

**KETCHAM APPRAISAL GROUP, INC.**  
*Real Estate Appraisers • Consultants*  
 1203 Thomasville Road • Tallahassee, Florida 32303  
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MEMORANDUM OF CERTIFICATION  
 TO THE FLORIDA COMMUNITIES TRUST

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CONFIDENTIAL

**TO:** Caroline C. Sutton  
 Government Analyst II  
 Florida Communities Trust  
 Department of Community Affairs

**FROM:** Clay B. Ketcham, MAI, SRA, CCIM  
 Ketcham Appraisal Group, Inc.  
 State-Certified General Appraiser #226

**DATE:** October 7, 2008

**RE:** Appraisal Review  
 FCT Project Number: 07-102-FF7  
 FCT Project Name: Fred George Basin Greenway  
 Grant Recipient: Leon County  
 KAG File #: RE28131

**CERTIFICATION**

In response to the Request for Appraisal Review, I reviewed the appraisal reports listed below. The appraisal review was performed in accordance with the contract for services between my company and the Department of Community Affairs, Florida Communities Trust.

**Appraisers:** (1) Jonathan P. Brown, MAI DOV: 7/15/08  
 (2) Barry A. Diskin, Ph.D., MAI DOV: 8/18/08

Property Identification	Owner	Land Size (Acres)	Appraised Values	Divergence	MAPP
RP Properties Parcel	RP Properties, LLC	78	1) \$550,000 2) \$612,000	11.27%	\$612,000

In accordance with Rule 9K-8.007(5)(b). Florida Administrative Code, I hereby certify the following:

- (a) that the appraisals required for the sites were conducted in accordance with Rule Chapter 9K-8.007 Florida Administration Code.
- (b) that the appraisals were conducted according to the most recent Uniform Standards of Professional Appraisal Practice approved and adopted by the Appraisals Standard Board of the Appraisal Foundation; and
- (c) the appraised value(s) of the subject real property are listed above.

Following the method of calculation in Rule 9K-8.007(5)c ), F.A.C., the maximum approved purchase price for the subject property is:

\$612,000  
RP PROPERTIES PARCEL  
SIX HUNDRED TWELVE THOUSAND DOLLARS

Signature of Review Appraiser: \_\_\_\_\_



Clay B. Ketcham, MAI, SRA, CCIM  
Ketcham Appraisal Group, Inc.  
State Certified General Appraiser #226