

**THE CREATION OF THE COFFEEN LAND TRUST
AND THE TRANSFER OF THE SIERRA'S CLUB
FOUNDATIONS COFFEEN NATURE PRESERVE**

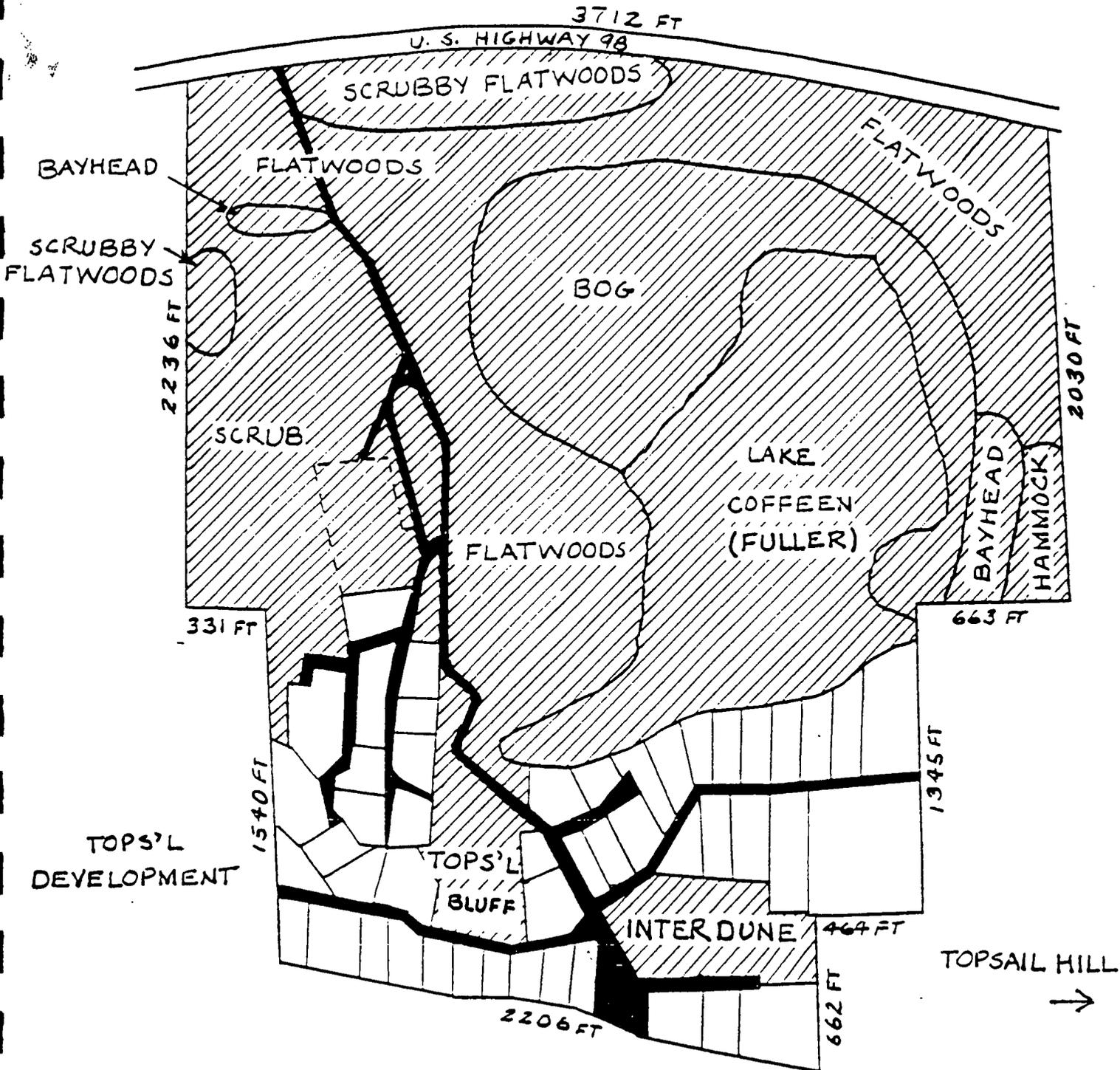
Bound here are all of the documents pertaining to the creation of the Coffeen Land Trust and the transfer of the Coffeen Nature Preserve and the Endowment.

APPENDIX A

Four Mile Village
Coffeen Nature Preserve

Map
Pictures
Brochure

EXHIBIT L MAP OF FOUR MILE VILLAGE



SYMBOL	DESCRIPTION	OWNER
	200+ ACRE COFFEEN NATURE PRESERVE	SIERRA CLUB
	ROADS AND BEACH ACCESS	FMVPOA
	PROPERTY OWNERS AREA	PRIVATE INDIVIDUALS





**COFFEEN
NATURE
PRESERVE**

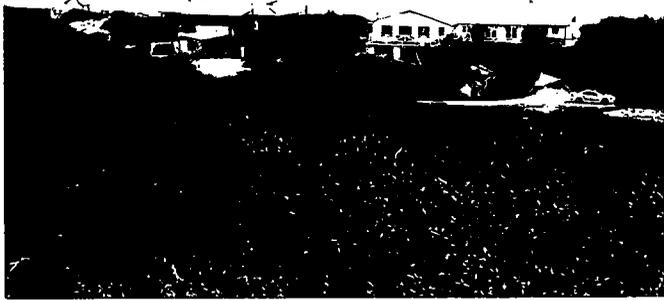
Sierra Club Foundation

Visitation by Reservation
267-2312



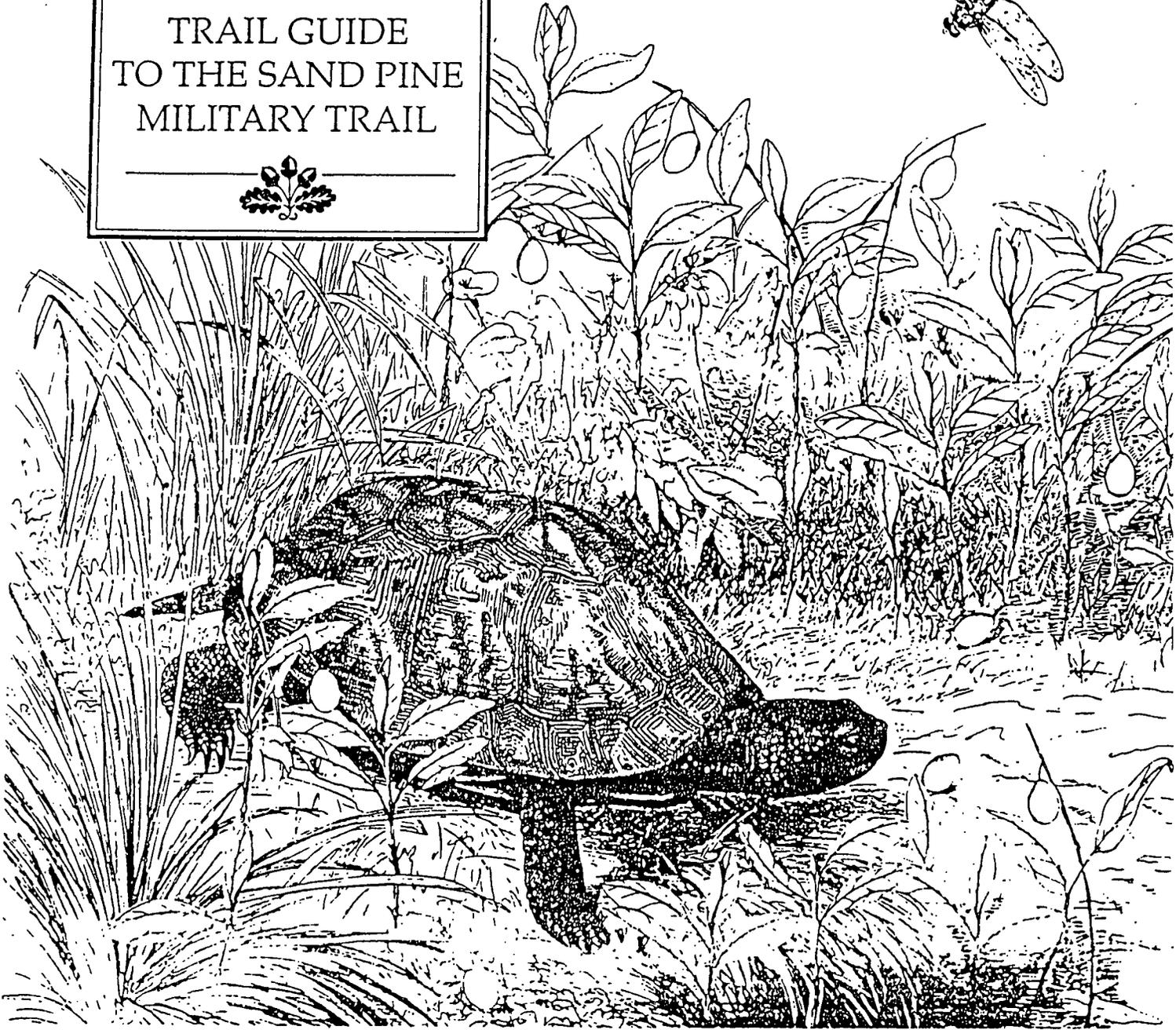
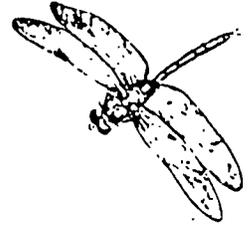






COFFEEN NATURE
PRESERVE

TRAIL GUIDE
TO THE SAND PINE
MILITARY TRAIL

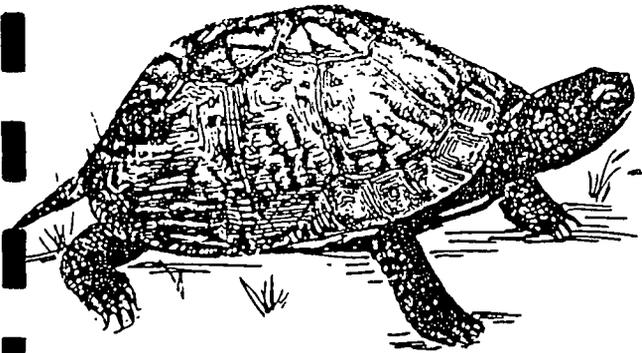


COFFEEN NATURE
PRESERVE

TRAIL GUIDE
TO THE SAND PINE
MILITARY TRAIL

History of the Preserve

The Coffeen Nature Preserve was established in 1976 when Mrs. Dorothy Coffeen made a gift of land in Walton County to The Sierra Club Foundation. She charged The Sierra Club to practice their conservation ethic in this place. It is to be "a place of peace and quiet and a haven for all God's creatures." The Preserve is dedicated to the environmental education of Walton County's future generations. Upon Mrs. Coffeen's death in 1978, the Preserve was expanded to include her residence where the present caretakers live. All of Lake Fuller - Coffeen is within the Preserve. The buildings you see today were constructed during the 1940's by the military and have been recycled to their present use. The remains of prehistoric Indian fires have been discovered atop Topsail Bluff. New bathrooms for use of visiting school groups were constructed in 1985. Visitation is by reservation.



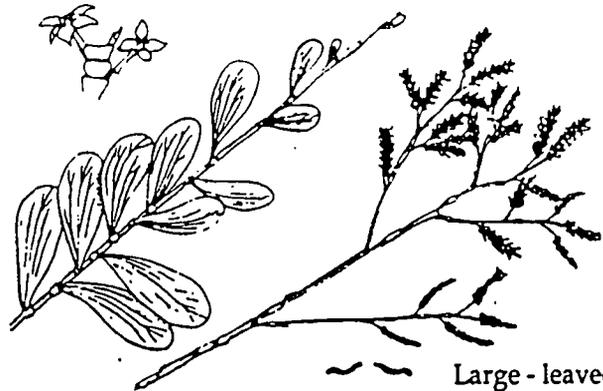
Gopher Turtle



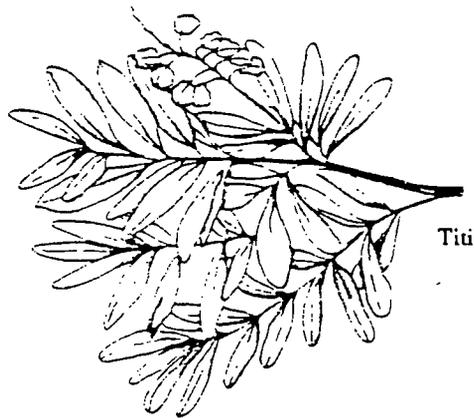
Sand Pine

Rules of the Trail

Respect all wildlife and do no harm. Leave your pets at home. Take nothing but pictures, leave nothing but footprints. Children must be accompanied by responsible adults with one adult to every 12 children. Stay on the trail. Check in before and after your hike. Return this brochure or make a donation for its replacement. Write your observations in the log book.



Large-leaved Jointw



Titi

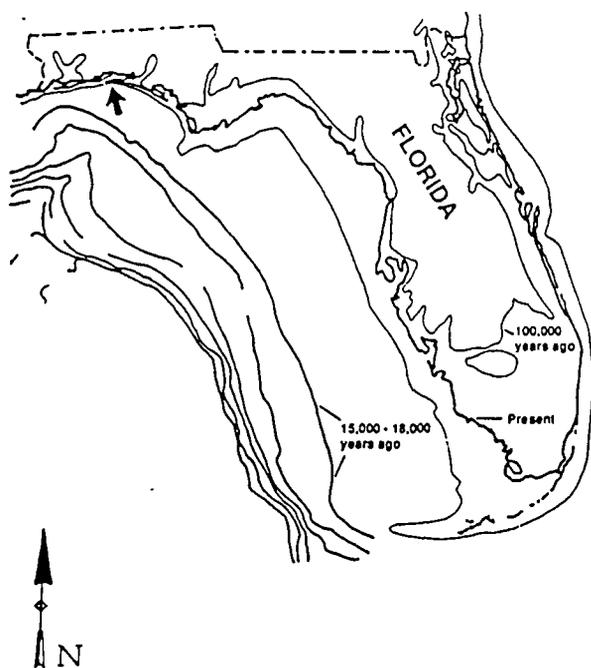
Habitats and Historic features

On this trail you may explore the Sand Pine Scrub ecosystem, named for the sand pine that grows in the deep sand of old dunes and forms the overstory of trees. The understory woody plants include sand live oak and myrtle oak, turkey oak, Chapman oak, crookedwood and redbay. Rosemary is a common shrub and the common groundcover plants are deer moss and gopher-apple. The Sand Pine Scrub is a unique biological community that contains rare and endangered native species. Two special plants found on this trail are the jointweed and lupine. The gopher tortoise also makes his home here.

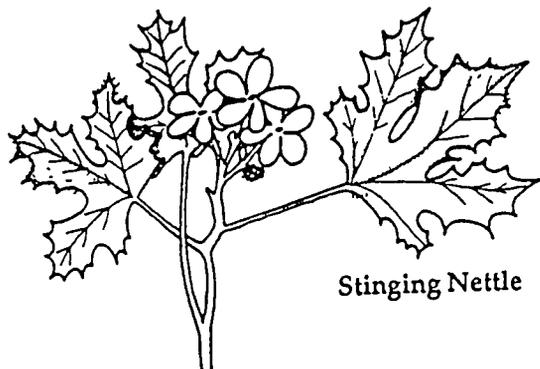
On the high sand bluff areas you will see remnants of a military presence dating back to 1944 when the U.S. Army Air Corps built a rocket-testing facility here. This was the beginning of the United States' rocket/bomb program.

In three months the Air Corps developed the JB-2 rocket, a copy of the German "buzz bomb", and built the rocket test facility here. The first JB-2 rocket was launched October 12, 1944. Two underground bomb shelters (bunkers) and the foundation of the steam generating plant, are seen on this trail. A cement ramp and another bunker are located to the southwest of the main Preserve road, down by the lake. Photos of the rockets and the military installation, as well as descriptive articles and letters, make up an album for your inspection in the Preserve Office.

LOCATION OF THE COFFEEN NATURE PRESERVE



Migration of the Florida shoreline



Stinging Nettle



Sand Live Oak

Stations

1. Sand Live Oak (*Quercus geminata* Small). This tree is smaller than the Maritime Oaks (*Quercus virginiana*) used to build great sailing ships in the eighteenth century. See how it differs from other oaks: the sides of the leaves are rolled under like a shallow boat turned upside down, its acorns grow in pairs. This oak is an evergreen, therefore this natural habitat is referred to as an evergreen oak scrub.

2. Ancient Sand Dunes. Look back, you have just descended the side of a relic sand dune that was once the shore. This coast has been underwater several times in the geologic history of Florida. The edge between the land and the water is described as a "dynamic" place, a place of change.



3. Sand Pine (*Pinus clausa*). This trail is named for the abundant pines that grow on the white sand hills and ridges which are harsh habitats for other trees. You can distinguish sand pines by their short dark green needles in bundles of two, relatively smooth bark (on the branches), and long-lasting small cones.

4. Reindeer or Deer Moss (*Cladonia sp.*). The name of this delightful gray-green plant captures many an imagination. It is a lichen ("like-en") and related to the plants that reindeer do eat in the far north.

5. Large-leaved Jointweed (*Polygonella macrophylla*). This is one of the threatened plants found in the Preserve. It grows only in the sandy coastal areas of north-west Florida and in a few places on the Atlantic Coast. Its name comes from the unusual way the leaves are attached to the stem, giving the appearance of a joint; the small flowers are pink to white in the fall. These plants are very rare, but look for more along this trail.

6. Common plants are those found in many different places, like the Saw Palmetto (*Serenoa repens*). Also common here are the Greenbriar or Smilax vine (*Smilax sp.*) and the Stinging Nettle (*Cniduscolus stimulosus*). Look for the white five petal flower and green pincushion fruit. But beware - these last two stick and sting the unwary walker.

7. Gopher Apple (*Licania michauxii*). The small plants (4-12 inches) which resemble seedlings or leaves growing out of the ground, will bloom and produce a plum-like fruit that is very appealing to the Gopher Turtle (*Gopherus polyphemus*). Several "gophers" make their homes on the Preserve. They are protected here and elsewhere since they are a species of special concern. A gopher's roommate is often a snake, so please do not disturb their burrows. Notice how the gopher apple plant is growing in the weathered asphalt.



Gopher Apple

8. Human History. This concrete bunker was a place of safety when the Air Corps was testing the buzz bomb rockets during World War II. There is a mural inside by Paula Custer representing uses of these lands by the Indians, the military, John and Dorothy Coffeen, and now you.

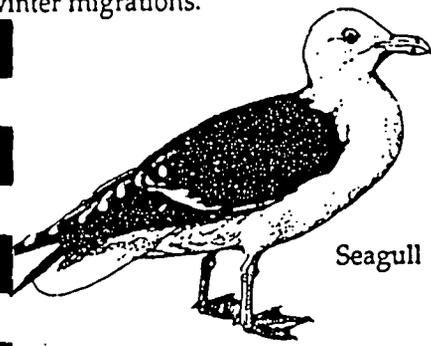
A. Detour. Here you may take a side trip and walk along the fence line to see the beginning of what one journalist has termed the "Great Wall of Florida" condominiums. The concrete squares are the footings from the German style elevated ramp which used steam power to launch the rocket bombs in 1944. Natural revegetation has taken place here. What contrasts do you see in the right and left scenic views?

Natural History. Go back north along the fence line and the bunker where artist Susan Peacock has portrayed the non-human inhabitants of the Preserve. Can you find the woodpecker, the mushrooms, the sand pine, the laughing gull, and the pompano?

10. Military History. In the early 1940's there was a secret air base here for the testing of a weapon called the "buzz bomb". The rocket-like bombs were launched out to the Gulf. In this location the concrete structures held the tanks of a steam engine. As you follow the arrows on the trail, you will see the circular track where they are told the rocket's compass was set just prior to launch.

11. Reclamation and Gulfcoast Lupine (*Lupinus peruvianus*). The plant with the velvety gray-green leaves and spikes of purplish-blue flowers in the spring is another threatened plant that is protected. This plant adapts well to disturbed areas and has helped heal some of the scars left by the military. Also notice the small clumps of Scrub Spikemoss (*Selaginella arenicola*) growing in breaks in the asphalt and along the trail. This mossy plant is rare in northwest Florida. The Rosemary (*Ceratiola ericoides*) shrub with short needle-like leaves common in these sandhills, is not the cooking kind. Notice how the roads are turned to rubble by the action of wind and weather and plants.

12. Birds of the Preserve. A list of birds compiled by the Choctawhatchee Audubon Society is available in the Office. Common all year round are doves, blue jays, cardinals, chuck-wills-widow, seagulls, and terns. Some birds like the summer tanager only stop here on their winter migrations.



Seagull

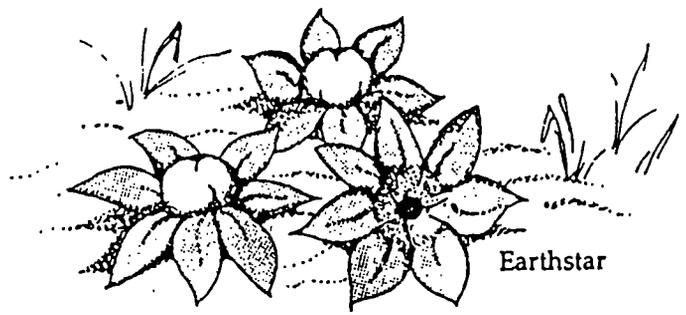


Choctawhatchee Beach Mouse

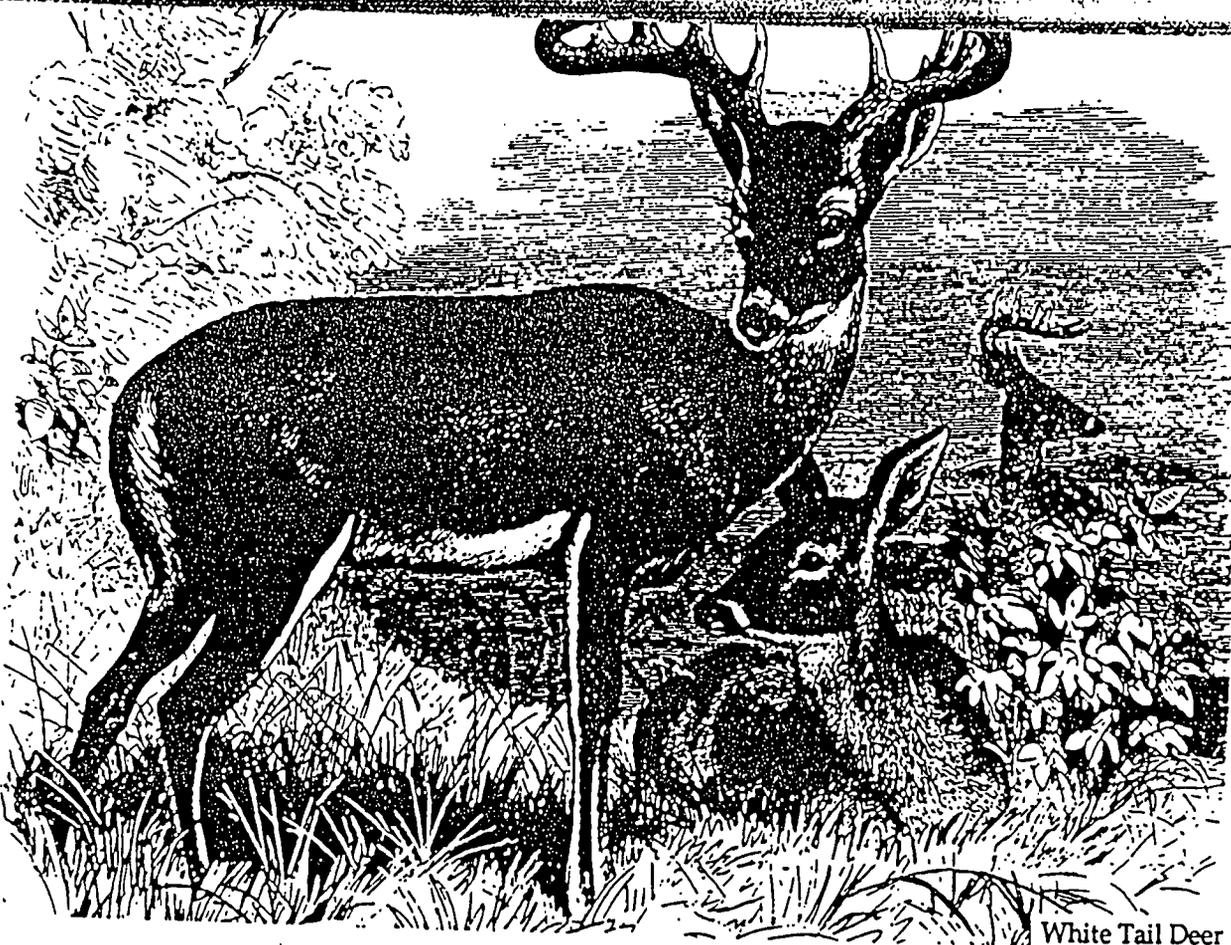
13. Animals of the Preserve. Rabbits, skunks, raccoons, opossums, and bobcats inhabit these woods, while beavers have taken up residence in the lake. The Choctawhatchee beach mouse is an endangered species that lives on the lee side of the primary dunes. Some animals are only active at night. Look for tracks.

14. Wind and Weather influence what species can survive along these coastlands. Trees and shrubs are shaped or broken by strong winds and storms. Salt particles in the air turn the magnolia leaves brown and kill less tolerant plants. Do you see evidence of "weathering" about you?

15. Algae and Fungi. The many-colored patches on the trees are common forms of lichens. Each lichen consists of an alga and a fungus (and sometimes a blue-green bacteria) that live together in a plant partnership, a symbiotic relationship, where the green alga produces food and the fungus absorbs and stores water. Looking down you may also find a puff ball called an Earthstar (*Geaster rufescens*). In dry weather the outer layer opens and flattens into a star shape about the size of a quarter. They look like flat woody stars.



Earthstar



White Tail Deer

16. Crooked-wood or Stagger Bush (*Lyonia ferruginea*). The common name describes the trunk of this otherwise inelegant shrub with simple leaves. The leaves may sometimes be affected by a parasite or insect causing grotesque shapes which look like strange flowers. In the spring, small flowers in clusters form, giving off a honey-like fragrance.

17. Snakes and Skinks. These common reptile inhabitants fill important roles as predators. Pigmy rattlesnakes have been seen basking in the sun, and coachwhips hide in the high grass. Most snakes are harmless and would rather not be seen. Please stay on the trail so you won't scare them or yourself. Snakes do climb trees. The five-lined skink is an active ground lizard that feeds on insects and spiders. It is probably skinks you hear scurrying through the leaves.

18. White Tail Deer inhabit these woods. You must be very quiet to see them feeding at dawn or dusk. No hunting is allowed here.

19. Turkey Oak (*Quercus laevis*). This is one of 25 kinds of oaks that occur in northern Florida. It is locally called "firewood oak" for its use. It has the largest acorns of the oaks on the Preserve. You can tell the turkey oak because its leaves are shaped like a turkey's foot with the toes (almost) always pointing to the ground.

20. Insects. Insects are most helpful with pollination and recycling. Beetles and termites aid in decomposing dead wood. Insect species are the most numerous in the animal kingdom and only a few have been labeled pests. But check yourself for chiggers or ticks in case any do hitch a ride home with you.

21. Nature is an artist, dabbling in sculpture, color and music. Carpenter bees have cut perfectly round holes, and excavated homes in some of our posts. Do you hear singing, is it a bird or cicada, or yourself?

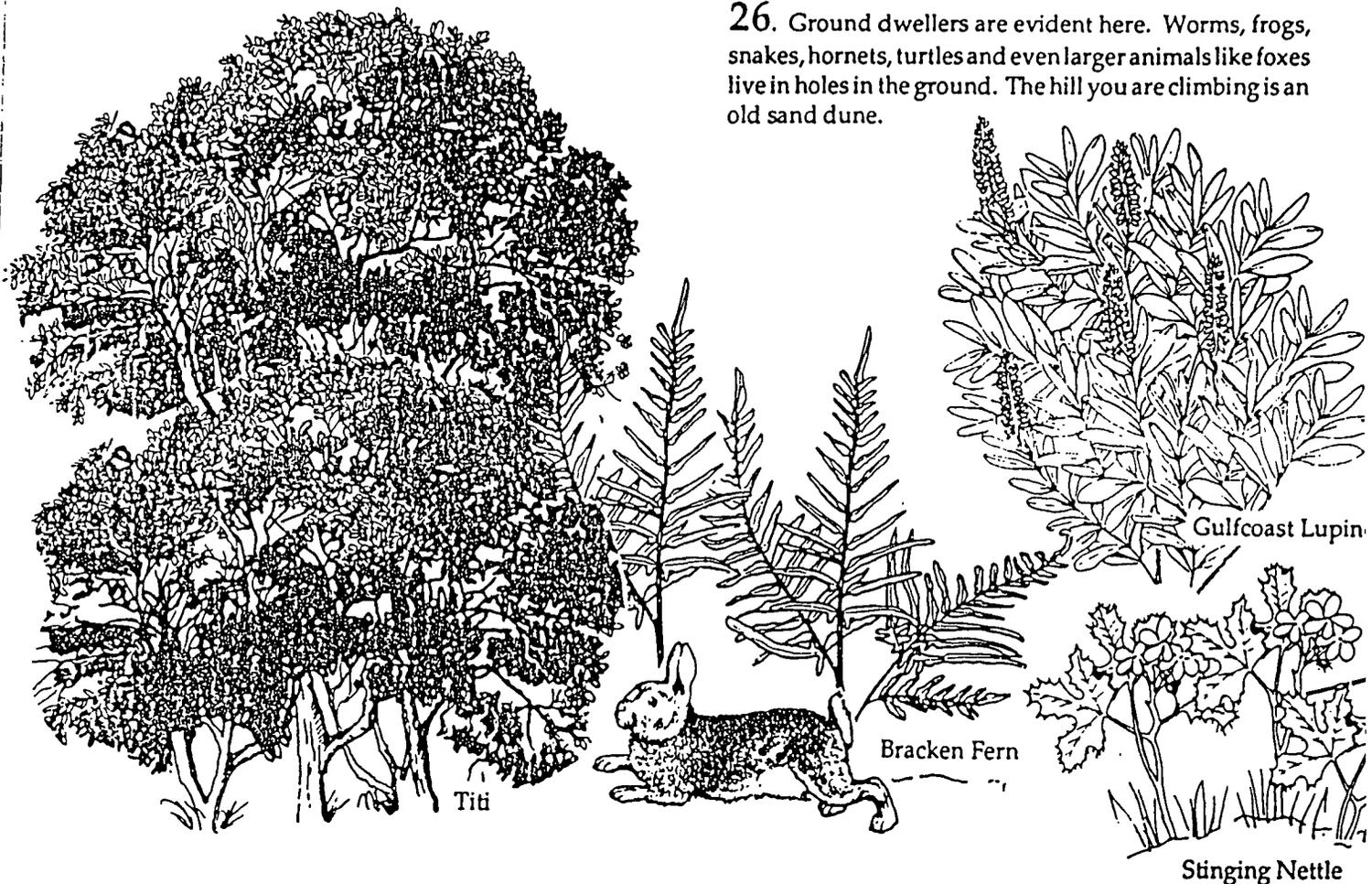
22. Bracken Fern (*Pteridium aquilinum*). This fern often grows in dry soil and sometimes in wet places where most of its cousins live.

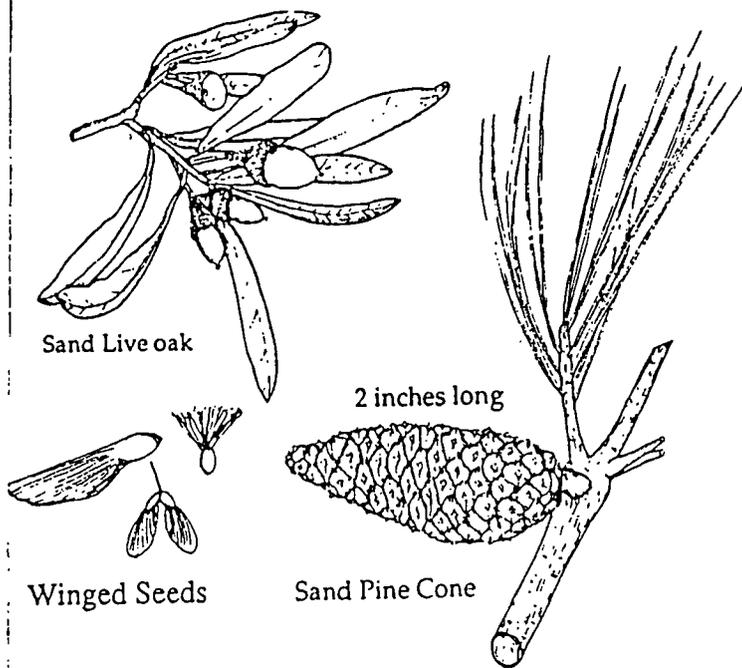
23. Titi (*Cyrilla racemiflora*). Go north into the swamp, keep to the right to make a small loop through this cool canopy. Titi and buckwheat tree are the common names for the wetland trees with small leaves and white flower clusters. In Spring they bloom profusely attracting many bees.

24. Swamp habitat. Walk into this cool shady titi grove and feel the soft bog of many generations' accumulation of leaves. Because this area is usually wet, fire does not intrude and the litter slowly decays. Oil and gas deposits begin this way. There may be orchids hiding hereabouts. Turn right, and follow the arrow to get out.

25. Fire: friend and foe. Fires from lightning strikes have been common in southern pine woods. From the times of the Indians to the present day, man has used fire as a tool to eliminate competing plant species. Current studies in fire ecology are revealing how burning recycles nutrients and causes seeds to germinate. You are on a fire trail, kept open to limit the spread of an accidental burn.

26. Ground dwellers are evident here. Worms, frogs, snakes, hornets, turtles and even larger animals like foxes live in holes in the ground. The hill you are climbing is an old sand dune.





Sand Live oak

2 inches long

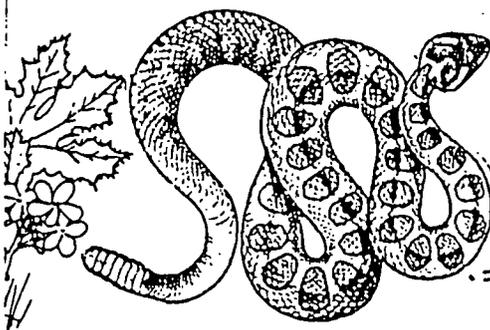
Winged Seeds

Sand Pine Cone

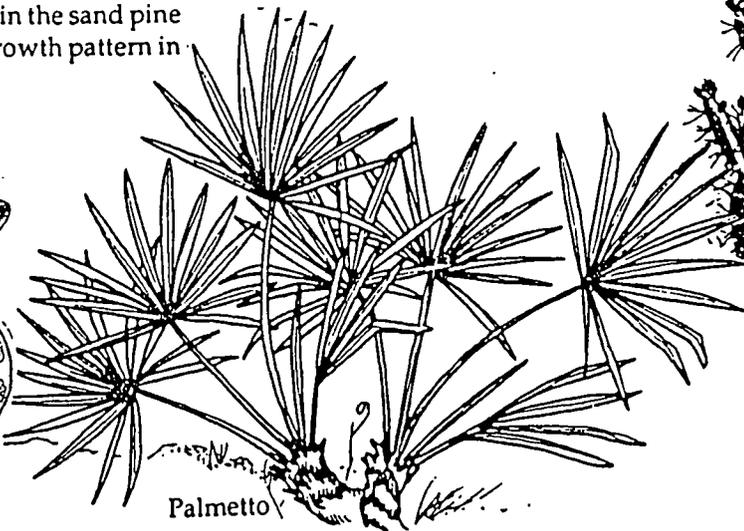
Seeds and Cones

27. Seeds, can you find any? Pine cones have seeds, acorns are seeds, grass has seeds. Seeds are dispersed in a variety of ways: sand pine seeds are "winged" and fly on the wind, squirrels carry off or bury acorns, birds plant some seeds where they defecate.

28. Witches Broom is growing nearby. You must look up to the right to find the bushy growth in the sand pine tree caused by a virus which alters the growth pattern in the branch.



Pigmy Rattlesnake



Palmetto

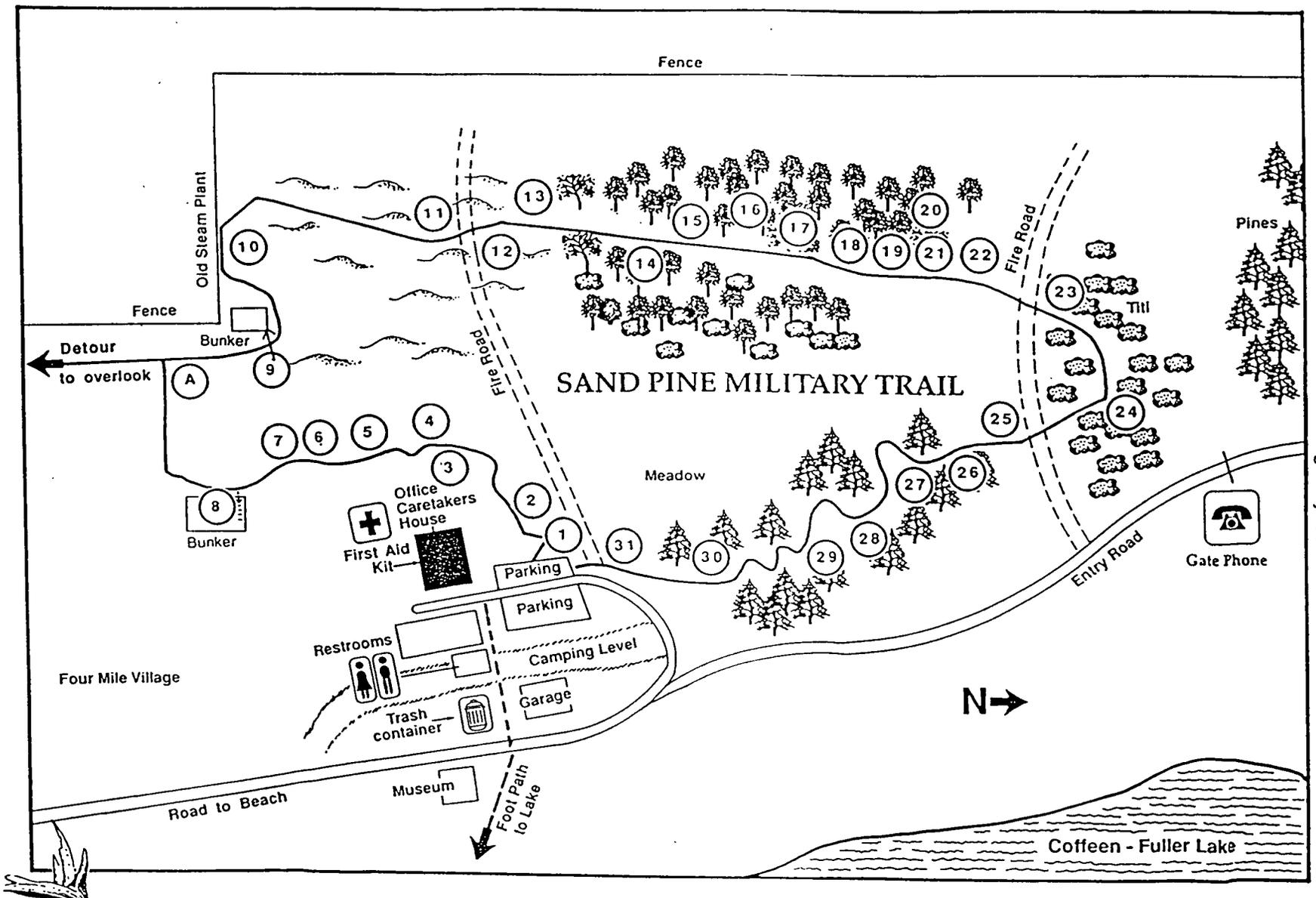
29. Bugs that bite feed most often at dusk. There are times of the year that you will notice deerfly, no-seeums, mosquitoes, horseflies, ticks, and fleas. You have our permission to slap any that bite you, and to wear repellent on your clothes. But even these critters are part of the ecosystem here by providing food for birds and fish.

30. Review what you have seen. This is not a test. Each time you walk this trail you will notice something new. Even if you don't have your eyes open, there are new smells, and sounds. Do come again and bring a friend.

31. Opportunists. Watch your step for the Prickly Pear Cactus (*Opuntia sp.*). The red fruit of the Prickly Pear can be eaten after skinning off the spines. They travel from place to place by hitching rides on sneakers. Just shake them off as you return to the Office.



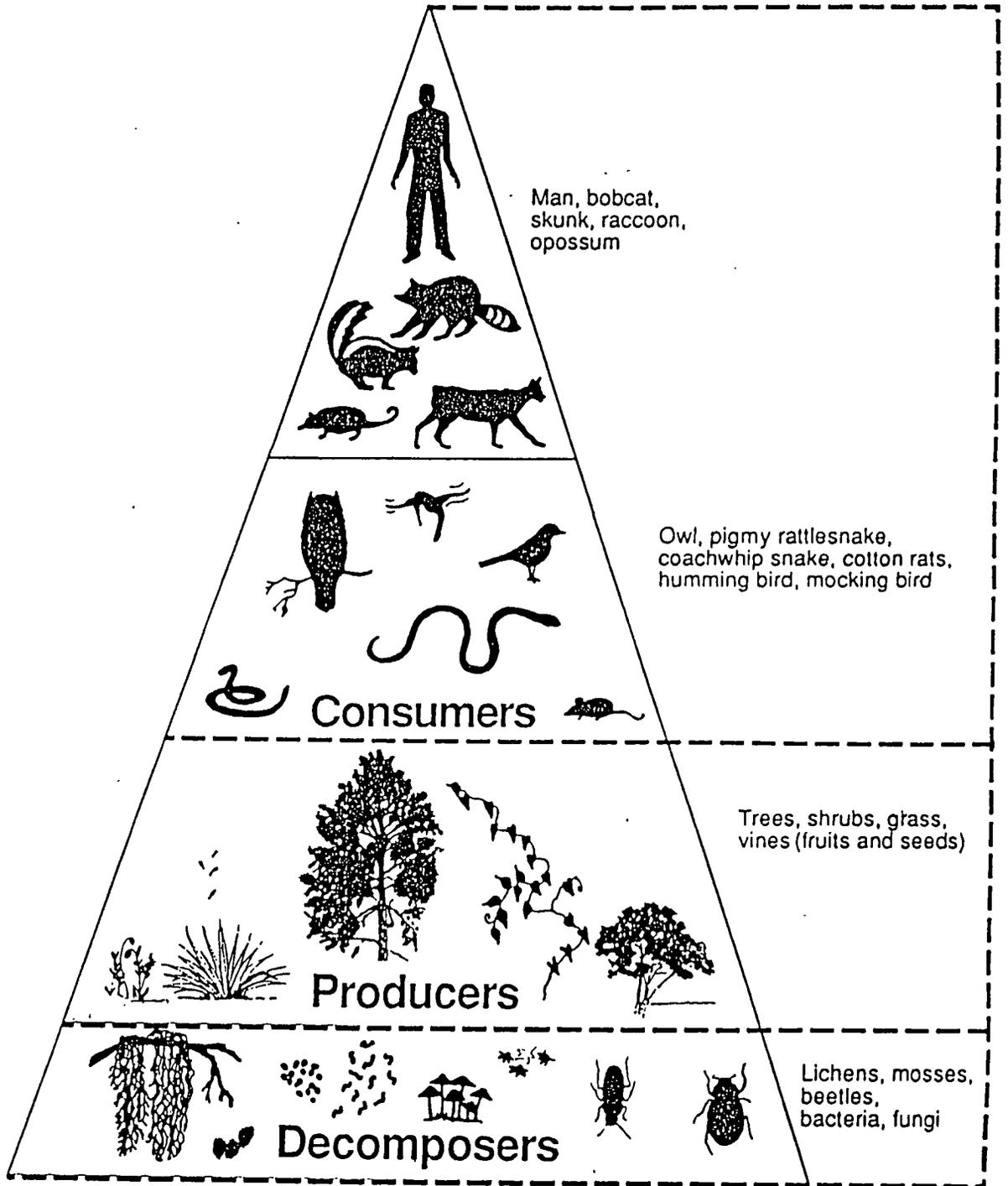
Prickly Pear Cactus



U S Highway 98



Inhabitants List



Pines

U S Highway 98

Phone

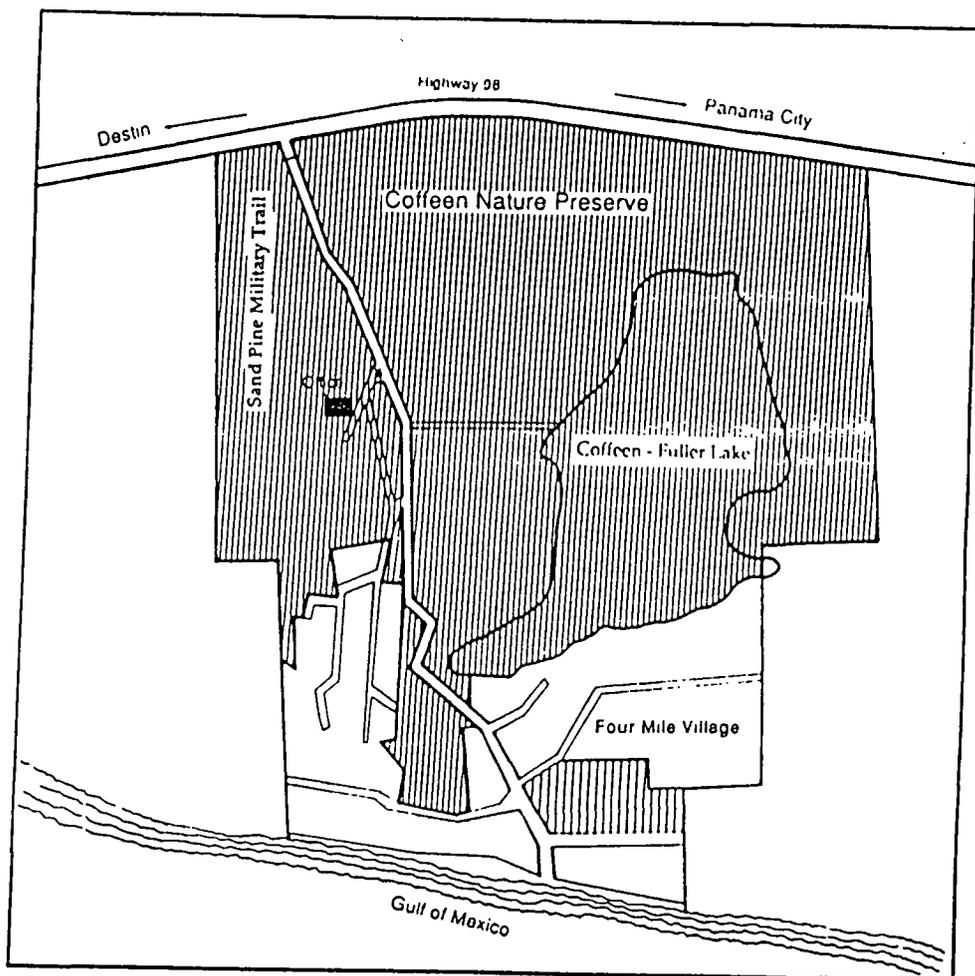
e

Please return brochure

COFFEEN NATURE PRESERVE

Santa Rosa Beach, Florida 32459

Visitation by
Reservation
904-267-2312



This brochure was written and edited by Cindy Cospers, Amelie Blyth and Ken and Betty Watson and designed by Mary Donahue.

Produced by Pleasure Marsh Designs of Tallahassee, Florida for Florida Chapter Sierra Club and The Sierra Club Foundation.

APPENDIX C

Dorothy Coffeen Newspaper Articles

Four Mile Village

It is with great pleasure that I respond to a request to write a few paragraphs about Four Mile Village which after twenty-nine years of effort on the part of its owners and friends can now be considered a part of the more recent history of Walton County. The determination of its owners has always been toward the fulfillment of their desires to preserve its land as nearly as possible in its natural state. Like any project based upon ideals, it has not been easy over the years to hold to their determination expressed to each other when they bought the land originally, namely that no matter what Time and Demand placed upon them they would not spoil any more of the land's exceptional virginity and uniqueness than necessary to keep them going. When they first saw the land and bought it, it was so beautiful that it seemed like a special gift from God, unlike any coastal region anywhere, and entirely unspoiled by man's peculiar instincts toward destruction.

Not long after the Coffeens bought it, during World War II, the then Army Air Force combination requested to use the land for an important mission and as a patriotic gesture they made an agreement to permit that use, but not having any way to anticipate the devastation such use would cause. It was, therefore, a great shock when at the war's end, and having burned their Northern bridges behind them to finally settle on their land, to find it devastated--covered with deserted and rotting ugly buildings and so much debris everywhere that it took them eighteen months of hard labor to clean it up. That occupancy now, too, takes a place in history and some useful features of it are still here, disguised by Nature's healing cover-ups and Yankee thrift in redesigning and putting to use some of the buildings. Indeed, the old shack, and it was a shack--the old mess hall, has been the Coffeen home for twenty-nine years. By bull-doing down the tree growth on our high and beautiful TopSail bluff, once the highest point between Panama City and Pensacola, sand erosion took place for many years until finally some eight feet had blown away from the top and one day, walking up there, a very new archeological find was discovered - the coals of three fires laid in triangular formation with Indian artifacts around them just as they had been left. After locating an archeologist and sending the coals

away for analysis, it was learned that those fires had been laid six or seven hundred years before Christ. The discovery made Four Mile Village part of ancient history as well as modern history.

And now we come to the last chapter of the Coffeen stewardship of a small part of South Walton County beautiful coast, namely the transfer of two hundred acres of Four Mile Village to the Sierra Club Foundation, backed up by the Florida Audubon, for us present and future, by those who have specific interest in Nature matters. And so, herein and from this point and in memory of my husband, John, who loved the open spaces, this story ends--with a bicentennial salute to our country and to the land in Walton County we both have loved, respected and cherished for over a quarter of a century. Our motto for it -- a place of peace, a place of quiet. Please keep it that way as you enjoy it, and please protect and include in your regard for it all the small creatures who find refuge and friendship in it.

BY DOROTHY COFFEEN

Sierra Club

FLORIDA CHAPTER

The Pelican Papers

VOLUME 11, No. 1

(USPS 043-110)

FEBRUARY 1979

DOROTHY COFFEEN 1898-1978

Dorothy Bushnell Coffeen died on December 20, 1978 at Ft. Walton General Hospital, of lung cancer. She was eighty. She was a beloved member of the Florida Chapter. Dorothy was a decendent of David Bushnell, inventor of the submarine, and of Horace Bushnell, famous theologian. Her parents were Mary Rockford Tyng and Robert Stone Bushnell who were married in 1895. Her brother Robert T. Bushnell, deceased, was a former Attorney General of Massachusetts.

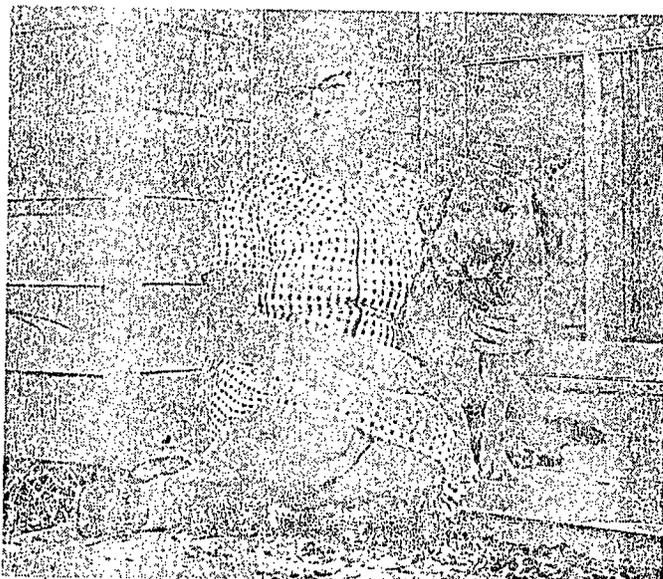
Dorothy Coffeen was a person of many facets. She loved children, and once owned and published a children's magazine for which she wrote most of the articles herself. She was an accomplished artist in oils. Dorothy was an incurable idealist, yet also a successful businesswoman able to outwit most lawyers. She was a philanthropist and friend of wildlife. In 1978 she and the Sierra Club established the Coffeen Nature Preserve in memory of her husband John.

Shortly after World War II Dorothy and John moved to Walton County. They converted an old military barrack into a beautiful home. They grew to love their land and the wild creatures that sought refuge upon it. She and John were both avid readers and their home was an intellectual haven. Not long after Johns death in the late sixtys Dorothy contacted the Sierra Club. After much negotiation, examination of financial alternatives, and the trauma of hard decisions her spirit of loving stewardship for the land was put into long range plans. Dorothy made a gift of her land to the Sierra Club partly to add a new dimension of character to the image of the Club. The Coffeen Nature Preserve was established with the cooperation of the Sierra Club Foundation and the Florida Chapter to benefit environmental education in Walton County, Florida.

This "generous and foresighted contribution" was recognized and commended by both houses of the Florida legislature (H.R. No. 3297, 1976) and was filed with the Secretary of State on June 14, 1976.

Dorothy retained her keen mind and indomitable spirit until the end. Her ashes have been placed near those of John as she requested. A memorial service will be held probably in late summer at the nature preserve where we know her spirit remains to nurture future generations.

-Ken Watson



Mrs. Dorothy Coffeen and friend outside her home at Four Mile Village, 1975. Photo by Bob Entwistle.