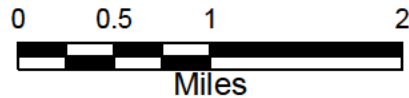
 Deed No. 23287




## Release of Deed Restrictions

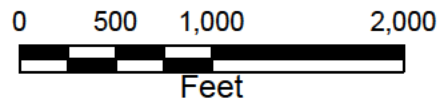
Volusia County, Florida





Data Sources:  
 1) Recorded Deeds  
 2) NAVTEQ Roads  
 3) Bing Aerials

 Deed No. 23287



## Release of Deed Restrictions

Volusia County, Florida





# FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, FL 32399-3000

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Noah Valenstein**  
Secretary

## MEMORANDUM

**To: Brad Richardson, Chief, Bureau of Public Land Administration**  
**From: Wayne Griffin Senior Appraiser, Bureau of Appraisal**  
**Approved by: Jay Scott, Chief, Bureau of Appraisal**  
**Subject: Appraisal Approval Memorandum**  
**Date: 1/12/2021**

Project Name: City of Daytona Beach Reverter  
BA File Number: 20-8233 County: Volusia  
Fee Appraiser: Jim Cooksey, MAI, CCIM Date of Value: 10/21/2020

Owner	Land Size (Acres)	Appraised Value	Maximum Value
City of Daytona Beach With Reverter	0.41 Acres	\$105,000	\$105,000
City of Daytona Beach Without Reverter	0.41 Acres	\$205,000	\$205,000

## Value of the Reverter \$100,000

### SUMMARY OF COMMENTS:

A compliance review of the appraisal for the above referenced property was conducted by a staff appraiser. The primary purpose of the appraisal review is to ensure conformity to at least the minimum requirements of the appraisal standards and supplemental appraisal standards applicable to the real property appraisal assignment.

The staff appraiser's check list and comments, as to the content and appropriateness of the methods, techniques and data, are accepted. The staff appraiser stated the appraisal report complies with the required standards and is approved as reviewed. The Chief Appraiser concurs.

Wayne Griffin Digitally signed by Wayne Griffin  
Date: 2021.01.12 22:04:11 -05'00'  
Staff Appraiser

Jay Scott Digitally signed by Jay Scott  
Date: 2021.01.13 07:52:56 -05'00'  
Chief Appraiser





# FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Noah Valenstein  
Secretary

## Memorandum

**To:** Office of the Secretary \_\_\_\_\_  
 Office of General Counsel \_\_\_\_\_  
 Florida Coastal Office \_\_\_\_\_  
 District Office \_\_\_\_\_  
 Division of Recreation and Parks \_\_\_\_\_  
 Division of Water Resource Management \_\_\_\_\_  
 Division of State Lands   X  

**FROM:** Rene Lewis, Director  
 Office of Cabinet Affairs

**SUBJECT:** Notice of Board Action

**DATE:** December 4, 2018

**ITEM #**      **Item 9**

**TITLE:**      **City of Daytona Beach Release of Restriction and Right of Revocation/Release of Mineral Rights**

CABINET MEETING DATE: December 4, 2018

ACTION:   Approved without objection.  

Future Board of Trustees' Action Required  
 If required, date to be taken to Board of Trustees: \_\_\_\_\_

Action/Follow-Up Needed  
 Comments: \_\_\_\_\_

**MEMBERS:**

	Present	Absent
GOVERNOR SCOTT	X	
ATTORNEY GENERAL BONDI	X	
CHIEF FINANCIAL OFFICER PATRONIS	X	
COMMISSIONER OF AGRICULTURE PUTNAM	X	

The above action was taken on the subject division agenda item at today's meeting. Will you please see that the information is provided to appropriate staff for further processing/handling of the matter and that the formal action as noted is made a part of the division's master file.

Please contact me immediately if you have any questions relating to the item's action as noted (245-2024). Thank you for your cooperation.

RL/jd





# FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Noah Valenstein  
Secretary

STATE OF FLORIDA

COUNTY OF LEON

## CERTIFICATE

I, Rene Lewis, do hereby certify that the Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, met on December 4, 2018 and approved the following Item 9 on the agenda for that date.

### Item 9 City of Daytona Beach Release of Restriction and Right of Revocation/Release of Mineral Rights

**REQUEST:** Consideration of a (1) Release of Restriction and Right of Revocation from Board of Trustees' Deed No. 17190, 17191, 19622-A, 23287, 20798-B and 40152 for approximately 75.52-acres; and (2) consideration of a Release of Mineral Rights held by the Board of Trustees to approximately 97.22-acres of filled submerged lands deeded to the City of Daytona Beach.

**VOTING REQUIREMENT FOR APPROVAL:** Three votes

**COUNTY:** Volusia

**APPLICANT:** City of Daytona Beach (City)

**LOCATION:** Section 8, 38 and 39, Township 15 South, Range 33 East

**CONSIDERATION:** \$8,770,300 based on an appraisal, to be deposited into the Internal Improvement Trust Fund.

APPRAISED BY

Hamilton

(07/09/2018)

PARCEL

ACRES

BOT

75.52

\$8,760,000 (Deed Restriction and Reversion Rights)

BOT

97.22

\$10,300 (Oil, Gas and Mineral Rights)

### STAFF REMARKS:

#### Background

The Board of Trustees deeded approximately 97.22-acres to the City of Daytona Beach through multiple deeds. The deeds all contain deed restrictions that, if violated, cause reversion of the property should the City lease the land for any private use.

**Deed No. 17190** January 29, 1925: *"TO HAVE AND TO HOLD... for public purposes forever."*

**Deed No.17191** January 29, 1925: *"TO HAVE AND TO HOLD ...for public purposes forever"*



**Certificate for Item 9**  
**December 4, 2018 Trustees' Agenda**  
**Page Two**

**Deed No. 19622-A** April 14, 1953: *"shall never sell or convey or lease the above described land or any part thereof to any private person, firm or corporation for any private use or purpose, it being the intention of this restriction that the said lands shall be used solely for public purposes."*

**Deed No. 23287** March 6, 1963: *"shall never sell, convey or lease any part of said land to any private person, firm or corporation, it being the intention hereof that said land shall be used for public purpose only."*

**Deed No. 20798-B** April 12, 1963: added lands to 20798; did not include public purpose language.

**Deed No. 40152** October 17, 2002 (Corrective Deed to 20798): *"shall never sell or convey or lease the above described land or any part thereof to any private person, firm or corporation, for any private use of purpose, it being the intention of this restriction that the said land shall be used solely for public purposes."*

In 1954, the Board of Trustees conveyed a parcel of sovereignty submerged lands to the City of Daytona Beach by Deed No. 20798. This deed contained deed restrictions that, if violated, cause reversion of the property should the City lease the land or any part thereof to a private person, firm or corporation for any private use. On September 13, 1988, the Board of Trustees approved the Release of the Deed Restrictions on 21.70-acres contained in Deed No. 20798. The current request includes a release the oil, gas and mineral rights held by the Board of Trustees formerly under Board of Trustees Deed No. 20798, and those mineral rights held under Deed No. 19622-A, 40152, 17190, 17191, 23287, and 20798-B which are being presented for the Release of Deed Restriction. The total area considered for oil, gas and mineral reservation release is approximately 97.22-acres of filled submerged lands. The Board of Trustees holds three-fourths undivided interest in phosphate, minerals and metals, together with one-half undivided interest in petroleum with mining rights.

**Current Request**

The City has requested the release of the restriction and reverter and release of oil, gas and mineral rights to increase the opportunities of redevelopment on the subject parcels. The City adopted a Downtown Redevelopment Riverfront Master Plan on August 4, 2010 to attract redevelopment and investment potential in the City's downtown riverfront area. The City's plan is to expand its efforts to attract new businesses and residents to the area for the benefit of the local economy. The restrictions, reverter and mineral reservation clause limits the opportunities that can be considered in the redevelopment of this area of the city.

The Department of Environment Protection (DEP) is recommending the Board of Trustees approve the City's request for the release of the restriction and reverter because it will enable the City to expand its efforts to attract residents and businesses to the area for the benefit of the local economy.

**Certificate for Item 9  
December 4, 2018 Trustees' Agenda  
Page Three**

DEP, Florida Geological Survey provided a generalized review summary of the potential mineral resources within the subject property on October 23, 2017. The review indicated a low potential of economic viable quantities of oil, gas and minerals.

This release of restriction in no way waives any regulatory requirements including but not limited to those of DEP, Army Corps of Engineers, Water Management District, and local government.

**Comprehensive Plan**

A local government comprehensive plan has been adopted for this area pursuant to section 163.3167, F.S. The proposed action is consistent with the adopted plan.

(See Attachment 9, Pages 1-13)

**RECOMMEND APPROVAL**

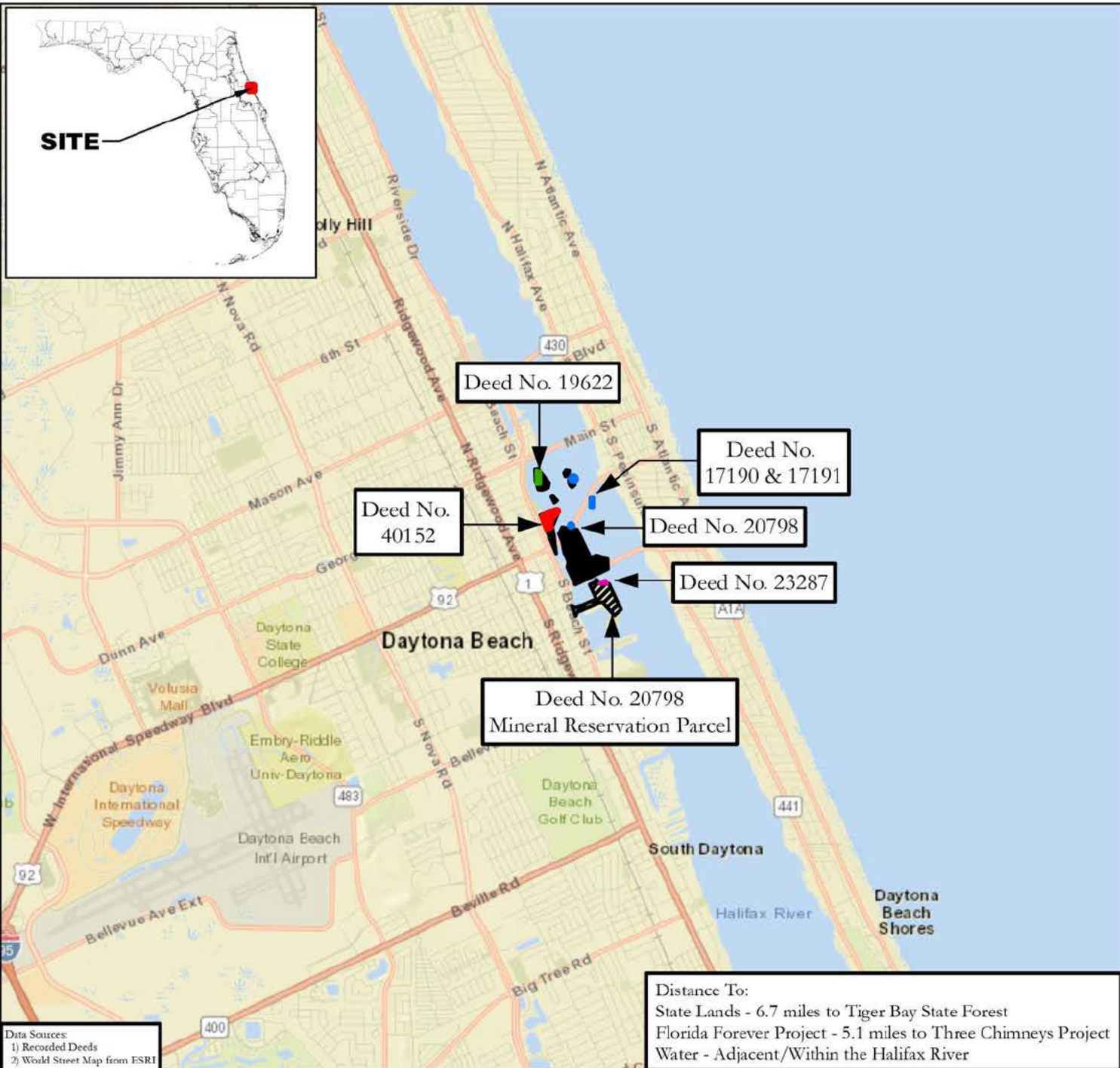
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the Board of Trustees of the Internal Improvement Trust Fund on this 4<sup>th</sup> day of December A.D., 2018.



*Rene Lewis*

Rene Lewis, Director  
Office of Cabinet Affairs

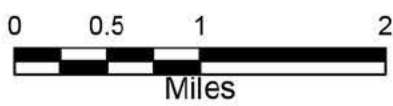




Data Sources:  
 1) Recorded Deeds  
 2) World Street Map from ESRI

Distance To:  
 State Lands - 6.7 miles to Tiger Bay State Forest  
 Florida Forever Project - 5.1 miles to Three Chimneys Project  
 Water - Adjacent/Within the Halifax River

- Deed No. 17190 & 17191
- Deed No. 19622
- Deed No. 23287
- Deed No. 20798
- Deed No. 40152
- Deed No. 20798 - Mineral Reservation Parcel

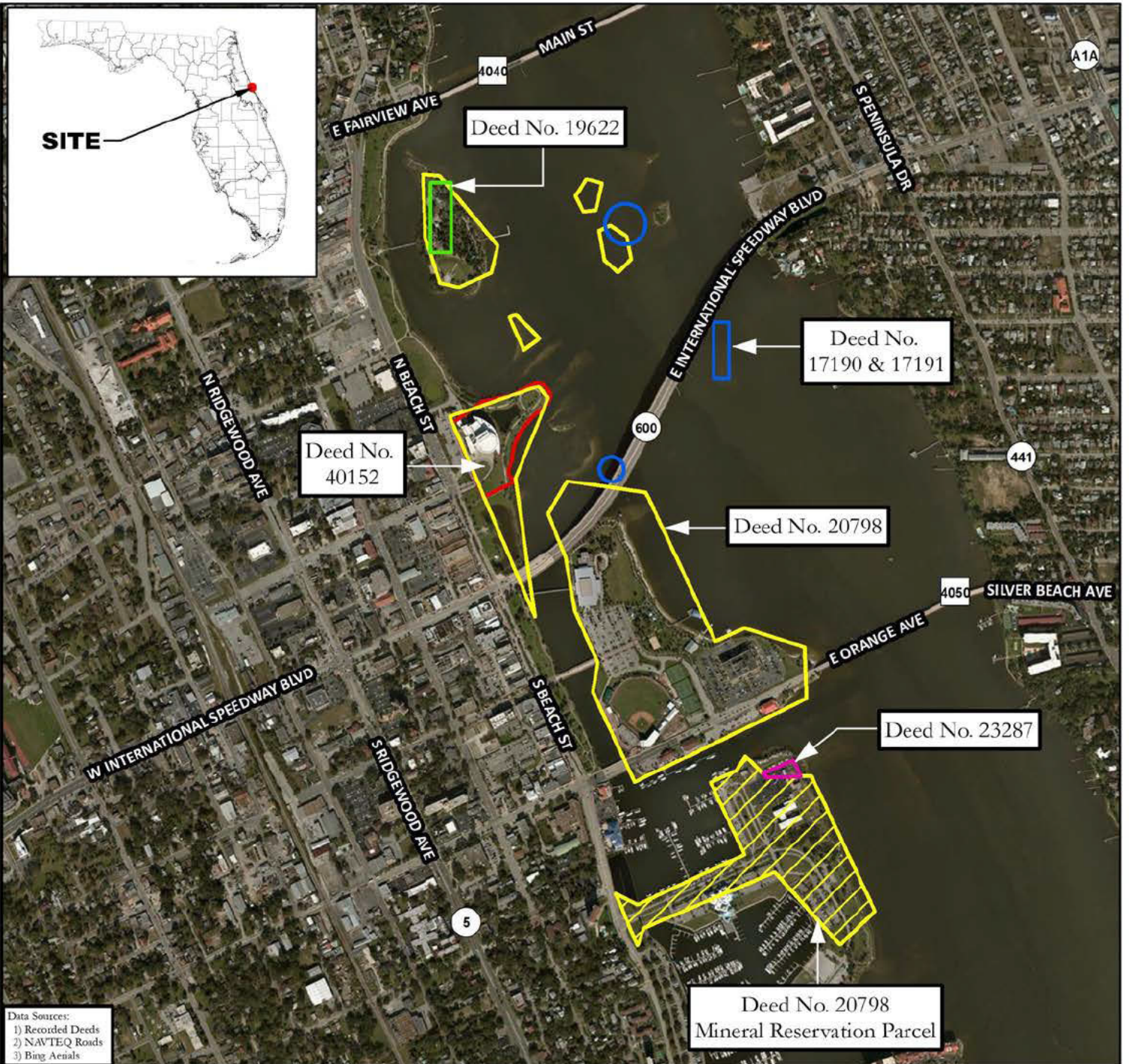


## Release of Deed Restrictions / Mineral Reservation Parcels

Volusia County, Florida

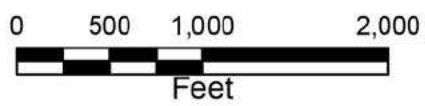
File Location: \\FLDEPI\tech\_caf\Counties\_GIS\Volusia\City\_of\_Daytona\_Beach\_Release\_Deed\_Restrictions\Agenda\Agenda\_Visnity\_Release\_of\_Deed\_Restriction\_Parcels.mxd  
 Date Saved: 8/13/2018 9:52:00 AM  
 Map Created By: GW Stelter





Data Sources:  
 1) Recorded Deeds  
 2) NAVTEQ Roads  
 3) Bing Aerials

- Deed No. 17190 & 17191
- Deed No. 19622
- Deed No. 23287
- Deed No. 20798
- Deed No. 40152
- Deed No. 20798 - Mineral Rights Only Remaining



## Release of Deed Restrictions / Mineral Reservation Parcels

Volusia County, Florida



File Location: \\FLDEPI\tech\_cad\Counties\_GIS\Volusia\City\_of\_Daytona\_Beach\_Release\_Deed\_Restrictions\Agenda\Agenda\_Aerial\_Release\_of\_Deed\_Restriction\_Parcels.mxd  
 Date Saved: 8/13/2018 9:05:42 AM  
 Map Created By: GW Stelter





## THE CITY OF DAYTONA BEACH

DEVELOPMENT & ADMINISTRATIVE SERVICES

### REDEVELOPMENT DIVISION

POST OFFICE BOX 2451  
DAYTONA BEACH, FLORIDA 32115-2451  
PHONE (386) 671-8180  
Fax (386) 671-8187

### MEMORANDUM

---

DATE: April 27, 2018  
TO: Alfred "Chip" Hamilton, MAI, SRA, Hamilton Appraisal Services LLC  
FROM: Reed Berger, Redevelopment Director  
SUBJECT: Riverfront Park Master Plan Land Use Determination

---

To assist in the valuation of the TIIF lands associated with the Riverfront Park Master Plan area, I have selected the following Future Land Use (FLU) categories from the Redevelopment Element (Section 8) of the City's Comprehensive Plan applicable to the Downtown and Ballough Road Areas. The provided FLU categories are intended to accommodate the intended highest and best uses provided in the Riverfront Master Plan for each parcel referenced in the attached appraisal map.

- Parcel No. 1: Manatee Island - Public Use Parks & Recreation FLU: an area set aside for park and recreational activities or having potential for the location of such uses.
- Parcel No.'s 2-4: The submerged lands will not be assigned a Future Land Use (FLU).
- Parcel No. 5: Riverfront Park - Government/Institution FLU: an area generally containing public and quasi-public office type support facilities. Development in this area shall not exceed a floor area ratio (FAR) of 2.
- Parcel No. 6: City Island - Medium Intensity Mixed Use FLU: an area generally containing a mixture of medium intensity land uses consisting of residential, commercial, government/institutional, and parks and recreation uses, and excluding industrial uses. Development in this area shall not exceed a floor area ratio (FAR) of 6.
- Parcel No. 7: Marina Parcel - Commercial Mixed-Use FLU: An area generally containing a mixture of land uses with commercial being the principal land use. Development in this area shall not exceed a floor area ratio of 3 or a residential density of 40 dwelling units per acre.



**ATTACHMENT A**  
**City of Daytona Beach**  
**Volusia County, Florida**



Deed No. 19622

Deed No. 20798  
Parcel No. 1

Deed No. 20798  
Parcel No. 3

Deed No. 17190  
Tract No. 1

Deed No. 20798  
Parcel No. 4

Deed No. 20798  
Parcel No. 2

Deed No. 17190  
Tract No. 2

Deed No. 40152

Deed No. 17191  
Tract No. 3

Deed No. 20798  
Parcel No. 5

Deed No. 20798  
Parcel No. 6

Deed No. 23287 &  
the portion of Deed  
No. 20978 "B" to  
be released.

- Daytona Reverter Release Deeds**
- Deed No. 17190 & 17191
  - Deed No. 19622
  - Deed No. 20798
  - Deed No. 23287
  - Deed No. 40152
  - Submerged Lands







**Mineral Reservation Release  
Parcel No. 7 in Deed No. 20978  
21 Acres per Deed**

**Mineral Reservation Release Deed**

Deed No. 20978 Parcel No. 7

0 100 200 400 Feet







# Florida Department of Environmental Protection

## Memorandum

**TO:** Carson Mitchell  
Division of State Lands

**THROUGH:** Jon Arthur, Ph.D., P.G.   
Director and State Geologist  
DEP/Florida Geological Survey

**FROM:** James Cichon, P.G.   
DEP/Florida Geological Survey

**RE:** TIITF Deeds City of Daytona Reverter  
Oil, Gas, and Minerals Assessment

**DATE:** October 23, 2017

This memorandum provides a generalized discussion of the mineral resource potential of the subject property. This assessment should not be misinterpreted as a site specific economic mineral resource/reserve evaluation.

The nine subject properties are located in Volusia County and are shown on the attached map (page 3). The attached map was created utilizing information provided by Division of State Lands and readily available GIS data layers. The information used to compile this report was taken from local and regional geologic maps, nearby lithologic well reports, the oil and gas permitting database, mines database, and other geologic data maintained by the DEP-Florida Geological Survey (FGS).

The 2001 State Geologic Map shows the subject properties reside on Anastasia Formation underlain by Penney Farms Formation of the Hawthorn Group. The Anastasia Formation is composed of interbedded sands and coquinoid limestone (shells). The Penney Farms Formation is composed of sand, clay and carbonate beds of various thicknesses. The closest lithologic boring to the subject properties with a description is boring W-3569 (page 4). This boring is located west of the subject properties. In this boring, Anastasia Formation is encountered at ground surface and is 85 feet thick. Beneath the Anastasia Formation is the Penney Farms Formation which extends to a depth of 97 feet. The Ocala Limestone lies beneath the Penney Farms Formation and extends to a depth of 185 feet.



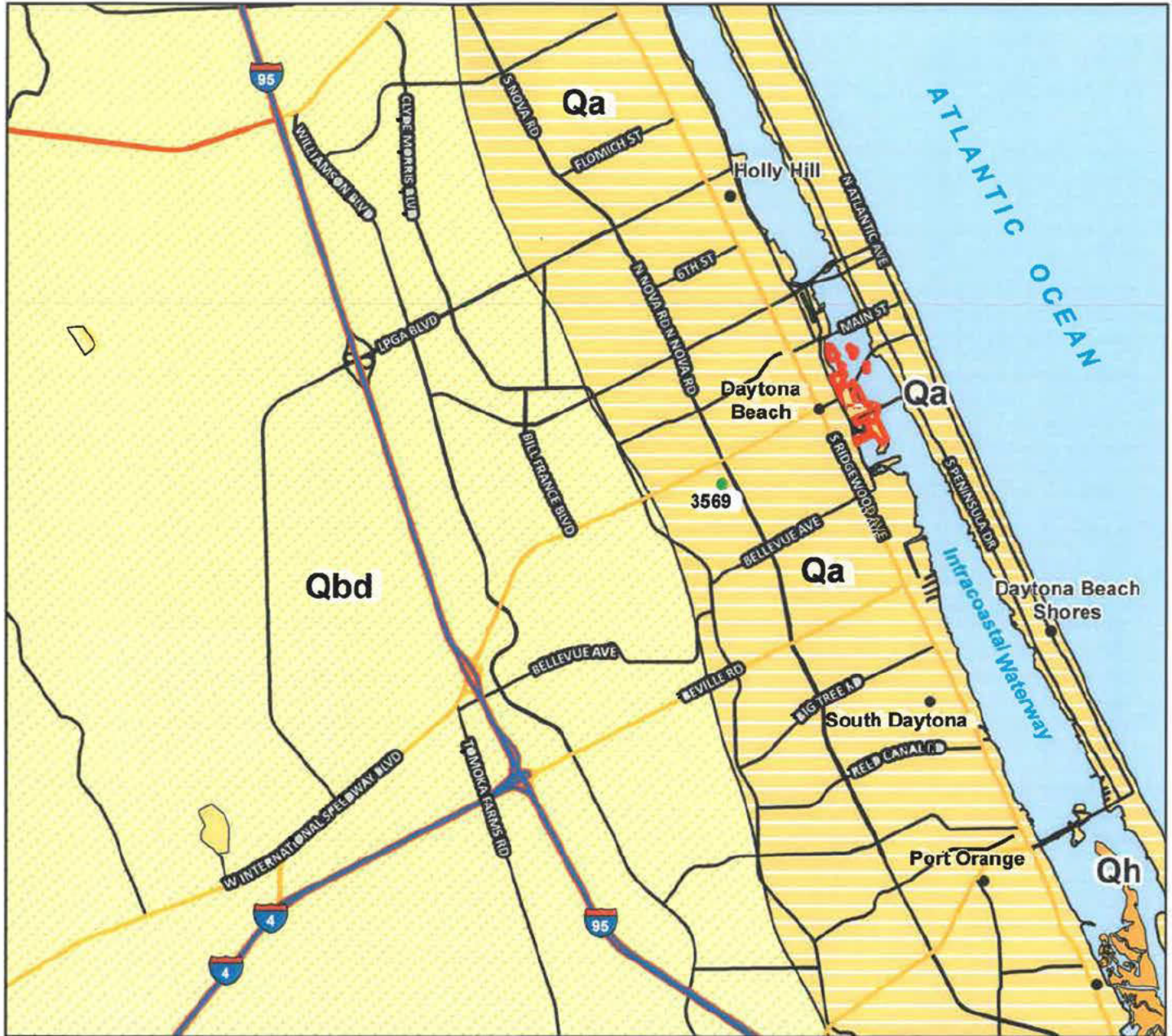
Test wells for oil and gas have been drilled for multiple decades in Florida with limited success. To date, the only oil and gas producing areas are in northwest Florida near Jay in Santa Rosa County, the most successful field, and along the Sunniland Trend in Lee and Collier counties. These areas are approximately 370 miles to the northwest and 175 miles to the southwest, respectively, of the subject properties under review.

Of the five permitted oil and gas test wells within 20 miles of the subject properties, two were dry holes and three were never drilled. This existing information suggests that the potential for recovery of economically viable quantities of hydrocarbons from conventional reservoirs beneath the subject properties is low.

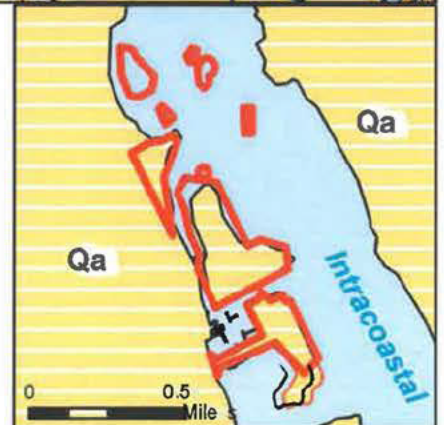
A search for nearby mines shows three sand mines within 10 miles of the subject properties. The Mine Safety and Health Administration website indicates all are inactive or abandoned. These abandoned mines are located west of the subject properties on thick sand units shown on the map as the Beach ridge and dune geologic unit. The subject properties may contain limited sand resources, however, when compared with areas further west where mining has occurred, the potential for finding economically mineable sand resources on the subject properties is low. The subject properties lie on the Anastasia Formation (coquina) which can be used as a building material if consolidated or as a shell resource if unconsolidated. However, due to the subject properties location along and in the intracoastal waterway it is possible that much of the Anastasia Formation has eroded away. Therefore, the potential for economically mineable coquina resources on the subject properties is considered low to medium. Only a site specific valuation will be able to reveal the true potential of the site's mineral resources.



# TIITF Deeds City of Daytona Reverter Oil, Gas, and Minerals Assessment



- Lithologic wells
  - Subject properties
  - Interstates
  - Major highways
  - State roads
  - County roads
- Geologic Units**
- Qa - Anastasia Fm
  - Qbd - Beach ridge and dune
  - Qh - Holocene sediments
  - Sand mines



**Legal Disclaimer**

Although efforts have been made to make the information accurate and useful, the FDEP/FGS assumes no responsibility for errors in the information and does not guarantee the data are free from errors or inaccuracies. The FDEP/FGS and its employees do not warrant and are not liable for inappropriate or unintended uses or interpretation of this information. As such, these digital data are distributed on "as is" basis and the user assumes all risk as to their quality, the results obtained from their use, and the performance of the data. Comments on this data are invited and FDEP/FGS would appreciate that documented errors be brought to staff attention. As a professional responsibility, we expect that the FDEP/FGS will receive proper credit when you utilize these data sets. Further, since part of this data was developed and collected with U.S. Government or State of Florida funding, no proprietary rights may be attached to it in whole or in part, nor may it be sold to the U.S. Government or the Florida State Government as part of any procurement of products or services.



**Well Number: W-3569 (Daytona Beach - Well #1)**

Total Depth 200 feet      Elevation: 4 feet      County: Volusia  
 #Error      Location: T.15S R.33E S.39  
 Drill Completion Date: 5/24/1955      Lat/Long: 29° 11' 58.93" N; 81° 2' 24.2" W  
 Other Logs:      USGS Quad: DAYTONA BEACH  
 Owner/Driller: City of Daytona Beach  
 Described by: WILL L. EVANS in 2012      Entered By C.W. Boyd  
 Comments: Penny Farms based on indurated dolostone w/qtz and PO4 in matrix, B.59 shows no Th in Daytona Beach area, hence, lowest fm most logical choice due to erosion of upper Th units.

Geological Formation Picks		
0 - 85 ft	ANSS	Anastasia Formation
85 - 97 ft	PNFM	Penney Farms Formation
97 - 185 ft	OCAL	Ocala Limestone
185 - TD	AVPK	Avon Park Formation

0 - 25 ft      Sand; Light Gray (N7); Grain Size Range: Fine to Medium; sand and shell, some cementation

25 - 50 ft      As Above; cemented quartz sand and shell coquina

50 - 75 ft      As Above;

75 - 85 ft      As Above;

85 - 95 ft      As Above; Accessory Minerals: Phosphatic Sand-<1%; with yellow gray dolomitic wackestone with sand in matrix with very fine to fine silt sized phosphate recrystallized microcrystalline fragments

95 - 100 ft      As Above; with sucrosic microcrystalline packstone

100 - 105 ft      Packstone; Pinkish Gray (5YR 8/1) to Yellowish Gray (5Y 8/1); General Fossils: Miliolids, Benthic Foraminifera;  
*Index Fossils: Nummulites spp., Sphaerogypsina globulus*

105 - 110 ft      As Above; Good Induration;

110 - 120 ft      As Above;

130 - 140 ft      Sand; Poor Induration; General Fossils: Benthic Foraminifera; carbonate "sand", texture change  
*Index Fossils: Nummulites spp., Sphaerogypsina globulus*

140 - 150 ft      Grainstone; Pinkish Gray (5YR 8/1); Grain Size: Microcrystalline; Moderate Induration; Other Features: Weathered; General Fossils: Benthic Foraminifera; with Oligopygus phelani

150 - 160 ft      As Above; General Fossils: Benthic Foraminifera;  
*Index Fossils: Nummulites spp., Sphaerogypsina globulus*

160 - 170 ft      As Above; Oligopygus parts

170 - 180 ft      As Above;

180 - 190 ft      Grainstone; Yellowish Gray (5Y 8/1); Grain Size: Microcrystalline; Other Features: Sucrosic; General Fossils: Cones;

190 - 200 ft      As Above; smaller cones

Total Depth (TD)





# Florida Department of Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard, MS-110  
Tallahassee, Florida 32399-3000

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Noah Valenstein  
Secretary

## MEMORANDUM

**TO:** Cheryl McCall, Chief, Bureau of Land Administration  
**FROM:** Wayne Griffin, Senior Appraiser, Bureau of Appraisal  
**APPROVED BY:** Douglas Dane, MAI, Chief, Bureau of Appraisal  
**SUBJECT:** Appraisal Approval Memorandum  
**DATE:** July 9, 2018

Project Name: Daytona Beach (Release of Reverter)

B/A File Number: 17-7772

County: Volusia

Fee Appraiser: Alfred "Chip" Hamilton, MAI

Date of Value: May 1, 2018

Review Appraiser: William H. Benson, MAI, CCIM

Date of Review: July 9, 2018

Total Cost of all Appraisal Services: \$9,280

Parcel	Owner	Land Size (Acres)	Appraised Value	Maximum Value
1*	City of Daytona Beach	45.70 Acres	\$8,650,000	\$8,650,000
1**	City of Daytona Beach	45.70 Acres	\$4,600	\$4,600

\* This value represents the value of the Reverter that is to be released from this 45.70 acres.

\*\* This value represents the value of the Oil, Gas and Mineral Rights that is to be released from the 45.70 acres.

### SUMMARY OF COMMENTS:

An administrative review of the appraisal and the attached appraisal review memorandum performed for the above referenced property has been conducted.

The contract review appraiser conducted a "technical review" which is a detailed review of the appraisal of the above referenced property. In the technical review, the review appraiser provides a certification indicating that the appraisal report and the appraisal review were performed in accordance with the Uniform Standards of Professional Appraisal Practice as well as with the Supplemental Appraisal Standards for the Board of Trustees.

The review appraiser's memorandum and comments as to the content and appropriateness of the methods, techniques and data are accepted. The review appraiser states that the appraisal report complies with the required standards and is approved as reviewed.



# Florida Department of Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard, MS-110  
Tallahassee, Florida 32399-3000

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Noah Valenstein  
Secretary

## MEMORANDUM

**TO: Cheryl McCall, Chief, Bureau of Land Administration**  
**FROM: Wayne Hriffin, Senior Appraiser, Bureau of Appraisal**  
**SUBJECT: Appraisal Approval Memorandum**  
**DATE: July 9, 2018**

Project Name: Daytona Beach (Release of Reverter)  
 B/A File Number: 17-7772 County: Volusia  
 Appraiser: Alfred "Chip" Hamilton, MAI Date of Value: May 1, 2018

Yes	No	N/A	If no, explain whether acceptable or not above signature on next page.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The correct owner names are appraised.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The correct parcel numbers are appraised.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The client is correctly identified.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The date of value is correct and consistent with the reconciliation section.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special assumptions are acceptable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special assumptions are stated, or referenced, in the letter of transmittal, summary of salient facts and with the reconciliation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Value conclusions of each approach are consistent with those in the reconciliation and the executive summary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The letter of transmittal and the certification(s) have been signed by the appropriate persons.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The personal inspection statement is accurate.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Definition of market value is appropriate.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Statement included that appraisal conforms to USPAP.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Statement included that appraisal conforms to the Supplemental Appraisal Standards for the Board of Trustees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appraisal checklist included.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Owner or representative contact stated in report.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Report type consistent with task assignment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parcels are appraised with or without access, as applicable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parcels are appraised recognizing outstanding oil, gas and mineral interests.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compliance with all requirements of task assignment.

Total Cost of Appraisal Services: \$6,400.00



Parcel Number	Owner	Land Size	Appraised Value	Approved Value
2	City of Daytona Beach	1.52	\$200, OGM	\$200
3	City of Daytona Beach	1.01	\$100, OGM	\$100
4	City of Daytona Beach	0.55	\$100, OGM	\$100
5	City of Daytona Beach	1.72	\$200, OGM	\$200
6	City of Daytona Beach	6.21	\$700, OGM	\$700
7	City of Daytona Beach	0.53	\$100, OGM	\$100
8	City of Daytona Beach	0.68	\$100, OGM	\$100
9	City of Daytona Beach	1.14	\$200, OGM	\$200
10	City of Daytona Beach	9.72	\$1,000, OGM	\$1,000
11	City of Daytona Beach	6.33	\$700, OGM	\$700
12	City of Daytona Beach	0.41	\$110,000, Reverter \$100, OGM	\$110,000 \$100
13	City of Daytona Beach	21.70	\$2,200, OGM	\$2,200

I recommend approval of the appraisal report and the Appraised value.

 \_\_\_\_\_  
 Signature (Staff Appraiser)<sup>1</sup> Date 7/9/18

The report and value are approved.

 \_\_\_\_\_  
 Signature (Chief Appraiser)<sup>1</sup> Date 7/11/2018

Appraisal Approval Memorandum  
Daytona Beach (Release of Reverter)  
July 9, 2018  
Page: 3

<sup>1</sup>The signing of this form is not to be construed as a USPAP Standard 3 review of the appraisal(s).

cc: Review file—blue or red or electronic folder  
Contract file—manila or electronic folder