

**HOLD HARMLESS AGREEMENT**

This **Hold Harmless Agreement** is executed this \_\_\_\_ day of \_\_\_\_\_, 2018, by **Olde Mandarin, LLC**, a Florida limited liability company ("**Olde Mandarin**"), whose address is 6622 Southpoint Drive South, Suite 350, Jacksonville, FL 32216, in favor of the **City of Jacksonville**, a consolidated government under the laws of the State of Florida (the "**City**"), whose mailing address is 117 Duval Street West, Jacksonville, FL 32202, and **JEA**, a body politic and corporate, whose address is 21 W. Church Street, Jacksonville, FL 32202.

**In Consideration** of the City’s closure and abandonment by **Ordinance 2017-575**, incorporated herein by this reference as though fully set out herein, of a 333.35’ portion of a 33’ right-of-way known as Lofton Alley near its intersection with Ricky Drive, shown on Plat Book 25, Page 4, Mandel-lor, in Council District 6, and in which City reserved an ingress egress easement and all utilities easement as described in the ordinance, **Olde Mandarin**, its successors and assigns, indemnify, defend, and hold City and JEA harmless from, any and all loss, damage, action, claim, suit, judgment, cost, or expense for injury to persons (including death) or damage to property and improvements (including destruction), in any manner resulting from or arising out of the installation, replacement, maintenance or failure to maintain, use, existence, or removal of any improvements placed within the reserved easement area by Olde Mandarin, its successors and assigns, and the City’s and JEA’s exercise of their rights in the reserved easement, except to the extent such loss or damage is caused by the gross negligence of the City or JEA. This **Hold Harmless Agreement** binds and inures to the benefit of the parties and their successors and assigns, and runs with the real property described on **page 1 of Revised Exhibit 1 to Ordinance 2017-575, attached hereto as Exhibit “A”**.

**Signed and Sealed in Our Presence:**

**GRANTORS:**

(Sign) \_\_\_\_\_  
(Print) \_\_\_\_\_  
**(As to both)**

**Olde Mandarin, LLC**  
a Florida limited liability company

(Sign) \_\_\_\_\_  
(Print) \_\_\_\_\_

\_\_\_\_\_  
By Paul Sleiman as its Manager

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by Paul Sleiman as Manager of **Olde Mandarin, LLC**, on behalf of the company. Such personis personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC  
State of Florida  
(Seal)

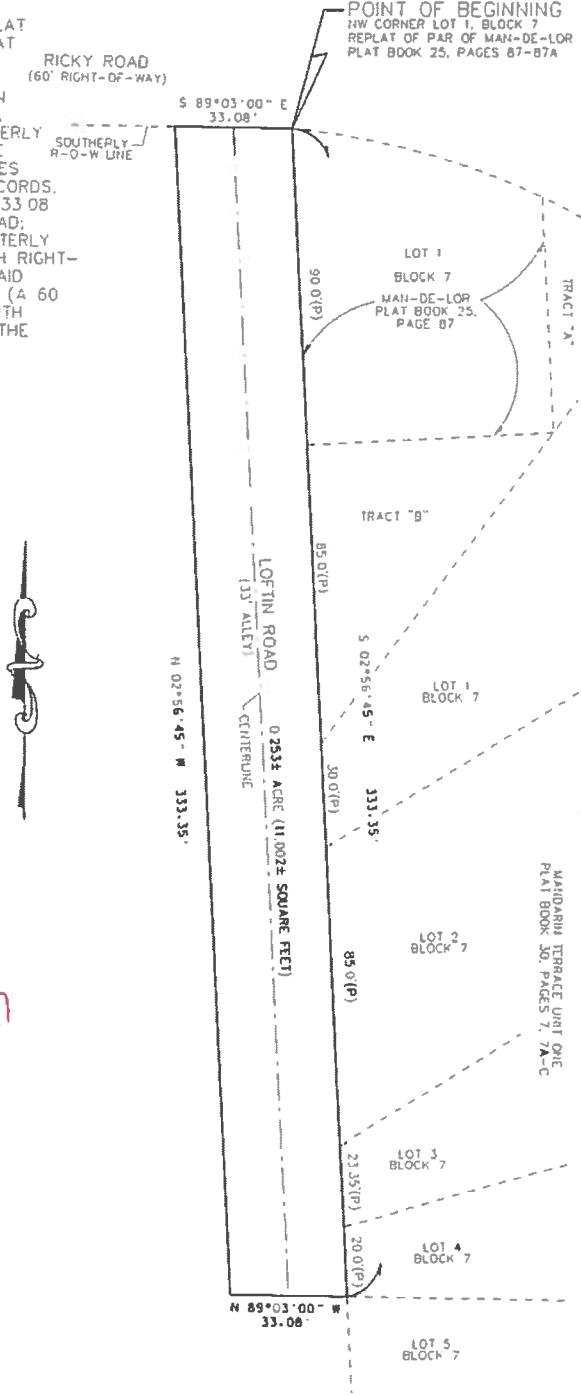
# EXHIBIT A

## MAP OF:

### LOFTIN ROAD ALLEY VACATION

A PART OF THE HENRY HARTLEY DONATION, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING A PART OF LOFTIN ROAD (A 33 FOOT RIGHT-OF-WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 7, A REPLAT OF PART OF MAN-DE-LOR, AS RECORDED IN PLAT BOOK 25, PAGES 87 AND 87A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOFTIN ROAD (A 33 FOOT ROAD) SOUTH 02°56'45" EAST, A DISTANCE OF 333.35 FEET TO THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK 7, MANDARIN TERRACE UNIT ONE, AS RECORDED IN PLAT BOOK 30, PAGES 7, 7A, 7B AND 7C OF SAID CURRENT PUBLIC RECORDS, THENCE NORTH 89°03'00" WEST, A DISTANCE OF 33.08 FEET TO THE WESTERLY LINE OF SAID LOFTIN ROAD; THENCE NORTH 02°56'45" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 333.35 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RICKY ROAD, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RICKY DRIVE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) SOUTH 89°03'00" EAST, A DISTANCE OF 33.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.253 ACRES (11,002 SQUARE FEET) MORE OR LESS.



APPROVED  
 DESCRIPTION OF PARCELS  
 WITH MAP  
 CITY ENGINEERS OFFICE  
 TOPO/SURVEY BRANCH  
 By *[Signature]* Date 11-13-17

LEGEND  
 R-O-W RIGHT-OF-WAY

NOTES  
 1. BEARING SHOWN HEREON BASED ON NORTH AMERICAN DATUM OF 1983/ 2011 ADJUSTMENT WITH A BEARING OF SOUTH 02°56'45" EAST ON THE WESTERLY RIGHT-OF-WAY LINE OF LOFTIN ROAD ALLEY.

THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY

<p><b>gai consultants</b>                  1301 Ryepole Boulevard, Suite 900                  Jacksonville, Florida 32207                  904-383-1119                  www.gaiconsultants.com</p>	LEGEND:	SCALE: 1" = 40'	I HEREBY CERTIFY THAT THIS MAP MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 475 OF THE FLORIDA STATUTES AND 63J11 OF THE FLORIDA ADMINISTRATIVE CODE.
	CERT NO. LB 3604 *ENGINEERING *PLANNING *SURVEYING *CD SERVICES*	JOB No. B160324	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER