

CUL Cover Sheet

DM ID _____

Document Type: Current Uplands Leases

Instrument: [] Parent Lease ☒ Amendment to Lease [] Assignment of Lease
[] Release [] Partial Release [] Easement [] Use Agreement [] Sublease
[] Amendment to Sublease [] Release of Sublease [] Other

Lease Number: 003244

Document Date: 2/5/2001

Original County: DUVAL

Section: 44

Township: 02S

Range: 27E

Total Area / Area Unit: _____ (A) Acreage (S) Square Feet

County Book / Page / Type: _____ / B _____ / P _____ / _____

Instrument Number: _____

Comments:

Amend #1

ATL1

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

AMENDMENT NUMBER ONE TO LEASE NUMBER 3244

THIS LEASE AMENDMENT is entered into this 5th day of February, 2001, by and between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, hereinafter referred to as "LESSOR" and the STATE OF FLORIDA DEPARTMENT OF JUVENILE JUSTICE, hereinafter referred to as "LESSEE";

W I T N E S S E T H

WHEREAS, LESSOR, by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on September 27, 1982, LESSOR and LESSEE entered into Lease Number 3244; and

WHEREAS, LESSOR and LESSEE desire to amend the lease to add land to the leased property.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The legal description of the leased premises set forth in Exhibit "A" of Lease Number 3244 is hereby amended to include the real property described in Exhibit "A," attached hereto, and by reference made a part hereof.

2. It is understood and agreed by LESSOR and LESSEE that in each and every respect the terms of the Lease Number 3244 except as amended shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by LESSOR and LESSEE.

44
220
27E

IN WITNESS WHEREOF, the parties have caused this Lease
Amendment to be executed on the day and year first above written.

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

Judy Woodard
Witness

Judy Woodard
Print/Type Witness Name

Fredrica W. Jones
Witness

Fredrica W. Jones
Print/Type Witness Name

STATE OF FLORIDA
COUNTY OF LEON

By: Gloria C. Nelson (SEAL)
GLORIA C. NELSON, OPERATIONS
AND MANAGEMENT CONSULTANT
MANAGER, BUREAU OF PUBLIC LAND
ADMINISTRATION, DIVISION OF
STATE LANDS, DEPARTMENT OF
ENVIRONMENTAL PROTECTION

"LESSOR"

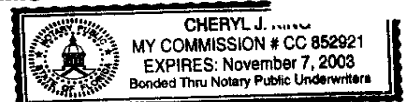
5th The foregoing instrument was acknowledged before me this
day of February, 2001, by Gloria C. Nelson,
Operations and Management Consultant Manager, Bureau of Public
Land Administration, Division of State Lands, Florida Department
of Environmental Protection, as agent for and on behalf of the
Board of Trustees of the Internal Improvement Trust Fund of the
State of Florida. She is personally known to me..

Cheryl J. King
Notary Public, State of Florida

Print/Type Notary Name

Commission Number:

Commission Expires:



Approved as to Form and Legality

By: [Signature]
DEP Attorney

STATE OF FLORIDA DEPARTMENT
OF JUVENILE JUSTICE

Daisy Hogan
Witness

Daisy Hogan
Print/Type Witness Name

Brett Lindsey
Witness

Brett Lindsey
Print/Type Witness Name

STATE OF FL
COUNTY OF Leon

The foregoing instrument was acknowledged before me this
29th day of January, 2001, by _____
as _____ He/she is personally known to me.



By: Francisco J. Alarcon (SEAL)

Francisco J. Alarcon
Print/Type Name

Title: Deputy Secretary

"LESSEE"

Carolynn W. Watson
Notary Public, State of Florida

Print/Type Notary Name

Commission Number:

Commission Expires:

Please Return To:

Sandra Stockwell
Bureau of Land Acquisition
Division of State Lands
Department of Environmental Protection
State of Florida
3900 Commonwealth Blvd., M. S. #115
Tallahassee, Florida 32399-3000

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of AUGUST
A.D. 2000, between CITY OF JACKSONVILLE, A MUNICIPAL
CORPORATION IN THE COUNTY OF DUVAL, STATE OF FLORIDA,
whose post office address is 117 West Duval Street, Suite 480, Jacksonville,
Florida 32202, grantor, and the BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, whose post office address is c/o
Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 112,
Tallahassee, FL 32399-3000, grantee,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their legal representatives, heirs, assigns, "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantor, for and in consideration of the sum of \$10.00 and other good and valuable
considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, conveyed
and sold to the said grantee, and grantee's successors and assigns forever, the following described land situate, lying and
Duval County, Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

Property Appraiser's Parcel ID Number: 130411-0500

This conveyance is subject to easements, restrictions, limitations, and conditions of record if any now exist, but such
interests that may have been terminated are not hereby re-imposed.

TO HAVE AND TO HOLD the same unto the said grantee in fee simple forever.

AND the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims
of all persons claiming by, through or under the said grantor, but against none other.

IN WITNESS WHEREOF the grantor has executed these presents, the day and year first written.

Signed, sealed and delivered in the presence of:

City of Jacksonville, a municipal corporation in the
County of Duval, State of Florida

(Signature of First Witness)

Printed name of First Witness

BY:

John A. Delaney as Mayor

(Signature of Second Witness)

Printed name of Second Witness

(CORPORATE SEAL)

Approved for Closing
By: S. Stockwell
DEP Attorney

Date: 8-24-00

ATTEST:

Linnie C. Williams
Linnie C. Williams
as Corporate Secretary

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of AUGUST, 2000, by John A. Delaney
as Mayor and Linnie C. Williams as Corporate Secretary of the City of Jacksonville, Florida, a municipal corporation
in the County of Duval, State of Florida, on behalf of said corporation. Such persons are personally known to me.

A portion of Lots 13 and 14, Phillips Subdivision, as recorded in Deed Book AQ, Page 478 of the former Public Records of Duval County, Florida, also being a portion of those lands described and recorded in Official Records Volume 6793, Page 782 of the current Public Records of said County, lying within Section 44, Township 2 South, Range 27 East, said County, being more particularly described as follows:

Commence at the intersection of the Easterly right-of-way line of St. Augustine Road (a 40 foot right-of-way, as now established at this location) with the Northeasterly line of a Florida East Coast Railroad right-of-way (a 100 foot right-of-way, as now established); thence S 29°52'53" E, along said Florida East Coast Railroad right-of-way, a distance of 105.99 feet to an intersection with a proposed right-of-way line as shown on right-of-way map of St. Augustine Road prepared by Southtech Surveyors, Inc. for the City of Jacksonville, Florida, dated May 17, 1996; thence N 36°00'00" E along said proposed right-of-way line, a distance of 65.46 feet to the POINT OF BEGINNING; thence continue N 36°00'00" E, along said proposed right-of-way line, a distance of 80.82 feet to the point of curvature of a curve leading Northeasterly; thence continue along said proposed right-of-way line being the arc of said curve leading Northeasterly, being concave Southeasterly, and having a radius of 788.51 feet, an arc distance of 23.34 feet, said arc being subtended by a chord bearing and distance of N 36°50'53" E, 23.34 feet to an intersection with the Northeasterly line of aforesaid lands recorded in Official Records Volume 6793, Page 782; thence S 37°33'57" E, along last said line, a distance of 226.75 feet to the most Southerly corner of those lands described and recorded in Official Records Volume 4847, Page 390 of said current Public Records, thence S 67°17'41" W, along the Southwesterly prolongation of the Southeasterly line of said lands recorded in Official Records Volume 4847, Page 390, a distance of 103.46 feet; thence N 37°33'57" W, parallel to and 100 feet perpendicular from said Northeasterly line of Official Records Volume 6793, Page 782, a distance of 171.08 feet to an intersection with said proposed right-of-way line and the POINT OF BEGINNING.

DJI/City of Jacksonville Exchange
Duval County

BSM APPROVED
By SK Date 7-6-00

AUG 22 '00 11:40 BOLD CITY TITLE