



Alachua County

Board of County Commissioners

Robert Hutchinson, *Chair*
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Administration
Michele L. Lieberman
County Manager

February 25, 2020

Russell W. Blount III Chief, Technical Services Branch
Real Estate Division
USACE, Mobile District

Dear Mr. Blount,

I, Robert Hutchinson, as Chair of the Alachua County Board of County Commissioners, am empowered and offer to make a gift to the United States Army of conveyance of all of the County's rights, title and interest to 103.47± acres of the Fairgrounds Redevelopment Area (parcels 08192-009-000 and 08192-010-000), as more particularly described in legal description of the parcels attached hereto as Exhibit 1, on the condition that the Army use it to benefit US Army Reserves for the proposed construction of an Army Reserve Equipment Concentration Site.

The property has an approximate total value of \$1,640,000.00. The County will convey its rights, title and interests in the property to the Army for the sale price of \$0.00. The County believes that it is in the public interest to do so because the US Army Reserves Equipment Concentration Site would bring employment opportunities for our citizens and would enhance our disaster preparedness. The County's offer is made subject to the following conditions: (1) if the US Army Reserves does not build an Equipment Concentration Site on the property within three years from the date of this letter, Alachua County would have the right to terminate the United States' ownership of the property, at Alachua County's sole option, at which time the ownership of the property would revert back to Alachua County; and (2) if the Equipment Concentration Site is built and the US Army Reserves ever ceases operational use of the property as an Equipment Concentration Site for a period of 365 consecutive calendar days, then Alachua County would have the right to terminate the United States' ownership of the property, at Alachua County's sole option, at which time the ownership of the property would revert back to Alachua County.

I understand that the Army will make no public announcement of this gift or in any other way endorse Alachua County. Furthermore, I understand that Alachua County will receive no special privileges, concessions, or consideration from the Army upon acceptance of this gift.

My point of contact for this project is Sean McLendon, 352 548 3765, smclendon@alachuacounty.us.

Sincerely,

Robert Hutchinson
Chr20.0xx

CC: Board of County Commissioners
Michele L. Lieberman, County Manager
Sylvia Torres, County Attorney

Exhibit 1 – legal description of Property

Commencing at the NW corner of Section 26, Township 9 South, Range 20 East and run South 1 degrees 16'59" East 1225.74 feet to the intersection of NE 39th Avenue (State Road No. S-232) center line, thence run South 60 degrees 28'21" East along said center line 102.7 feet to the Easterly R/W line of the SCL Railroad, thence run North 29 degrees 33'01" East along said R/W line 50 feet to the Northerly R/W of NE 39th Avenue and the POB, thence continue North 29 degrees 33'01" East along SCL Railroad R/W 269.51 feet, thence run North 89 degrees 04'01" East 2594.12 feet, thence run South 0 degrees 47'59" East 489.24 feet, thence run North 89 degrees 08'01" East 1000 feet, thence run South 0 degrees 47'59" East 1932.73 feet to the Northerly R/W of NE 39th Avenue, thence run N 60 degrees 28'21" West along said R/W 4321.71 feet to the POB; lying and being in Section 26, Township 9 South, Range 20 East, Alachua County, Florida.

LESS AND EXCEPT those lands conveyed in that certain County Deed recorded in Official Records Book 1630, page 2783 of the Public Records of Alachua County, Florida, more particularly described as follows:

A parcel of land in Section 26, Township 9 South, Range 20 East Alachua County, Florida, more particularly described as follows:

Commence on the West line of Section 26, Township 9 South, Range 20 East, at a point 1,225.78 feet Southerly from the Northwest corner thereof; thence South 60 degrees 29'14" East 530.55 feet; thence North 29 degrees 30'45" East 50 feet to a point on the Northerly right of way line of State Road No. 222 and the Point of Beginning; thence North 60 degrees 29'14" West along said right of way line a distance of 427.85 feet; thence North 29 degrees 31'45" East 3.75 feet; thence South 60 degrees 29'14" East 207.35 feet; thence South 59 degrees 30'46" East 220.53 feet to the Point of Beginning.