

WILDLIFE RESOURCES CONSULTING SERVICES

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Mr. Jimmy Walker
16525 Temple Blvd
Loxahatchee, FL 33470

Dear Mr. Walker:

This letter is in response to the potential sale of your property (Plantation at Deep Creek) in Columbia, County and my professional opinion regarding its current management status and/or rank among similar properties in that region of Florida.

Regarding its recreational value, it ranks higher than most considering the frontage on the Suwannee River, its diversity of hardwood and pine timberland coupled with the variety of recreational opportunities that it offers. In addition, the methodical planning and active management that has been completed since its purchase in 2004 has further enhanced habitat conditions, aesthetics and long-term recreational value. As you are aware, there was considerable time, effort and dollars put forth in the layout of property for quality hunting and recreation. The comprehensive management plan completed in 2007 strategically integrates management for all timber and wildlife resources which lays out the what, where, when and how for most current and future management actions. In addition, the existing equipment specifically purchased for the property should cover every aspect of management for now and into the future providing any prospective owner with a good investment and virtual turn-key hunting/recreational property.

Associated with the wildlife resources, the property abounds with white-tailed deer, wild turkey, squirrels and wood ducks. In addition, recreational hunting on the ten acre dove field provides options for those with an interest in wing shooting. Obviously, much of our attention has been on white-tailed deer, with significant energy and dollars focused on maintaining optimum habitat conditions. The harvest strategy was developed to maintain deer numbers compatible with available habitats and to promote older age classes among the male segment. Theoretically, this should optimize body stature and antler development for consistent, but selective harvest of quality deer. To compliment the harvest strategy, we have expended considerable dollars maintaining woodland conditions through proper timber harvest, prescribed fire and selective chemical treatments where needed. Along with the woodland activities, strategically place agriculture areas (~100 acres) were developed and have been maintained both fall and summer to increase nutritional intake and maximize physical condition. Unlimited pelletized ration has also been provided year round throughout the property to further enhance nutrition.

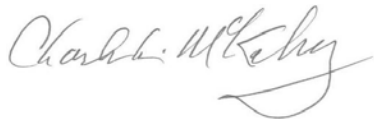
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Although we have focused on reducing deer numbers and correcting sex ratios since 2004, last year (2008-09) was your first real attempt at selectively harvesting any quality males. I was extremely excited and pleased with the class of bucks harvested. Obviously, the two bucks that grossed scored 135 and 128 were outstanding specimens in both body stature and antlers. Considering their age, 5.5 and 3.5, respectively I anticipate you will see more animals of this caliber once camera surveys are initiated in mid August.

In summary, Plantation at Deep Creek is a unique property in North Florida that has been professionally managed to maximize recreational hunting, but also provides you and your family a diversity of year-round recreation. Overall, considering the diversity of recreation offered on the property, its current management state, existing infrastructure and the inherent aesthetics associated with frontage along the Suwannee River, I would rank Deep Creek as one of the top managed properties in this geographic region of Florida. Looking across my 32 plus years in wildlife resource management I have seldom had the opportunity to work on a property with as much potential or with an ownership that has been as dedicated to the rigors of active and proper management.

Please don't hesitate to call if you have any specific questions. I would welcome the opportunity to discuss the property with any prospective buyers should they have an interest. Thanks again for the opportunity to serve you and your family.

Best Regards,

A handwritten signature in cursive script that reads "Charles L. McKelvy". The signature is written in dark ink and is positioned above the printed name.

Charles L. McKelvy
Consulting Wildlife Biologist/Land Manager

Plantation at Deep Creek, LLC

Management units, annual food plots, and perennial peanut plots

Legend

- Management unit boundary
- Woods/field road
- Bridge
- Suwannee River
- Deep Creek
- Pond
- Annual food plot
- Perennial peanut plot

Management Unit #1

Management Unit #2

Management Unit #4

Management Unit #3

Management Unit #5

Cansa Road

Cowcatcher Road



0 0.25 0.5 1 Miles

