

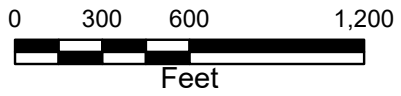


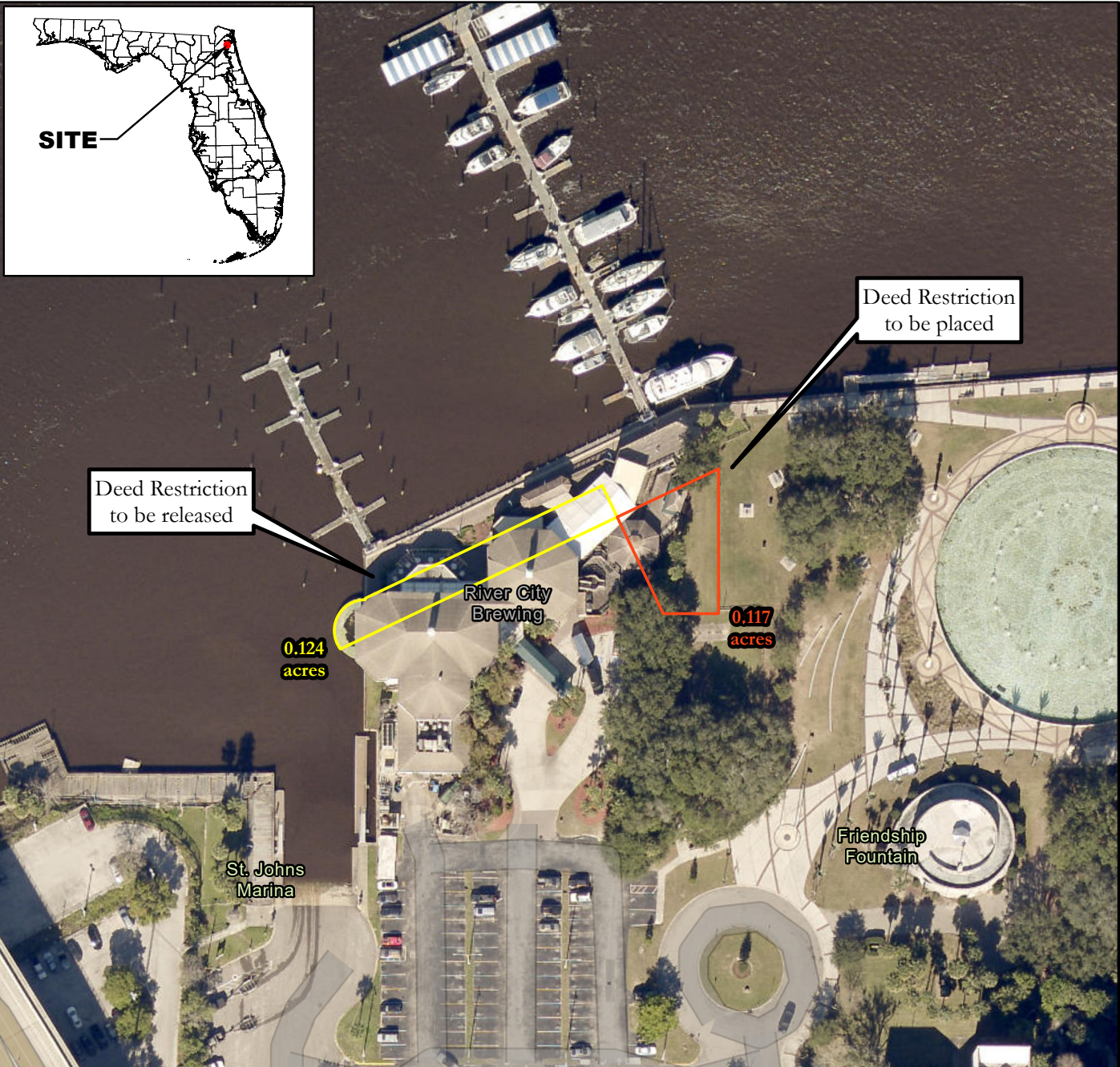
SITE

-  Deed Restrictions to be released - 0.124 acres
-  Deed Restrictions to be placed - 0.117 acres

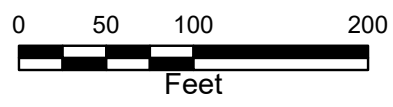


TIITF Deed Restriction
OR Book 1655 Page 28
 Duval County, Florida

File Location: \\FLDEPI\tech_cad\Counties_GIS\Duval\Jacksonville Downtown Investment Authority\GIS\Jacksonville_DIA.aprx
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 Map Created By: GW Stelter



- Deed Restrictions to be released
- Deed Restrictions to be placed



TIITF Deed Restriction
OR Book 1655 Page 28
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FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399-3000

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

MEMORANDUM

TO: Brad Richardson, Bureau Chief, Bureau of Public Land Administration
FROM: Julie Story, Senior Appraiser, Bureau of Appraisal
APPROVED BY: Jay Scott, Chief, Bureau of Appraisal
SUBJECT: Appraisal Approval Memorandum
DATE: 1/14/2022

Project Name: City of Jacksonville Deed Restriction Release

B/A File Number: 21-8354

County: Duval

Fee Appraiser: Samuel A. Langham, MAI

Date of Value: 12/11/2021

Review Appraiser: Steven Slotkin, MAI

Date of Review: 1/13/2021

Owner	Land Size (Acres)	Appraised Value	Maximum Value
RD River City Brewery, LLC	0.12 (5,420 Sq. Ft.)	\$412,000	\$412,000
City of Jacksonville	0.12 (5,109 Sq. Ft.)	\$388,000	\$388,000

SUMMARY OF COMMENTS:

An administrative review of the appraisals and the attached appraisal review memorandum performed for the above referenced properties has been conducted.

The contract review appraiser conducted a “technical review” which is a detailed review of the appraisal of the above referenced property. In the technical review, the review appraiser provides a certification indicating that the appraisal report and the appraisal review were performed in accordance with the Uniform Standards of Professional Appraisal Practice as well as with the Supplemental Appraisal Standards for the Board of Trustees.

The review appraiser’s memorandum and comments as to the content and appropriateness of the methods, techniques and data are accepted. The review appraiser states that the appraisal report complies with the required standards and is approved as reviewed.

Julie Story
Digitally signed by Julie Story
Date: 2022.01.31 14:26:53
-05'00'

Staff Appraiser

Jay F. Scott
Digitally signed by Jay F. Scott
Date: 2022.01.31 15:13:50
-05'00'

Chief Appraiser

28-8-14

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

28-8-14

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.

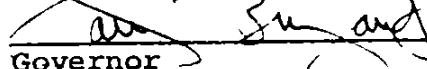
TO HAVE AND TO HOLD said premises and the appurtenances thereof, subject to the above mentioned provisions and limitations, unto said second party, its successors and assigns, forever.


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.


(SEAL)
Trustees I.I. Fund

(SEAL)
Dept. of Agriculture


Governor (SEAL)


Comptroller (SEAL)


Treasurer (SEAL)


Attorney General (SEAL)

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

J. M. INGRAM
Secretary City Commission
Room 1301 City Hall
Jacksonville, Fla.

FILED AND RECORDED IN THE
PUBLIC "OFFICIAL RECORDS"
DUVAL COUNTY, FLORIDA
[Signature]
CLERK CIRCUIT COURT

62- 52384
AUG 20 11 16 AM '67

FILED IN PUBLIC
DUVAL COUNTY, FLA.
[Signature]
CLERK OF CIRCUIT COURT

J. M. INGRAM
Secretary City Commission
Room 1301 City Hall
Jacksonville, Fla.