

PARCEL : 700
FPID NO. : 439153
S.R. NO. : 91
COUNTY : St. Lucie

LICENSE AGREEMENT

THIS AGREEMENT, made the ____ day of _____, 2021, by and between WALGREEN CO., a ILLINOIS Corporation, herein called licensor, and the CITY OF PORT ST. LUCIE, herein called licensee.

In consideration of the benefits accruing to the licensor, the parties agree as follows:

Licensor grants to licensee a license to occupy and use, subject to all of the terms and conditions below, the following described premises:

SEE EXHIBIT ATTACHED

The premises may be occupied and used by licensee solely for sloping, grading, tying in, harmonizing and reconnecting existing features of the Licensor's property with the roadway improvements which are to be constructed together with incidental purposes related thereto during the period beginning Dec. 6, 2021, and continuing until completion of the transportation project, but not later than the last day of June 6, 2022

The Licensor has made, executed and delivered this license only for the purposes described above.

This agreement including the summary of understanding attached hereto, embodies the entire understanding of the parties and there are no other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.

IN WITNESS WHEREOF, the licensor has executed this license agreement on the day and year first above written.


SIGNATURE OF LICENSOR

RICHARD H. STEINER, DIRECTOR AND
PRINT NAME/TITLE MANAGING COUNSEL

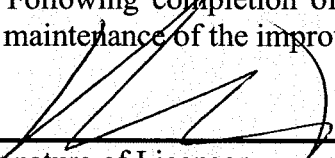
104 WILMOT RD, MS 1446

DEERFIELD, IL 60015
ADDRESS

Summary of Understanding

F.P.I.D NO. : 4058222
County : St. Lucie
State Road : 91
Parcel NO. : 700
Owner : Walgreen Co.

1. In its use of the Premises pursuant to the License granted hereunder, licensee shall at all times comply with all Federal, State or local statutes, ordinances, rules or regulations which may be applicable to the activities of licensee upon the Premises or otherwise.
2. Licensee will perform the construction activities described in the License Agreement in a good and workmanlike manner. Licensee will not park or store any vehicles, equipment or materials within the License Area or on Licensor's adjacent property.
3. Licensee will perform all work in such a manner so as to not unduly disrupt the operation of the businesses located on Licensor's adjacent property. Licensor will not "cone off" or block in any manner more than half of the access drive at any time, allowing at least one lane open at all times in the access drive for vehicular traffic.
4. Notwithstanding the time period within which the construction is to occur as provided in the License Agreement, the actual construction shall be limited to (10) ten consecutive days unless otherwise agreed to in writing by the parties
5. Unless otherwise agreed in writing, immediately after Licensee completes any work in the License Area, Licensee will restore the License Area to the same or better condition as it was in before Licensee began the work and to a safe condition, and will remove all of its equipment, tools, trash and debris from the License Area.
6. If any damage occurs to the Licensor's adjacent property or any improvements thereon arising out of, related to, or as a consequence of any of Licensee's work in the License Area, Licensor will promptly notify the Licensee in writing of the damage by sending an email to: _____ . Licensee will coordinate with the Contractor to investigate, and repair such damages.
7. Following completion of the construction activities, Licensor shall be responsible for the maintenance of the improvements located in the Premises.



Signature of Licensor

RICHARD N. STEINER

Name/Title DIRECTOR AND MANAGING COUNSEL

Signature of Project Manager

Name/Title

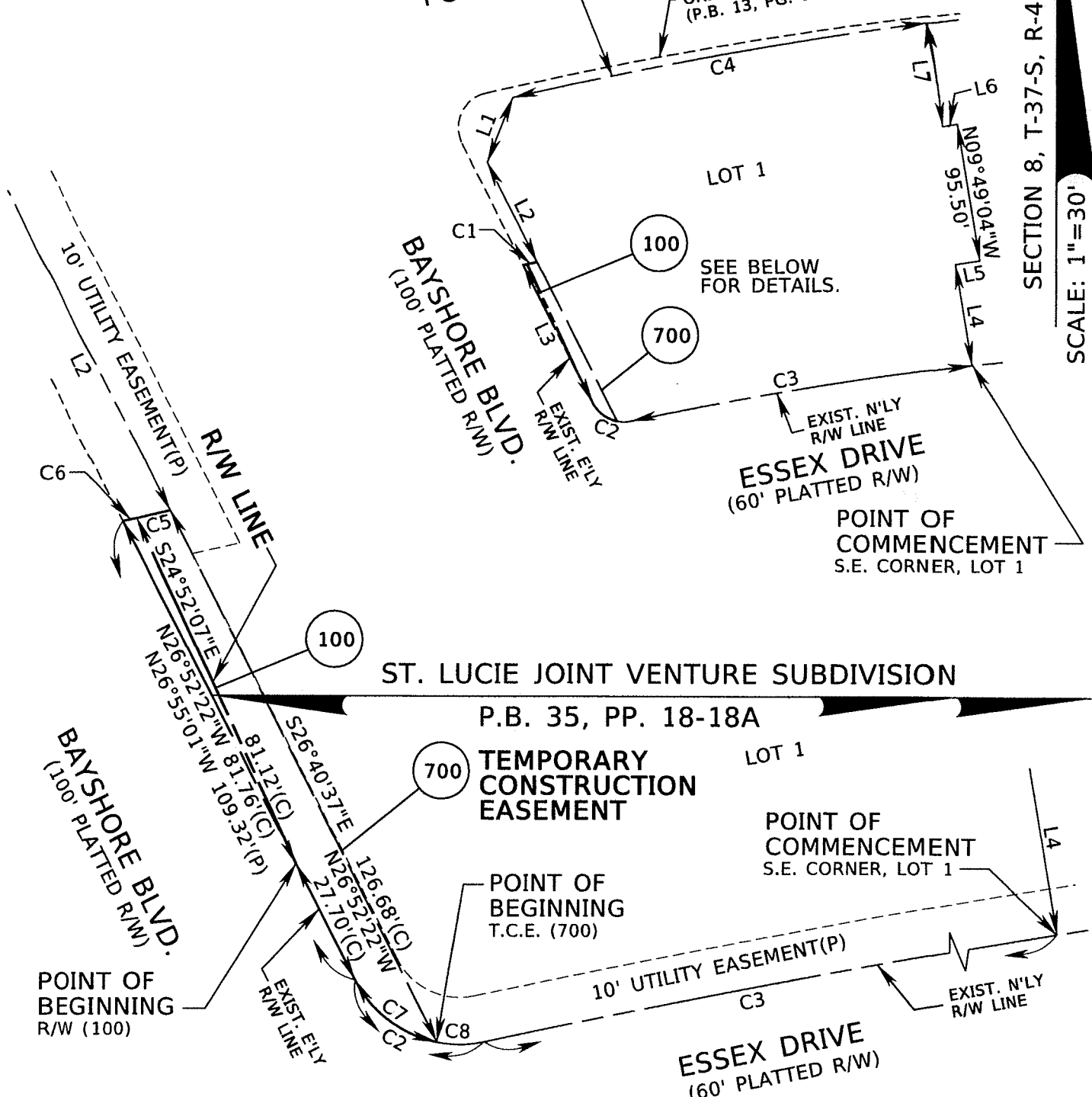
Signature of Licensee

Name/Title

PORT ST. LUCIE BOULEVARD
 EXIST. R/W LINE (BY SPN 97940-2334)
 ORIGINAL PLATTED R/W LINE
 (P.B. 13, PG. 17)

SECTION 8, T-37-S, R-40-E

SCALE: 1"=30'



NOTE:
 1. SEE SHEET 2 OF 4 FOR LEGEND AND GENERAL NOTES.
 2. SEE SHEETS 3 AND 4 OF 4 FOR LEGAL DESCRIPTIONS.

PARCELS 100 & 700

FLORIDA DEPARTMENT OF TRANSPORTATION
 PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 91 - FLORIDA'S TURNPIKE ST. LUCIE COUNTY

REVISION	BY	DATE	BY	DATE	APPROVED BY: JAMES M. JOINER, TURNPIKE SURVEYOR	DATE: MAY 12, 2017
			DRAWN ASCHAEFER	5/9/2017		
			CHECKED LKNUTSEN	5/11/2017	F.P. NO. 439153	SECTION N/A

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON RIGHT OF WAY MAPS CONTRACT 6.3 , DATED MAY 2, 1955 AND SECTION 97940-2334, DATED OCTOBER 6, 1994 AND FILED OF RECORD AT THE FLORIDA TURNPIKE ENTERPRISE.
2. ALL RECORDED PLATS, OFFICIAL RECORDS BOOKS AND DEED BOOKS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
3. ATTENTION IS DIRECTED TO THE FACT THIS SKETCH MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
4. ALL BEARINGS AND DISTANCES ARE CALCULATED FROM EXISTING RECORDS UNLESS OTHERWISE NOTED.
5. THE EFFECTS OF ROUNDING MUST BE CONSIDERED WHEN USING THIS SKETCH. ALL BEARINGS AND ANGLES HAVE BEEN ROUNDED TO THE NEAREST SECOND WITH DISTANCES BEING ROUNDED TO THE NEAREST HUNDREDTH OF A FOOT.

CURVE TABLE					
NO.	DELTA	LENGTH	RADIUS	CH. DISTANCE	CH. BEARING
C1	00°12'49"(P)	10.29'(P)	2760.72'		
C2	75°17'23"(P)	32.85'(P)	25.00'		
	75°16'41"(C)	32.85'(C)	25.00'	30.53'(C)	N64°30'42"W
C3	05°18'10"(P)	243.94'(P)	2635.84'		
	05°18'11"(C)	243.94'(C)	2635.60'	243.85'(C)	S80°30'03"W
C4	05°37'07"(P)	299.01'(P)	3049.11'		
C5	00°09'11"(C)	7.38'(C)	2760.60'	7.38'(C)	N76°54'26"E
C6	00°03'38"(C)	2.92'(C)	2760.60'	2.92'(C)	N76°48'01"E
C7	51°52'44"(C)	22.64'(C)	25.00'	21.87'(C)	N52°48'44"W
C8	23°23'57"(C)	10.21'(C)	25.00'	10.14'(C)	S89°32'56"W

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N21°26'13"E(P)	49.45'(P)
L2	N26°55'01"W(P)	79.06'(P)
L3	N26°55'01"W(P)	109.32'(P)
L4	N09°50'19"W(P)	72.83'(P)
L5	S80°10'56"W(P)	17.97'(P)
L6	N80°10'56"E(P)	10.74'(P)
L7	N07°09'23"W(P)	74.20'(P)

LEGEND

- | | | | |
|---------|-------------------------|----------|--------------------|
| BLVD. | = BOULEVARD | (P) | = PLATTED |
| (C) | = CALCULATED | P.B. | = PLAT BOOK |
| C1 | = CURVE NUMBER | P.G./PP. | = PAGE/PAGES |
| E'LY | = EASTERLY | R | = RANGE |
| EXIST. | = EXISTING | R/W | = RIGHT OF WAY |
| F.D.LLC | = FAMILY DYNAMICS LLC | SEC. | = SECTION |
| F.P. | = FINANCIAL PROJECT | STA. | = STATION |
| I.P. | = IRON PIPE | T | = TOWNSHIP |
| --- | = LIMITED ACCESS | UE | = UTILITY EASEMENT |
| L1 | = LINE NUMBER | | |
| NO. | = NUMBER | | |
| N/A | = NOT APPLICABLE | | |
| N.T.S. | = NOT TO SCALE | | |
| O.R.B. | = OFFICIAL RECORDS BOOK | | |

NOTE:

1. SEE SHEET 1 OF 4 FOR SKETCH.
2. SEE SHEETS 3 AND 4 OF 4 FOR LEGAL DESCRIPTIONS.

PARCELS 100 & 700

		FLORIDA DEPARTMENT OF TRANSPORTATION	
		PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 91 - FLORIDA'S TURNPIKE	ST. LUCIE COUNTY
		BY DATE	APPROVED BY: JAMES M. JOINER, TURNPIKE SURVEYOR DATE: MAY 12, 2017
		DRAWN ASCHAEFER 5/9/2017	
REVISION	BY	DATE	CHECKED LKNUTSEN 5/11/2017
		F.P. NO. 439153	SECTION N/A
		SHEET 2 OF 4	

Exhibit A

Prepared under the direction of:
J.M. Joiner, Turnpike Surveyor
DATE: May 12, 2017

PARCEL NO.: 100 & 700
F.P.I.D. NO.: 439153
STATE ROAD NO.: 91
COUNTY: ST. LUCIE

**RIGHT OF WAY
PARCEL 100**

A portion of Lot 1, St. Lucie Joint Venture Subdivision, as recorded in Plat Book 35, Pages 18 through 18A of the Public Records of St. Lucie County, Florida, lying in Section 8, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Lot 1, St. Lucie Venture Subdivision, lying on the existing Northerly right of way line of Essex Drive, as shown on said plat, being a point on a non-tangent curve to the left, having a radius of 2,635.60 feet and a chord bearing and distance of South 80°30'03" West 243.85 feet; thence Southwesterly along said existing Northerly right of way line of Essex Drive, and the arc of said curve, passing through a central angle of 05°18'11" for a distance of 243.94 feet to the point of reverse curvature of a curve to the right, having a radius of 25.00 feet and a chord bearing and distance of North 64°30'42" West 30.53 feet; thence Northwesterly along said existing Northerly right of way line of Essex Drive and the arc of said curve, passing through a central angle of 75°16'41" for a distance of 32.85 feet to the point of tangency of said curve, lying on the existing Easterly right of way line of Bayshore Boulevard, as shown on Right of Way Map Section 97940-(2300)2334, Sheet 5; thence North 26°52'22" West along said existing Easterly right of way line of Bayshore Boulevard, a distance of 27.70 feet to the **POINT OF BEGINNING**; thence continue North 26°52'22" West, along said existing Easterly right of way line, a distance of 81.76 feet to a point on a non-tangent curve to the right, having a radius of 2,760.60 feet and a chord bearing and distance of North 76°48'01" East 2.92 feet; thence Northeasterly along said existing Easterly right of way line, and the arc of said curve, passing through a central angle of 00°03'38" for a distance of 2.92 feet to a point on said curve; thence departing said existing Easterly right of way line, run South 24°52'07" East, a distance of 81.12 feet to the **POINT OF BEGINNING**.

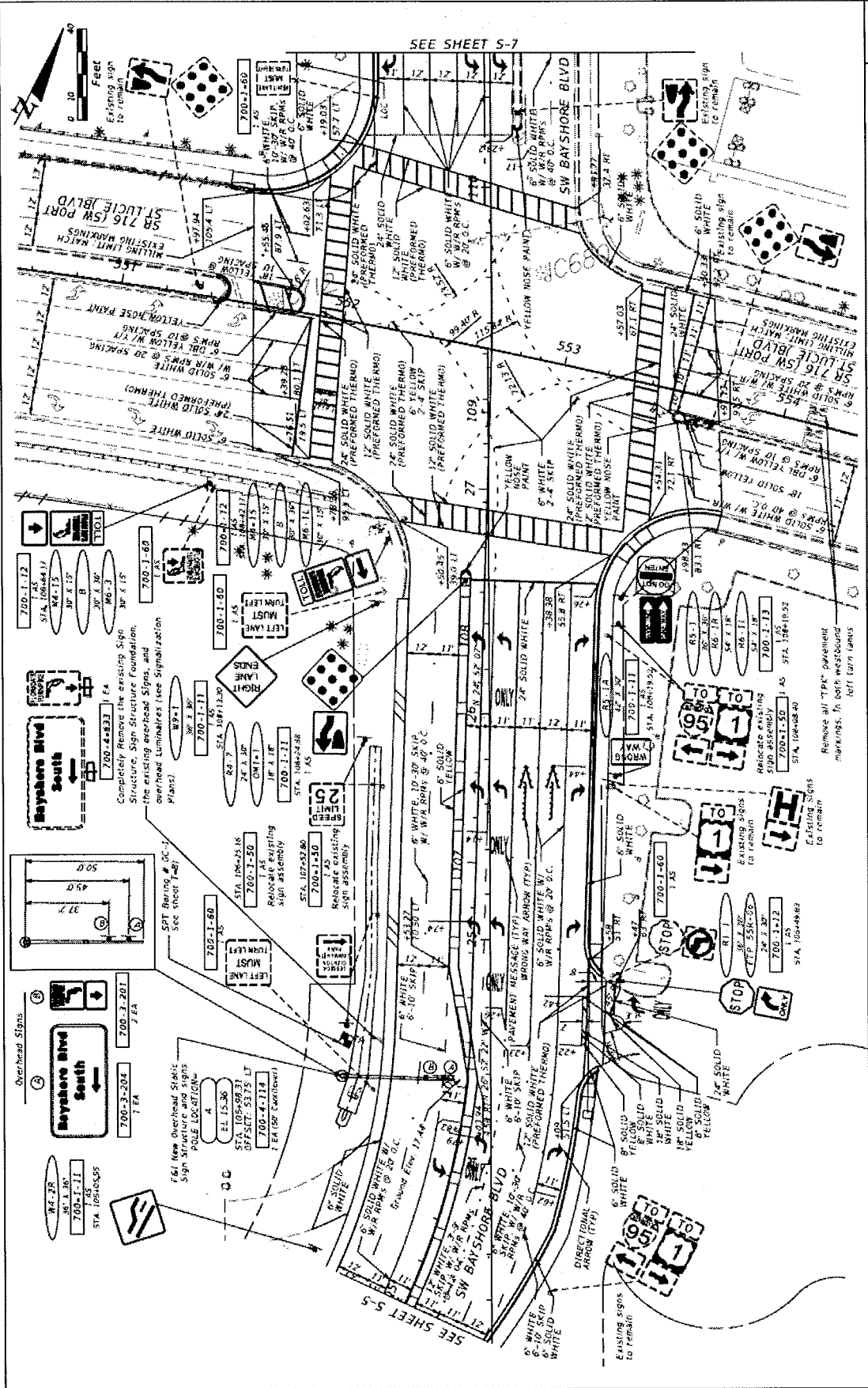
Containing 116 square feet, more or less.

**TEMPORARY CONSTRUCTION EASEMENT
PARCEL 700**

A portion of Lot 1, St. Lucie Joint Venture Subdivision, as recorded in Plat Book 35, Pages 18 through 18A of the Public Records of St. Lucie County, Florida, lying in Section 8, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Lot 1, St. Lucie Venture Subdivision, lying on the existing Northerly right of way line of Essex Drive, as shown on said plat, being a point on a non-tangent curve to the left, having a radius of 2,635.60 feet and a chord bearing and distance of South 80°30'03" West 243.85 feet; thence Southwesterly along said existing Northerly right of way line of Essex Drive, and the arc of said curve, passing through a central angle of 05°18'11" for a distance of 243.94 feet to the point of reverse curvature of a curve to the right, having a radius of 25.00 feet and a chord bearing and distance of South 89°32'56" West 10.14 feet; thence Southwesterly along said existing Northerly right of way line of Essex Drive and the arc of said curve, passing through a central angle of 23°23'57" for a distance of 10.21 feet to a point on said curve, and the **POINT OF BEGINNING**; thence continue along last said curve from a chord bearing and distance of North 52°48'44" West 21.87 feet; thence Northwesterly along said existing Northerly right of way line of Essex Drive and the arc of said curve, passing through a central angle of 51°52'44" for a distance of 22.64 feet to the point of tangency of said curve, lying on the existing Easterly right of way line of Bayshore Boulevard, as shown on Right of Way Map Section 97940-(2300)2334, Sheet 5; thence North 26°52'22" West along said existing Easterly right of way line of Bayshore Boulevard, a distance of 27.70 feet; thence departing said existing Easterly right of way line, run North 24°52'07" West, a distance of 81.12 feet to a point on the aforementioned existing Easterly right of way line of Bayshore Boulevard, being a point on a non-tangent curve to the right, having a radius of 2,760.60 feet and a chord bearing and distance of North 76°54'26" East 7.38 feet; thence Northeasterly along said existing Easterly right of way line of Bayshore Boulevard, and the arc of said curve, passing through a central angle of 00°09'11" for a distance of 7.38 feet to the end of said curve; thence departing said existing Easterly right of way line, run South 26°40'37" East, a distance of 126.68 feet to the **POINT OF BEGINNING**.

Containing 1,079 square feet, more or less.



DATE	DESCRIPTION	REVISIONS

ALAN L KING P.E. LICENSE NUMBER 37288 GIMABE & ASSOCIATES, INC. 1409 NORTH US HIGHWAY 1, SUITE J FORT PIERCE, FLORIDA 34941 CERTIFICATE OF AUTHORIZATION 7811		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROAD NO. 91 COUNTY ST. LUCIE FINANCIAL PROJECT ID 439123-13-01	SHEET NO. 5-6
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SIGNING AND PAVEMENT MARKINGS