

| Santa Fe River | | | |
|----------------------------------|---|---------------------------|-----------|
| Waldo Tree Farm, LLC | | | |
| 8/27/2020 | | | |
| Project Score | | Natural Community | Condition |
| 7.20 out of 10 | | Floodplain Swamp | Excellent |
| Inspection Date | | Blackwater Stream | Excellent |
| 7/27/2020 | | Basin Swamp | Excellent |
| Size | | Dome Swamp | Good |
| 198 | | Mesic Flatwoods | Fair |
| Parcel Number | Acreage | Wet Flatwoods | Fair |
| 16914-000-000 | 198 | | |
| Section-Township-Range | | | |
| 1/8/2022 | | | |
| Buildings | | Other | Condition |
| none | | N/A | |
| Just Value | Just Value Per Acre | Bald Eagle Nests | |
| \$149,400 | \$754.55 | 0 within 1 mile | |
| Total Value (Just, Misc., Bldg.) | Total Value Per Acre | | |
| \$149,500 | \$755.05 | Archaeological Sites | |
| Acquisition Type | | 0 onsite or within 1 mile | |
| Fee Simple | | | |
| | | | |
| | | | |
| REPA Score | 8.96 out of 9.44 | | |
| KBN Score | ranked #1 of 47 projects | | |
| Outstanding Florida Waters | 25% of property within Outstanding FL Waters boundary | | |

Overall Description:

The Waldo Tree Farm property is located northeast of Waldo near the beginning of the Santa Fe River in northeastern Alachua County. It is comprised of one parcel (16914-000-000) totaling 198 acres that is within Alachua County Forever's Santa Fe River Project area, the highest scoring Rapid Ecological Project Assessment (REPA). Approximately 45% of the property lies within the Santa Fe River Strategic Ecosystem which was the #1 ranked project in the Alachua County Ecological Inventory (KBN Study). This property is associated with the wetland systems that make up the headwaters and beginning of the Santa Fe River. Approximately 25% of the property is included within the Outstanding Florida Waters of the Santa Fe River System, and 100% of the property is included in the impaired waters in the Altho (Alto) Drainage of the Santa Fe River. Nearly 50% of the property is wetlands, and the natural community types include floodplain swamp, blackwater stream, dome swamp, mesic flatwoods, and wet flatwoods. The property is bounded by private agricultural properties to the north, west, and south, including Rayonier timberlands to the north. To the east is the Santa Fe Swamp Conservation Area, managed by the Suwannee River Water Management District. The eastern portion of the property is bisected by the CSX Railroad right of way. The following adjacent properties are within the Santa Fe River REPA and should be pursued to see if the owners are interested in

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having their properties evaluated through the Alachua County Forever Program for possible acquisition:

16908-000-000, Rayonier Atlantic Timber Co

16907-000-000, ITT Rayonier Inc Lessee

16911-001-001, Blackmon & Burgin

The area in the northern part of the property is the beginning of the Santa Fe River where the Lake Alto Swamp becomes a linear drainage. This area of floodplain swamp is in excellent condition. There was evidence of past logging and turpentine operations, including several stumps with cat-faces and tin trays, likely from the early 1900's. Review of historical imagery suggests that this area has been relatively untouched by silvicultural activities dating back until at least the late 1930's. Large trees remain including loblolly and slash pines, and water tupelo. Other second growth and midstory trees include blackgum, loblolly bay, and swamp bay. Parts of the floodplain swamp are relatively open with an understory of various ferns, lizard tail, and dense pockets of golden club. The Santa Fe River in this location is at best a braided stream depending on fluctuating water levels, weaving through the floodplain.

Roughly half of the land west of the railroad is mesic flatwoods that transitions to wet flatwoods along some of the cypress dome edges. The flatwoods portions of the property west of the railroad have historically been in timber since at least the 1960s. This area was clear-cut and replanted in the late 1980s/early 1990s and was recently clear-cut a second time in late 2019/early 2020. The harvest area stops along the transition to floodplain habitat in the northern end of the property. There are several dome swamps along the perimeter of the property, especially to the south, as well as a few dome swamps scattered within the flatwoods. Essentially no overstory remains in the flatwoods after the clear-cut. This area was not bedded, and the understory—dominated by gallberry and some palmetto—is recovering after the clear-cut. There are numerous piles of logging debris scattered throughout the west side of the property. In its current state, these mesic and wet flatwoods are in fair condition due to the recent harvest. The cypress domes appear to be in good condition.

The portion of the property on the east side of the railroad has also been in timber since the 1960s with a clear-cut in the late 1990s. This side has not been thinned since this planting and is a closed canopy slash pine plantation. For the most part, there is very little understory present other than some hardwoods, palmetto clumps, and grape vine. This side also has basin swamp along the southern perimeter which is in excellent condition. There are no signs of any improved boundary between the Waldo Tree Farm property and the Santa Fe Swamp Conservation Area. Access to this eastern portion of the property is currently non-existent as there are no roads from the east and CSX no longer allows the landowner to cross the railroad for management purposes. Royal fern and Cinnamon fern—commercially exploited species—were found on the property on both sides of the railroad.

Very few exotic plants were noticed during the evaluation with the exception of within the railroad right of way which had numerous pockets of lygodium. Some of this was spreading into

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the Waldo Tree Farm property on either side. Other noted species include tropical soda apple, camphor, and Chinese tallow, but these were very low density and widely scattered for the most part.

Development Review:

This development analysis is based on a limited desk-top review and is founded upon current County Land Development Regulations and Comprehensive Plan policies. The Development Scenario is oversimplified, and is meant only to convey a general sense of the potential of development intensity that could be possible based on land use and zoning conditions.

The parcel is located a few miles north of Waldo within an unincorporated area along the northeastern boundary of Alachua County. The parcel covers total 198 acres, of which 97 acres are associated with wetland habitat (based on GIS composite wetland layer). Approximately half of the wetland habitat is associated with the Santa Fe River swamp located within the northern third of the property. This swamp comprises the majority of the approximately 79 acres of the total property within the 100-year flood zone. Approximately 45 acres is bisected from the remaining western portion of the property by the CSX railroad R/W. This 45 acre area and the referenced riverine swamp floodplain comprise 82 acres of the Santa Fe River Strategic Ecosystem. The remaining 108 upland acres of the property has been primarily managed through pine silviculture operations. The individual wetlands are few and spaced far enough that approximately 50 residential units could be constructed with minimal encroachment into native habitats such as wetland buffers. However, the property is located a half mile from a public road (US Hwy. 301) and bisected by the railroad; so the potential for infrastructure construction costs could be substantial to establish a residential development. Thus, there is only moderate likelihood for development.

Matrix Score Spreadsheet:

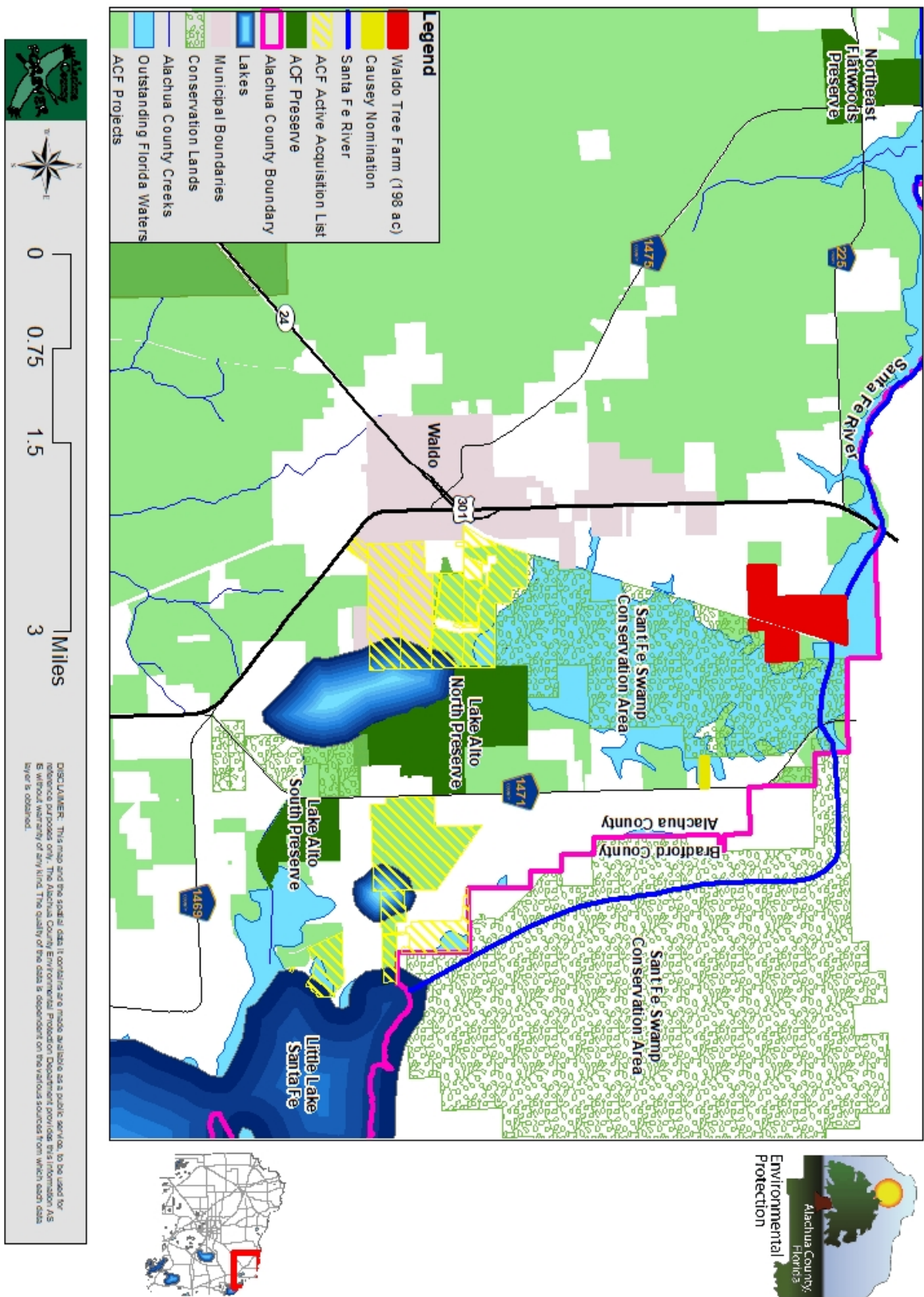
| REPA - Santa Fe River - Waldo Tree Farm, LLC - 08/27/2020 | | | | | |
|---|---|-----------|---|------------------------|--|
| CATEGORY | Criterion | WEIGHTING | Enter Criteria Value Based on Site Inspection | Average Criteria Score | Average Criteria Score Multiplied by Relative Importance |
| (I-1) PROTECTION OF WATER RESOURCES | A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources; | 1.333 | 2 | 3.40 | 4.53 |
| | B. Whether the property serves an important groundwater recharge function; | | 4 | | |
| | C. Whether the property contains or has direct connections to lakes, creeks, rivers, springs, sinkholes, or wetlands for which conservation of the property will protect or improve surface water quality; | | 4 | | |
| | D. Whether the property serves an important flood management function. | | 4 | | |
| (I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES | A. Whether the property contains a diversity of natural communities; | | 3 | | |
| | B. Whether the natural communities present on the property are rare; | | 5 | | |
| | C. Whether there is ecological quality in the communities present on the property; | | 3 | | |
| | D. Whether the property is functionally connected to other natural communities; | | 4 | | |
| | E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements; | | 3 | | |
| | F. Whether the property is large enough to contribute substantially to conservation efforts; | | 4 | | |
| | G. Whether the property contains important, Florida-specific geologic features such as caves or springs; | | 1 | | |
| | H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects. | | 3 | | |
| (I-3) PROTECTION OF PLANT AND ANIMAL SPECIES | A. Whether the property serves as documented or potential habitat for rare, threatened, or endangered species or species of special concern; | | 3 | | |
| | B. Whether the property serves as documented or potential habitat for species with large home ranges; | | 4 | | |
| | C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County; | | 4 | | |
| | D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering; | | 4 | | |
| | E. Whether the property offers high vegetation quality and species diversity; | | 3 | | |
| | F. Whether the property has low incidence of non-native invasive species. | | 4 | | |
| (I-4) SOCIAL AND HUMAN VALUES | A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate; | | 2 | | |
| | B. Whether the property contributes to urban green space, provides a municipal defining greenbelt, provides scenic vistas, or has other value from an urban and regional planning perspective. | | 4 | | |
| | AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES | | | 3.40 | |
| | RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE | 1.333 | | | 4.53 |
| (II-1) MANAGEMENT ISSUES | A. Whether it will be practical to manage the property to protect its environmental, social and other values (examples include controlled burning, exotics removal, maintaining hydro-period, and so on); | 0.667 | 4 | 4.00 | 2.67 |
| | B. Whether this management can be completed in a cost-effective manner. | | 4 | | |
| (II-2) ECONOMIC AND ACQUISITION ISSUES | A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions; | | 4 | | |
| | B. Whether the overall resource values justifies the potential cost of acquisition; | | 5 | | |
| | C. Whether there is imminent threat of losing the environmental, social or other values of the property through development and/or lack of sufficient legislative protections (this requires analysis of current land use, zoning, owner intent, location and | | 3 | | |
| | AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES | | | 4.00 | |
| | RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE | 0.667 | | | 2.67 |
| | TOTAL SCORE | | | | 7.20 |

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Santa Fe River – Waldo Tree Farm Location Map

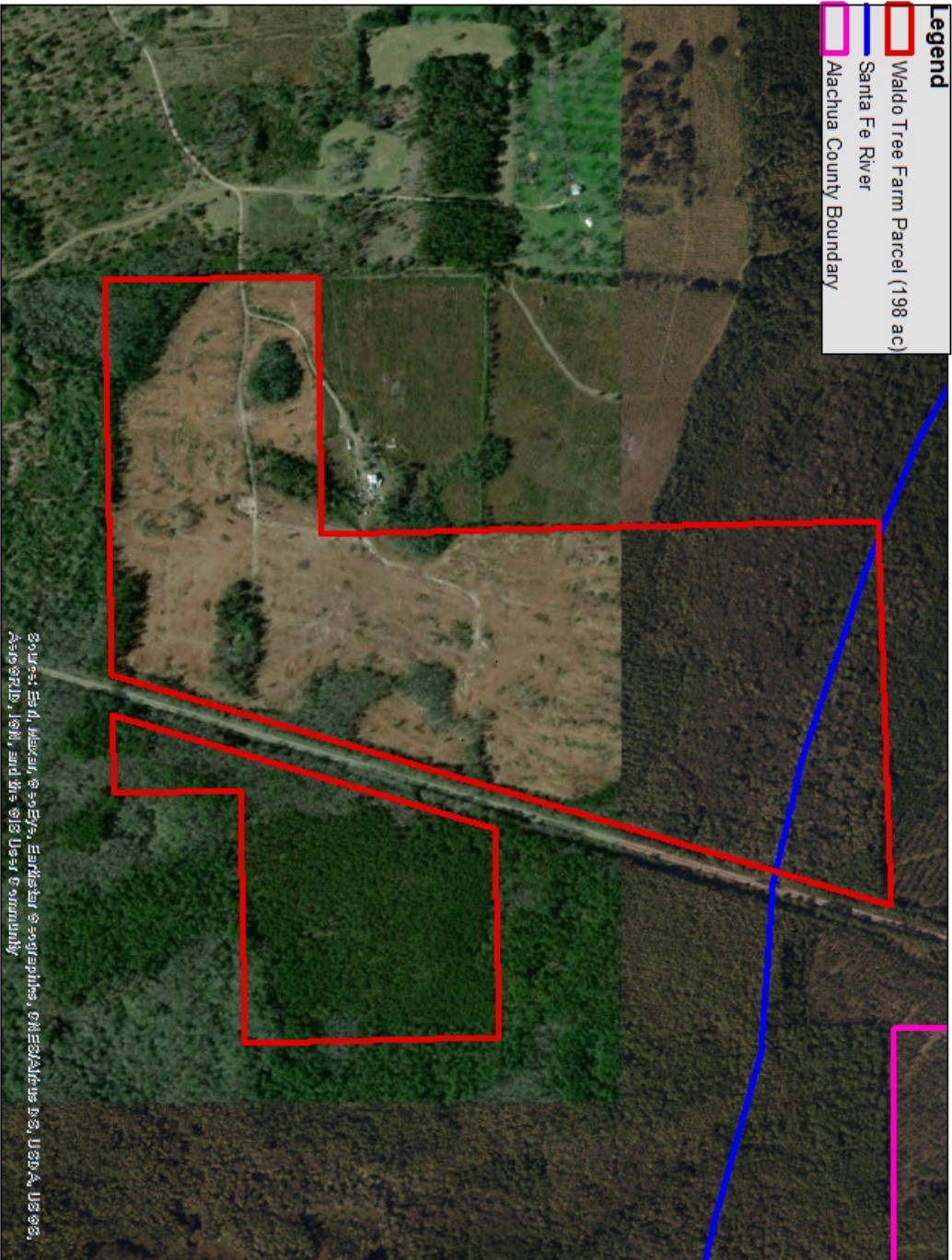
Map 1



Santa Fe River – Waldo Tree Farm Aerial Image Map

Map 3

- Legend**
- Waldo Tree Farm Parcel (198 ac)
 - Santa Fe River
 - Alachua County Boundary



Source: Esri, Imagery, © 2017, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



0 0.125 0.25 0.5

Miles

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