

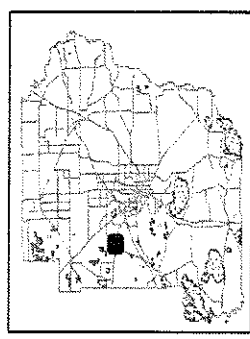
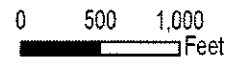
Wachoota Road Property

0 5 0 1 9 6

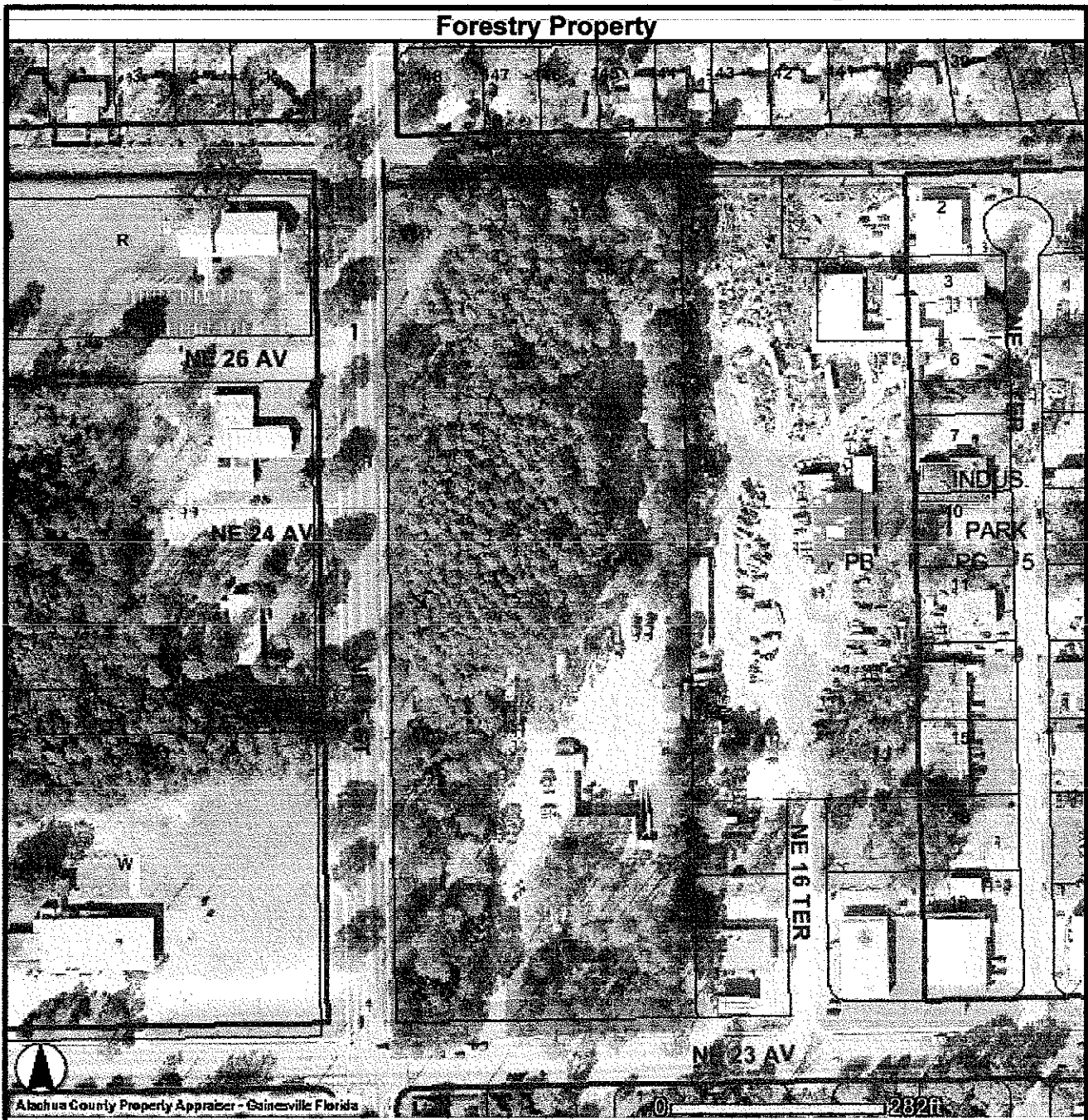


Legend

 City of Gainesville



050196



This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The Alachua County Property Appraiser assumes no legal responsibility for the information contained on this map or in this website.



<http://WWW.ACPAFL.ORG>

Emerson

Appraisal

050196

Emerson Appraisal Company, Inc.

Appraisers • Consultants • Market Analysts

September 22, 2006

Don Emerson Jr., MAI, SRA
State Certified General Appraiser 0000101

Charles Emerson
State Certified General Appraiser 0000236

William Emerson, MAI
State Certified General Appraiser 0000248

Mr. Sam Bridges
CITY OF GAINESVILLE
Public Works Department, Station 58
P.O. Box 490
Gainesville, FL 32602

RE: APPRAISAL OF CITY OF GAINESVILLE WILLISTON ROAD ACREAGE, 9800
BLOCK SOUTHWEST WILLISTON ROAD, GAINESVILLE, ALACHUA COUNTY,
FLORIDA 32608. PURCHASE ORDER NO. PD85085100718060004

Dear Mr. Bridges:

According to your request, I have completed an appraisal of the above property which is more fully located and described in the body of this appraisal report. This appraisal is communicated in a summary report and the analysis has been performed consistent with the Uniform Standards of Professional Appraisal Practice (USPAP).

As part of the analysis, I personally viewed the property and the property was appraised on a fee simple basis for real estate only. This is an "as is" value estimate for the vacant tract of land and considers any existing building or other improvements on the property. At time of appraisal, current site surveys and/or title search information, together with any wetlands surveys, were not available for the subject ownership. Also, the property has not gone through a current site plan review process for any future development, and as such, is being valued under conditions of uncertainty with respect to actual uses and/or densities that may be made of the subject real estate. See the enclosed special appraisal assumptions relating to survey/title search information, development status, land use designation, timber value, as well as, the regular Assumptions and Limiting Conditions and Appraisal Certification.

As a result of my investigation (effective September 20, 2006) and data collected to support the estimate of value, in my opinion, the subject property has estimated market value as follows:

Market Value


("As Is" Basis, September 20, 2006)

\$ 2,400,000.00

Summary information relating to the subject property, the appraisal process and other report criteria is presented in the enclosed summary appraisal and related summary report attachments.

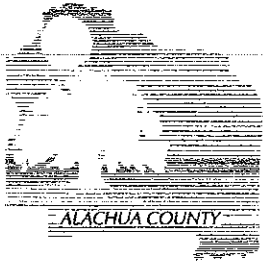
If I can be of any further assistance, please feel free to call.

Sincerely,


Don Emerson, Jr., MAI, SRA
State Certified General Appraiser
License No. 0000101

DEjr/jp
Attachments

2006-188
Williston Road Acreage



050196

ALACHUA COUNTY

LAND CONSERVATION BOARD

201 Southeast 2nd Avenue • Gainesville, Florida 32601

Tel (352) 264-6800 • Fax (352) 264-6852

Suncom. 651-6800

Home Page: <http://environment.alachua-county.org/>

Email: land@co.alachua.fl.us

Jack Hauptman
Chairman
Tom Hctor,
Vice-Chairman
Kathleen Cantwell
Secretary
David Auth
Anne Barkdoll
Regina Lovings
Diyonne McGraw
Dan Rountree
Bob Simons
Jason Teisinger
Gladys Lane
BJ Bukata,
Alternate

December 9, 2005

To: Gainesville City Commission

From: Tom Hctor, Vice Chair of the Alachua County Land Conservation Board

Re: **Agenda item 150196**
Request for Exchange of Property between City of Gainesville and DOF

Dear commissioners,

As acting chair of the most recent Land Conservation Board meeting on December 8, 2005, I was directed by the board to write this letter to express our interest in the above property, referred to as the Wacahoota Forest property/project by Alachua County Forever

This property was placed unanimously on our Eligibility Pool and is awaiting a vote for placement into the Priority Pool. Due to a change in our procedures, we were not able to vote on this project at our last meeting.

However, the Land Conservation Board did vote unanimously to express our intent to the Gainesville City Commission to place the Wacahoota Forest property onto the Priority Pool at our next meeting in late January, when our procedures will allow us to do so.

The property contains significant ecological resources and also provides a very good opportunity to protect a wildlife corridor between Payne's Prairie State Preserve and Kanapaha Prairie. At the vote to put this property in the Eligibility Pool, members of the board expressed concern that the Department of Forestry's intended use of the property would not be compatible with the protection of these natural resources and the wildlife corridor.

We would like to see options explored to protect the property in its entirety and ask the Commission to delay a decision on disposition of the property until the Land Conservation Board has the opportunity to make it an active protection project through placement in our Priority Pool.

Sincerely,

Tom Hctor
Vice Chair, Alachua County Land Conservation Board





CITY OF GAINESVILLE

Department of Parks, Recreation and Cultural Affairs

July 12, 2006

Don West, Forestry Center Manager
Division of Forestry
Waccasassa Forestry Center
1600 NE 23rd Avenue
Gainesville, Florida 32609

Dear Don:

Although the property exchange between the City of Gainesville and the Division of Forestry did not occur, the City is still interested in pursuing the acquisition of the Smokey Bear Neighborhood Park, and possibly that portion of property that includes the Waccasassa Forestry Center located at NE 15th Street and NE 23rd Avenue.

While there are no funds currently set aside for the acquisition of this property, I will be working with the City Manager and the Office of Management and Budget over the next 12 to 18 months to identify possible funding sources.

If you could keep me apprised of your progress with the construction of the new forestry center, as well as if and when the State of Florida may chose to surplus this property, I would certainly appreciate it Don. Of special interest to me would be any "terms" or "conditions" that the State may have relating to putting the property up for sale.

Please feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Flaherty", is written over a horizontal line.

David Flaherty, Director
Parks, Recreation and Cultural Affairs

cc: Russ Blackburn, City Manager
Barbara Lipscomb, Assistant City Manager
✓ Ann Bigelow, Nature Operations Manager



050196

Florida Department of Agriculture and Consumer Services
CHARLES H. BRONSON, Commissioner
The Capitol • Tallahassee, FL 32399-0800

Please Respond to:

July 24, 2006

Mr. David Flaherty
Parks, Recreation and Cultural Affairs Director
City of Gainesville
P.O. Box 490
Gainesville, Florida 32602-0490

Re: Wacassassa Forestry Center and Smokey Bear Neighborhood Park

Dear Mr. Flaherty:

Thank you for your recent letter to Don West with reference to the City of Gainesville's interest in the possible purchase of the subject property. On behalf of Commissioner Bronson, I want to assure you that we support your plans and are committed to work with the City of Gainesville to achieve its goal.

When a Division of Forestry facility becomes operationally obsolete, it is typically offered for sale through a sealed bid process, however if a local government expresses an interest in the property, we are pleased to work with them on a direct sale. Under the Division of Forestry's disposal program, property must be sold at no less than the appraised value. Proceeds from any sale are deposited in the Relocation and Construction Trust Fund, and used to construct facilities on other sites that improve our wildfire response time or service to the public. In addition to the purchase price, purchasers are required to reimburse the division for its due diligence costs which typically include an environmental site assessment, appraisal, boundary survey and asbestos survey.

The Division of Forestry will cooperate with the City of Gainesville to the fullest extent possible, and would be glad to further discuss this with you at your convenience. Should there be any questions or the need for additional information, please contact Ed Kuester at 850/414-9929.

Sincerely,

CHARLES H. BRONSON
COMMISSIONER OF AGRICULTURE

A handwritten signature in cursive script that reads "Michael C. Long".

Michael C. Long, Director
Division of Forestry

cc: Don West, Center Manager
Ed Kuester, Surplus Property Coordinator



Florida Agriculture and Forest Products
\$62 Billion for Florida's Economy