

**SOUTHSIDE GENERATING STATION
GENERAL INFORMATION AND PROPERTY DESCRIPTION (2/2008)**

1. GENERAL INFORMATION

JEA is a leading electric, water and wastewater utility with approximately \$1 billion in annual revenues. As one of the largest locally owned municipal utilities in the nation, JEA serves over 700,000 electric, water and sewer customers in the majority of Duval County along with portions of Clay, St. Johns and Nassau Counties, Florida. JEA's operating policies are established by a seven-member board appointed by the Mayor of Jacksonville and confirmed by the Jacksonville City Council. JEA continually strives to not only provide superior service, but also to fulfill its purpose to improve the quality of life in the communities it serves. To that end, JEA's Board of Directors and Managing Director made a commitment to decommission a generating station site located in downtown Jacksonville that had been productive since around 1950 in order to free up land for redevelopment to a higher and better use in the downtown central business district.

2. GENERAL PROPERTY DESCRIPTION

JEA decommissioned its Southside Generating Station ("SGS") located on the St. Johns River on Jacksonville's downtown "southbank" in October 2001. JEA undertook plant demolition and environmental soil remediation on the designated Brownfield site. Groundwater monitoring continues under the Brownfield Site Rehabilitation Agreement and Clean Closure Plan ("BSRA") with the Florida Department of Environmental Protection. See item 4, environmental, for more detail.

JEA committed to having the property redeveloped and divested to continue the growth and revitalization of the downtown area and to eliminate the previous industrial use from the riverfront. Any redevelopment will be required to be approved through the Jacksonville Economic Development Commission (JEDC) and its Downtown Development Review Board (DDRB). See item 4 for more detail.

The overall SGS redevelopment property is approximately 35 acres, a portion of which will be set aside for a riverwalk extension and other public access elements. Situated between office/retail/commercial uses to the west and south and buffer lands/single family neighborhoods to the east, the SGS property includes 1800 linear feet of river frontage. JEA will retain adjacent lands on the overall site for its gas insulated electric substation and a proposed chilled water plant.

There will be approximately 25 upland acres for redevelopment, not including wetlands and anticipated public elements.

3. CURRENT STATUS

JEA is not actively marketing the property as of January 2008. JEA continues to position the property for future sale and redevelopment. However, interested parties may research the information contained in this or other documents on the JEA website, jea.com. The site is legally accessible through Broadcast Place. Additional access rights are being discussed with the Duval County School Board, the owner of the parcel adjacent to the west. The discussion involves a proposed extension of Prudential Drive. No final agreements have been reached. JEA is working with the Florida Department of Environmental Protection (FDEP) on soil and groundwater studies to satisfy the brownfield agreement. The soil corrective measure are approaching completion and the groundwater corrective measures are in review by the FDEP (January 2008). The site will require development rights and approvals through the JEDC.

4. **ADDITIONAL PROPERTY DESCRIPTION AND CONSIDERATIONS:**

Due Diligence:	JEA intends the summary information provided via the web site or other means to provide only an overview of the site and potential redevelopment conditions. Any interested party is responsible for initiating and performing appropriate due diligence.
Property Address:	801 Broadcast Place a/k/a Colorado Avenue Jacksonville, Florida 32207
Real Estate Tax Parcel No.:	Part of 080072 0000 & all of 080096 0000, Duval County, Florida
Legal Description:	Parts of Hendricks Grants, Sections 44, 45 and 60, Township 2 South, Range 26 East, as per deed recorded in Official Records Book 3108, page 646, public records of Duval County, Florida
Overall Property Size:	Approximately 35 acres including future public lands, excluding JEA retained lands
Redevelopment Site:	Approximately 25 upland acres
Wetlands:	Approximately 4 wetland acres
River Frontage:	1800 +/- linear feet
Approximate Property Depth:	850 to 900 feet (depth varies) including future public lands
Current Zoning:	Current zoning is ROS (Residential Open Space) and RHD-A (High Density Residential). Property also falls under the Downtown zoning overlay that allows for many uses other than those provided in the specific zoning. Also subject to Downtown Zoning overlay.
Anticipated Rezoning:	Possible rezoning to Planned Unit Development (PUD) is anticipated to incorporate overall development program.
Current Land Use Designation:	The current Land Use designation is CBD (Central Business District) that will allow for a variety of uses. The property is also located within the South Downtown Development of Regional Impact (DRI). Within the current DRI designation, the SGS Property has proposed uses of Recreation–Public Park and Residential High Density.
Anticipated Land Use:	The land uses in the DRI will require change for a mixed use development and development concurrency rights will need to be acquired or approved through the Jacksonville Economic Development Commission. Requests for changes or development rights will be submitted through the Downtown Development Review Board of the Jacksonville Economic Development Commission.
Environmental Considerations:	Prior to 2001, JEA conducted the SGS Site assessment activities under the federal RCRA program. In 2001, the Jacksonville City Council officially

designated the SGS Site as a "Brownfield Site" pursuant to Florida's Brownfield Redevelopment Act. JEA and FDEP also executed a Brownfield Site Rehabilitation Agreement and Clean Closure Plan ("BSRA") in 2001. The BSRA sets forth assessment activities and remediation requirements under both RCRA and Florida's Brownfield Redevelopment Act. In conjunction with the execution of the BSRA, the Jacksonville Economic Development Commission approved a redevelopment agreement for the SGS Site. JEA will request a modification of the legal description associated with the BSRA to include only those lands that were assessed and covered by areas of concern ("AOC's") during the assessment and rehabilitation. The lands to be covered under the replacement legal description cover the development site, the public lands and JEA's substation site. Other lands to be retained by JEA will be excluded from the revised BSRA.

JEA has completed extensive assessment, soil removal, and soil remediation activities. Concurrent with JEA's ongoing site assessment activities and efforts to satisfy soil removal/remediation requirements, JEA developed a site wide groundwater remediation plan (corrective measures study) that is currently under review by FDEP (January 2008). Any remedy will include several years monitoring plan and some areas of active groundwater remediation or treatment.

Based upon current projected time lines, known site conditions and anticipated regulatory requirements, JEA does not expect completion of site assessment and remediation activities to delay site redevelopment. JEA maintains in its offices copies of the BSRA and environmental reports and studies. These documents may be reviewed by contacting Matt McClure at 904/665-6253. Additional information including a Brownfield Fact Sheet and groundwater monitoring recap can be found at jea.com under Business, Services & Solutions, Surplus JEA Real Estate.

After removing certain impacted soils the site was covered with a minimum of two feet of residential quality fill. Final remediation plans will include engineering controls to maintain the cover over those areas where impacted soils below two feet will remain in place, and institutional controls to protect the engineering controls and restrictions on the use of groundwater beneath the site. Certain domestic waste on the overall SGS Site may also be left in place with appropriate engineering controls.

Redevelopment plans must take into consideration compliance with any engineering controls and institutional controls and future development must design construction activities to protect worker safety, to address any construction related excavation of impacted soils below two feet and/or dewatering of impacted groundwater, and to protect the engineering controls, institutional controls and remediation activities.

Separate from the foregoing, the SGS Site also contains at least four acres of jurisdictional wetlands, as approximately depicted on the Site surveys. Any Purchaser must define and comply with legal requirements related to these areas in both its redevelopment plan and construction activities.

Governing Agencies:

Jacksonville Economic Development Commission (JEDC)

JEDC, through its Downtown Development Review Board, is the Community Redevelopment Agency (CRA) designated by Special Act of the Florida Legislature as the agency responsible for review of redevelopment within the Downtown redevelopment area.

Downtown Development Review Board (JEDC division)

The Downtown Development Review Board, a branch of the Jacksonville Economic Development Commission, will review any plans for design elements and architectural review as they address recommendations identified in the City of Jacksonville's Downtown Master Plan. The downtown master plan can be reviewed on line at: www.coj.net/Departments Choose JEDC from the list of Departments, then Downtown Development, then Downtown Master Plan.

City of Jacksonville Planning and Development Department

If a PUD zoning is desired or required, the plans may need to be reviewed through the City's Planning and Development Department, the Planning Commission and ultimately the Jacksonville City Council. JEDC and the Planning Department will provide direction on the appropriate process and approval steps.

Informational Resources:

Jacksonville Chamber of Commerce/Cornerstone

The Jacksonville Chamber of Commerce Cornerstone group serves as a Regional Economic Development organization comprised of six concentrated Northeast Florida counties including Duval. Cornerstone can assist in review of economic development related projects and provide information about Jacksonville including demographics, general area logistics, existing corporate headquarters, etc.

JEDC and JEA are partners in Cornerstone.

The Chamber's website is www.expandinjax.com

Downtown Vision, Inc. (DVI)

Downtown Vision is a not-for-profit organization whose mission is to build and maintain a healthy and vibrant downtown community and to promote downtown as an exciting place to live, work, play and visit.

The Downtown Vision website is www.downtownjacksonville.org

Jacksonville and the Beaches Convention and Visitors Bureau

The convention and visitors bureau is the official sales and marketing agency contracted by Duval County to promote Jacksonville and the Beaches as a convention and tourist destination.

The CVB website is www.visitjacksonville.com