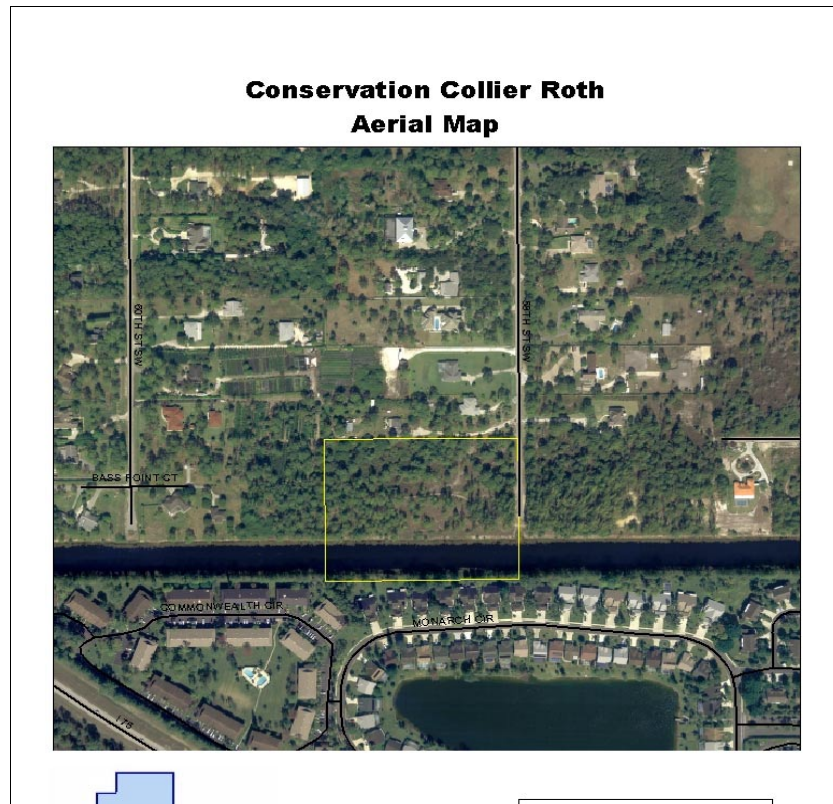


Conservation Collier Initial Criteria Screening Report



Property Name: Roth
Folio Numbers: 38167000009

Staff Report Date: November 10, 2003
CCLAAC Approval Date:

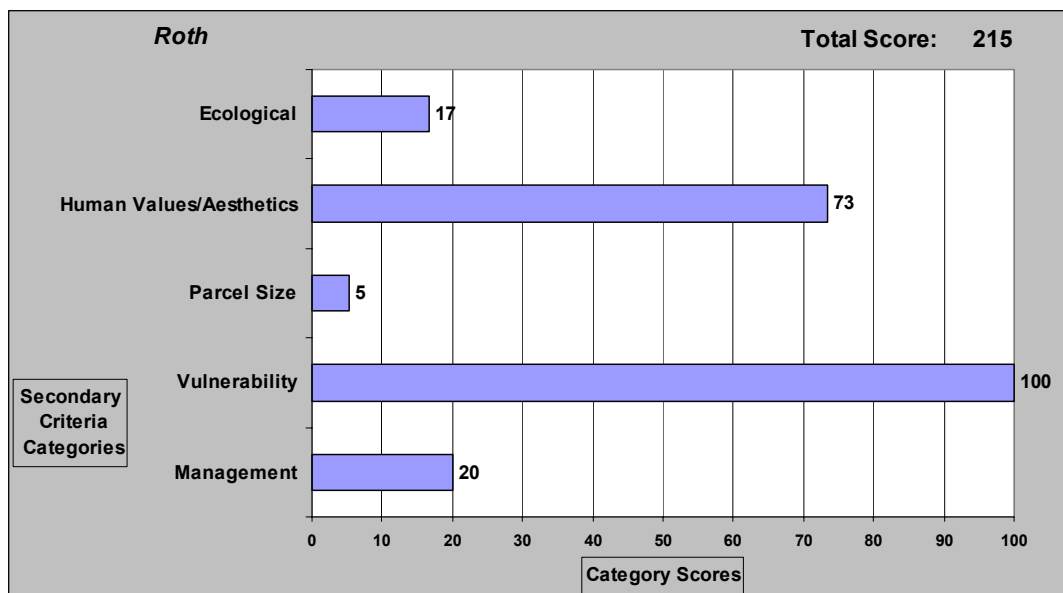


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B.	Soils Map
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I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property describing its various physical characteristics and other general information.

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	Charles and Linda Roth	n/a
Folio Number	3816700009	n/a
Size	5.24 acres	n/a
Zoning Category	Estates	1 Dwelling Unit per 2.25 acres
Existing structures	None	n/a
Adjoining properties and their Uses	Estates, Waterway, Roadway	N and W – developed Estates’ lots S – Golden Gate Canal E – 58th Street SW Undeveloped land, zoned Estates
Development Plans Submitted	None submitted	Search of computer database shows no permits or code cases
Property Irregularities	Large population of non-native invasive plants Some trash dumped on site	Mature Australian pine, earleaf acacia and Brazilian pepper Flooring tiles, large boulders and abandoned washing machine

Figure 1. Location Map

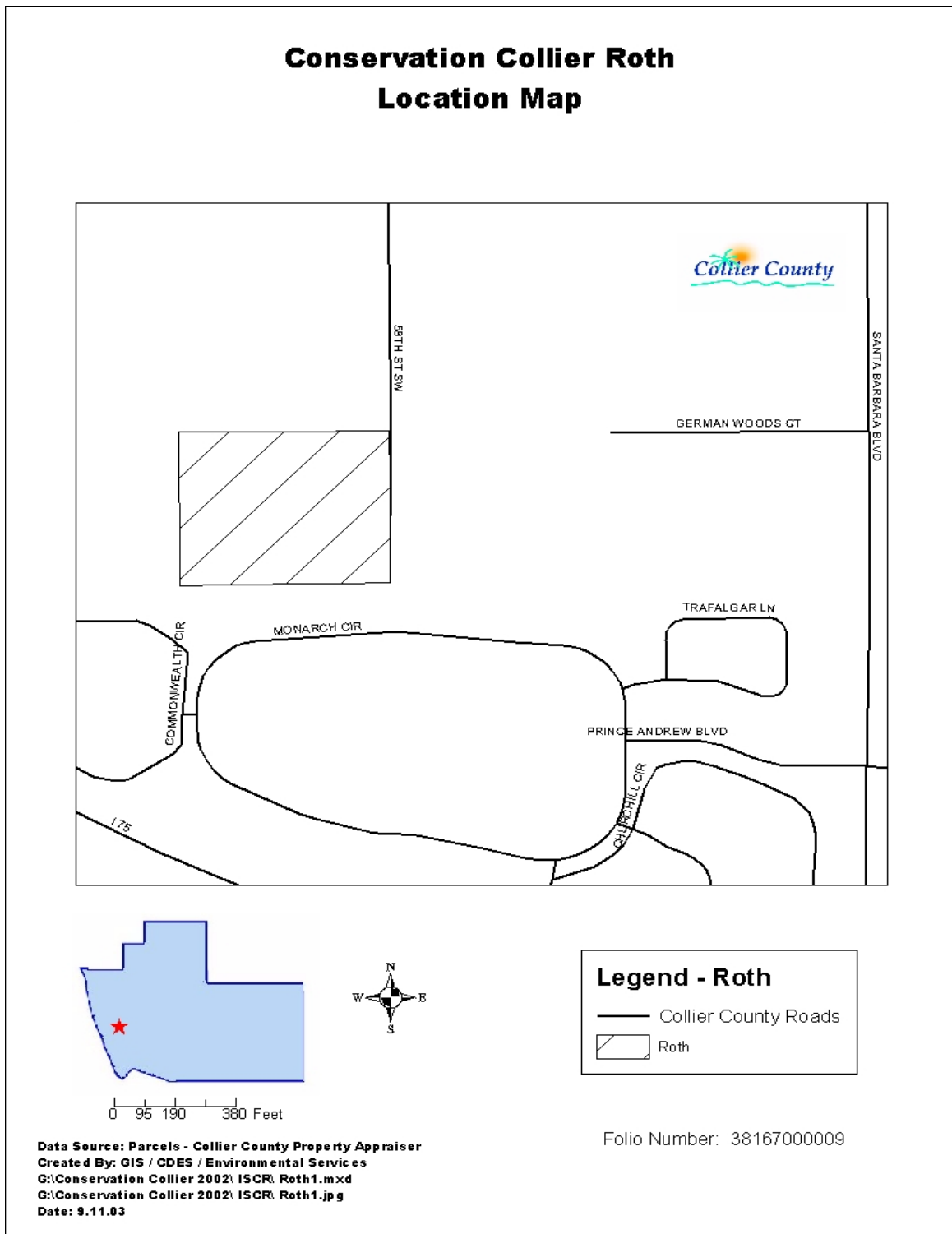


Figure 2. Aerial Map

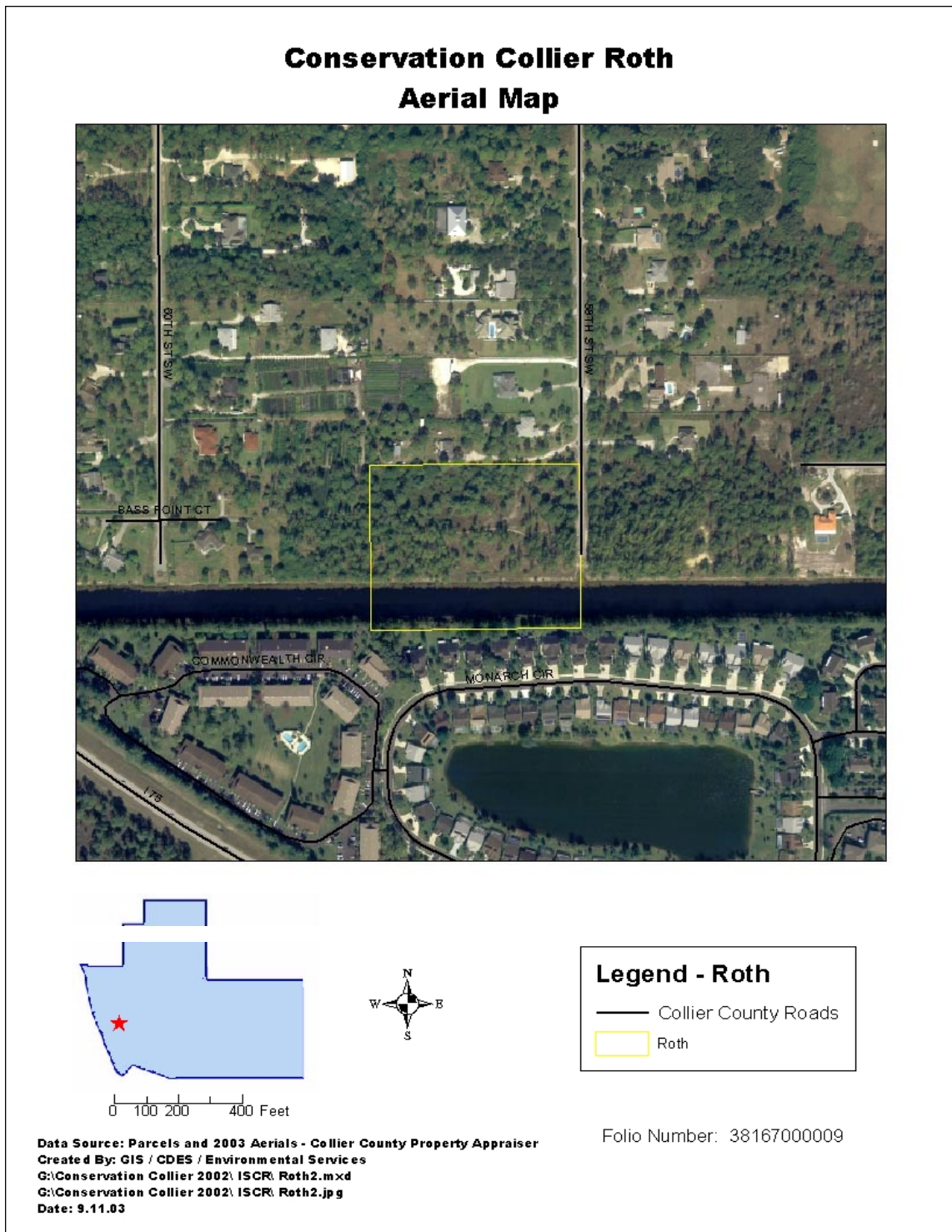
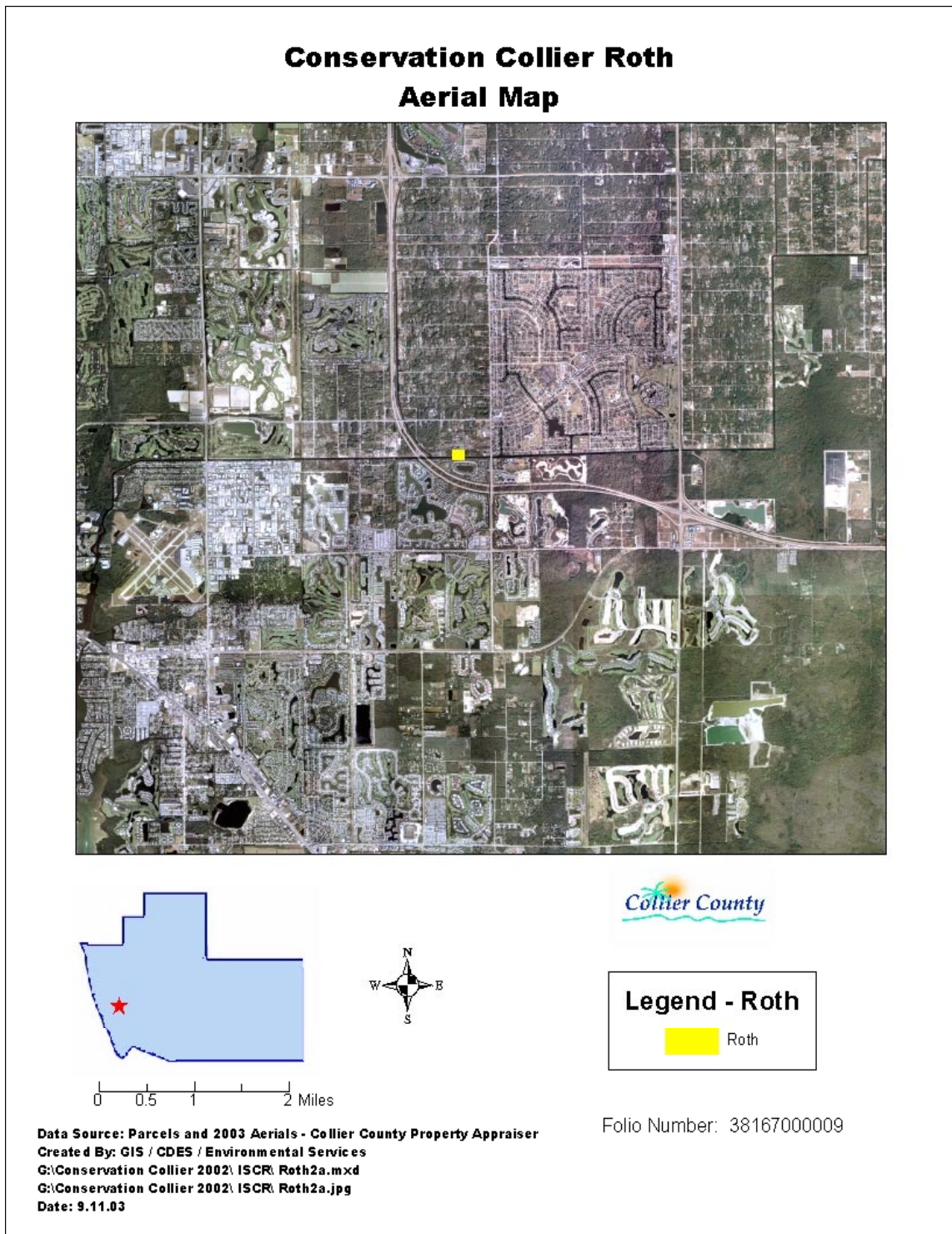


Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

The interest being appraised for this estimate is fee simple for the purchase of the site, and the value of this interest is subject to the normal limiting conditions and the quality of market data. An appraisal of the parcel was estimated using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties from within 3 miles of this property were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in the report and the appraiser relied upon information provided by program staff. Conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy, one complete appraisal will be necessary for this parcel as the estimated cost is below \$500,000.

Assessed Value: \$157,200*

Estimated Market Value: \$216,841 TO \$239,667 **

* Property Appraiser's Website

** Collier County Real Estate Services Department

II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics

Collier County Environmental Resources Department staff conducted a site visit on September 25, 2003.

MEETS INITIAL SCREENING CRITERIA Yes

1. *Are any of the following unique and endangered plant communities found on the property? Order of preference as follows: Ord. 2002-63, Sec. 10 (1)(a)*

i. Hardwood hammocks	No
ii. Xeric oak scrub	No
iii. Coastal strand	No
iv. Native beach	No
v. Xeric pine	No
vi. High marsh (saline)	No
vii. Tidal freshwater marsh	No
viii. Other native habitats	Yes

Vegetative Communities:

Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (1994/1995) and field verification of same.

FLUCCS:

The electronic database identified:

- FLUCCS 111 (Fixed Single Family Units)

Plant communities observed on the parcel:

These **did not** fit into the above FLUCCS category.

- FLUCCS 411 (Pine Flatwoods) covers the property. Although this parcel does not fit exactly into this FLUCCS category, it closely resembles a pine flatwoods community. The site has been disturbed. Trails run through the property, and large areas appear to have been cleared many years ago. Both native and exotic vegetation have re-grown in the disturbed areas. The tree canopy is predominantly slash pine (*Pinus elliotti*), Australian pine (*Casuarina sp.*), and earleaf acacia (*Acacia auriculiformis*). A few oaks (*Quercus sp.*) and cabbage palms (*Sabal palmetto*) are also present. Saw palmetto (*Serenoa repens*), Brazilian pepper (*Schinus terebinthifolius*), muscadine grape (*Vitus rotundifolia*) and grasses dominate the understory. Beautyberry (*Callicarpa americana*) and cocoplum (*Chrysobalanus icaco*) are scattered throughout the property.

Statement for satisfaction of criteria:

These data confirm that this parcel does present some amount of remnant and re-growing native plant community, even though non-native invasive plants heavily infest the majority of the property.

-
2. ***Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County?*** Ord. 2002-63, Sec. 10 (1)(b) **Yes**

Statement for satisfaction of criteria:

This property is located within the Northern Golden Gate Estates Target Protection Area. The parcel can be accessed and viewed from a public paved road. These roads are adjacent to one quarter of the perimeter of the property. The property would be appropriate for short hikes and possibly canoeing and kayaking.

-
3. ***Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependant species habitat, and flood control?*** Ord. 2002-63, Sec. 10 (1)(c) **Yes (marginally)**

Hydrological Characteristics:

Groundwater: No standing water was observed on site.

Aquifer Recharge Capacity: The property does contribute minimally to the Lower Tamiami Aquifer recharge (0” to 7” annually on over half the parcel - 7” to 14” annually on the remaining land).

Soils:

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this property are Boca Fine sand (non-hydric) covering nearly the entire parcel and Pineda Fine Sand, Limestone Substratum (hydric, slough) covering the western sixth of the parcel.

Statement for satisfaction of criteria:

The property contributes minimally to the Lower Tamiami Aquifer recharge. The parcel may provide limited water quality enhancements and flood control, and wetland dependant species may utilize the habitat on the banks of the canal. Despite the presence of hydric soils on the western edge of the property, no wetland vegetation was observed. Hydrological restoration is highly unlikely in this area as canals, roads and development have permanently altered the hydrology. Site improvements within the property would do little to improve conditions created by these alterations.

-
4. ***Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality?*** Ord. 2002-63, Sec. 10 (1)(d) **No**

Listed Plant Species:

Listed plant species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Department of Agriculture, August 1997 (FDA).

No listed plant species were observed on site.

Listed Wildlife Species:

Listed wildlife species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish and Wildlife Conservation Commission (FWCC) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

No listed wildlife species were observed on site. The FWCC-derived species richness score ranged from 3 to 5 out of a possible 10, representing a low to moderate level of habitat for listed species. No evidence of an existing bird rookery was observed.

Potential Listed Species:

While determinations of what listed species may potentially use a parcel is not a part of the Conservation Collier scoring format, because of its proximity to a large canal, GFC-listed wetland dependent bird species and GFC/FWS-listed bald eagles (*Haliaeetus leucocephalus*) and alligators (*Alligator mississippiensis*) could utilize the parcel.

Statement for satisfaction of criteria:

Despite a low to moderate level of habitat for listed species, based on species richness, this parcel does not seem to satisfy the initial criteria relating to listed species habitat, as listed species were not observed and have not been documented for the property. The ecological quality of the parcel seems marginal at present. Removal of exotics, and restoration of native habitats would enhance potential to restore ecological quality.

-
5. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor?
Ord. 2002-63, Sec. 10 (1)(e) *No*

Statement for satisfaction of criteria:

The parcel is surrounded on three sides by Northern Golden Gate Estates lots. The Golden Gate Canal borders it to the south. The parcel is not near any conservation lands.

<i>Is the property within the boundary of another agency's acquisition project?</i>	No
<i>If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?</i>	N/A
<small>Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)</small>	

III. Potential for Appropriate Use and Recommended Site Improvements

Potential Uses as Defined in Ordinance 2002-63, section 5.9:

Hiking:

A short hiking trail could be constructed through the site.

Nature Photography:

Photography would most likely be limited to landscape and plants. Little wildlife was observed during the site visit.

Bird-watching:

Pine warblers (Dendroica pinus), northern cardinals (Cardinalis cardinalis), gray catbirds (Dumetella carolinensis), brown-headed nuthatches (Sitta pusilla), eastern towhees (Pipilo erythrophthalmus), bald eagles (Haliaeetus leucocephalus), hawk (Buteo sp.) and woodpecker (Picoides sp.) species may utilize this area.

Kayaking/Canoeing:

Although kayaking/canoeing could be possible from this site into the Golden Gate Canal, the canal eventually dead ends at a weir in both directions. Also, a kayak/canoe launch would need to be created because the canal bank is steep.

Swimming:

Swimming is not recommended in the Golden Gate Canal.

Hunting:

Because the property is small and located in a residential area, hunting is not a potential activity.

Fishing:

Fishing for freshwater species in the Golden Gate Canal is possible.

Recommended Site Improvements:

Current zoning would not allow for construction of a parking facility. A fence along the canal may be necessary for safety, because of the steep slope; however, this would limit access for fishing.

IV. Assessment of Management Needs and Costs

Management of this property will address primarily the costs of exotic vegetation removal and control. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants:

The entire site is infested to a significant degree (estimated to be between 50 and 75%) with non-native species, including Brazilian pepper (*Schinus terebinthifolius*), Earleaf acacia (*Acacia auriculiformis*), and Australian pine (*Casuarina sp.*)

Exotic Vegetation Removal and Control

The initial cost of exotic removal would be relatively high because of the maturity of the vegetation. Based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, costs for the level of infestation observed \$13,100 to treat exotics with herbicide in place or to cut and stack the debris onsite, \$15,720 to cut (using light equipment), treat the stumps and remove the debris to a waste facility, and \$19,650 to hand cut, treat the stumps and remove the debris to a waste facility. The initial treatment would most likely be much more than these estimates, because the trees are very large.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$100 and \$450 per acre, per year for a total of \$524 - \$2,358 for 5.24 acres. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility:

Current zoning does not allow for construction of a parking facility. Public visiting the parcel would need to park along 58th St. SW.

Public Access Trails:

Construction of trails and additional clearing of current trails could possibly be done as a community or Boy Scout project, for the cost of materials. These costs shall be provided at a later date.

Security and General Maintenance:

It may be desirable to fence the portion of the property adjacent to the canal. A signs could be placed along 58th St SW. Minimal management activities, like trash removal and trail maintenance would be necessary.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$13,100- \$19,650	\$524 - \$2,358	Estimate is low and not based upon large trees
Parking Facility*	n/a	n/a	Current zoning does not allow construction of a parking facility
Access Trails	t.b.d.	t.b.d.	Possibly community service project
Signs	\$100	n/a	One 3'X1.5' – metal, white background, uninstalled – excluding permit fees
Fencing	\$6,600		Approx. 660 linear feet of fencing, excluding permit fees – if necessary for safety.
Trash Removal	t.b.d.	t.b.d.	Waiting for requested bid information
Total			

t.b.d. To be determined; cost estimates have not been finalized.

V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions are the Florida Communities Trust (FCT), The Florida Forever Program and the Save Our Rivers Program. The following highlights potential for partnering funds, as communicated by agency staff:

Florida Communities Trust

Potential does exist for a grant; however, these grants are offered on a yearly cycle and are rarely coordinated with purchases to provide up-front partner funding. Application is typically made for pre-acquired sites. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2003 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2004. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum. Collier County, with a population exceeding 75,000, is required to provide a minimum match of twenty-five percent (25%) of the total for each project cost.

A cursory test scoring of this parcel with FCT criteria by staff gives it a score of 85 out of a possible 320 points. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. Properties selected for funding in the current cycle had an average score of 140. The estimated score assumes a 60% funding match from Conservation Collier. This parcel appears to be below the minimum mark to for possibility of selection for FCT post-acquisition funding.

Florida Forever Program

Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels.

Save Our Rivers Program / South Florida Water Management District

SFWMD staff has advised that none of our current parcels is within a SFWMD project boundary and funding partnerships are unlikely unless that is the case.

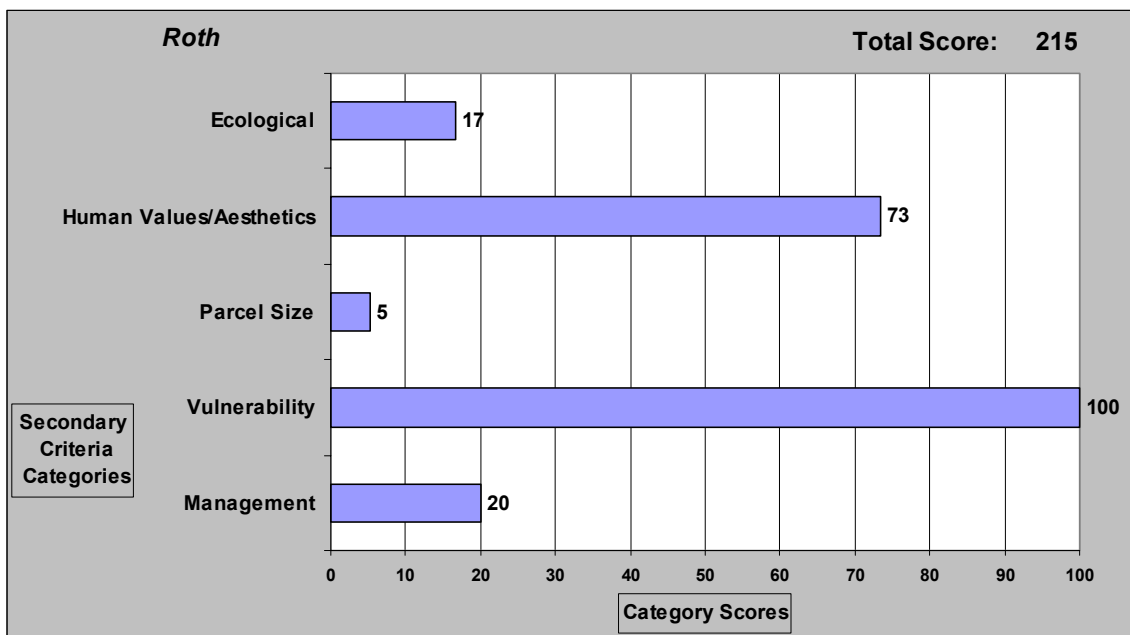
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 215 out of a possible 500 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Property Name: Roth			
Target Protection Area: Northern Golden Gate Estates			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	17	17%
Human Values/Aesthetics	100	73	73%
Parcel Size	100	5	5%
Vulnerability	100	100	100%
Management	100	20	20%
Total Score:	500	215	43%

Figure 4. Secondary Screening Criteria Scoring



Ecological: The parcel scored low in this category. The low score can be attributed to the lack of unique and endangered plant communities, observations of low biodiversity, low restoration potential and lack of connectivity to current conservation lands. Placing the parcel in conservation would offer some water quality benefits because it contributes minimally to aquifer recharge, however, due to its small size, that actual benefit may be relatively inconsequential. Further, even though hydric soils are present, the roads and canals in NGGE have permanently altered the hydrology of this area, so while there may be some attenuation of floodwater on the parcel, this benefit could be considered negligible, as well.

Human Values/Aesthetics: The parcel received a high score in this category because it has access from a paved road, one quarter of it can be viewed from a public road and it offers both land and water-based opportunities for natural resource-based recreation.

Parcel Size: This score is based upon acreage, and the parcel is 5.24 acres. This causes a low score.

Vulnerability: This parcel is zoned for Estates (1 dwelling unit per 2.25 acres), giving it a high degree of vulnerability, even though only one single-family home could be constructed.

Management: The parcel scored low in this category. Reasons for the low score include the fact that the hydrology of the parcel has been permanently altered and restoration of natural hydrologic conditions is unlikely. Also, there is a significant degree of exotic infestation, and undeveloped adjacent lands - where removal is not presently required - contain a substantial seed source. Likelihood of management partnerships with another entity is low.

Exhibit A. FLUCCs Map

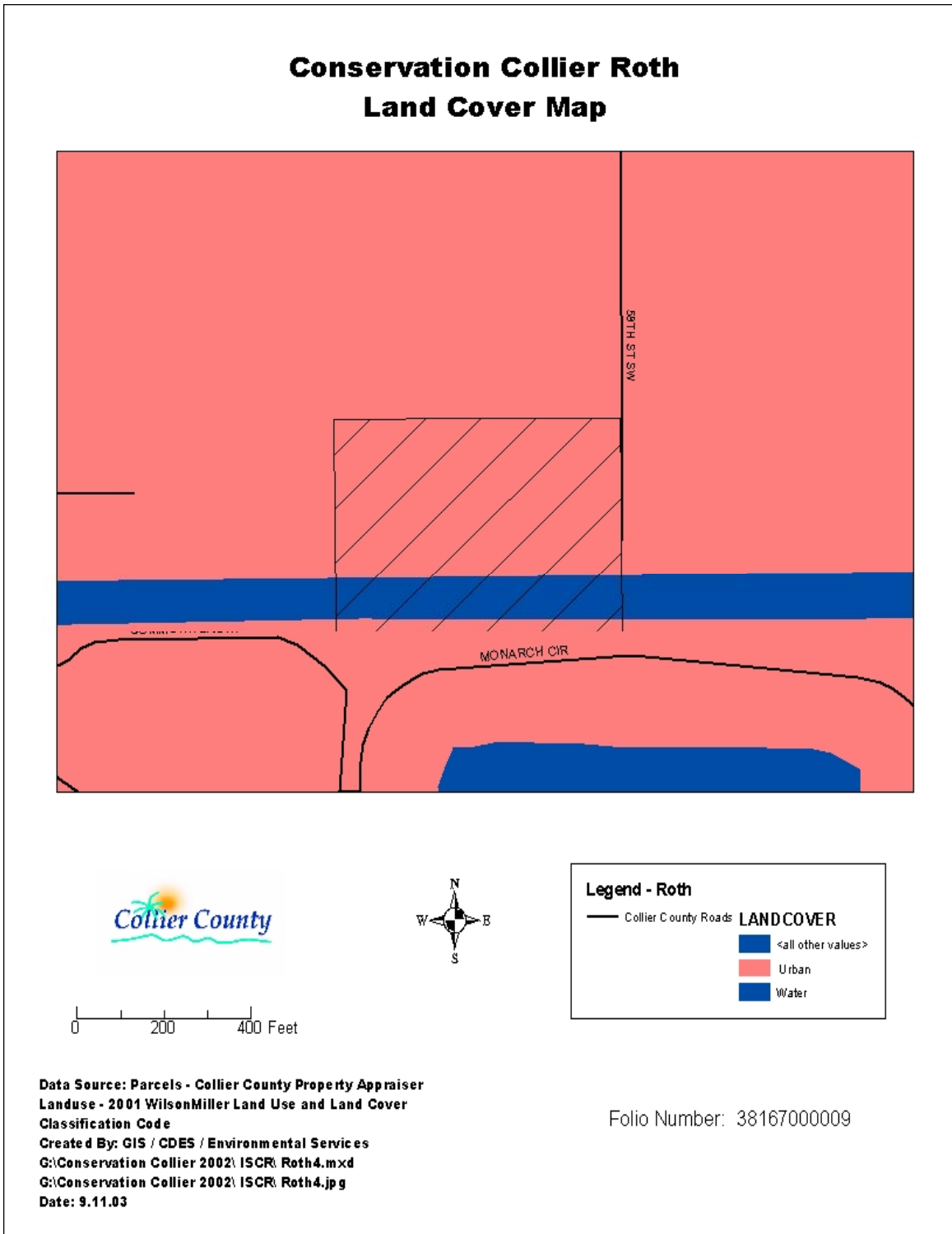


Exhibit B. Soils Map

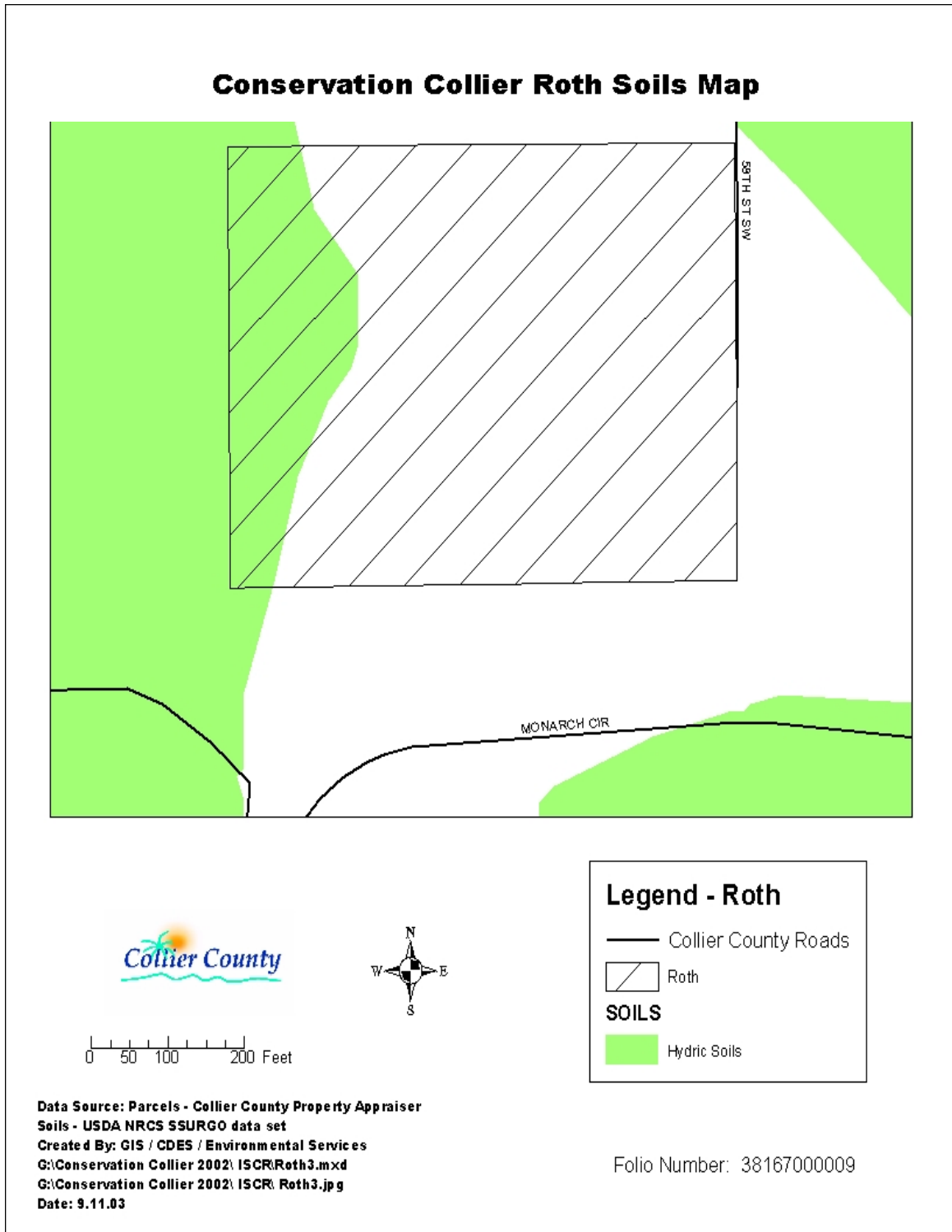


Exhibit C. Species Richness Map

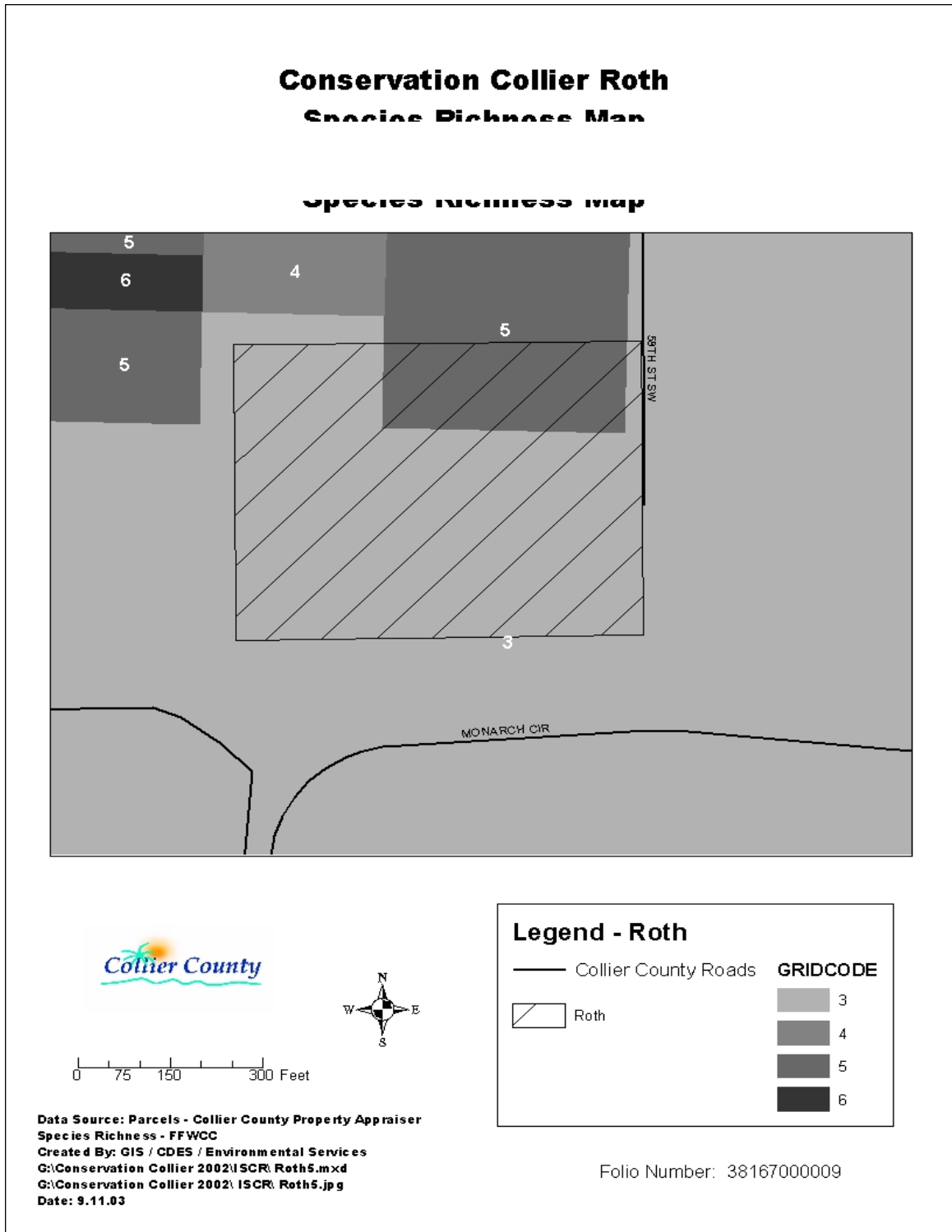


Exhibit D. Wellfield Protection and Aquifer Recharge Map

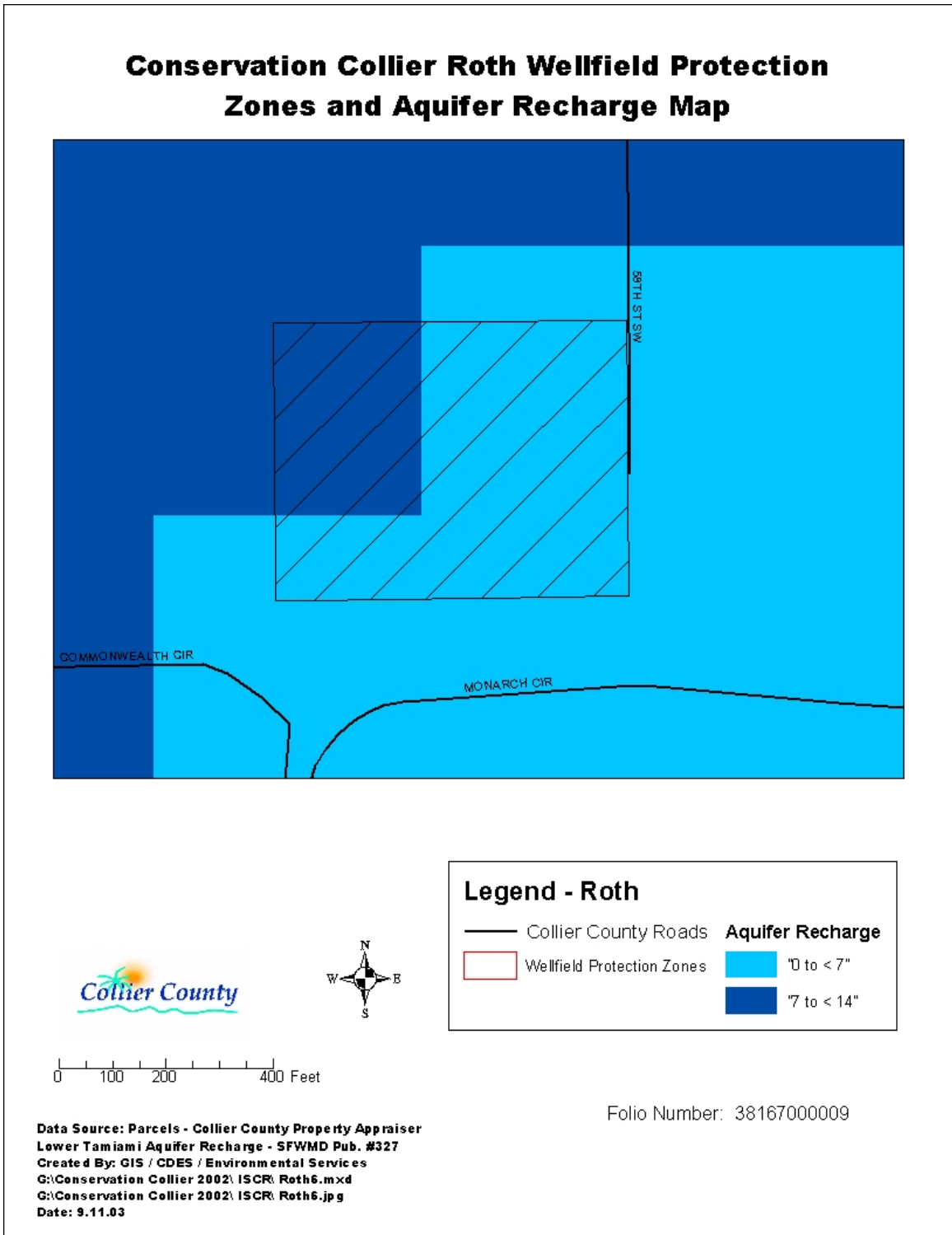


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: <i>Roth</i>		Folio Numbers: <i>3816700009</i>	
Geographical Distribution (Target Protection Area): <i>Northern Golden Gate Estates</i>			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	411 - Pine Flatwoods (disturbed)
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
1.A. Total	100	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (<i>Select the Highest Score</i>)			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge location	25	25	0" to 14" annually
	0		
2. Water Quality (<i>Select the Highest Score</i>)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75	75	Golden Gate Canal
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25		
e. Acquisition of parcel will not provide opportunities for water quality enhancement	0		
3. Strategic to Floodplain Management (<i>Calculate for a and b; score c if applicable</i>)			
a. Depressional soils	80		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40	7.2	18% of soils are Pineda Fine Sand, Limestone Substratum (hydric, slough soil)
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	107.2	
1.B Total	100	36	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (<i>Select the Highest Score for a, b and c</i>)			
a. The parcel has 5 or more FLUCCS native plant communities	75		
b. The parcel has 3 or 4 FLUCCS native plant communities	50		
c. The parcel has 2 or less FLUCCS native plant communities	25	25	411 - Pine Flatwoods (disturbed)
d. Score an additional 25 points if any habitats are on site which indicated potential higher diversity: Examples include FLUCCS 426, 427, 421, 436 - Upland and xeric forests. Describe.	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		<i>If this is scored, then b. Species Richness is not scored.</i>
b. Species Richness score ranging from 10 to 70	70	28	<i>Score is prorated from 10 to 70 based on the FFVCC Species Richness map. Species Richness Score is 3</i>
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20	20		
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100		
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50		
c. Parcel will require major alterations to be restored to high ecological function.	10	10	Large mature exotic trees; parcel adjacent to canal with large boulders
Subtotal	300	63	
1.C Total	100	21	<i>Divide the subtotal by 3</i>

Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0	0	
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
1.D Total	100	0	
1. Ecological Total Score	100	17	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access (<i>Select the Highest Score</i>)			
a. Parcel has access from a paved road	100	100	
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access	50		
d. Parcel does not have physical or legal access	0		
2. Recreational Potential (<i>Select the Highest Score</i>)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100	100	hiking, canoeing and kayaking, fishing
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75		
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	20	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20		<i>Provide a description and photo document ation of the outstanding characteristic</i>
Subtotal	300	220	
2. Human Social Values/Aesthetics Total Score	100	73	<i>Obtained by dividing the subtotal by 3.</i>
3. Parcel Size			
3.A Size Evaluation	Possible points	Scored points	Comments
1. Equal to or Greater than 100 acres	100		
2. Equal to or less than 99 acres	99	5.24	
3. Parcel Size Total Score	100	5.24	
4. Vulnerability to Development/Destruction			
4.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for high density Single Family, Multifamily, co	100	100	Estates - 1 unit per 2.25 acres
2. Zoning allows for density of no greater than 1 unit per 5 acres	75		
3. Zoning allows for density of no greater than 1 unit per 40 acres	25		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
4. Vulnerability Total Score	100	100	

Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

5. Feasibility and Costs of Management			
5.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100		
2. Minimal hydrologic changes are required to restore function, such a a cut in an existing berm	75		
3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery	50		
4. Significant hydrologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure	0	0	Hydrology has been altered, but hydrological changes would be very difficult or not possible.
5.A Total	100	0	
5.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80		
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40	40	
e. Exotic plants constitute more than 75% of plant cover	20		
f. Exotic characteristics are such that extensive removal and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemarytle)	-20	-20	large, mature trees
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	undeveloped land to east contains large Australian pine trees
5.B Total	100	0	
5.C Land Manageability	Possible points	Scored points	Comments
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80		
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60	60	large, mature exotic trees
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
5.C Total	100	60	
5. Feasibility and Management Total Score	100	20	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	500	215	

Exhibit F. Photographs

Photo 1. Eastern boundary looking south

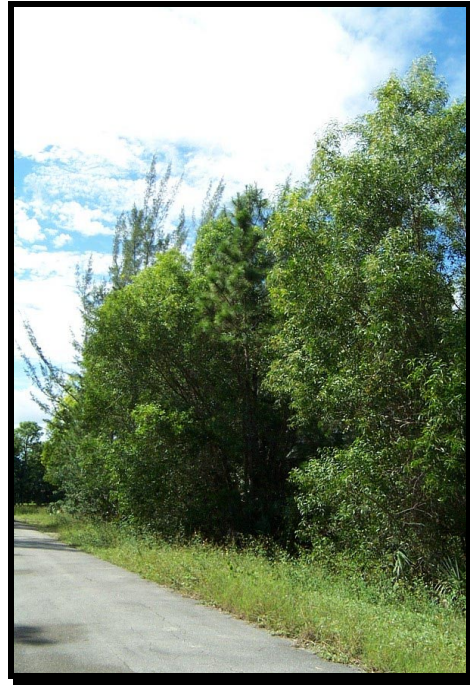


Photo 2. Southern boundary of property looking west



Photo 3. Large earleaf acacias (*Acacia auriculiformis*) at northern boundary



Photo 4. Large boulders near canal



Photo 5. Southwestern portion of property



Photo 6. Center of property



Photo 7. Abandoned washing machine



Photo 8. Muscadine grape (*Vitis rotundifolia*)



Photo 9. Trail in middle of property

