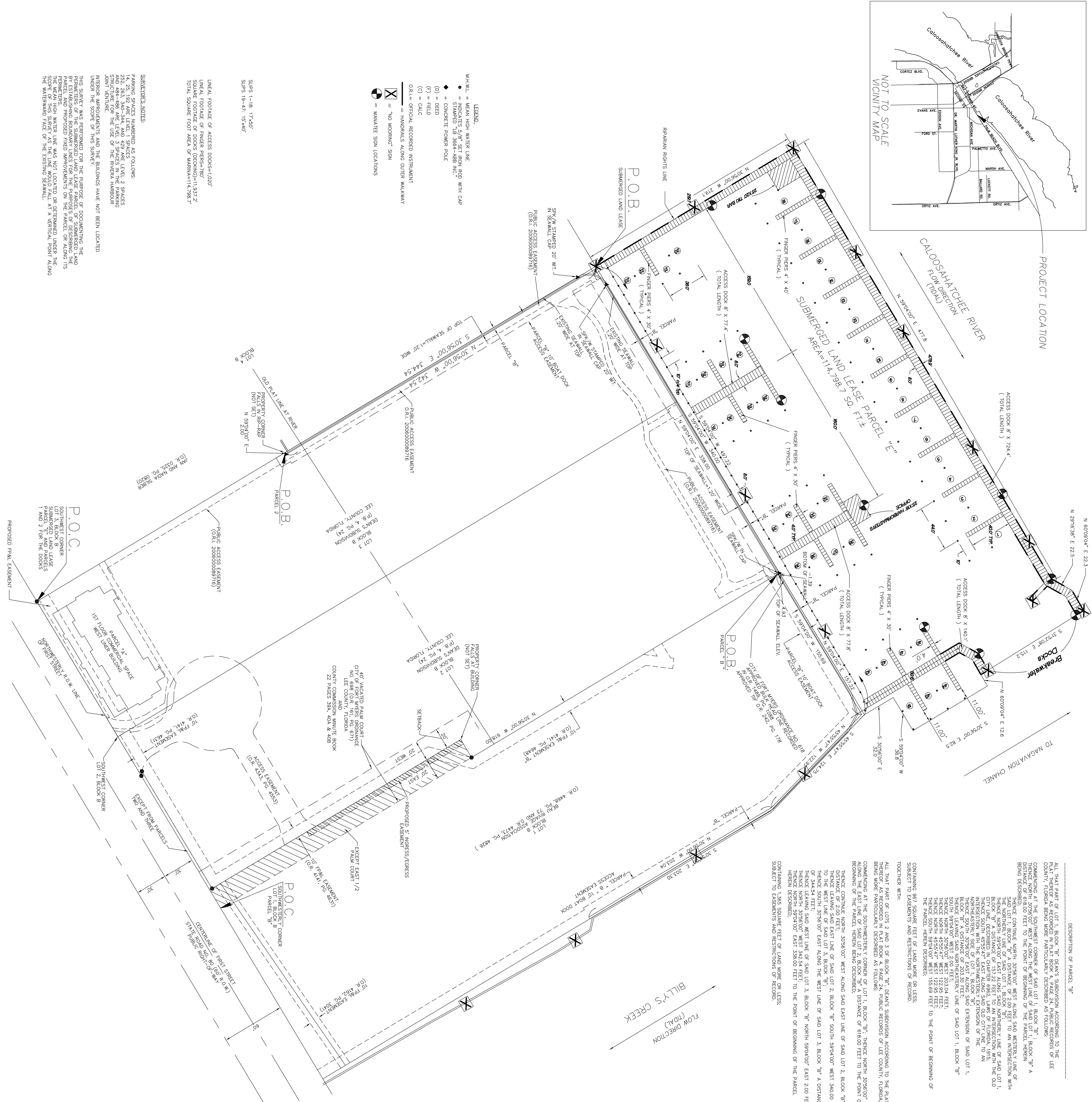


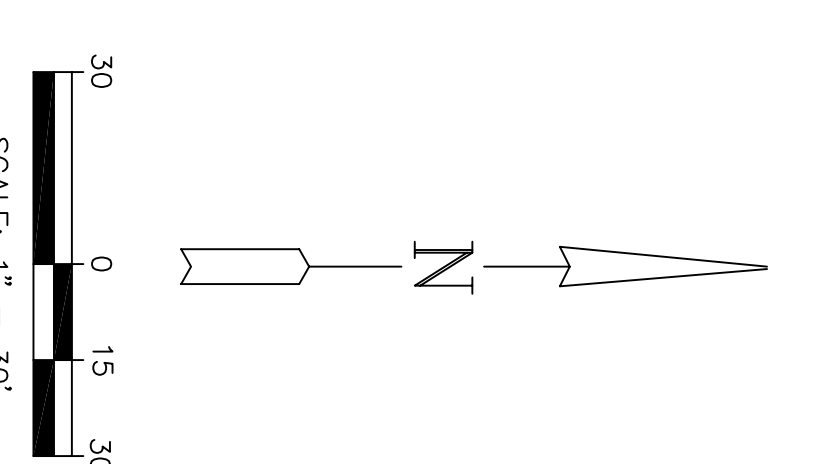
PROJECT LOCATION

NOT TO SCALE  
VICINITY MAP



DESCRIPTION OF PARCEL "B"

ALL THAT PART OF LOT 1, BLOCK "B", DEAN'S SUBDIVISION ACCORDING TO THE PLAN THEREON AS RECORDED IN PLAT BOOK 4, PAGE 24 PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 THENCE NORTH 50°50'00" WEST ALONG THE WEST LINE OF SAID LOT 1, BLOCK "B", A DISTANCE OF 618.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN BEING DESCRIBED;  
 THENCE CONTINUE NORTH 30°50'00" WEST ALONG SAID WESTERN LINE OF SAID LOT 1, BLOCK "B", A DISTANCE OF 200 FEET TO AN INTERSECTION WITH THE SOUTH 59°04'00" WEST LINE OF SAID LOT 2, BLOCK "B", A DISTANCE OF 618.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN BEING DESCRIBED;  
 THENCE NORTH 59°04'00" WEST 152.89 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN BEING DESCRIBED;  
 THENCE NORTH 59°04'00" WEST 152.89 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN BEING DESCRIBED;  
 CONTAINING 877 SQUARE FEET OF LAND MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD,  
 TOGETHER WITH:



DESCRIPTION OF SUBMERGED LAND LEASE PARCEL "E"

A SUBMERGED LAND PARCEL ON THE SOUTHERLY BANK OF THE CALOOSAHATCHEE RIVER, LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK B, DEAN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 24, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 THENCE NORTH 90°04'00" EAST 115.2 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN BEING DESCRIBED;  
 THENCE CONTINUE NORTH 90°04'00" EAST 115.2 FEET TO AN INTERSECTION WITH SAID SOUTH 59°04'00" WEST LINE OF SAID LOT 2, BLOCK "B", A DISTANCE OF 618.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN BEING DESCRIBED;  
 THENCE NORTH 59°04'00" WEST 152.89 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN BEING DESCRIBED;  
 CONTAINING 114,798.7 SQUARE FEET OF SUBMERGED LAND MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CERTIFIED TO: BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA  
 BY: ANSOUL, BARBER & BRUNDAE, INC.  
 REGISTERED PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPBERS  
 RIVERCHASEWALL, LLC

DATE OF FIELD SURVEY: OCTOBER 12, 2007  
 ANSOUL, BARBER & BRUNDAE, INC.  
 REGISTERED PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPBERS  
 RIVERCHASEWALL, LLC

THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN 422.027, FLORIDA STATUTES, SUBDIVISIONS (SOLE, PARCEL) TO SECTION 11, CHAPTER 61, FLORIDA STATUTES.  
 THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND MAPPER'S LICENSE NUMBER OF A REGISTERED PROFESSIONAL ENGINEER, PLANNER, AND MAPPER, SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 61G17-6 (2)(C) FLORIDA ADMINISTRATIVE CODE.  
 THIS BOUNDARY SURVEY IS CERTIFIED AS TO THE DATE OF FIELD SURVEY, NOT THE SIGNATURE DATE.  
 ABSTRACT NOT RETURNED

- GENERAL NOTES:
1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  2. R.O.W. = RIGHT-OF-WAY.
  3. P.O.B. = POINT OF BEGINNING.
  4. SUBJECT PROPERTY ADDRESS IS 2745 FIRST STREET (S.R. 80).
  5. ELEVATIONS ARE BASED ON NGVD 1929, USNG COAST AND GEODETIC DATUM OF FIRM INDEX 11-5-84. THE SUBJECT PROPERTY LIES IN ZONE 11G, WITH A BASED FLOOD ELEVATION OF 10. ELEVATIONS BASED ON NGVD 1929.
  6. THE SUBJECT PROPERTY IS DESCRIBED WITHOUT THE AD OF A TITLE SEARCH, THERE MAY BE OTHER EASEMENTS AND RESTRICTIONS OF RECORD THAT ARE NOT SHOWN.
  7. IMPROVEMENTS OTHER THAN SHOWN WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.
  8. BEARINGS ARE ASSUMED AND BASED ON THE NORTHWEST RIGHT-OF-WAY LINE OF FIRST STREET (S.R. 80) (PALM BEACH BLVD.) AS BEING S 59°04'00" W.
  9. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE DATE OF FIRM INDEX 11-5-84, THE SUBJECT PROPERTY LIES IN ZONE 11G, WITH A BASED FLOOD ELEVATION OF 10. ELEVATIONS BASED ON NGVD 1929.
  10. PARCEL "B" IS CONTIGUOUS WITH NO GAPS OR CORPUS CUM JURIS.
  11. CITY OF TALLAHASSEE ORDINANCE NO. 618, AS RECORDED AT O.R. BOOK 1489, PAGE 1088, AND AS APPROVED BY THE TIF AT O.R. BOOK 242, PAGE 178.
  12. ZONING FOR THIS SITE IS URBAN CORE URBAN CENTER.

- MARKERS: NOTES:
- PARKING SPACES NUMBERED AS FOLLOWS:
- 14, 25, 192 ARE LEVEL 1 SPACES
  - 15, 26, 193 ARE LEVEL 2 SPACES
  - 16, 27, 194 ARE LEVEL 3 SPACES
  - 17, 28, 195 ARE LEVEL 4 SPACES
  - 18, 29, 196 ARE LEVEL 5 SPACES
- LINEAL FOOTAGE OF ACCESS DOCKS=1,030'
- LINEAL FOOTAGE OF RIVER PERS.=790'
- SQUARE FOOTAGE OF DOCKS (DECKING)=11,337.2
- SQUARE FOOTAGE OF DOCKS (DECKING)=11,337.2
- TOTAL SQUARE FOOT AREA OF MARINA=14,798.7'

THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF DOCUMENTING THE PERMITS AND PROPOSED FLOOD IMPROVEMENTS ON THE PARCEL OF SAID PARCEL AND PROPOSED FLOOD IMPROVEMENTS ON THE PARCEL OF SAID PARCEL. THE SURVEY WAS NOT CONDUCTED AT THE TIME OF THE SURVEY. THE SCOPE OF THIS SURVEY AS THE LINE WOULD FALL AT A VERTICAL POINT ALONG THE WATERWARD FACE OF THE EXISTING SEAWALL.

APPROVED:		DATE:	
FOR: RIVERA HARBOUR JOINT VENTURE		DATE: 10/24/07	
BY: ANSOUL, BARBER & BRUNDAE, INC.		DATE: 10/24/07	
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPBERS		DATE: 10/24/07	
RIVERCHASEWALL, LLC		DATE: 10/24/07	
PROJECT NO: 9084		DATE: 10/24/07	
SHEET NO: 1		DATE: 10/24/07	