

This Instrument Prepared By:
Celeda Wallace
Action No. 50365
Bureau of Public Land Administration
3900 Commonwealth Boulevard
Mail Station No. 125
Tallahassee, Florida 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL
AND MODIFICATION TO AUTHORIZED USES AND SPECIAL LEASE CONDITIONS

BOT FILE NO. 160739059

THIS LEASE is hereby issued by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, hereinafter referred to as the Lessor.

WITNESSETH: That for and in consideration of payment of the annual lease fees hereinafter provided and the faithful and timely performance of and compliance with all terms and conditions stated herein, the Lessor does hereby lease to City of Jacksonville, Florida, hereinafter referred to as the Lessee, the sovereignty lands as defined in Rule 18-21.003, Florida Administrative Code, contained within the following legal description:

A parcel of sovereignty submerged land in Section 44, Township 02 South, Range 26 East, in St. Johns River, Duval County, Florida, containing 165,789 square feet, more or less, as is more particularly described and shown on Attachments A-1 and A-2, dated May 6, 2025.

TO HAVE THE USE OF the hereinabove-described premises from September 19, 2025, the effective date of this modified lease renewal, through January 17, 2029, the expiration date of this modified lease renewal. The terms and conditions on and for which this lease is granted are as follows:

1. USE OF PROPERTY: The Lessee is hereby exclusively authorized to operate a 153,185 square foot fee waived lease area including a public overwater marginal riverwalk, public temporary dock mooring, kayak launch, and water taxi stops, as described in Attachment A-1, and a 12,604 square foot revenue generating dinner cruise facility, as described in Attachment A-2, to be used for the mooring of vessels, including a revenue generating dinner cruise, in conjunction with upland access to public areas and parks, without fueling facilities, with a sewage pump out facility if it meets the regulatory requirements of the State of Florida Department of Environmental Protection or State of Florida Department of Health, whichever agency has jurisdiction, and without liveaboards as defined in paragraph 28, as shown and conditioned in Attachments A-1 and A-2, and the State of Florida Department of Environmental Protection Environmental Exemption Permit No. 16-0215096-003-EE, dated February 25, 2013, Noticed General Permit No. 62-0215096-006-EG, dated July 3, 2018, Consolidated Environmental Permit No. 16-0233957-004-EI, dated November 8, 2018, and Consolidated Environmental Permit No. 16-0233957-005-EI, dated February 1, 2019, incorporated herein and made a part of this lease by reference. All of the foregoing subject to the remaining conditions of this lease.

[06-29]

2. LEASE FEES: The Lessee hereby agrees to pay to the Lessor an initial annual lease fee of \$2,724.98, for the 12,604 square feet described in Attachment A-2, plus sales tax pursuant to Section 212.031, Florida Statutes, if applicable, within 30 days of receipt of this fully executed lease. The annual fee for the remaining years of this lease shall be adjusted pursuant to provisions of Rule 18-21.011, Florida Administrative Code. The State of Florida Department of Environmental Protection, Division of State Lands (the "Division") will notify the Lessee in writing of the amount and the due date of each subsequent annual lease payment during the remaining term of this lease. All lease fees due hereunder shall be remitted to the Division, as agent for the Lessor. The 153,185 square feet described in Attachment A-1 are fee waived.

3. WET SLIP RENTAL CERTIFICATION/SUPPLEMENTAL PAYMENT: This paragraph applies to the revenue generating square footage described in Attachment A-2. (A) The Lessee shall provide upon request by the Lessor any and all information in a certified form needed to calculate the lease fee specified in paragraph two (2) above, including the income, as defined in subsection 18-21.003(32), Florida Administrative Code, derived directly or indirectly from the use of sovereignty submerged lands on an annual basis. When six percent (6%) of said annual income exceeds the base fee or minimum annual fee established pursuant to Rule 18-21.011, Florida Administrative Code, for any lease year during the term of this lease, the Lessor shall send the Lessee a supplemental invoice for the difference in the amounts for that lease year. (B) The instrument or agreement used by the Lessee to transfer or assign the right to use a wet slip at the docking facility to a third party shall include a provision that clearly notifies the wet slip renter/user/holder that if the wet slip renter/user/holder subsequently transfers his right to use said wet slip to another party, the instrument or agreement used to transfer said wet slip shall contain a provision that requires six percent (6%) of the annual gross income derived from said instrument or agreement for the use of said wet slip be paid to the Lessee who, upon receipt, shall report and transmit said amount to the Lessor. The instrument or agreement used by the Lessee to transfer a wet slip shall also include a provision that clearly notifies the wet slip renter/user/holder that no interest in said wet slip may be further transferred unless a substantially similar provision to the one contained in the preceding sentence is placed in each succeeding instrument or agreement used to transfer said wet slip to each new wet slip renter/user/holder. (C) The Lessee shall submit to the Lessor each instrument or agreement used by the Lessee to transfer or assign the right to use a wet slip at the docking facility to a third party annually at the same time the Lessee submits the required Annual Wet Slip Revenue Report to the Lessor. Any breach of this lease condition shall constitute a default under this lease.

4. LATE FEE ASSESSMENTS: This paragraph applies to the revenue generating square footage described in Attachment A-2. The Lessee shall pay a late payment assessment for lease fees or other charges due under this lease which are not paid within 30 days after the due date. This assessment shall be computed at the rate of twelve percent (12%) per annum, calculated on a daily basis for every day the payment is late.

5. SUBMITTING ANNUAL CERTIFIED FINANCIAL RECORDS: This paragraph applies to the fee waived square footage described in Attachment A-1. Within 30 days after each anniversary of the effective date of this lease, the Lessee shall submit annual certified financial records of income and expenses to the State of Florida Department of Environmental Protection, Division of State Lands, Bureau of Public Land Administration, 3900 Commonwealth Blvd, MS 130, Tallahassee, FL 32399. "Income" is defined in subsection 18-21.003(32), Florida Administrative Code. The submitted financial records shall be certified by a certified public accountant.

6. EXAMINATION OF LESSEE'S RECORDS: For purposes of this lease, the Lessor is hereby specifically authorized and empowered to examine, for the term of this lease including any extensions thereto plus three (3) additional years, at all reasonable hours, the books, records, contracts, and other documents confirming and pertaining to the computation of annual lease payments as specified in paragraph two (2) above.

7. MAINTENANCE OF LESSEE'S RECORDS: The Lessee shall maintain separate accounting records for: (i) the gross revenue derived directly from the use of the leased premises, (ii) the gross revenue derived indirectly from the use of the leased premises, and (iii) all other gross revenue derived from the Lessee's operations on the riparian upland property. The Lessee shall secure, maintain and keep all records for the entire term of this lease plus three (3) additional years. This period shall be extended for an additional two (2) years upon request for examination of all records and accounts for lease verification purposes by the Lessor.

8. AGREEMENT TO EXTENT OF USE: This lease is given to the Lessee to use or occupy the leased premises only for those activities specified herein and as conditioned by the permit(s) referenced in paragraph 1 of this lease. The Lessee shall not (i) change or add to the approved use of the leased premises as defined herein (e.g., from activities that qualify for the fee waiver to activities that are revenue generating and require lease fees pursuant to Chapter 18-21, Florida Administrative Code); (ii) change activities in any manner that may have an environmental impact that was not considered in the original authorization or regulatory permit; or (iii) change the type of use of the riparian uplands or as permitted by the Lessee's interest in the riparian upland property that is more particularly described in Attachment B and in those Certain Grants of Easements and Limited Power of Attorney recorded in Official Records Book 20214, Pages 2452 - 2466, Public Records of Duval County, Florida, without first obtaining a regulatory permit/modified permit, if applicable, the Lessor's written authorization in the form of a modified lease, the payment of additional fees, if applicable, and, if applicable, the removal of any structures which may no longer qualify for authorization under the modified lease. If at any time during the lease term the area described in Attachment A-1 no longer satisfies the requirements of subparagraph 18-21.011(1)(b)7., Florida Administrative Code, for a fee waived lease, the Lessee shall be required to pay an annual lease fee in accordance with Rule 18-21.011, Florida Administrative Code, and if applicable, remove any structures which may no longer qualify for authorization under this lease.

9. PROPERTY RIGHTS: The Lessee shall make no claim of title or interest to said lands hereinbefore described by reason of the occupancy or use thereof, and all title and interest to said land hereinbefore described is vested in the Lessor. The Lessee is prohibited from including, or making any claim that purports to include, said lands described or the Lessee's leasehold interest in said lands into any form of private ownership, including but not limited to any form of condominium or cooperative ownership. The Lessee is further prohibited from making any claim, including any advertisement, that said land, or the use thereof, may be purchased, sold, or re-sold.

10. INTEREST IN RIPARIAN UPLAND PROPERTY: During the term of this lease, the Lessee shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), Florida Administrative Code, in the riparian upland property that is more particularly described in Attachment B and in those Certain Grants of Easements and Limited Power of Attorney recorded in Official Records Book 20214, Pages 2452 - 2466, Public Records of Duval County, Florida, and by reference made a part hereof together with the riparian rights appurtenant thereto. If such interest is terminated or the Lessor determines that such interest did not exist on the effective date of this lease, this lease may be terminated at the option of the Lessor. If the Lessor terminates this lease, the Lessee agrees not to assert a claim or defense against the Lessor arising out of this lease. Prior to sale and/or termination of the Lessee's interest in the riparian upland property, the Lessee shall inform any potential buyer or transferee of the Lessee's interest in the riparian upland property and the existence of this lease and all its terms and conditions and shall complete and execute any documents required by the Lessor to effect an assignment of this lease, if consented to by the Lessor. Failure to do so will not relieve the Lessee from responsibility for full compliance with the terms and conditions of this lease which include, but are not limited to, payment of all fees and/or penalty assessments incurred prior to such act.

11. ASSIGNMENT OF LEASE: This lease shall not be assigned or otherwise transferred without prior written consent of the Lessor or its duly authorized agent. Such assignment or other transfer shall be subject to the terms, conditions and provisions of this lease, current management standards and applicable laws, rules and regulations in effect at that time. Any assignment or other transfer without prior written consent of the Lessor shall be null and void and without legal effect.

12. LIABILITY/INVESTIGATION OF ALL CLAIMS: The Lessee shall investigate all claims of every nature at its expense. Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees and agents thereof. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims.

13. NOTICES/COMPLIANCE/TERMINATION: The Lessee binds itself, its successors, and assigns, to abide by the provisions and conditions herein set forth and said provisions and conditions shall be deemed covenants of the Lessee, its successors, and assigns. In the event the Lessee fails or refuses to comply with the provisions and conditions herein set forth, or in the event the Lessee violates any of the provisions and conditions herein set forth, and the Lessee fails or refuses to comply with any of said provisions or conditions within twenty (20) days of receipt of the Lessor's notice to correct, this lease may be terminated by the Lessor upon thirty (30) days written notice to the Lessee. If canceled, all of the above-described parcel of land shall revert to the Lessor. All notices required to be given to the Lessee by this lease or applicable law or administrative rules shall be sufficient if sent by U.S. Mail to the following address:

City of Jacksonville, Florida
Attn: Mr. Brian Burket
214 N. Hogan Street, 4th Floor
Jacksonville, Florida 32202

The Lessee shall notify the Lessor by certified mail of any change to this address at least ten (10) days before the change is effective.

14. TAXES AND ASSESSMENTS: The Lessee shall assume all responsibility for liabilities that accrue to the subject property or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the subject property during the effective period of this lease.

15. NUISANCES OR ILLEGAL OPERATIONS: The Lessee shall not permit the leased premises or any part thereof to be used or occupied for any purpose or business other than herein specified unless such proposed use and occupancy are consented to by the Lessor and the lease is modified accordingly, nor shall Lessee knowingly permit or suffer any nuisances or illegal operations of any kind on the leased premises.

16. MAINTENANCE OF FACILITY/RIGHT TO INSPECT: The Lessee shall maintain the leased premises in good condition, keeping the structures and equipment located thereon in a good state of repair in the interests of public health, safety and welfare. No dock or pier shall be constructed in any manner that would cause harm to wildlife. The leased premises shall be subject to inspection by the Lessor or its designated agent at any reasonable time.

17. NON-DISCRIMINATION: The Lessee shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the area subject to this lease or upon lands adjacent to and used as an adjunct of the leased area.

18. ENFORCEMENT OF PROVISIONS: No failure, or successive failures, on the part of the Lessor to enforce any provision, nor any waiver or successive waivers on its part of any provision herein, shall operate as a discharge thereof or render the same inoperative or impair the right of the Lessor to enforce the same upon any renewal thereof or in the event of subsequent breach or breaches.

19. PERMISSION GRANTED: Upon expiration or cancellation of this lease all permission granted hereunder shall cease and terminate.

20. RENEWAL PROVISIONS: Renewal of this lease shall be at the sole option of the Lessor. Such renewal shall be subject to the terms, conditions and provisions of management standards and applicable laws, rules and regulations in effect at that time. In the event that the Lessee is in full compliance with the terms of this lease, the Lessor will begin the renewal process. The term of any renewal granted by the Lessor shall commence on the last day of the previous lease term. In the event the Lessor does not grant a renewal, the Lessee shall vacate the leased premises and remove all structures and equipment occupying and erected thereon at its expense. The obligation to remove all structures authorized herein upon termination of this lease shall constitute an affirmative covenant upon the Lessee's interest in the riparian upland property more particularly described in Attachment B and in those Certain Grants of Easements and Limited Power of Attorney recorded in Official Records Book 20214, Pages 2452 - 2466, Public Records of Duval County, Florida, which shall run with the title to the Lessee's interest in said riparian upland property and shall be binding upon the Lessee and the Lessee's successors in title or successors in interest.

21. REMOVAL OF STRUCTURES/ADMINISTRATIVE FINES: If the Lessee does not remove said structures and equipment occupying and erected upon the leased premises after expiration or cancellation of this lease, such structures and equipment will be deemed forfeited to the Lessor, and the Lessor may authorize removal and may sell such forfeited structures and equipment after ten (10) days written notice by certified mail addressed to the Lessee at the address specified in Paragraph 12 or at such address on record as provided to the Lessor by the Lessee. However, such remedy shall be in addition to all other remedies available to the Lessor under applicable laws, rules and regulations including the right to compel removal of all structures and the right to impose administrative fines.

22. REMOVAL COSTS/LIEN ON RIPARIAN UPLAND PROPERTY: Subject to the noticing provisions of Paragraph 20 of this lease, any costs incurred by the Lessor in removal of any structures and equipment constructed or maintained on state lands shall be paid by Lessee and any unpaid costs and expenses shall constitute a lien upon the Lessee's interest in the riparian upland property that is more particularly described in Attachment B, and in those Certain Grants of Easements and Limited Power of Attorney recorded in Official Records Book 20214, Pages 2452-2466, Public Records of Duval County, Florida. This lien on the Lessee's interest in the riparian upland property shall be enforceable in summary proceedings as provided by law.

23. RIPARIAN RIGHTS/FINAL ADJUDICATION: In the event that any part of any structure authorized hereunder is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent riparian rights, Lessee agrees to either obtain written consent for the offending structure from the affected riparian owner or to remove the interference or encroachment within 60 days from the date of the adjudication. Failure to comply with this paragraph shall constitute a material breach of this lease agreement and shall be grounds for immediate termination of this lease agreement at the option of the Lessor.

24. AMENDMENTS/MODIFICATIONS: This lease is the entire and only agreement between the parties. Its provisions are not severable. Any amendment or modification to this lease must be in writing, must be accepted, acknowledged and executed by the Lessee and Lessor, and must comply with the rules and statutes in existence at the time of the execution of the modification or amendment. Notwithstanding the provisions of this paragraph, if mooring is authorized by this lease, the Lessee may install boatlifts within the leased premises without formal modification of the lease provided that (a) the Lessee obtains any state or local regulatory permit that may be required; and (b) the location or size of the lift does not increase the mooring capacity of the docking facility.

25. ADVERTISEMENT/SIGNS/NON-WATER DEPENDENT ACTIVITIES/ADDITIONAL ACTIVITIES/MINOR STRUCTURAL REPAIRS: No permanent or temporary signs directed to the boating public advertising the sale of alcoholic beverages shall be erected or placed within the leased premises. No restaurant or dining activities are to occur within the leased premises. The Lessee shall ensure that no permanent, temporary or floating structures, fences, docks, pilings or any structures whose use is not water-dependent shall be erected or conducted over sovereignty submerged lands without prior written consent from the Lessor. No additional structures and/or activities including dredging, relocation/realignment or major repairs or renovations to authorized structures, shall be erected or conducted on or over sovereignty, submerged lands without prior written consent from the Lessor. Unless specifically authorized in writing by the Lessor, such activities or structures shall be considered unauthorized and a violation of Chapter 253, Florida Statutes, and shall subject the Lessee to administrative fines under Chapter 18-14, Florida Administrative Code. This condition does not apply to minor structural repairs required to maintain the authorized structures in a good state of repair in the interests of public health, safety or welfare; provided, however, that such activities shall not exceed the activities authorized by this lease.

26. USACE AUTHORIZATION: Prior to commencement of construction and/or activities authorized herein, the Lessee shall obtain the U.S. Army Corps of Engineers (USACE) permit if it is required by the USACE. Any modifications to the construction and/or activities authorized herein that may be required by the USACE shall require consideration by and the prior written approval of the Lessor prior to the commencement of construction and/or any activities on sovereign, submerged lands.

27. COMPLIANCE WITH FLORIDA LAWS: On or in conjunction with the use of the leased premises, the Lessee shall at all times comply with all Florida Statutes and all administrative rules promulgated thereunder. Any unlawful activity which occurs on the leased premises or in conjunction with the use of the leased premises shall be grounds for the termination of this lease by the Lessor.

28. LIVEABOARDS: The term "liveaboard" is defined as a vessel docked at the facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within a thirty (30) day period. If liveaboards are authorized by paragraph one (1) of this lease, in no event shall such "liveaboard" status exceed six (6) months within any twelve (12) month period, nor shall any such vessel constitute a legal or primary residence.

29. GAMBLING VESSELS: During the term of this lease and any renewals, extensions, modifications or assignments thereof, Lessee shall prohibit the operation of or entry onto the leased premises of gambling cruise ships, or vessels that are used principally for the purpose of gambling, when these vessels are engaged in "cruises to nowhere," where the ships leave and return to the state of Florida without an intervening stop within another state or foreign country or waters within the jurisdiction of another state or foreign country, and any watercraft used to carry passengers to and from such gambling cruise ships.

30. SPECIAL LEASE CONDITION: Within 60 days after the Lessor's execution of this lease, the Lessee shall install and display permanent manatee educational signs that provide information on the mannerisms of manatees and the potential threat to this endangered species from boat operation. The Lessee shall maintain these signs during the term of this lease and all subsequent renewal terms and shall be required to replace the signs in the event they become faded, damaged, or outdated. The Lessee shall ensure that the view of the signs is not obstructed by vegetation or structures. The number, type, and procedure for installation of these signs shall be in accordance with the handout, "Manatee Educational Signs," which can be obtained from the Florida Fish and Wildlife Conservation Commission, Imperiled Species Management Section, 620 S. Meridian Street - 6A, Tallahassee, Florida 32399-1600 (Phone 850/922-4330).

[Remainder of page intentionally left blank; Signature page follows]

IN WITNESS WHEREOF, the Lessor and the Lessee have executed this instrument on the day and year first above written.

WITNESSES:

Signature: _____

Printed Name: _____

Address: 3800 Commonwealth Boulevard

Tallahassee, Florida 32399

Signature _____

Printed Name: _____

Address: 3800 Commonwealth Boulevard

Tallahassee, Florida 32399

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE OF
FLORIDA

(SEAL)

BY: _____

Brad Richardson, Chief, Bureau of Public Land
Administration, Division of State Lands, State of Florida
Department of Environmental Protection, as agent for
and on behalf of the Board of Trustees of the Internal
Improvement Trust Fund of the State of Florida

Florida Department of Environmental Protection
Division of State Lands
3800 Commonwealth Boulevard
Tallahassee, Florida 32399

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this _____ day of _____
20____, by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida
Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust
Fund of the State of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

Toni Sturtevant 9/19/2025
DEP Attorney Date

Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires:

Commission/Serial No. _____

WITNESSES:

City of Jacksonville, Florida (SEAL)

Signature: _____

Printed Name: _____

Address: _____

Signature: _____

Printed Name: _____

Address: _____

BY: _____

Original Signature of Executing Authority

Karen Bowling

Typed/Printed Name of Executing Authority

Chief Administrative Officer

Title of Executing Authority

City of Jacksonville, Florida
Attn: Mr. Brian Burket
214 N. Hogan Street, 4th Floor
Jacksonville, Florida 32202

“LESSEE”

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __online notarization this _____ day of _____, 20____, by Karen Bowling as Chief Administrative Officer, for and on behalf of City of Jacksonville, Florida. She is personally known to me or who has produced _____, as identification.

My Commission Expires:

Signature of Notary Public

Notary Public, State of _____

Commission/Serial No. _____

Printed, Typed or Stamped Name

MAP SHOWING A SKETCH AND DESCRIPTION OF: (SOVEREIGN SUBMERGED LANDS – LEASE AREA)



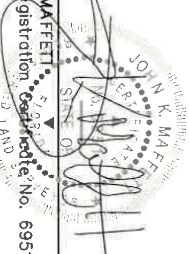
USGS QUAD VICINITY MAP JACKSONVILLE # 5114
NOT TO SCALE

CERTIFIED TO

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA
CITY OF JACKSONVILLE

05/06/25 REVISED: FIXED SCRIVENERS ERROR.
07/27/25 REVISED: TO MODIFY PARCEL D
09/10/25 REVISED: FIXED SCRIVENERS ERROR.
01/07/19 REVISED: MODIFY LIMITS OF AREA B.
05/24/18 REVISED: TO ADD ADDITIONAL AREA.
04/04/18 REVISED: TO CREATE NEW LEASE AREAS.
09/15/15 REVISED: EXCEPTING EXISTING LEASE AREA.
07/11/14 REVISED: SCRIVENERS ERROR IN LEGAL.
01/30/14 REVISED: EASEMENT AREA A, ADDED AREA B.

JOHN K. MAFFETT
Florida Registration Certificate No. 6951
Date: _____
NOT VALID WITHOUT EMBOSSED SEAL.



LEGEND

O.R.V. OFFICIAL RECORDS VOLUME
P.C. PAGE
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
LB LICENSED BUSINESS
R/W RIGHT OF WAY
MHWL MEAN HIGH WATER LINE
TIE TO LEASE AREA [1957]

SURVEY NOTES

- NOTE: THIS MAP REPRESENTS A FIELD SURVEY DATED JULY 12, 2011.
1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH MAIN STREET, AS BEING N 05°00'33" E (PER F.D.O.T. RIGHT OF WAY MAP SECTION 72070-2503).
 2. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT
 3. A TITLE COMMITMENT HAS NOT BEEN PROVIDED FOR THIS SURVEY.
 4. NO INTERIOR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE NOTED.
 5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 6. THERE IS APPROXIMATELY 3,702'± OF SHORELINE IN THE LEASE AREA MEAN HIGH WATER LINE & SAFE UPLAND LINE.
 7. ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD88).
 8. THE MEAN HIGH WATER LINE IS LOCATED AS INSTRUCTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, APPROVAL FORM DATED: JULY 18, 2011, AT ELEVATION 0.55 NAVD 1988, AND IS ESTABLISHED FROM THE INTERPOLATION POINT NO. 872-0226, SUPPORTING BENCHMARK 872 0226A BENCHMARK DISK IN RETAINING WALL HAVING AN ELEVATION OF 2.40 FEET, NAVD 1988.

FOR: CITY OF JACKSONVILLE

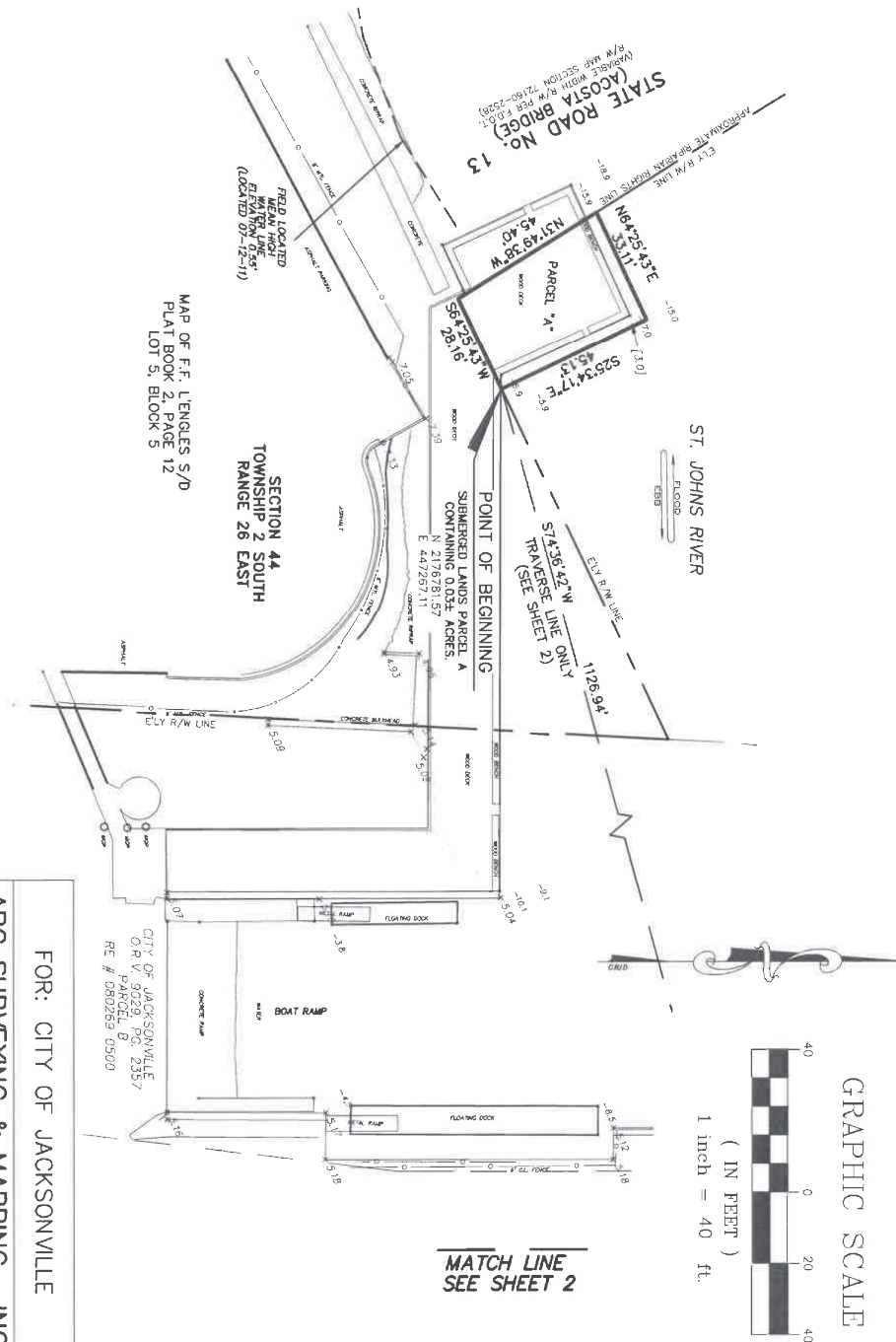
ARC SURVEYING & MAPPING, INC.

5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
PHONE: 904/784-8377
LICENSED BUSINESS NO. 6487

DRAWN BY: JK4 DATE: 07-14-11 FIELD BOOK & PAGE JOB NO. 11-01-08 17-07-23 A-11-08A

SHEET 3 of 14

1. REFER TO SHEET 1 FOR SURVEY NOTES AND LEGEND.
2. THIS SURVEY IS NOT COMPLETE WITHOUT ACCOMPANYING SHEETS.



FOR: CITY OF JACKSONVILLE

ARC SURVEYING & MAPPING, INC.

5202 SAN JUAN AVENUE,
JACKSONVILLE, FLORIDA 32210
PHONE: 904/384-8377
LICENSED BUSINESS NO. 6487

DRAWN BY: JKV DATE: 07-14-11 FIELD BOOK & PAGE JOB NO.
11-01-08
17-07-23

A-11-08A

SHEET 9 of 14

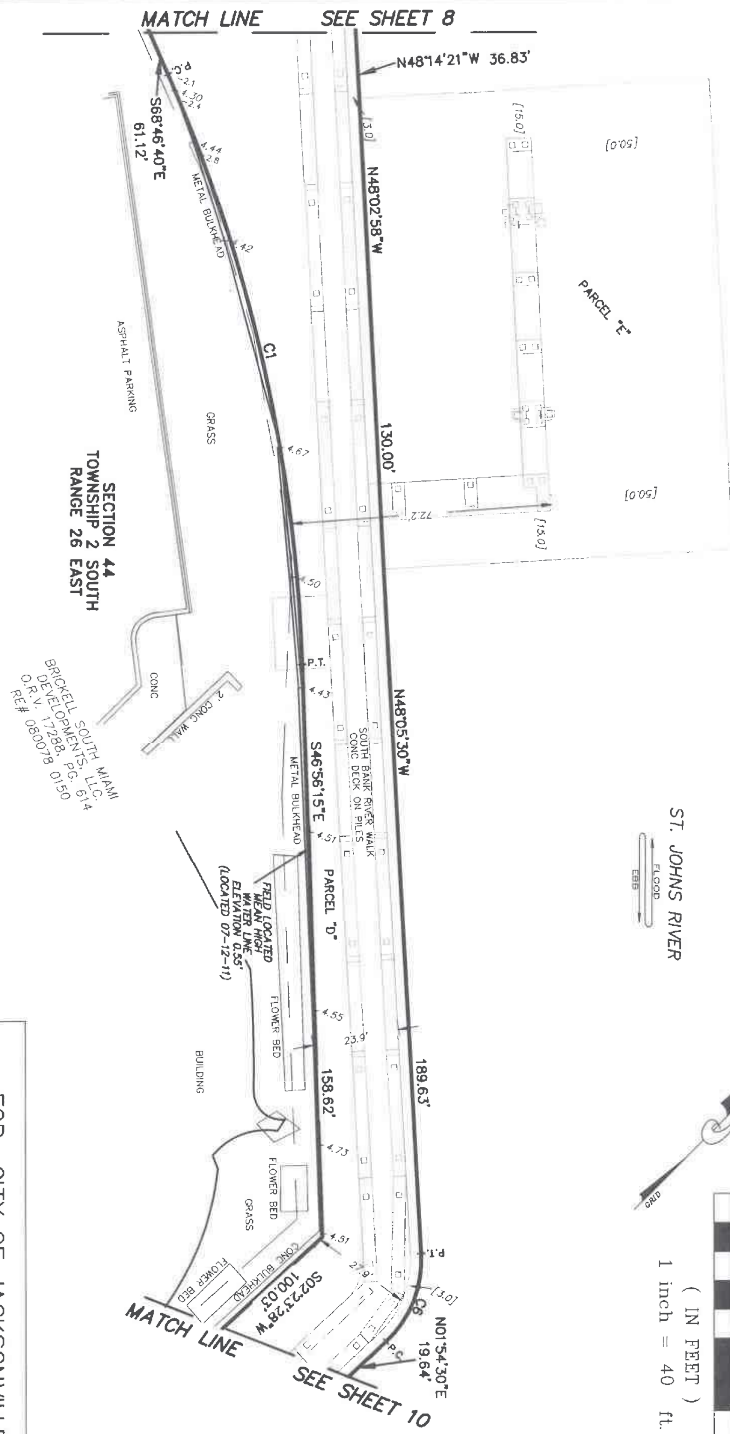
1. REFER TO SHEET 1 FOR SURVEY NOTES AND LEGEND.
2. THIS SURVEY IS NOT COMPLETE WITHOUT ACCOMPANYING SHEETS.

FOR: CITY OF JACKSONVILLE

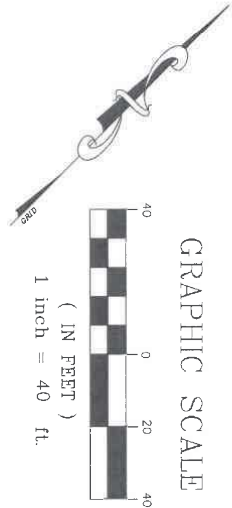
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE,
JACKSONVILLE, FLORIDA 32210
PHONE: 904/284-8377
LICENSED BUSINESS NO. 6487

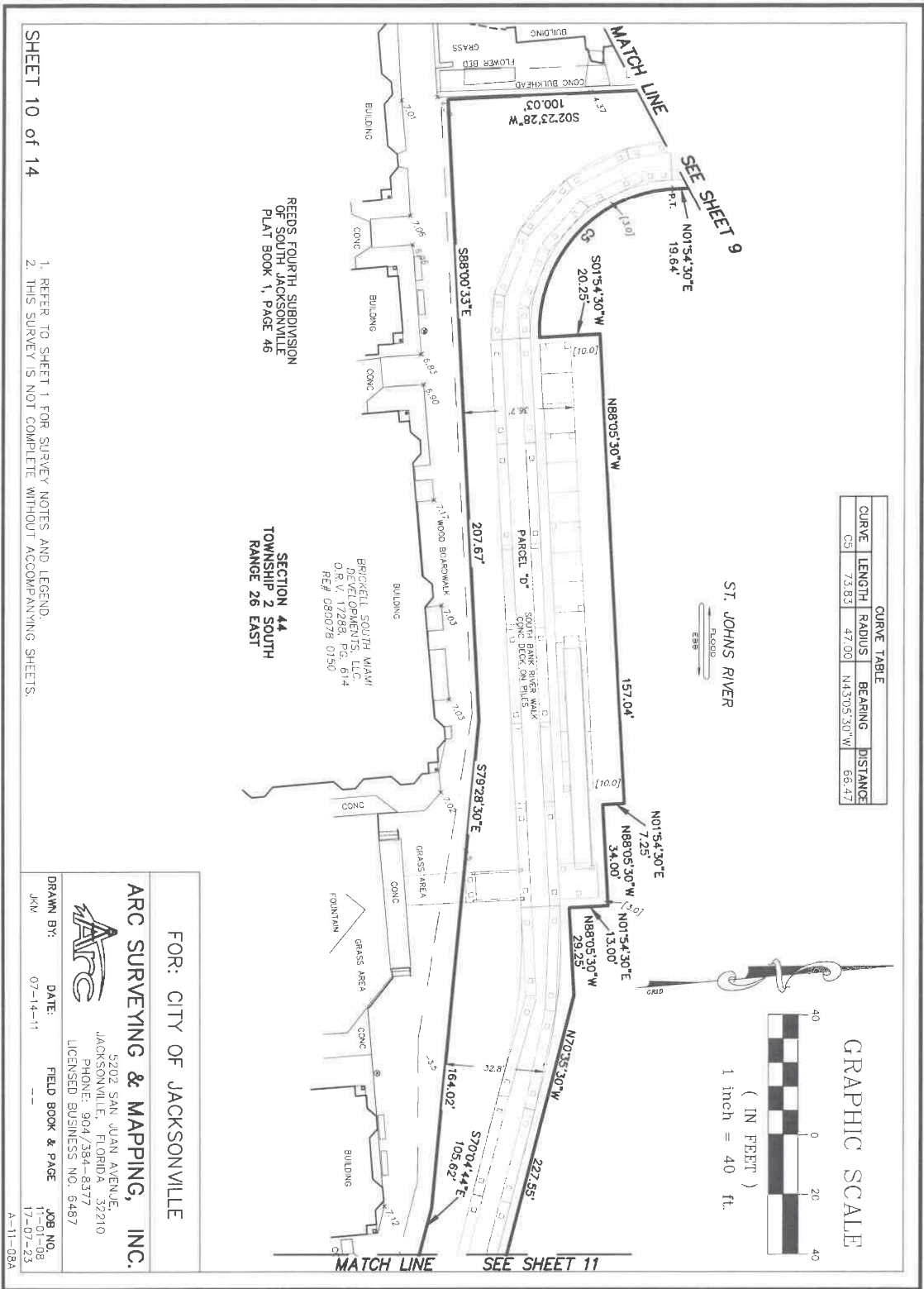
DRAWN BY: JKM DATE: 07-14-11 FIELD BOOK & PAGE: JOB NO. 11-01-08 17-07-23


A-11-08A



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	DISTANCE
C1	167.98	440.67	S57°51'28\"E	166.96
C6	27.05	31.00	N23°05'29\"W	26.20





FOR: CITY OF JACKSONVILLE	
ARC SURVEYING & MAPPING, INC.	
	
5202 SAN JUAN AVENUE, JACKSONVILLE, FLORIDA 32210 PHONE: 904/384-8377 LICENSED BUSINESS NO. 6487	
DRAWN BY: JKW	DATE: 07-14-11
FIELD BOOK & PAGE	
JOB NO. 11-01-06	
17-07-23	
A-11-08A	

PARCEL A

A PART OF THE SUBMERGED LANDS OF THE ST. JOHNS RIVER, LYING NORTHERLY OF LOT 5, BLOCK 5, MAP OF F.F. TENNES SUBDIVISION OF SOUTH JACKSONVILLE FLORIDA AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING NORTHERLY OF SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SOUTH MAIN STREET (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72070-2503), WITH THE NORTHERLY FACE OF AN EXISTING CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, THENCE SOUTH 7436.42° WEST, ALONG A TRAVERSE LINE, 1126.94 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13 (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72160-2528), AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 64°25'43" WEST, 28.16 FEET; THENCE NORTH 31°49'38" WEST, 45.40 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING COURSES AND DISTANCES ACROSS THE SUBMERGED LANDS OF THE ST. JOHNS RIVER, THENCE NORTH 64°25'43" EAST, 33.11 FEET; THENCE SOUTH 25°34'17" EAST, 451.3 FEET TO AN INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13, AND THE POINT OF BEGINNING, CONTAINING 0.03 ACRES (1,383 SQUARE FEET), MORE OR LESS.

PARCEL B

A PART OF THE SUBMERGED LANDS OF THE ST. JOHNS RIVER, LYING NORTHERLY OF BLOCK 4, MAP OF F.F. TENNES SUBDIVISION OF SOUTH JACKSONVILLE FLORIDA AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING NORTHERLY OF SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SOUTH MAIN STREET (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72070-2503), WITH THE NORTHERLY FACE OF AN EXISTING CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, THENCE NORTH 86°41'59" WEST, ALONG SAID CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, 112.25 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE SOUTH 85°28'06" WEST, ALONG SAID CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, 143.74 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 85°28'06" WEST, ALONG SAID CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, 284.69 FEET; THENCE DEPARTING SAID CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, RUN THE FOLLOWING COURSES AND DISTANCES ACROSS THE SUBMERGED LANDS OF THE ST. JOHNS RIVER, THENCE NORTH 04°31'54" WEST, 24.32 FEET; THENCE NORTH 85°28'06" EAST, 296.43 FEET; THENCE SOUTH 21°33'32" WEST, 27.01 FEET TO THE NORTHERLY FACE OF AFOREMENTIONED EXISTING CONCRETE BULKHEAD, MEAN HIGH WATER LINE, AND THE POINT OF BEGINNING.

CONTAINING 0.16 ACRES (7,067 SQUARE FEET), MORE OR LESS.

PARCEL C

A PART OF THE SUBMERGED LANDS OF THE ST. JOHNS RIVER, LYING NORTHERLY OF BLOCK 4, MAP OF F.F. TENNES SUBDIVISION OF SOUTH JACKSONVILLE FLORIDA AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING NORTHERLY OF SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SOUTH MAIN STREET (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72070-2503), WITH THE NORTHERLY FACE OF AN EXISTING CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, THENCE NORTH 86°41'59" WEST, ALONG SAID CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, 112.25 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE SOUTH 85°28'06" WEST, ALONG SAID CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, 35.26 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF A 200 FOOT DEPARTMENT OF TRANSPORTATION PERPETUAL RIGHT OF WAY EASEMENT, PER DEED BOOK 836, PAGE 27, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 85°28'06" WEST, ALONG SAID CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, 108.46 FEET; THENCE DEPARTING SAID CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, RUN THE FOLLOWING COURSES ACROSS THE SUBMERGED LANDS OF THE ST. JOHNS RIVER, THENCE NORTH 21°33'32" EAST, 30.37 FEET; THENCE NORTH 49°20'03" EAST, 133.02 FEET TO A POINT LYING ON SAID WESTERLY LINE OF A 200 FOOT DEPARTMENT OF TRANSPORTATION PERPETUAL RIGHT OF WAY EASEMENT, THENCE SOUTH 03°07'18" WEST, ALONG SAID WESTERLY LINE, 125.76 FEET TO THE NORTHERLY FACE OF AFOREMENTIONED EXISTING CONCRETE BULKHEAD, MEAN HIGH WATER LINE, AND THE POINT OF BEGINNING, CONTAINING 0.19 ACRES (8,307 SQUARE FEET), MORE OR LESS.

A PART OF THE SUBMERGED LANDS OF THE ST. JOHNS RIVER LING NORTHLEY OF GULF BEACH CENTER AS SHOWN ON RECORDED PLAT BOOK 36, PAGE 28, NORTHERLY OF MAP OF LANDS SUBMISSION OF SOUTH JACKSONVILLE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTH JACKSONVILLE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 49 OF THE CURRENT PUBLIC RECORDS OF DULVA COUNTY, FLORIDA, LING NORTHLEY OF SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DULVA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SOUTH MAIN STREET (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 22001-22003), WITH THE NORTHERLY FACE OF AN EXISTING CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, THENCE SOUTH 78°52'26" EAST, ALONG SAID CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, 53.24 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT, BEGINNING, CONTINUE SOUTH 79°55' EAST, ALONG SAID CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, 413.57 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE SOUTH 72°21'57" EAST, AND CONTINUING ALONG SAID NORTHERLY FACE OF SAID CONCRETE BULKHEAD, AND THE MEAN HIGH WATER LINE, 477.79 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE SOUTH 10°36'36" WEST, ALONG THE EASTERLY FACE OF SAID CONCRETE BULKHEAD, AND THE MEAN HIGH WATER LINE, 65.90 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE SOUTH 73°56'31" EAST, ALONG THE NORTHERLY FACE OF AN EXISTING WOODEN BULKHEAD, AND THE MEAN HIGH WATER LINE, 21.00 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE CONTINUE ALONG THE NORTHERLY FACE OF AN EXISTING STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, SOUTH 77°15'31" EAST, 39.65 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE SOUTH 03°00'47" WEST, ALONG THE EASTERLY FACE OF SAID STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, 200.68 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE SOUTH 68°45'40" EAST, ALONG THE NORTHERLY FACE OF SAID STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, 611.2 FEET TO THE POINT OF CURVATURE OF A CORNER IN SAID BULKHEAD, HAVING A RADIUS OF 440.67 FEET, THENCE AROUND AND ALONG SAID CURVE AND THE MEAN HIGH WATER LINE, SOUTH 52°51'31" EAST, 156.60 FEET TO THE MEAN HIGH WATER LINE, 167.98 FEET, LEAVING A SHOUD BEARING AND DISTANCE OF SOUTH 52°51'31" EAST, 167.98 FEET TO THE MEAN HIGH WATER LINE, 167.98 FEET, THENCE ALONG THE NORTHEASTERLY FACE OF SAID STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, 46.58 FEET, THENCE ALONG THE NORTHEASTERLY FACE OF SAID STEEL BULKHEAD, THENCE SOUTH 07°22'29" WEST, ALONG THE EASTERLY FACE OF SAID STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, 100.03 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE SOUTH 88°00'33" EAST, ALONG THE NORTHERLY FACE OF SAID STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, 164.02 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE CONTINUE ALONG SAID NORTHERLY FACE OF SAID STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, SOUTH 79°28'30" EAST, 164.02 FEET TO THE MEAN HIGH WATER LINE, SOUTH 70°04'44" EAST, 105.62 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE CONTINUE ALONG SAID NORTHERLY FACE OF SAID STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, SOUTH 65°23'16" EAST, 54.94 FEET TO AN ANGLE POINT IN SAID BULKHEAD, AND THE MEAN HIGH WATER LINE, SOUTH 65°23'16" EAST, 54.94 FEET TO AN ANGLE POINT IN SAID BULKHEAD, AND THE MEAN HIGH WATER LINE, SOUTH 82°37'24" EAST, 42.80 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE CONTINUE ALONG SAID NORTHERLY FACE OF SAID STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, SOUTH 86°47'31" EAST, 64.70 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE NORTH 03°31'30" EAST, ALONG THE WESTERLY FACE OF SAID STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, 43.0 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE NORTH 49°59'45" EAST, ALONG THE NORTHWESTERLY FACE OF SAID STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, 46.98 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE NORTH 80°55'33" EAST, ALONG THE NORTHERLY FACE OF SAID STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, 28.45 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE CONTINUING ALONG SAID NORTHERLY FACE OF SAID STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, 10.80 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE SOUTH 70°00'47" EAST, 10.80 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE SOUTH 84°23'04" EAST, ALONG THE THEORETICAL NORTHERLY FACE OF SAID BULKHEAD, AND THE MEAN HIGH WATER LINE, 38.12 FEET, TO THE POINT OF CURVATURE OF A CORNER TO THE RIGHT IN SAID BULKHEAD, SAID CORNER HAVING A RADIUS OF 5.0 FEET, THENCE AROUND AND AROUND SAID CURVE AND CONTINUING ALONG THE FACE OF SAID STEEL BULKHEAD, AND THE MEAN HIGH WATER LINE, 5.95 FEET, A SHOUD BEARING AND DISTANCE OF SOUTH 50°52'25" EAST, 5.92 FEET TO THE INTERSECTION WITH THE NORTHERLY FACE OF AN EXISTING CONCRETE BULKHEAD, AND THE MEAN HIGH WATER LINE, THENCE ALONG SAID NORTHERLY FACE OF SAID CONCRETE BULKHEAD, AND THE MEAN HIGH WATER LINE, SOUTH 88°10'15" EAST, 109.12 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE SOUTH 10°54'00" EAST, ALONG THE EASTERLY FACE OF SAID CONCRETE BULKHEAD, AND THE MEAN HIGH WATER LINE, 27.73 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE SOUTH 87°42'41" EAST, ALONG THE NORTHERLY FACE OF SAID CONCRETE BULKHEAD, AND THE MEAN HIGH WATER LINE, 27.73 FEET TO AN ANGLE POINT IN SAID BULKHEAD, THENCE SOUTH 18°42'50" EAST, ALONG THE NORTHERLY FACE OF SAID CONCRETE BULKHEAD, AND THE MEAN HIGH WATER LINE, 35.52 FEET, CONTINUING ALONG SAID NORTHERLY FACE OF SAID CONCRETE BULKHEAD, AND THE MEAN HIGH WATER LINE, 35.52 FEET, THENCE THE FOLLOWING CORNERS ACROSS THE SUBMERGED LANDS OF THE ST. JOHNS RIVER, THENCE NORTH 07°00'02" WEST, 34.46 FEET, THENCE SOUTH 89°59'58" WEST, 16.53 FEET, THENCE NORTH 45°00'02" WEST, 42.56 FEET, THENCE NORTH 00°00'02" WEST, 15.72 FEET, THENCE SOUTH 89°39'58" WEST, 35.50 FEET, THENCE SOUTH 07°00'02" EAST, 52.16 FEET, THENCE NORTH 89°59'48" WEST, 12.79 FEET, THENCE NORTH 72°26'41" WEST, 146.79 FEET, THENCE SOUTH 07°00'02" EAST, 52.16

[illegible]

1. REFER TO SHEET 1 FOR SURVEY NOTES AND LEGEND.
2. THIS SURVEY IS NOT COMPLETE WITHOUT ACCOMPANYING SHEETS.

FOR: CITY OF JACKSONVILLE

 **ARC SURVEYING & MAPPING, INC.**

5202 SAN LUAN AVENUE,
JACKSONVILLE, FLORIDA 32210
PHONE: 904/384-8377
LICENSED BUSINESS NO. 6487

DRAWN BY: DATE: FIELD BOOK & PAGE
JLM 07-14-11 --

JOB NO.
11-01-08
17-07-23
A-11-08A

MAP SHOWING A SKETCH AND DESCRIPTION OF: (SOVEREIGN SUBMERGED LANDS – LEASE AREA)



USGS QUAD
VICINITY MAP
NOT TO SCALE
JACKSONVILLE
5114

CERTIFIED TO
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA
CITY OF JACKSONVILLE

SHEET 1 of 4
05/06/25 REVISED: FIXED SCRIVENERS ERROR.

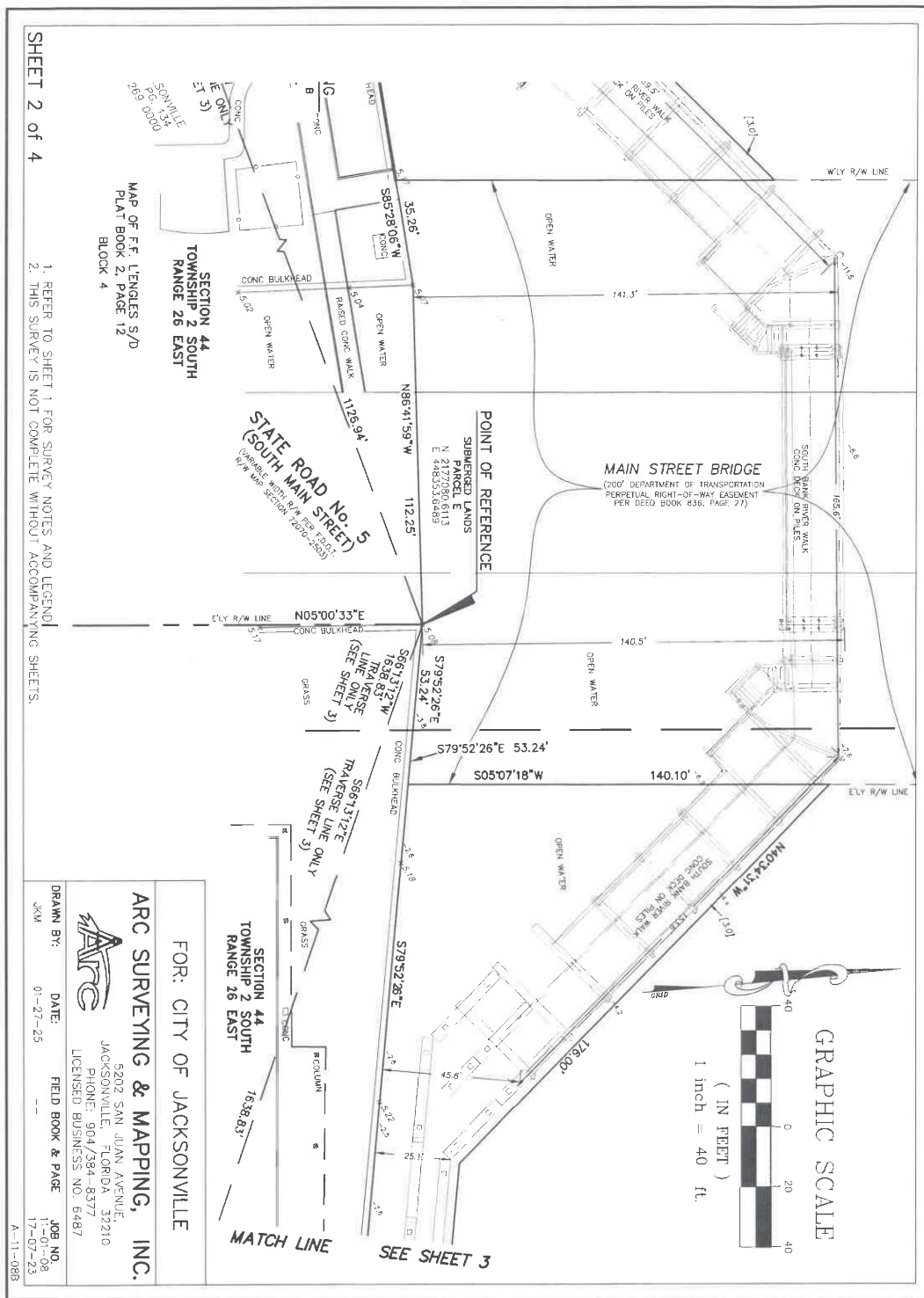
JOHN K. MARTIN
Florida Registration Certificate No. 6951
Date:
NOT VALID WITHOUT EMBOSSED SEAL.

FOR: CITY OF JACKSONVILLE
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
PHONE: 904/384-8377
LICENSED BUSINESS NO. 6487
DRAWN BY: JKV DATE: 01-27-25 FIELD BOOK & PAGE: 108 NO. 17-07-23
A-11-088

LEGEND
O.R.V. OFFICIAL RECORDS VOLUME
P.G. PAGE
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
L.B. LICENSED BUSINESS
R/W RIGHT OF WAY
MHWL MEAN HIGH WATER LINE
17057 ME TO LEASE AREA

SURVEY NOTES

- NOTE: THIS MAP REPRESENTS A FIELD SURVEY DATED JULY 12, 2011.
1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH MAIN STREET, AS BEING N 05°00'33" E (PER F.D.O.T. RIGHT OF WAY MAP SECTION 72070-2503).
 2. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT.
 3. A TITLE COMMITMENT HAS NOT BEEN PROVIDED FOR THIS SURVEY.
 4. NO INTERIOR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE NOTED.
 5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 6. THERE IS APPROXIMATELY 140% OF SHORELINE IN THE LEASE AREA MEAN HIGH WATER LINE & SAFE UPLAND LINE.
 7. ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD88).
 8. THE MEAN HIGH WATER LINE IS LOCATED AS INSTRUCTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, APPROVAL FORM DATED: JULY 18, 2011, AT ELEVATION 0.55 NAVD 1988, AND IS ESTABLISHED FROM THE INTERPOLATION POINT NO. 872-0226, SUPPORTING BENCHMARK 872 0226A, BENCHMARK DISK IN RETAINING WALL HAVING AN ELEVATION OF 2.40 FEET, NAVD 1988.



PARCEL E

A PART OF THE SUBMERGED LANDS OF THE ST. JOHNS RIVER, LYING NORTHERLY OF SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SOUTH MAIN STREET (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7200-2505), WITH THE NORTHERLY FACE OF AN EXISTING CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE; THENCE SOUTH 66°13'12" EAST, ALONG A TRAVERSE LINE, 163.83 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 79°52'26" EAST, ALONG SAID CONCRETE BULKHEAD AND THE MEAN HIGH WATER LINE, 53.24 FEET TO THE POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING, THENCE NORTH 48°02'56" WEST, 130.00 FEET; THENCE NORTH 41°54'30" EAST, 97.00 FEET; THENCE SOUTH 48°02'56" EAST, 130.00 FEET; THENCE SOUTH 41°54'30" WEST, 97.00 FEET TO THE POINT OF BEGINNING,
CONTAINING 0.29 ACRES (12,804 SQUARE FEET), MORE OR LESS.

FDEP
BSM Reviewed
By: SEN
Date: 5/7/25

SHEET 4 of 4

1. REFER TO SHEET 1 FOR SURVEY NOTES AND LEGEND.
2. THIS SURVEY IS NOT COMPLETE WITHOUT ACCOMPANYING SHEETS.

FOR: CITY OF JACKSONVILLE

ARC SURVEYING & MAPPING, INC.



5202 SAN JUAN AVENUE,
JACKSONVILLE, FLORIDA 32210
PHONE: 904/384-8377
LICENSED BUSINESS NO. 6487

DRAWN BY: JKM DATE: 01-27-25 FIELD BOOK & PAGE --

JOB NO.
11-01-08
17-07-23
A-11-086

Prepared by and
After Recording Return to:

Harry M. Wilson, IV, Esq.
Office of General Counsel
117 W. Duval Street, Suite 480
Jacksonville, Florida 32202

Doc # 2022088347, OR BK 20214 Page 2452,
Number Pages: 2
Recorded 04/08/2022 11:50 AM,
JODY PHILLIPS CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$18.50

Project: SBRW Renewal
RE#: 080394-0025

NOTICE OF RENEWAL OF EASEMENT AGREEMENT

THIS NOTICE OF RENEWAL OF EASEMENT AGREEMENT ("Notice") is made and as of this 8th day of FEBRUARY, 2022, by **CITY OF JACKSONVILLE**, a consolidated municipal and county political subdivision, duly organized and existing under the laws of the State of Florida, whose address is c/o Office of General Counsel, 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202.

WITNESSETH:

WHEREAS, on March 28, 1984 the City of Jacksonville, as Grantee, entered into that certain Grant of Easement and Limited Power of Attorney with Gulf Master Company, a Florida corporation, and Jax Development Corporation, collectively as Grantor (the "Easement"), for the purposes of obtaining riparian easement rights required for the construction and maintenance of the City's Southbank Riverwalk, a 1.25 mile paved promenade along the St. Johns River.

WHEREAS, the Easement was recorded at Book 5821, Page 687 of the Duval County Public Records and is binding on the successors and assigns of the Grantor and Grantee. Delorenzo Strand LLC, a Florida limited liability company ("Delorenzo"), is the successor in interest to the original grantor.

WHEREAS, the Easement is for an initial term of forty (40) years, expiring on March 27, 2024, and may be renewed for an additional period of forty (40) years upon at least one hundred eighty days' advance written notice and payment of the sum of Ten Dollars to Grantor prior to the end of the initial term.

WHEREAS, Grantor has timely provided such advance written notice to Delorenzo and paid the required consideration of Ten Dollars, thereby exercising its right to renew the Easement for an additional period of forty (40) years.

NOW, THEREFORE, the City hereby provides notice that it has renewed the term of the Easement, and that the Easement shall remain in full force and effect until March 27, 2064, which date represents the expiration date of the additional term.

[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, Grantee has provided the forgoing Notice of Easement Renewal as of the day and year first above written.

GRANTEE:

Signed, sealed and delivered in our presence as witnesses:

Alice W. Newman
Print Name: Alice W. Newman

Tina C. Thompson
Print Name: Tina C. Thompson

Form Approved:

By: *James M. Little*
Office of General Counsel

CITY OF JACKSONVILLE, a Florida
municipal corporation

By: *Brian Hughes*
Lenny Curry, as Mayor
Brian Hughes
Chief Administrative Officer
For Mayor Lenny Curry
Under Authority of
Executive Order No: 2019-02

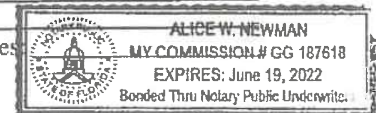
Attest: *James R. McCain, Jr.*
James R. McCain, Jr., as
Corporation Secretary

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2022, by Brian Hughes, for and on behalf of Mayor Lenny Curry, as aforesaid, and James R. McCain Jr., the Corporation Secretary of the City of Jacksonville, a Florida Municipal Corporation, on behalf of the corporation, who are personally known to me.

[SEAL]

Alice W. Newman
Notary Public, State and County Aforesaid
Print Name: Alice W. Newman
Commission No. _____
My Commission Expires _____



GC-#1475204-v1-Notice_of_Easement_Renewal_Delorenzo_Strand.docx

Prepared by and
After Recording Return to:

Harry M. Wilson, IV, Esq.
Office of General Counsel
117 W. Duval Street, Suite 480
Jacksonville, Florida 32202

Project: SBRW Renewal
RE#: 080394-0020

Doc # 2022088348, OR BK 20214 Page 2454,
Number Pages: 2
Recorded 04/08/2022 11:50 AM,
JODY PHILLIPS CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$18.50

NOTICE OF RENEWAL OF EASEMENT AGREEMENT

THIS NOTICE OF RENEWAL OF EASEMENT AGREEMENT ("Notice") is made and as of this 8th day of FEBRUARY, 2022, by **CITY OF JACKSONVILLE**, a consolidated municipal and county political subdivision, duly organized and existing under the laws of the State of Florida, whose address is c/o Office of General Counsel, 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202.

WITNESSETH:

WHEREAS, on March 28, 1984 the City of Jacksonville, as Grantee, entered into that certain Amended and Restated Grant of Easement and Limited Power of Attorney and Reservation of Air Rights and Reservation of Support Space with Gulf Master Company, a Florida corporation, as Grantor (the "Easement"), for the purposes of obtaining riparian easement rights required for the construction and maintenance of the City's Southbank Riverwalk, a 1.25 mile paved promenade along the St. Johns River.

WHEREAS, the Easement was recorded at Book 5978, Page 1614 of the Duval County Public Records and is binding on the successors and assigns of the Grantor and Grantee. St. Johns Center Owners Association, Inc., a Florida not for profit corporation ("St. Johns Center"), is the successor in interest to the original grantor.

WHEREAS, the Easement is for an initial term of forty (40) years, expiring on March 27, 2024, and may be renewed for an additional period of forty (40) years upon at least one hundred eighty days' advance written notice and payment of the sum of Ten Dollars to Grantor prior to the end of the initial term.

WHEREAS, Grantor has timely provided such advance written notice to St. Johns Center and paid the required consideration of Ten Dollars, thereby exercising its right to renew the Easement for an additional period of forty (40) years.

NOW, THEREFORE, the City hereby provides notice that it has renewed the term of the Easement, and that the Easement shall remain in full force and effect until March 27, 2064, which date represents the expiration date of the additional term.

[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, Grantee has provided the forgoing Notice of Easement Renewal as of the day and year first above written.

GRANTEE:

Signed, sealed and delivered in our presence as witnesses:

Alice W. Newman
Print Name: Alice W. Newman

Tina C. Thompson
Print Name: Tina C. Thompson

Form Approved:

By: Harry M. White
Office of General Counsel

CITY OF JACKSONVILLE, a Florida
municipal corporation

By: Brian Hughes
Lenny Curry as Mayor
Brian Hughes
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of:
Executive Order No. 2019-02

Attest: James R. McCain Jr.
James R. McCain Jr. as
Corporation Secretary



**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2022, by Brian Hughes, for and on behalf of Mayor Lenny Curry, as aforesaid, and James R. McCain Jr., the Corporation Secretary of the City of Jacksonville, a Florida Municipal Corporation, on behalf of the corporation, who are personally known to me.

[SEAL]

Alice W. Newman
Notary Public, State and County Aforesaid
Print Name: Alice W. Newman
Commission No. _____
My Commission Expires _____



GC-#1475159-v1-Notice_of_Easement_Renewal_St_Johns_Center_Owners_Association

Prepared by and
After Recording Return to:

Harry M. Wilson, IV, Esq.
Office of General Counsel
117 W. Duval Street, Suite 480
Jacksonville, Florida 32202

Project: SBRW Renewal
RE#: 080394-0020

Doc # 2022088349, OR BK 20214 Page 2456,
Number Pages: 2
Recorded 04/08/2022 11:50 AM,
JODY PHILLIPS CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$18.50

NOTICE OF RENEWAL OF EASEMENT AGREEMENT

THIS NOTICE OF RENEWAL OF EASEMENT AGREEMENT ("Notice") is made and as of this 8th day of February, 2022, by **CITY OF JACKSONVILLE**, a consolidated municipal and county political subdivision, duly organized and existing under the laws of the State of Florida, whose address is c/o Office of General Counsel, 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202.

WITNESSETH:

WHEREAS, on May 1, 1986 the City of Jacksonville, as Grantee, entered into that certain Amended Easement for Restroom Facilities and Utilities with Jacksonville World Trade Center Partnership, a general partnership organized and existing under the laws of the State of Florida, as Grantor (the "Easement"), for the purposes of obtaining riparian easement rights required for the construction and maintenance of the City's Southbank Riverwalk, a 1.25 mile paved promenade along the St. Johns River.

WHEREAS, the Easement was recorded at Book 6214, Page 1506 of the Duval County Public Records and is binding on the successors and assigns of the Grantor and Grantee. St. Johns Center Owners Association, Inc., a Florida not for profit corporation ("St. Johns Center"), is the successor in interest to the original grantor.

WHEREAS, the Easement expires on March 27, 2024, and may be renewed for an a period of forty (40) years upon at least one hundred eighty days' advance written notice and payment of the sum of Ten Dollars to Grantor prior to the end of the initial term.

WHEREAS, Grantor has timely provided such advance written notice to St. Johns Center and paid the required consideration of Ten Dollars, thereby exercising its right to renew the Easement for an additional period of forty (40) years.

NOW, THEREFORE, the City hereby provides notice that it has renewed the term of the Easement, and that the Easement shall remain in full force and effect until March 27, 2064, which date represents the expiration date of the additional term.

[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, Grantee has provided the forgoing Notice of Easement Renewal as of the day and year first above written.

GRANTEE:

Signed, sealed and delivered in our presence as witnesses:

Alice W. Newman
Print Name: Alice W. Newman

Tina C. Thayer
Print Name: Tina C. Thayer

Form Approved:

By: *Harry M. Wilson*
Office of General Counsel

CITY OF JACKSONVILLE, a Florida municipal corporation

By: *Brian Hughes*
Lenny Curry as Mayor
Brian Hughes
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of
Executive Order No. 2019-02

Attest: *James R. McCain Jr.*
James R. McCain Jr. as
Corporation Secretary

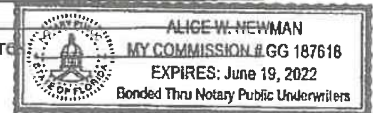


**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2022, by Brian Hughes for and on behalf of Mayor Lenny Curry, as aforesaid, and James R. McCain Jr., the Corporation Secretary of the City of Jacksonville, a Florida Municipal Corporation, on behalf of the corporation, who are personally known to me.

[SEAL]

Alice W. Newman
Notary Public, State and County Aforesaid
Print Name: Alice W. Newman
Commission No. _____
My Commission Expires _____



GC-#1475184-v1-Notice_of_Easement_Renewal_St_Johns_Center_2.docx

Prepared by and
After Recording Return to:

Harry M. Wilson, IV, Esq.
Office of General Counsel
117 W. Duval Street, Suite 480
Jacksonville, Florida 32202

Project: SBRW Renewal
RE#: 080078-0150

Doc # 2022088350, OR BK 20214 Page 2458,
Number Pages: 2
Recorded 04/08/2022 11:50 AM,
JODY PHILLIPS CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$18.50

NOTICE OF RENEWAL OF EASEMENT AGREEMENT

THIS NOTICE OF RENEWAL OF EASEMENT AGREEMENT ("Notice") is made and as of this 8th day of February, 2022, by **CITY OF JACKSONVILLE**, a consolidated municipal and county political subdivision, duly organized and existing under the laws of the State of Florida, whose address is c/o Office of General Counsel, 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202.

WITNESSETH:

WHEREAS, on April 27, 1984 the City of Jacksonville, as Grantee, entered into that certain Grant of Easement and Limited Power of Attorney with Wharfside Two, Ltd., a California Limited Partnership, as Grantor (the "Easement"), for the purposes of obtaining riparian easement rights required for the construction and maintenance of the City's Southbank Riverwalk, a 1.25 mile paved promenade along the St. Johns River.

WHEREAS, the Easement was recorded at Book 5821, Page 663 of the Duval County Public Records and is binding on the successors and assigns of the Grantor and Grantee. Amkin Riverwalk LLC, a Florida limited liability company, formerly known as Brickell South Miami Developments LLC ("Amkin"), is the successor in interest to the original grantor.

WHEREAS, the Easement is for an initial term of forty (40) years, expiring on April 26, 2024, and may be renewed for an additional period of forty (40) years upon at least one hundred eighty days' advance written notice and payment of the sum of Ten Dollars to Grantor prior to the end of the initial term.

WHEREAS, Grantor has timely provided such advance written notice to Amkin and paid the required consideration of Ten Dollars, thereby exercising its right to renew the Easement for an additional period of forty (40) years.


NOW, THEREFORE, the City hereby provides notice that it has renewed the term of the Easement, and that the Easement shall remain in full force and effect until April 26, 2064, which date represents the expiration date of the additional term.

[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, Grantee has provided the forgoing Notice of Easement Renewal as of the day and year first above written.

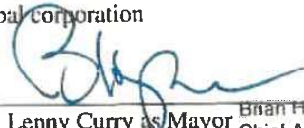
GRANTEE:

Signed, sealed and delivered in our presence as witnesses:


Print Name: Alice W. Newman


Print Name: Tina C. Thompson

CITY OF JACKSONVILLE, a Florida
municipal corporation

By: 
Lenny Curry as Mayor Brian Hughes
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of
Executive Order No: 2019-02

Attest: 
James R. McCain, Jr.
Corporation Secretary



Form Approved:


By: 
Office of General Counsel

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2022, by Brian Hughes, for and on behalf of Mayor Lenny Curry, as aforesaid, and James R. McCain Jr., the Corporation Secretary of the City of Jacksonville, a Florida Municipal Corporation, on behalf of the corporation, who are personally known to me.

[SEAL]




Notary Public, State and County Aforesaid
Print Name: Alice W. Newman
Commission No. #GG 187618
My Commission Expires: 6-19-2022

GC-#1475208-v1-Notice_of_Easement_Renewal_Amkin.docx

Prepared by and
After Recording Return to:

Harry M. Wilson, IV, Esq.
Office of General Counsel
117 W. Duval Street, Suite 480
Jacksonville, Florida 32202

Doc # 2022088351, OR BK 20214 Page 2460,
Number Pages: 2
Recorded 04/08/2022 11:50 AM,
JODY PHILLIPS CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$18.50

Project: SBRW Renewal
RE#: 080075-0005

NOTICE OF RENEWAL OF EASEMENT AGREEMENT

THIS NOTICE OF RENEWAL OF EASEMENT AGREEMENT ("Notice") is made and as of this 8th day of February, 2022, by **CITY OF JACKSONVILLE**, a consolidated municipal and county political subdivision, duly organized and existing under the laws of the State of Florida, whose address is c/o Office of General Counsel, 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202.

WITNESSETH:

WHEREAS, on April 27, 1984 the City of Jacksonville, as Grantee, entered into that certain Grant of Easement and Limited Power of Attorney with Wharfside Two, Ltd., a California Limited Partnership, as Grantor (the "Easement"), for the purposes of obtaining riparian easement rights required for the construction and maintenance of the City's Southbank Riverwalk, a 1.25 mile paved promenade along the St. Johns River.

WHEREAS, the Easement was recorded at Book 5821, Page 663 of the Duval County Public Records and is binding on the successors and assigns of the Grantor and Grantee. Broadstone River House, LLC, a Delaware limited liability company, ("Broadstone"), is the successor in interest to the original grantor.

WHEREAS, the Easement is for an initial term of forty (40) years, expiring on April 26, 2024, and may be renewed for an additional period of forty (40) years upon at least one hundred eighty days' advance written notice and payment of the sum of Ten Dollars to Grantor prior to the end of the initial term.

WHEREAS, Grantor has timely provided such advance written notice to Broadstone and paid the required consideration of Ten Dollars, thereby exercising its right to renew the Easement for an additional period of forty (40) years.

NOW, THEREFORE, the City hereby provides notice that it has renewed the term of the Easement, and that the Easement shall remain in full force and effect until April 26, 2064, which date represents the expiration date of the additional term.

[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, Grantee has provided the forgoing Notice of Easement Renewal as of the day and year first above written.

GRANTEE:

Signed, sealed and delivered in our presence as witnesses:

Alice W. Newman
Print Name: Alice W. Newman

Tina C. Thompson
Print Name: Tina C. Thompson

Form Approved:

By: *Harry M. Wilk*
Office of General Counsel

CITY OF JACKSONVILLE, a Florida
municipal Corporation

By: *Brian Hughes*
Lenny Curry as Mayor
Brian Hughes
Chief Administrative Officer
for Mayor Lenny Curry
Under Authority of
Executive Order No. 2019-02

Attest: *James R. McCain Jr.*
James R. McCain Jr., as
Corporation Secretary

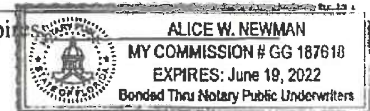


**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2022, by Brian Hughes, for and on behalf of Mayor Lenny Curry, as aforesaid, and James R. McCain Jr., the Corporation Secretary of the City of Jacksonville, a Florida Municipal Corporation, on behalf of the corporation, who are personally known to me.

[SEAL]

Alice W. Newman
Notary Public, State and County Aforesaid
Print Name: Alice W. Newman
Commission No. _____
My Commission Expires _____



GC-#1475212-v1-Notice_of_Easement_Renewal_Broadstone

Prepared by and
After Recording Return to:

Harry M. Wilson, IV, Esq.
Office of General Counsel
117 W. Duval Street, Suite 480
Jacksonville, Florida 32202

Project: SBRW Renewal
RE#: 080094-0000

Doc # 2022068352, OR BK 20214 Page 2462,
Number Pages 2
Recorded 04/09/2022 11:50 AM,
JODY PHILLIPS CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$18.50

NOTICE OF RENEWAL OF EASEMENT AGREEMENT

THIS NOTICE OF RENEWAL OF EASEMENT AGREEMENT ("Notice") is made and as of this 8th day of February, 2022, by **CITY OF JACKSONVILLE**, a consolidated municipal and county political subdivision, duly organized and existing under the laws of the State of Florida, whose address is c/o Office of General Counsel, 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202.

WITNESSETH:

WHEREAS, on January 3, 1984 the City of Jacksonville, as Grantee, entered into that certain Grant of Easement and Limited Power of Attorney with Duval School Administration Building, Inc., a Florida Not for Profit Corporation, as Grantor (the "Easement"), for the purposes of obtaining riparian easement rights required for the construction and maintenance of the City's Southbank Riverwalk, a 1.25 mile paved promenade along the St. Johns River.

WHEREAS, the Easement was recorded at Book 5835, Page 2176 of the Duval County Public Records and is binding on the successors and assigns of the Grantor and Grantee. The School Board of Duval County, Florida, a body politic and corporate ("DCSB") is the successor in interest to the original grantor.

WHEREAS, the Easement is for an initial term of forty (40) years, expiring on January 2, 2024, and may be renewed for an additional period of forty (40) years upon at least one hundred eighty days' advance written notice and payment of the sum of Ten Dollars to Grantor prior to the end of the initial term.

WHEREAS, Grantor has timely provided such advance written notice to DCSB and paid the required consideration of Ten Dollars, thereby exercising its right to renew the Easement for an additional period of forty (40) years.

NOW, THEREFORE, the City hereby provides notice that it has renewed the term of the Easement, and that the Easement shall remain in full force and effect until January 2, 2064, which date represents the expiration date of the additional term.


[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, Grantee has provided the forgoing Notice of Easement Renewal as of the day and year first above written.

GRANTEE:

Signed, sealed and delivered in our presence as witnesses:

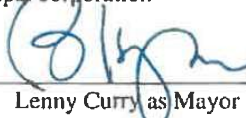

Print Name: Alice W. Newman



Print Name: Tina C. Thompson

Form Approved:

By: 
Office of General Counsel

CITY OF JACKSONVILLE, a Florida
municipal corporation

By: 
Brian Hughes
Chief Administrative Officer
For Mayor Lenny Curry
Under Authority of
Lenny Curry as Mayor Executive Order No. 2019-02

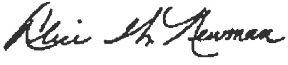
Attest: 
James R. McCain, Jr. as
Corporation Secretary

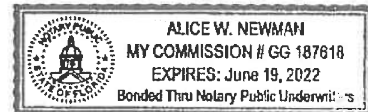


**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2021, by Brian Hughes, for and on behalf of Mayor Lenny Curry, as aforesaid, and James R. McCain Jr., the Corporation Secretary of the City of Jacksonville, a Florida Municipal Corporation, on behalf of the corporation, who are personally known to me.

[SEAL]


Notary Public, State and County Aforesaid
Print Name: Alice W. Newman
Commission No. _____
My Commission Expires: _____



GC-#1475216-v1-Notice_of_Easement_Renewal_DCSB

Prepared by and
After Recording Return to:

Harry M. Wilson, IV, Esq.
Office of General Counsel
117 W. Duval Street, Suite 480
Jacksonville, Florida 32202

Project: SBRW Renewal
RE#: 080311-0022

Doc # 2022088353, OR BK 20214 Page 2464,
Number Pages: 2
Recorded 04/08/2022 11:50 AM,
JODY PHILLIPS CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$18.50

NOTICE OF RENEWAL OF EASEMENT AGREEMENT

THIS NOTICE OF RENEWAL OF EASEMENT AGREEMENT ("Notice") is made and as of this 8th day of February, 2022, by **CITY OF JACKSONVILLE**, a consolidated municipal and county political subdivision, duly organized and existing under the laws of the State of Florida, whose address is c/o Office of General Counsel, 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202.

WITNESSETH:

WHEREAS, on March 28, 1984 the City of Jacksonville, as Grantee, entered into that certain Grant of Easement and Limited Power of Attorney with Gulf Life Insurance Company, a Florida corporation, as Grantor (the "Easement"), for the purposes of obtaining riparian easement rights required for the construction and maintenance of the City's Southbank Riverwalk, a 1.25 mile paved promenade along the St. Johns River.

WHEREAS, the Easement was recorded at Book 5821, Page 642 of the Duval County Public Records and is binding on the successors and assigns of the Grantor and Grantee. LCP Riverplace LLC, a Delaware limited liability company ("LCP"), is the successor in interest to the original grantor.

WHEREAS, the Easement is for an initial term of forty (40) years, expiring on March 27, 2024, and may be renewed for an additional period of forty (40) years upon at least one hundred eighty days' advance written notice and payment of the sum of Ten Dollars to Grantor prior to the end of the initial term.

WHEREAS, Grantor has timely provided such advance written notice to LCP and paid the required consideration of Ten Dollars, thereby exercising its right to renew the Easement for an additional period of forty (40) years.

NOW, THEREFORE, the City hereby provides notice that it has renewed the term of the Easement, and that the Easement shall remain in full force and effect until March 27, 2064, which date represents the expiration date of the additional term.

[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, Grantee has provided the forgoing Notice of Easement Renewal as of the day and year first above written.

GRANTEE:

Signed, sealed and delivered in our presence as witnesses:

Alice W. Newman
Print Name: Alice W. Newman

Tina C. Thompson
Print Name: Tina C. Thompson

Form Approved:

By: Harry M. Webb
Office of General Counsel

CITY OF JACKSONVILLE, a Florida
municipal corporation

By: Brian Hughes
Lenny Curry as Mayor
Brian Hughes
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of
Executive Order No. 2019-02

Attest: James R. McCain, Jr.
James R. McCain, Jr.
Corporation Secretary

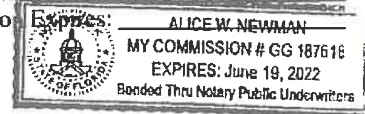


**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of February, 2022, by Brian Hughes, for and on behalf of Mayor Lenny Curry, as aforesaid, and James R. McCain Jr., the Corporation Secretary of the City of Jacksonville, a Florida Municipal Corporation, on behalf of the corporation, who are personally known to me.

[SEAL]

Alice W. Newman
Notary Public, State and County Aforesaid
Print Name: Alice W. Newman
Commission No. _____
My Commission Expires _____



GC-#1475120-v1-Notice_of_Easement_Renewal_LCP_Riverplace Jacksonville.DOCX

Prepared by and
After Recording Return to:

Hany M. Wilson, IV, Esq.
Office of General Counsel
117 W. Duval Street, Suite 480
Jacksonville, Florida 32202

Project: SBRW Renewal
RE#: 080311-0030

Doc # 2022088354, OR BK 20214 Page 2466,
Number Pages: 2
Recorded 04/08/2022 11:50 AM,
JODY PHILLIPS CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$18.50

NOTICE OF RENEWAL OF EASEMENT AGREEMENT

THIS NOTICE OF RENEWAL OF EASEMENT AGREEMENT ("Notice") is made and as of this 8th day of February, 2022, by **CITY OF JACKSONVILLE**, a consolidated municipal and county political subdivision, duly organized and existing under the laws of the State of Florida, whose address is c/o Office of General Counsel, 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202.

WITNESSETH:

WHEREAS, on March 26, 1984 the City of Jacksonville, as Grantee, entered into that certain Grant of Easement and Limited Power of Attorney with Jacksonville Hotel Associates, Ltd., a California limited partnership, as Grantor (the "Easement"), for the purposes of obtaining riparian easement rights required for the construction and maintenance of the City's Southbank Riverwalk, a 1.25 mile paved promenade along the St. Johns River.

WHEREAS, the Easement was recorded at Book 5821, Page 710 of the Duval County Public Records and is binding on the successors and assigns of the Grantor and Grantee. MHI Jacksonville LLC, a Delaware limited liability company ("MHI"), is the successor in interest to the original grantor.

WHEREAS, the Easement is for an initial term of forty (40) years, expiring on March 25, 2024, and may be renewed for an additional period of forty (40) years upon at least one hundred eighty days' advance written notice and payment of the sum of Ten Dollars to Grantor prior to the end of the initial term.

WHEREAS, Grantor has timely provided such advance written notice to MHI and paid the required consideration of Ten Dollars, thereby exercising its right to renew the Easement for an additional period of forty (40) years.

NOW, THEREFORE, the City hereby provides notice that it has renewed the term of the Easement, and that the Easement shall remain in full force and effect until March 25, 2064, which date represents the expiration date of the additional term.

[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, Grantee has provided the forgoing Notice of Easement Renewal as of the day and year first above written.

GRANTEE:

Signed, sealed and delivered in our presence as witnesses:

Alice W. Newman
Print Name: Alice W. Newman

James R. McCain, Jr.
Print Name: James R. McCain, Jr.

Form Approved:

By: *James R. McCain, Jr.*
Office of General Counsel

CITY OF JACKSONVILLE, a Florida
municipal corporation

By: *Brian Hughes*
Lenny Curry as Mayor
Brian Hughes
Chief Administrative Officer
For Mayor Lenny Curry
Under Authority of
Executive Order No. 2019-02

Attest: *James R. McCain, Jr.*
James R. McCain, Jr. as
Corporation Secretary

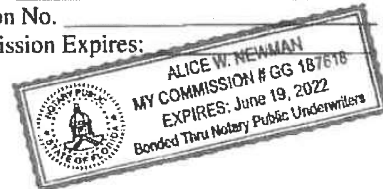


**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2022, by Brian Hughes, for and on behalf of Mayor Lenny Curry, as aforesaid, and James R. McCain Jr., the Corporation Secretary of the City of Jacksonville, a Florida Municipal Corporation, on behalf of the corporation, who are personally known to me.

[SEAL]

Alice W. Newman
Notary Public, State and County Aforesaid
Print Name: Alice W. Newman
Commission No. _____
My Commission Expires: _____



GC-#1462852-v1-Notice_of_Easement_Renewal_MHI_Jacksonville.DOCX

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND
OF THE STATE OF FLORIDA

DEED NO. 23152

THIS INDENTURE, made this 3rd day of August,
A. D. 1962, by and between the TRUSTEES OF THE INTERNAL IMPROVE-
MENT FUND OF THE STATE OF FLORIDA, as the first parties, and THE
CITY OF JACKSONVILLE, a municipal corporation of the State of
Florida, as the second party.

WITNESSETH: Whereas, application having been made by
the second party for conveyance of the land hereinafter described,
for public purposes, being land held by the first parties, and
said application having been approved by the Trustees of the
Internal Improvement Fund at their meeting on July 17, 1962,

NOW, THEREFORE, the Trustees of the Internal Improve-
ment Fund of the State of Florida, in consideration of the sum
of One Dollar, and other good and valuable considerations, to
them paid by the second party, receipt of which is hereby acknow-
ledged, have remised, released, granted and conveyed, and by
these presents do hereby remise, release and convey, subject to
the provisions hereinafter set forth, unto said second party, its
successors and assigns, the following described land in DUVAL
COUNTY, Florida, to-wit:

A parcel of submerged land in the St. Johns River
abutting Southside Park in Section 44, Township 2
South, Range 26 East, Duval County, Florida, being
bounded as follows:

On the North by the bulkhead line established by
Ordinance No. EE-309 of the City of Jacksonville
passed on July 11, 1961, and described as follows:

An extension and revision of a part of the bulkhead
lines on the South side of the St. Johns River,
Easterly of the St. Elmo Acosta Bridge and J.H.L. 27,
as established by the City of Jacksonville, Florida,
under Chapter 253, Florida Statutes, as recorded in
Plat Book 30, page 57, of the Current Public Records
of Duval County, Florida.

Commence at a brass monument set in concrete on the
Northeasterly side of the St. Elmo Acosta Bridge,
said brass monument having been placed by the United
States Army, Corps of Engineers, and being designated
as J.H.L. 27 - R. M. - 6; thence North 64° 27' 10"
East, a distance of 56.43 feet to J.H.L. 27; thence
continue North 64° 27' 10" East a distance of 337.06

feet to JAX 27 and the Point of Beginning; thence North 3° 04' 40" East, a distance of 56.96 feet to JAX 29; thence North 64° 27' 10" East, a distance of 369.66 feet to JAX 31; thence North 85° 29' 10" East a distance of 541.70 feet to JAX 33; thence South 88° 16' 58" East, a distance of 94.44 feet to JAX 35 and the terminus of this description; plat of which bulkhead line is recorded in Plat Book 31 at page 54 of the current public records of Duval County, Florida;

On the East by the west right of way line of South Main Street and the John T. Alsop Bridge;

On the South by the riparian uplands owned by the City of Jacksonville and Durand Avenue;

On the West by a northerly prolongation of the west line of Durand Avenue to the aforesaid established bulkhead line at JAX 29.

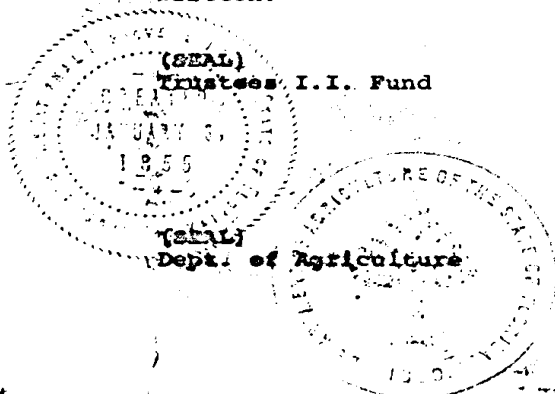
This instrument is granted subject to the following provisions, viz:

1. That said premises shall be used for public purposes only.
2. This conveyance is made subject to the restrictive covenant that the City of Jacksonville, by its acceptance of the grant contained herein, agrees and obligates itself not to sell or convey the land described herein without prior formal approval by the Trustees of the Internal Improvement Fund of the State of Florida of such sale, lease or conveyance and, in the event such sale, lease or conveyance is consummated in accordance with this provision, then and upon the happening of such event, the City of Jacksonville agrees and is hereby obligated to use the proceeds derived from any such sale, lease or conveyance only for a municipal or other public purpose formally approved by the said Trustees.
3. The Trustees of the Internal Improvement Fund hereby reserve unto themselves and their successors title to an undivided three-fourths of all phosphate, minerals and metals, and title to an undivided one-half of all petroleum that may be in, on or under the above described land.

TO HAVE AND TO HOLD said premises and the appurtenances thereof, subject to the above mentioned provisions and limitations, unto said second party, its successors and assigns, forever.

This deed replaces and supersedes Dedication #22933, dated November 21, 1961 issued by the Trustees of the Internal Improvement Fund to the City of Jacksonville.

IN TESTIMONY WHEREOF, the said Trustees of the Internal Improvement Fund have hereunto subscribed their names and affixed their seal, and have caused the seal of THE DEPARTMENT OF AGRICULTURE OF THE STATE OF FLORIDA to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the date first above written.



Lawrence B. Bynum (SEAL)
Governor

Ray E. Green (SEAL)
Comptroller

John E. Larson (SEAL)
Treasurer

Richard D. Martin (SEAL)
Attorney General

Frank C. Conner (SEAL)
Commissioner of Agriculture
As and Composing the Trustees of
the Internal Improvement Fund of
the State of Florida.