

## REAL ESTATE CERTIFICATE

Comes now, Renee Hunter, as Chief, Real Estate Officer for the City of Jacksonville, in compliance with Rule 3.102(g)(1), Council Rules, who certifies the following:

1. As a condition precedent to seeking legislation declaring city real estate “surplus”, **Section 122.422** of the City of Jacksonville Ordinance Code requires the Real Estate Officer to investigate whether or not there is a “need” for the subject real property by a City Agency or, if deemed appropriate by the Division, any other governmental agency, or any unit of government.
2. The Real Estate Division has conducted the investigation of “need” as required by the afore-referenced **Section 122.422**.
3. As a result of the afore-referenced investigation, the Real Estate Division has determined that no “need” exists for the subject real properties by the City or any Independent Agency.
4. The subject property is a southerly 2.49-acre portion of the 5-acre property of RE# 074384-0100 as depicted in the bold black boundary area only of Exhibit A attached. This 2.49-acre portion has a pro-rated “In Progress” Assessed Value of \$3,217,874.20 as of December 30, 2025.

Respectfully submitted this 31st day of December, 2025.



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Renee Hunter  
Chief, Real Estate Division  
City of Jacksonville

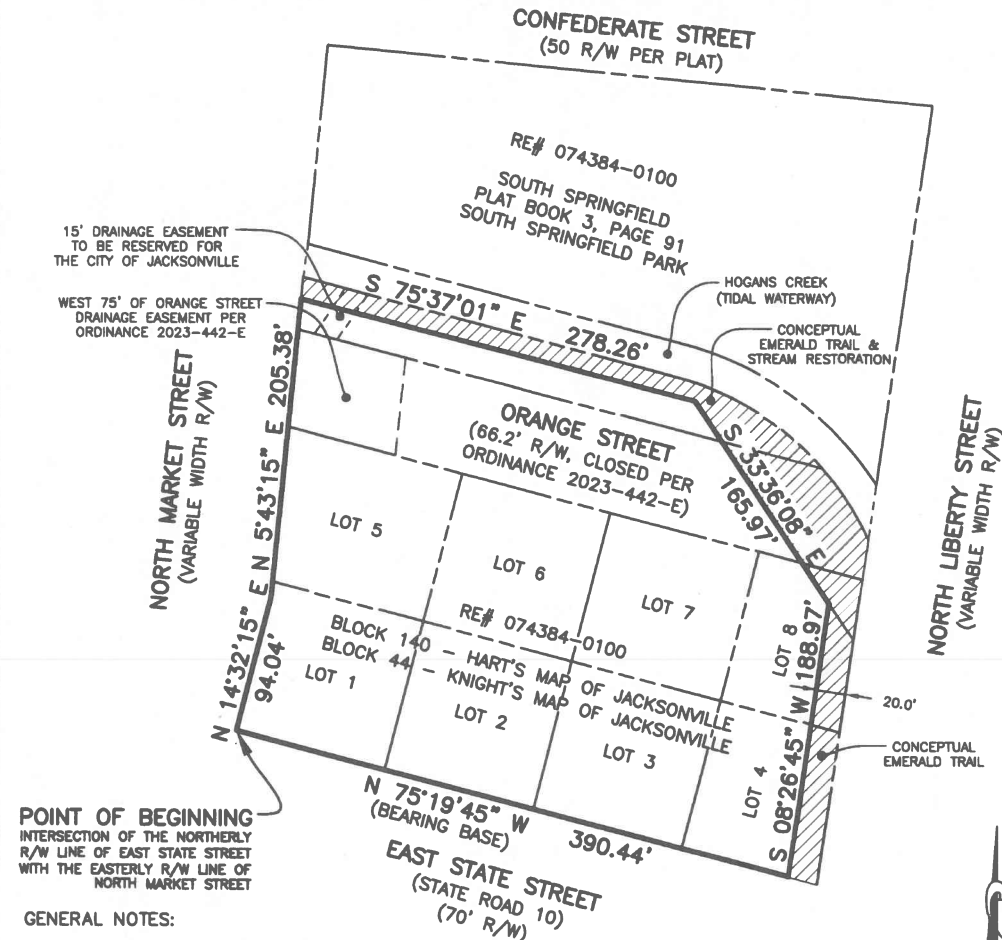
# EXHIBIT "A"

## MAP SHOWING SKETCH AND DESCRIPTION OF

LOTS 1 THROUGH 8, HARTS MAP OF JACKSONVILLE, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, TOGETHER WITH A PORTION OF ORANGE STREET (A 66.20 FOOT RIGHT OF WAY) AS CLOSED BY ORDINANCE 2023-442-E, RECORDED IN OFFICIAL RECORDS BOOK 20794, PAGE 2057, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, TOGETHER WITH A PORTION OF THE J. BELLAMY GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST STATE STREET (STATE ROAD 10, 70 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF NORTH MARKET STREET (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 14°32'15" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 94.04 FEET; THENCE NORTH 05°43'15" EAST, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 205.38 FEET; THENCE SOUTH 75°37'01" EAST, A DISTANCE OF 278.26 FEET; THENCE SOUTH 33°36'08" EAST, A DISTANCE OF 165.97 FEET; THENCE SOUTH 08°26'45" WEST, ALONG A LINE PARALLEL TO AND 20 FEET WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF NORTH LIBERTY STREET (A VARIABLE WIDTH RIGHT OF WAY), A DISTANCE OF 188.97 FEET TO A POINT IN SAID NORTHERLY RIGHT OF WAY LINE OF EAST STATE STREET; THENCE NORTH 75°19'45" WEST, ALONG LAST SAID LINE, A DISTANCE OF 390.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 108,592 SQUARE FEET OR 2.49 ACRES, MORE OR LESS.



<b>CITY OF JACKSONVILLE</b> 214 N. HOGAN STREET 10th FLOOR JACKSONVILLE, FLORIDA 32202		<b>ENGINEERING DIVISION</b> <b>DEPARTMENT OF PUBLIC WORKS</b> (904)255-8760		<b>ABBREVIATIONS</b> A = ARC LENGTH CB = CHORD BEARING CD = CHORD DISTANCE Δ = DELTA PC = POINT OF CURVATURE POC = POINT OF A CURVE PT = POINT OF TANGENCY R = RADIUS RE# = REAL ESTATE NUMBER R/W = RIGHT OF WAY
DATE: 12/23/2023 ROAD NO.: 123456789		SCALE: 1"=100' ER NO.:		SHEET NO. 1 OF 1