST, A DISTANCE OF 1349.33 FEET TO THE 
POINT OF BEGINNING.
EXHIBIT "B"

AN EASEMENT FOR INGRESS AND EGRESS, LYEING 30.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

PART OF LOT 5, SUBDIVISION OF PART OF THE DAVID O. OGIILVIE ESTATE, AS.RecordED IN PLAT BOOK 6, PAGE 70, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF THE UNPLANTED PORTION OF SECTION 39, TOWNSHIP 1 NORTH, RANGE 26 EAST, AND A PART OF THE UNPLANTED PORTION OF SECTION 38, TOWNSHIP 2 NORTH, RANGE 26 EAST, ALL OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT SOUTHWEST CORNER OF LOT 14, OF SAID SUBDIVISION OF PART OF THE DAVID O. OGIILVIE ESTATE; SAID POINT LAYING ON THE DIVISION LINE BETWEEN SAID SECTION 39 AND SECTION 40, OF SAID TOWNSHIP 1 NORTH, RANGE 26 EAST; THENCE NORTH 12°30'27" WEST ALONG SAID DIVISION LINE AND ALONG THE WEST LINE OF SAID LOT 14. A DISTANCE OF 922.37 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 12°30'40" WEST CONTINUING ALONG SAID LINE, A DISTANCE OF 1453.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 89°27'35" EAST ALONG THE NORTH LINE OF SAID LOT 14 AND ALONG THE NORTHELY LINE OF SAID LOT 5, A DISTANCE OF 1344.33 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 89°32'12" EAST CONTINUING ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 1697.85 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 89°34'42" EAST CONTINUING ALONG SAID LINE, A DISTANCE OF 954.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAPPARELL ROAD (A 60.00 FOOT APPROVED PRIVATE ROAD); THENCE NORTH 08°00'30" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1334.89 FEET; THENCE SOUTH 89°50'24" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 434.32 FEET; THENCE NORTH 00°08'22" EAST, A DISTANCE OF 574.18 FEET; THENCE NORTH 69°53'10" EAST, A DISTANCE OF 889.52 FEET; THENCE NORTH 89°26'37" EAST, A DISTANCE OF 1748.97 FEET TO A POINT ON THE CENTERLINE OF BEAR BRANCH; THENCE NORTH 64°53'10" EAST, A DISTANCE OF 246.25 FEET; THENCE NORTH 20°33'03" EAST, A DISTANCE OF 379.26 FEET; THENCE NORTH 06°15'58" EAST, A DISTANCE OF 180.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LANNIE ROAD (A 66.30 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 02°42'04" EAST, A DISTANCE OF 13.64 FEET TO A POINT ON THE CENTERLINE OF SAID LANNIE ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 89°31'24" EAST, A DISTANCE OF 553.34 FEET; THENCE SOUTH 78°45'09" EAST, A DISTANCE OF 168.33 FEET; THENCE SOUTH 28°29'15" EAST, A DISTANCE OF 127.95 FEET; THENCE SOUTH 11°53'24" EAST, A DISTANCE OF 149.01 FEET; THENCE SOUTH 05°30'11" EAST, A DISTANCE OF 170.96 FEET; THENCE SOUTH 05°36'06" WEST, A DISTANCE OF 129.63 FEET; THENCE SOUTH 17°49'04" WEST, A DISTANCE OF 138.52 FEET; THENCE SOUTH 08°51'55" WEST, A DISTANCE OF 118.78 FEET; THENCE SOUTH 03°42'08" EAST, A DISTANCE OF 265.57 FEET; THENCE SOUTH
09°43'26" EAST, A DISTANCE OF 247.08 FEET; THENCE SOUTH 14°51'22" EAST, A DISTANCE OF 250.70 FEET; THENCE SOUTH 09°39'41" EAST, A DISTANCE OF 512.53 FEET; THENCE SOUTH 10°19'28" EAST, A DISTANCE OF 139.73 FEET; THENCE SOUTH 02°17'57" EAST, A DISTANCE OF 166.79 FEET; THENCE SOUTH 43°35'09" WEST, A DISTANCE OF 99.21 FEET; THENCE SOUTH 67°12'44" WEST, A DISTANCE OF 91.38 FEET; THENCE SOUTH 73°07'57" WEST, A DISTANCE OF 469.18 FEET; THENCE SOUTH 80°45'55" WEST, A DISTANCE OF 722.86 FEET; THENCE SOUTH 85°56'04" WEST, A DISTANCE OF 132.41 FEET; THENCE NORTH 88°43'30" WEST, A DISTANCE OF 223.56 FEET, THENCE SOUTH 04°37'39" WEST, A DISTANCE OF 36.23 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.