2014 RGP-86 and Ecosystem

Management Agreement Annual Report

Contents

Summary…… 3
2014 Projects……..…… 4
2014 Project Ledger…… 5
2014 Sub-basin Ledger…… 7
2014 Conservation Easements…….. 8
Conservation Unit Ledger…… 9
Mitigation & Banks…… 10
GIS Map……..…… 19

The St. Joe Company Ecosystem Management Agreement and SAJ-RGP-86 Annual Report 2014

SUMMARY

In 2014, agencies and The St. Joe Company performed a review of all projects authorized under SAJ-86 / Ecosystem Management Agreement for the Army Corps of Engineers renewal process and the Florida Department of Environmental Protection 5 year review process. All projects are in compliance and the SAJ-86 2014 renewal is still in its review process with expectations to finalize in January/February 2015.

One authorization was issued in 2014 for Phase 3 of Breakfast Point Subdivision. All Pier Park North project impacts were finalized in 2014. The Pier Park Loop Road project was delayed in 2014 but some level construction may begin in 2015.

This report contains the project and sub-basin ledgers for all project authorizations issued through 2014. Devils Swamp Mitigation Bank Ledger and Breakfast Point Mitigation Bank Ledger are also included in this report.

2014 Projects

APPROVED PROJECTS

Breakfast Point Subdivision – Phase 3 (ledger Item #23) was issued in January 2014 SAJ-86 Authorization No. SAJ-2013-02943(GP-LSL) and EMA authorization 03-0258023-013 in March 2014. In 2014, the on-site and off-site conservation easements were recorded and 13.03 FDEP credits and 13.16 ACOE credits were debited from Breakfast Point mitigation. Project impacts (20.03 acres of Low Quality and .015 acres of High Quality) began in 2014 and are planned to be impacted in sub-phases over the next 3 years.

2014 Project Ledger

The Overall Projects ledger reflects all projects for which final authorizations have been granted, as of December 31, 2014. Through calendar year 2014, a total of 23 projects have received authorization within the SAJ-86 / EMA areas. While the majority of these projects have been completed, impacts authorized for West Bay Landings, Pier Park NW Hotel and Pier Park Loop Road have not yet been initiated.

Counting all impacts made through 2014, the Southwest West Bay sub-basin received 5.56% of low quality wetland impacts to date (2004 – 2014), however approximately 22 acres of low quality impacts have yet to be constructed. To date, the Highway 98 sub-basin has received 4.48% of low quality wetland impacts. The Phillips Inlet sub-basin has received 2.83% of total low quality wetland impacts to date. The Direct Runoff to Bay sub-basin has received 0.21% of total low quality wetland impacts through 2014.

The developable area (totals of all sub-basins, minus conservation units) total of low quality wetlands is now 6,796.60 acres. The developable area total of high quality wetlands is now 3,751.62 acres.

2014 Project Ledger

Number	Type	Permitting Basin	Subbasin	Project	Tot Prj Ac	HQ	HQ IMP	LQ	LQ IMP	WTL	UPL	Onsite CE	Offsite CE	CU MIT CE	CU CE	CR MIT	Status
1	GP	Breakfast Point	SWWB	SAJ-2008-04490 Pier Park Northeast	58.77	4.3	0	10.33	8	14.63	44.14	7.57	29.69	0	18.28	5.2	CE Complete
2	GP	Breakfast Point	SWWB	SAJ-2006-9182 Pier Park Loop Road	58.25	1.55	0	14.94	10.13	16.49	47.76	6.21	35.71	0	16.9	6.58	CE Complete
3	GP	Breakfast Point	SWWB	SAJ-2007-05543 Pier Park NW Hotel	3.11	0	0	2.04	2.04	2.04	1.07	0	8.16	0	0.9	1.33	CU/CE Complete; Others per authorization
4	GP	Breakfast Point	SWWB	SAJ-2004-8221 Pier Park Drive Extension	2.5	0.24	0.24	0.16	0.16	0.4	2.1	0	1.85	0	0	0.32	CE Complete
5	GP	Breakfast Point	SWWB	SAJ-2006-6276 Westbay Landings	494.83	86.64	1.17	111.02	9.85	197.66	294.34	189.15	0	0	143.57	7.48	CU/CE Complete; Others per authorization
6	IP	Breakfast Point	SWWB	SAJ-2004-3965 PCB Commerce Park	219	9.9	0.2	41.7	9.4	41.9	177.1	55.4	0	0	47.1	6.28	CE Complete
7	IP	Breakfast Point	SWWB	SAJ 2004-8222 Frank Brown Park Trail	1.47	0	0	1.32	1.32	1.32	0.45	0	3.95	0	0	0.8	CE Complete
8	GP	Breakfast Point	Hwy 98	SAJ-2006-6671 Beckrich Rd. Extension	7.5	0.45	0.01	1.53	0.3	1.98	5.52	1.83	0	0	0	0.21	CE Complete
9	GP	Breakfast Point	Hwy 98	SAJ-2004-10294 Highlands West	28.2	7.68	0.7	11.89	8.99	19.57	8.63	9.77	60.59	0	0	6.48	CE Complete
10	GP	Breakfast Point	Hwy 98	SAJ-2006-6658 Breakfast Point K-8	39.94	3.29	0	6.9	1.48	10.19	29.75	8.74	0	0	0	0.96	CE Complete
11	GP	Breakfast Point	Hwy 98	SAJ-2007-1364 PCB Mixed Use PDA	59.43	1.59	0.09	3.13	0.49	4.72	54.71	5.93	0	0	0	0.4	CE Complete
12	GP	Breakfast Point	Hwy 98	SAJ-2004-8077 North Glades	71.37	18.3	0	17.8	13.2	36.1	35.27	26.87	58.3	0	0	8.6	CE Complete
13	GP	Breakfast Point	Hwy 98	SAJ-2004-7095 Waterfall	42.62	0.78	0	11.61	2.31	12.39	30.23	10.42	0	0	0	1.5	CE Complete
14	GP	Devils Swamp	Direct to Bay	SAJ-2002-697 WaterSound North	101.1	16.99	0.08	12.56	2.3	29.55	71.55	34.17	0	0	11.72	1.57	CE Complete
15	IP	Lake Powell	Phillips Inlet	SAJ-2007-1364 PCB Commerce Park	118.1	18.8	0	27.2	1.4	46	72.1	25.8	0	7.5	14.5	0	CE Complete
16	GP	Lake Powell	Phillips Inlet	SAJ-2002-697 WaterSound North	464.52	18.07	0.81	123.3	19.71	141.37	323.15	113.8	0	52.84	53.26	0	CE Complete
17	GP	Breakfast Point	Ward Creek	SAJ-2009-01975 WBFS	6.98	0	0	5.42	0.99	5.42	1.55	4.43	0	0	0	0.64	CE Complete
18	EMA Only	Devils Swamp	Phillips Inlet	03-0267776-001-EA (AL)	25.71	0	0	0	0	0	25.71	0	0	0	9.43	0	CE Complete
19	EMA Only	Devils Swamp	Phillips Inlet	03-0278434-001-EA (WD)	59.48	0	0	0	0	0	59.48	0	0	0	21.83	0	CE Complete
20	EMA Only	Breakfast Point	SWWB	03-0292594-001-EA (HDV)	5.02	0	0	0	0	0	5.02	0	0	0	1.49	0	CE Complete
21	EMA Only	Devils Swamp	Phillips Inlet	03-0300332-001-EA (WEF)	3.35	0	0	0	0	0	3.35	0	0	0	1.23	0	CE Complete
22	GP	Breakfast Point	SWWB	SAJ-2011-01329 (Laguna Sub)	25	0	0	20	20	20	5	0	105	0	8.49	13	CE Complete
23	GP	Breakfast Point	Hwy 98	SAJ-2013-02943 Breakfast Pt P3	114.53	6.15	0.15	47.78	20.03	53.93	60.6	34.08	53.39	0	0	13.16	CE Complete
Total					**2010.78**	**194.73**	**3.45**	**470.63**	**132.1**	**655.66**	**1358.58**	**534.17**	**356.64**	**60.34**	**348.7**	**74.51**	

Tot Prj Ac — Total Project Acres Within Sub-basin
HQ — High Quality Wetlands
HQ IMP — High Quality Wetland Impacts
LQ — Low Quality Wetlands

LQ IMP — Low Quality Wetland Impacts
UPL — Uplands
Onsite CE — Onsite Conservation Easements
Offsite CE — Offsite Conservation Easements

CU MIT CE — Conservation Unit Mitigation Conservation Easement
CU CE — Conservation Unit Conservation Easement
CR MIT — Mitigation Credits
WTL — Wetland

GP — Regional General Permit SAJ-86
IP — Individual Permit

Impacts have not occurred as of 12/31/14.

2014 Sub-basin Ledger

2014 Sub-basins*										
Subbasin	Change?	Tot_A	Tot_LQ	Tot_HQ	Tot_LQ_IMP	%**	Tot_HQ_IMP	%**	Tot_LQ_Remain	Tot_HQ_Remain
Highway 98	Y	1,850.11	1,043.18	234.78	46.8	4.48	.95	0.40	996.38	233.83
Southwest Westbay	Y	3,315.62	1,094.67	738.74	60.9	5.56	1.61	0.22	1,033.77	737.13
Phillips Inlet	N	3,466.42	746.84	542.8	21.11	2.83	0.81	0.15	725.73	541.99
Direct Runoff Bay	N	2,746.60	1,084.36	576.84	2.3	0.21	0.08	0.01	1,082.06	576.76
Camp Creek	N	798.26	314.64	254.76	0	0	0	0	314.64	254.76
ICW	N	2,913.18	1,311.30	742.69	0	0	0	0	1,311.30	742.69
Intracoastal	N	338.54	74.37	119.47	0	0	0	0	74.37	119.47
Peach Creek	N	0.41	0	0.09	0	0	0	0	0	0.09
Ward Creek	N	2,202.83	1,156.81	520.78	0.99	<1	0	0	1,155.82	520.78
West Laird Drain	N	274.95	102.53	24.12	0	0	0	0	102.53	24.12
* Cumulative through December 31, 2014								**Total**	**6,796.60**	**3751.62**

** From Total

2014 Conservation Easements

Conservation easements (on-site and off-site) were recorded in 2014 for Breakfast Point – Phase 3 as well as another area adjacent the SWWB CU for Pier Park Drive Extension (1.21 acres) and Pier Park Loop Road (.15 acres) projects per the 2014 RGP renewal.

Based on the EMA total possible developable acreage figure of 8,799 and total conservation unit acreage of 13,193, the ratio to maintain balance in the RGP-EMA area should be 1.5 acres of recorded conservation unit conservation easement for every 1 acre of project area. Currently, with 4,037.51 acres of recorded conservation unit conservation easement and 2010.78 project acres, the ratio is over-balance in favor of conservation unit acreage at 2.01:1.

2014 Conservation Unit Ledger

		Conservation Easements	
		Recorded	In Process
Conservation Unit	**Ownership**	**Acres**	**Acres**
Cypress & Wet Pine Flats	Panama City Beach	2,912.40	0
Lake Powell Headwater	St. Joe	106.10	0
South American Swamp	St. Joe	54.49	0
Southwest West Bay	St. Joe	236.74	0
Ward Creek	NWFWMD	727.78	0
Total Acres		**4037.51**	**0**

Mitigation & Banks

MITIGATION BANKS 2014

Required land management activities including prescribe fire applications and control of nuisance exotic species (NEPs) continued in 2014 as required by the mitigation banking instrument (MBI) for Breakfast Point and Devil's Swamp Mitigation Banks.

- No credits were released in 2014 for either bank.
- A modification of the monitoring plan was approved by FDEP in 2014. The St. Joe Company is currently working with the IRT to modify the MBI with a similar monitoring plan and additional modifications to select success criteria and minimal administrative changes to both the MBI and FDEP permits.

Devil's Swamp:

- Prescribed burning occurred in December 2014 on 506 acres of Phase I. This burn was preceded by mechanical vegetation management in August 2014 that targeted 160 acres of selected wetland transition zones in Phase I.
- One culvert was replaced in Phase I and maintenance was performed on two low-water crossings (additional rock added) in Phase II. As-Built surveys for two low-water crossings also were completed.
- Small locations of NEPs (cogon grass) were treated on Steelfield and Bunker Roads (the northern boundary Devil's Swamp Phases I and II).

Mitigation & Banks

MITIGATION BANKS 2014

Breakfast Point:

- Prescribed fire was applied to 177 acres of Phase I with 723 acres still under contract to burn (as of January 15, 2015). A wildfire burned an estimated 131 acres in the northeast portion of Phase II in July, 2014. There are 392 acres of Phase II currently under contract to burn (as of January 15, 2015). Unburned areas under contract at the end of 2014 will be burned in 2015.
- No NEPs were treated in 2014. Removal of feral hogs continued in 2014, totaling 18 individuals by year-end.
- Two culverts were replaced in 2014 and an As-Built drawing for one low-water crossing was completed in 2014.
- Timber thinning occurred in 340 acres of Phases I and 614 acres in Phase II in 2014. Timber harvest operations targeted stands initially thinned in 2004 and 2005. The trees that remained following the initial thin either 'released,' forming larger canopies, or were in portions of thinned stands that were inaccessible by equipment due to ground conditions. The goal was to reduce tree densities to numbers identified as appropriate for each vegetative community type.

Mitigation & Banks

OTHER MITIGATION 2014

During 2014, required management activities continued within designated Conservation Units; specifically, portions of the Southwest West Bay, South American Swamp, and Lake Powell Headwaters Conservation Units:

Portions of the Southwest West Bay and Ward Creek CUs were clear-cut in 2014 following a prescribed burn that escaped containment from adjacent conservation lands owned by the Northwest Florida Water Management District. The Southwest West Bay mitigation area was prescribed burned in December 2014. Conservation Easement signage was placed on the perimeters of all current mitigation areas during 2014.

The off-site mitigation areas related to WaterSound North in Lake Powell Headwaters and Beach Commerce Park in South American Swamp and have been released to long-term management by both FDEP and ACOE. Final letters were received in 2014.

Mitigation & Banks

Breakfast Point Mitigation Bank FDEP Permit # 0227473-001 December 31, 2014

Total Potential Credits = 1,011.28

Name	Release MOD / Impact Permit #	RGP EMA 1, 2**	Issuing Agency	Ledger Modification	CFP Credits Added	WPF Credits Added	CMF Credits Added	CFP Credits Used	WPF Credits Used	CMF Credits Used	CFP Credits Balance	WPF Credits Balance	CMF Credits Balance	Actual Total Balance	Reserved Credits	Balance w/ Reservations
Total Potential Credits											**437.37**	**301.88**	**272.03**	**1011.28**		
BPMB	Release Phase 1	N/A	FDEP	3/17/2006	11.31	7.89	7.1	0	0	0	11.31	7.89	7.10	26.30		26.30
BPMB	Release Phase 2	N/A	FDEP	3/17/2006	21.31	14.87	13.38	0	0	0	21.31	14.87	13.38	49.56		49.56
BPMB	Release Phase 1 (Burn, Harvest & Success)	N/A	FDEP	3/25/2008	50.88	35.5	31.95	0	0	0	50.88	35.50	31.95	118.33		118.33
BPMB	Release Phase 2 (Harvest)	N/A	FDEP	6/14/12	42.62	29.73	26.76	0	0	0	42.62	29.73	26.76	99.11		99.11
BPMB	Release Phase 2 (Burn)	N/A	FDEP	6/14/12	31.96	22.30	20.07	0	0	0	31.96	22.30	20.07	74.33		74.33
Total Credits Released					**158.08**	**110.29**	**99.26**	**0**	**0**	**0**	**158.08**	**110.29**	**99.26**	**367.63**		**367.63**
Edgewater Bch Apts	03-0215227-001	N/A	FDEP	2005												
H Depot	03-0199808-004	N/A	FDEP	2005												
Pier Park	03-010081-001	N/A	FDEP	2005												
Alf SW	03-0201291-001	N/A	FDEP	2005												
Beckrich Office	03-0183309-001	N/A	FDEP	2005												
Mod Deductions					**0**	**0**	**0**	**-29.36**	**-25.87**	**-32.10**	**128.72**	**84.42**	**67.16**	**280.30**	**0**	**281.30**
NG	03-0233723-002-EA	1	FDEP	3/27/2006	0	0	0	-8.60	0	0	120.12	84.42	67.16	271.70	0	271.70
HW	03-0244084-002-EA	1	FDEP	3/28/2006	0	0	0	-6.48	0	0	113.64	84.42	67.16	265.22	0	265.22
PCBCP	03-0209847-005-EA	1	FDEP	3/29/2006	0	0	0	-6.28	0	0	107.36	84.42	67.16	258.94	0	258.94
FBPT	03-0201003-003-DF	1	FDEP	8/4/2008	0	0	0	0	-0.80	0	107.36	83.62	67.16	258.14	0	258.14
PPDE	03-0236383-001-DF	1	FDEP	8/4/2008	0	0	0	0	-0.30	0	107.36	83.32	67.16	257.84	0	257.84
BRE	03-0258023-003-EA	1	FDEP	1/29/2007	0	0	0	-0.21	0	0	107.15	83.32	67.16	257.63	0	257.63
PPLR	03-0236383-001-EA	1	FDEP	5/2/2007	0	0	0	-6.58	0	0	100.57	83.32	67.16	251.05	0	251.05
K-8	03-0258023-006-EA	1	FDEP	11/28/2007	0	0	0	-0.96	0	0	99.61	83.32	67.16	250.09	0	250.09
MUD	03-0258023-009-EA	1	FDEP	11/28/2007	0	0	0	-0.40	0	0	99.21	83.32	67.16	249.69	0	249.69
*WBL	03-0064847-003-DF	1	FDEP	TBD	0	0	0	0	0	0	99.21	83.32	67.16	249.69	-8.13	241.56
*PPNW	03-0261615-007-EA	1	FDEP	TBD	0	0	0	0	0	0	99.21	83.32	67.16	249.69	-1.33	240.23
BOCC WB Fire	03-0295985-001-EA	1	FDEP	9/16/2009	0	0	0	0	-0.64	0	99.21	82.68	67.16	249.05	0	239.59
3ALLC	03-0296088-002-DF	N/A	FDEP	4/6/2010	0	0	0	0	-0.27	0	99.21	82.41	67.16	248.78	0	239.32
SUMM	03-0295306-001-DF	N/A	FDEP	4/6/2010	0	0	0	0	-0.18	0	99.21	82.23	67.16	248.60	0	239.14
YB	03-0301209-002-DF	N/A	FDEP	8/30/2010	0	0	0	0	-0.10	0	99.21	82.13	67.16	248.50	0	239.04
PCS Home Depot	03-0302135-001-DF	N/A	FDEP	12/8/2010	0	0	0	0	-0.20	0	99.21	81.93	67.16	248.30	0	238.84
PCS Allan	03-0303064-001-DF	N/A	FDEP	12/8/2010	0	0	0	0	-0.32	0	99.21	81.61	67.16	247.98	0	238.52

Mitigation & Banks

Breakfast Point Mitigation Bank FDEP Permit # 0227473-001 December 31, 2014

Name	Release MOD / Impact Permit #	RGP EMA 1, 2**	Issuing Agency	Ledger Modification	CFP Credits Added	WPF Credits Added	CMF Credits Added	CFP Credits Used	WPF Credits Used	CMF Credits Used	CFP Credits Balance	WPF Credits Balance	CMF Credits Balance	Actual Total Balance	Reserved Credits	Balance w/ Reservations
Gulf Power/Holiday	03-0308708-001		FDEP	3/2/2012	0.00	0.00	0.00	-0.90	0.00	0.00	98.31	81.61	67.16	247.08	0.00	237.62
Gulf Power/LAG	03-0305975-002-EA /003	1	FDEP	3/2/2012	0.00	0.00	0.00	-3.70	-13.00	0.00	94.61	68.61	67.16	230.38	0.00	220.92
PPNE	03-0293114-001-EA	1	FDEP	11/5/2012	0.00	0.00	0.00	0.00	-5.20	0.00	94.61	63.41	67.16	225.18	0.00	215.72
PCAP4	NWFWMD-ERP 1406		NWFWMD	11/20/2012	0.00	0.00	0.00	-0.06	0.00	0.00	94.55	63.41	67.16	225.12	0.00	215.66
Saturn of Gulf Coast	03-0267256-001-DF		FDEP	12/12/2012	0.00	0.00	0.00	0.00	0.00	-0.02	94.55	63.41	67.14	225.10	0.00	215.64
PC O"Reilly	0227473-001	N/A	FDEP	1/2/2013	0.00	0.00	0.00	0.00	0.00	-0.26	94.55	63.41	66.88	224.84	0.00	215.38
Denise Beam	03-03121293-001	N/A	FDEP	3/12/2013	0.00	0.00	0.00	0.00	0.00	-0.17	94.55	63.41	66.71	224.67	0.00	215.21
PC Surgical Prop	1450	N/A	NWFWMD	4/30/2013	0.00	0.00	0.00	0.00	0.00	-0.71	94.55	63.41	66.00	223.96	0.00	214.50
US 98 Holdings	03-0240229-004	N/A	FDEP	5/31/2013	0.00	0.00	0.00	0.00	-2.78	0.00	94.55	60.63	66.00	221.18	0.00	211.72
CA Walker Subway	1483	N/A	NWFWMD	7/24/2013	0.00	0.00	0.00	0.00	0.00	-0.15	94.55	60.63	65.85	221.03	0.00	211.57
Gulf Power – Smith Plant	03-0320483-001	N/A	FDEP	12/6/2013	0.00	0.00	0.00	0.00	-0.20	0.00	94.55	60.43	65.85	220.83	0.00	211.37
Summit NA	03-0168608-010	N/A	FDEP	1/10/2014	0.00	0.00	0.00	0.00	0.00	-0.08	94.55	60.43	65.77	220.75	0.00	211.29
Breakfast Point - P3	03-0258023-018	1	FDEP	4/14/2014	0.00	0.00	0.00	0.00	0.00	-13.03	94.55	60.43	52.74	207.72	0.00	198.26
St. Andrew Bay Land	03-0298646-005	N/A	FDEP	4/23/2014	0.00	0.00	0.00	0.00	-1.61	0.00	94.55	58.82	52.74	206.11	0.00	196.65
REAR, Inc	CE 341100	N/A	FDEP	4/30/2014	0.00	0.00	0.00	0.00	0.00	-0.28	94.55	58.82	52.46	205.83	0.00	196.37
REAR, Inc	03-0156786-004	N/A	FDEP	9/23/2014	0.00	0.00	0.00	0.00	0.00	-0.90	94.55	58.82	51.56	204.93	0.00	195.47
Bay ACCL	03-0275947-005	N/A	FDEP	10/3/2014	0.00	0.00	0.00	0.00	-0.10	0.00	94.55	58.72	51.56	204.83	0.00	196.55
NASH Realty	1605	N/A	NWFWMD	10/23/2014	0.00	0.00	0.00	0.00	-0.45	0.00	94.55	58.27	51.56	204.38	0.00	195.92
Bank Balance					**158.1**	**110.3**	**52.43**	**-63.53**	**-52.02**	**-47.70**	**94.55**	**58.27**	**51.56**	**204.38**	**-9.45**	**195.92**

Mitigation & Banks

Breakfast Point Mitigation Bank U.S. Army Corps of Engineers # SAJ-2004-1865 (NW-GAH) December 31, 2014

Total Potential Credits = 998.03

Name	Release MOD / Impact Permit #	Issuing Agency	Ledger Modification	Credits Added	Credits Used	Actual Balance
BPMB	Release Phase 1	USACE	3/17/2006	16.63		16.63
BPMB	Release Phase 2	USACE	3/17/2006	59.66		76.29
NG	SAJ-2004-8077	USACE	3/27/2006		-8.6	67.69
HW	SAJ-2004-10294	USACE	3/28/2006		-6.48	61.21
PCBCP	SAJ-2004-3965	USACE	3/29/2006		-6.28	54.93
WTRFL	SAJ-2004-7095	USACE	8/4/2008		-1.5	53.43
FBPTR	SAJ-2004-8222	USACE	8/4/2008		-0.8	52.63
PPDE	SAJ-2004-8221	USACE	8/4/2008		-0.32	52.31
BRE	SAJ-2006-6671	USACE	1/29/2007		-0.21	52.1
PPLR	SAJ-2006-9182	USACE	5/2/2007		-6.58	45.52
K-8	SAJ-2006-6658	USACE	11/28/2007		-0.96	44.56
MUD	SAJ-2007-1364	USACE	11/28/2007		-0.4	44.16
BPMB	Release Phase 1 (Burn & Harvest)	USACE	3/25/2008	74.86		119.02
BOCC WB Fire	SAJ-2009-01975	USACE	9/30/2009		-0.64	118.38
3ALLC	SAJ-2009-02218	USACE	12/7/2009		-0.27	118.11
SUMM	SAJ-2009-01306	USACE	12/16/2009		-0.18	117.93
YB	SAJ-1992-0091	USACE	8/30/2010		-0.1	117.83
PCS Home Depot	SAJ-2010-02321	USACE	1/17/2011		-0.2	117.63
PCS Allan	SAJ-2010-02256	USACE	1/17/2011		-0.32	117.31
Gulf Power - LAG	SAJ-2011-01329	USACE	1/31/2012		-13	104.31
Gulf Power - HICITY	SAJ-2011-03176	USACE	6/28/2012		-2.73	101.58
Gulf Power - HOL	SAJ-2011-02712	USACE	6/28/2012		-0.9	100.68
BPMB	Release Phase 2	USACE	6/27/2012	208.81		309.49
PPNE	SAJ-2008-04490	USACE	11/5/2012		-5.2	304.29
O'Reilly PC LLC	SAJ-2012-02139	USACE	12/19/2012		-0.26	304.03
Denise Beam	SAJ-2012-01596	USACE	1/30/2013		-0.17	303.86
US 98 Holdings	SAJ-2003-11803	USACE	5/23/2013		-2.78	301.08
Gulf Power-Smith	SAJ-2013-01798	USACE	10/4/2013		-0.2	300.88
SUMMIT BANK NA	SAJ-1999-04618	USACE	1/9/2014		-0.11	300.77
Breakfast Point P3	SAJ-2013-02943	USACE	4/11/2014		-13.16	287.61
St. Andrew Bay Land	SAJ-2009-03099	USACE	4/25/2014		-0.74	286.87
REAR, Inc	SAJ-1999-04618	USACE	9/23/2014		-1.18	285.69
Bay ACCL	SAJ-2007-02383	USACE	10/22/2014		-0.1	285.59
NASH Realty Invest	SAJ-2014-01121	USACE	10/22/2014		-0.4	285.19
Jack Prescott/Pines	SAJ-2003-10924	USACE	12/9/2014		-1.16	284.03
Bank Balance						**284.03**

Mitigation & Banks

Devil Swamp Mitigation Bank FDEP Permit #0227475-001 December 31, 2014

Total Potential Credits = 517.99***

Name	Release MOD / Impact Permit #	RGP EMA 1, 2**	Issuing Agency	Ledger Modification	CFP Credits Added	WP/WF Credits Added	CMF Credits Added	CFP Credits Used	WP/WF Credits Used	CMF Credits Used	CFP Credits Balance	WP/WF Credits Balance	CMF Credits Balance	Actual Total Balance	Reserved Credits	Balance w/ Reservations
DSMB	Release Phase 1 & 2 (Financials & CEs)	N/A	FDEP	7/9/2007	25.98	19.6	0	0	0	0	25.98	19.6	0	45.58	0	45.58
WSN	0221322-019-EA	1	FDEP	11/28/2007	0	0	0	-0.07	-1.5	0	25.91	18.1	0	44.01	0	44.01
DSMB	Release Phase 1 & 2 (Burn & Harvest)	N/A	FDEP	3/25/2008	90.93	68.6	0	0	0	0	116.84	86.7	0	203.55	0	203.55
**FGT	43-0293015	N/A	FDEP	1/21/2010	0	0	0	-8.79	0	0	108.05	86.7	0	194.76	0	194.76
Alabama Electric Cooperative	66-300490-001-DF	N/A	FDEP	1/14/2011	0	0	0	-0.56	0	0	107.49	86.7	0	194.2	0	194.2
WBBC	03-300713-004-DF	2*	FDEP	2/1/2011	0	0	0	-0.43	0	0	107.06	86.7	0	193.77	0	193.77
388 C-Store	03-0306141-001-EI	2*	FDEP	3/2/2012	0	0	0	0	-0.09	0	108.05	86.61	0	193.68	0	193.68
DHS Ventures	1425	N/A	NWFWMD	2/6/2013	0	0	0	0	-0.41	0	107.49	86.2	0	193.27	0	193.27
Mussett Bayou	1496	N/A	NWFWMD	8/19/2013	0	0	0	0	-0.07	0	107.06	86.13	0	193.2	0	193.2
**Now I Sea, LLC	OGC 04-0117	N/A	FDEP	4/28/2014	0	0	0	0	-0.05	0	108.05	86.08	0	193.15	0	193.15
**Nelly Rodriguez	OGC 04-0118	N/A	FDEP	5/16/2014	0	0	0	0	-0.05	0	107.49	86.03	0	193.1	0	193.1
Southlake Prop	66-0238657-002 / 66-0238655-002	N/A	FDEP	8/26/2014	0	0	0	-0.04	0	0	107.02	86.03	0	193.05	0	193.05
Bank Balance											**107.02**	**86.03**	**0**	**193.05**	**0**	**193.05**

*As of 1/28/2015 EMA II has not been executed

**Denotes FDEP only

***Denotes change from Original FDEP WRAP Credit total of 526 to post-MOD UMAM credit total of 517.99.

Mitigation & Banks

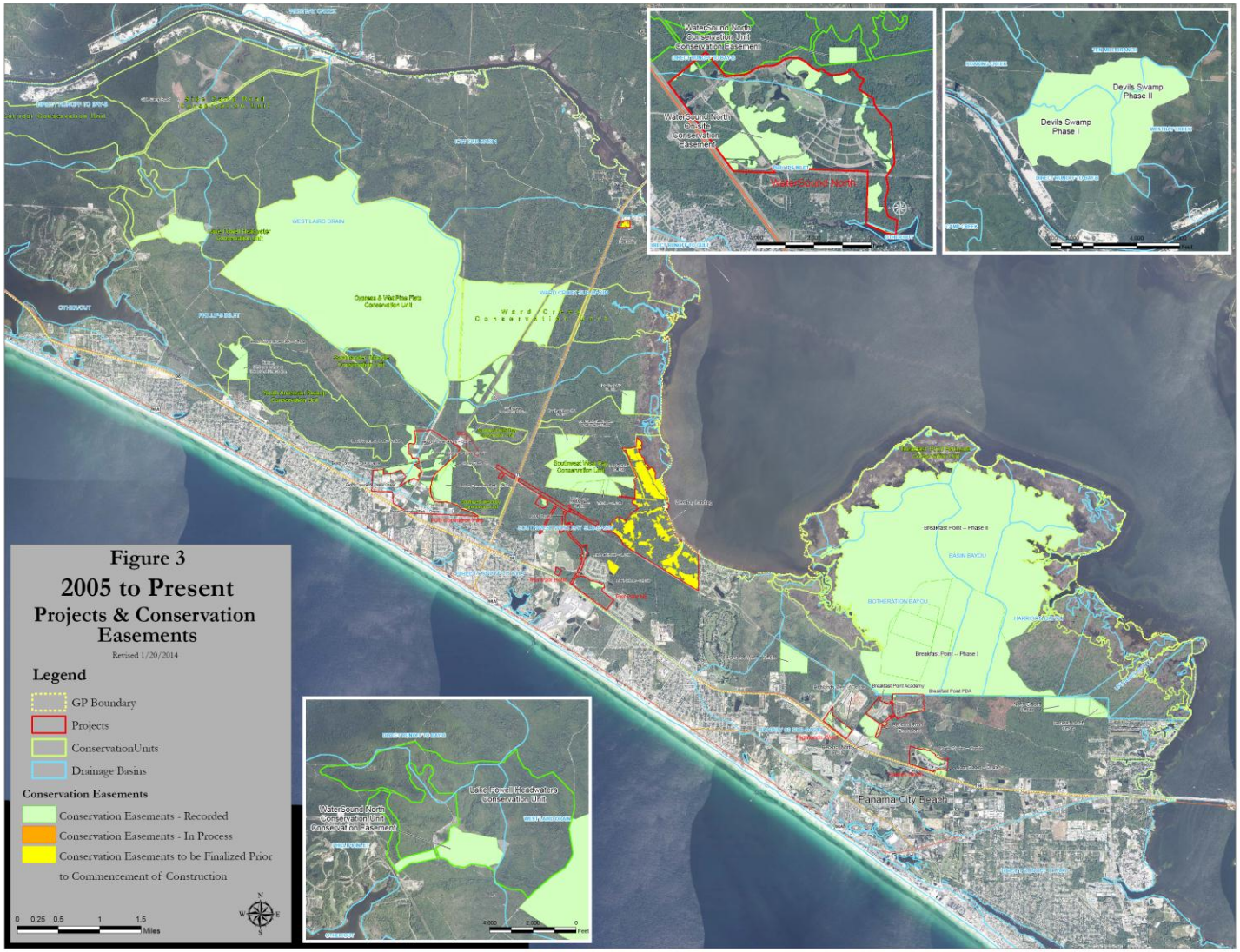
Devil Swamp Mitigation Bank U.S. Army Corps of Engineers Permit # SAJ-2004-1864 December 31, 2014

Total Potential Credits = 526.8*

Name	Release MOD / Impact Permit #	Issuing Agency	Ledger Modification	Credits Added	Credits Used	Actual Balance
DSMB	Release Phase 1 & 2 (Financials & CEs)	USACE	7/9/2007	46.3		46.3
WSN	SAJ-2002-679	USACE	11/28/2007	0	-1.57	44.73
DSMB	Release Phase 1 & 2 (Burn & Harvest)	USACE	3/25/2008	161.9		206.63
**FGT		USACE	3/26/2009	0	-0.07	206.56
Alabama Elec Cooperative	SAJ-2010-015051	USACE	1/14/2011	0	-0.56	206
**St Rita	SAJ-1996-6331	USACE	TBD		-0.48	205.52
WBBC	SAJ-2010-02467	USACE	2/1/2011	0	-0.43	205.09
388 C-Store/ Express Lane	SAJ-2011-01434	USACE	1/30/2012	0	-0.09	205
**Southlake Properties	SAJ-2004-10299	USACE	10/9/2012	0	-0.04	204.96
DHS 15 Ventures	SAJ-2012-02479	USACE	2/6/2013	0	-0.41	204.55
Mussett Bayou	SAJ-2013-01300	USACE	8/15/2013	0	-0.07	204.48
Bunkers Cove	SAJ-2013-02102	USACE	1/16/2014	0	-0.04	204.44
Bank Balance						**204.44**
**Denotes ACOE only						

Mitigation & Banks

Credit Use by Type

	2011	2012	2013	2014
BPMB EMA	0	5.2	0	13.03
BPMB Non-JOE	13	.338	4.09	3.42
DSMB EMA	0	0	0	0
DSMB Non-JOE	0.48	0.04	0.48	0.14

GIS Conservation Easement Map