



Part I - Introduction

**Self-Contained Appraisal Report
Federal Yellow Book Standards**

**9001 Blind Pass Road
St. Pete Beach, Pinellas County, Florida
Owners – The Trust for Public Land
Single Family Residential**

Prepared for

Mike Bonfield, City Manager
City of St. Pete Beach, Florida
155 Corey Avenue
St. Pete Beach, Florida 33706

Prepared by

D. Wade Brown, SR/WA
Florida State-Certified General Real Estate Appraiser #RZ3191
American Acquisition Group, LLC
5600 West Mariner Street, Suite 104
Tampa, Florida 33609

Effective Date of Report: September 30, 2010



September 30, 2010

Mike Bonfield, City Manager
City of St. Pete Beach, Florida
155 Corey Avenue
St. Pete Beach, Florida 33706

RE: SELF-CONTAINED APPRAISAL SUBMITTAL
9001 Blind Pass Road
St. Pete Beach, FL 33706
Owners - The Trust for Public Land

Dear Mr. Bonfield:

In accordance with your authorization, I have personally inspected the site and appraised the property referenced above in accordance with the assumptions and limiting conditions contained in the addendum of this appraisal report.

The purpose of the appraisal was to estimate the Fee Simple Market Value of the whole subject property to assist the City of St. Pete Beach in establishing a value for a Land and Water Conservation Fund (LWCF) Grant. The user of the report will be the City of St. Pete Beach. This is a self-contained appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for a Self-contained Appraisal Report in accordance with the Federal Yellow Book Standards. I am not responsible for unauthorized use of this report.

The subject assignment includes valuation of land and improvements of a residentially improved lot.

The property rights appraised are fee simple unencumbered as described in the appraisal report. I have inspected the property and the neighborhood. All data gathered in my investigation are from sources deemed reliable. In addition to the general assumptions and limiting conditions, located in the addendum section, the following narrative summary appraisal report, including all value conclusions, is “SUBJECT TO” any Extraordinary Assumption and/or Hypothetical Condition. In this instance, the report is subject to the Extraordinary Assumptions that the current dock is legally over sovereign submerged lands owned by the State of Florida, and that the property has legal access to ingress/egress easement known as Captiva Circle.

It is my opinion, after careful consideration of the various factors entering into this independent appraisal, and based on my professional judgment, that the Market Value of the property valued in this report in their entirety as of September 23, 2010 is:

ONE MILLION DOLLARS

\$1,000,000.00

Respectfully Submitted,
AMERICAN ACQUISITION GROUP, LLC



D. Wade Brown, SR/WA
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Florida Real Estate Broker #BK588837
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