

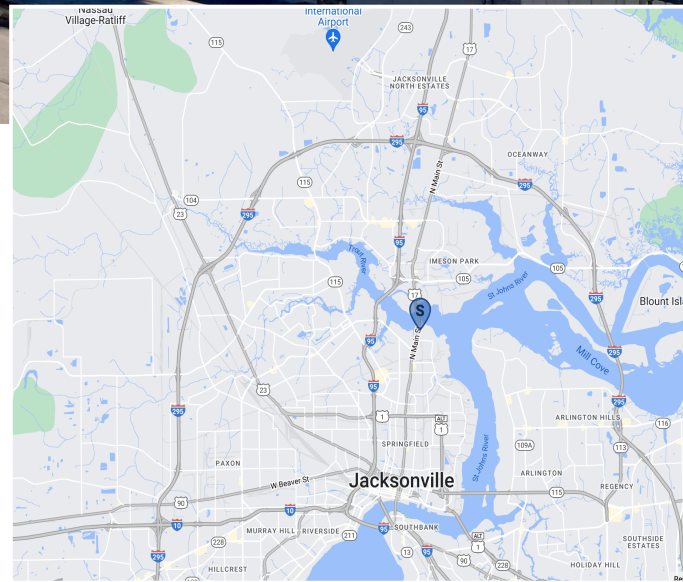
Trout River Dive School - East Campus

91 Trout River Drive & 8101 N Main Street
Jacksonville FL 32208



HIGHLIGHTS:

- » East Campus of Commercial Dive School
- » Former Trout River Marina Site - Pier 68
- » Approximately 3.5 acres (part of a larger campus)
- » +/- 52 slip dry stack (Formerly +/- 102 slips)
- » Zoned CCG-2 and entitled for a marina
- » Submerged Lands Lease for +/- 51,171 square feet
- » +/- 47 slip wet docks (Formerly +/- 100 slips)
- » 30° 23' 33.0" N, -81° 38' 53.88"



Exclusively Marketed by:

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River Campus Aerial Photo



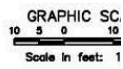
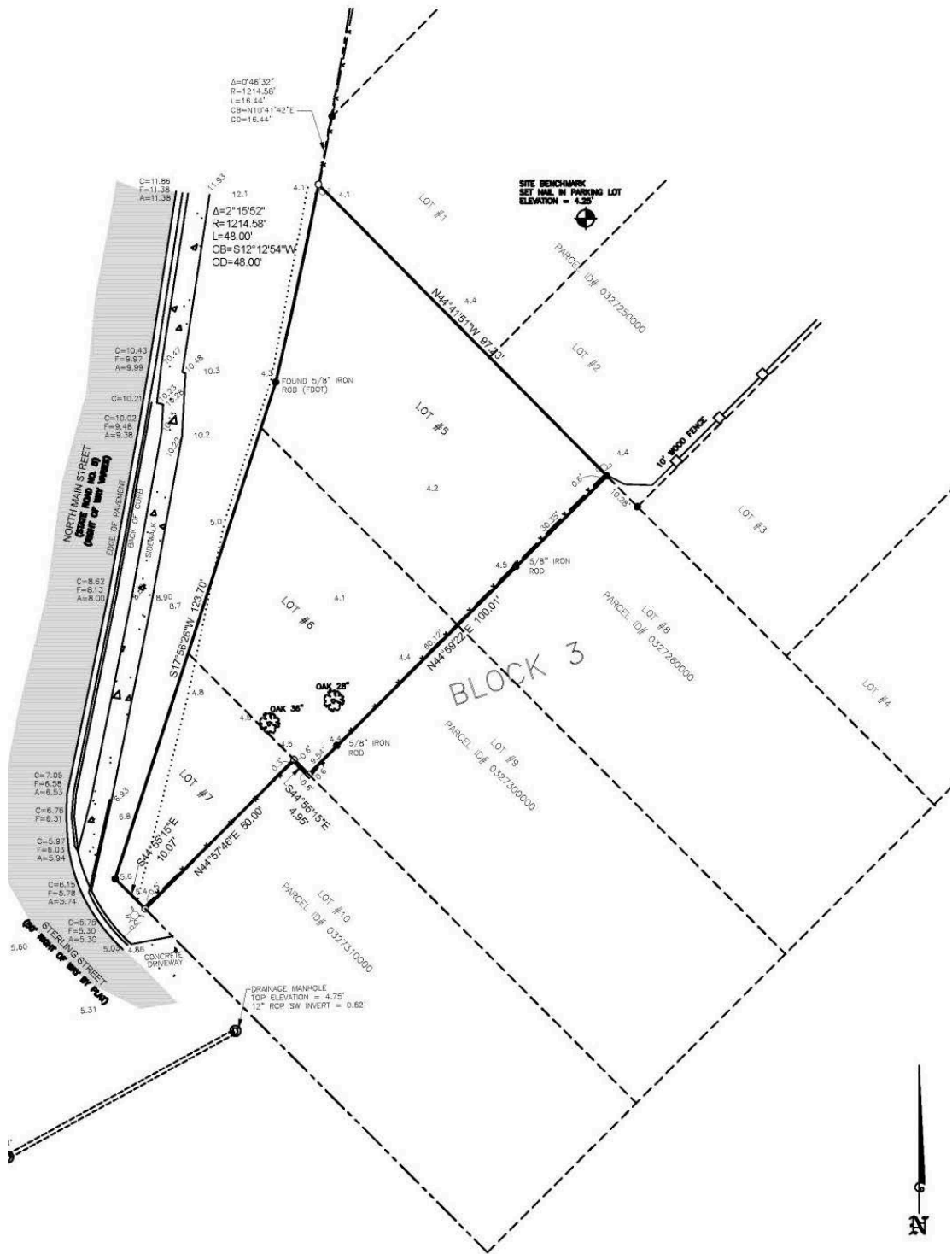
East Campus Aerial Photo



Gravel Parking Lot Aerial Photo



Gravel Parking Lot Survey – East Campus

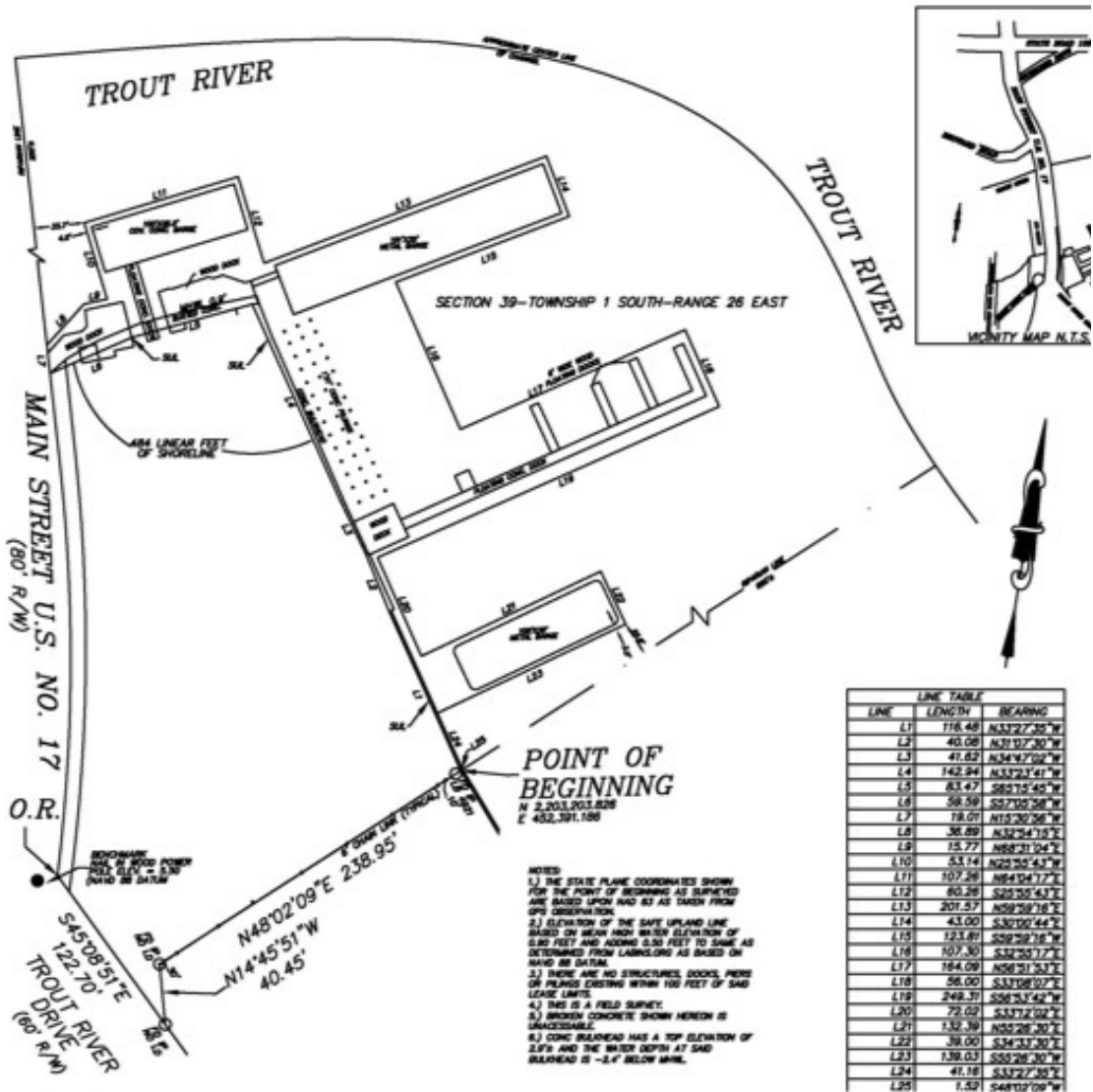


PRIMARY B.M.
B.M.= FOUND 60d NAIL IN UTILITY POLE ON TR0
ELEVATION IS 5.00' (NAVD88) AS PROVIDED IN I

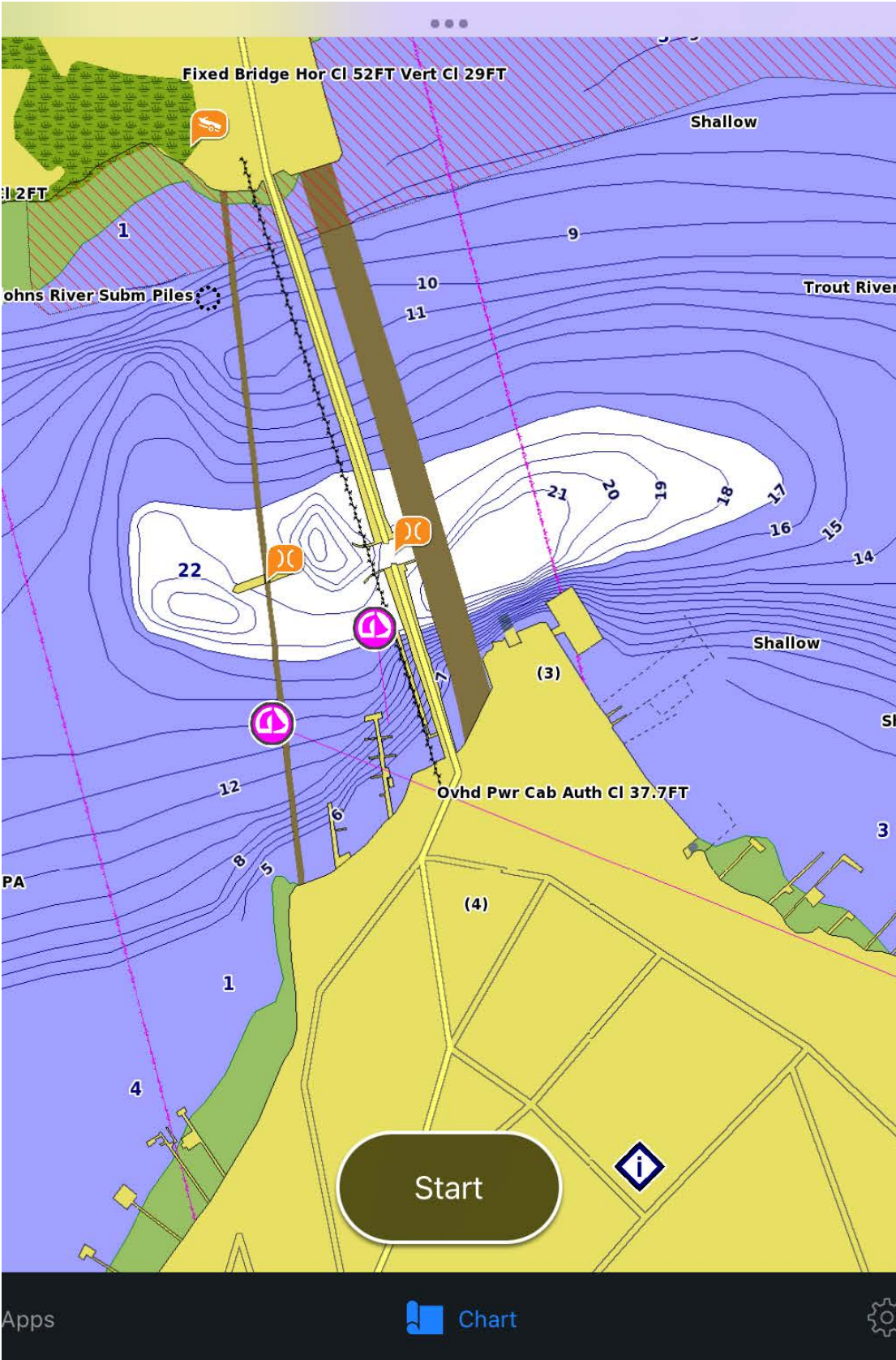
Submerged Land Lease Aerial Photo – East Campus



Submerged Lands Lease Survey – East Campus



Depth Chart - East Campus



Photos - East Campus



Front View of Building 1, Looking North (Photo Taken on November 1, 2018)



View of Building 1 Provisioning Area (Photo Taken on November 1, 2018)



View of Building 1 Classroom (Photo Taken on November 1, 2018)



View of Building 1, Computer Area (Photo Taken on November 1, 2018)



View of Building 5, Looking Northeast (Photo Taken on November 1, 2018)



View of Parcel 5, Reception Area (Photo Taken on November 1, 2018)



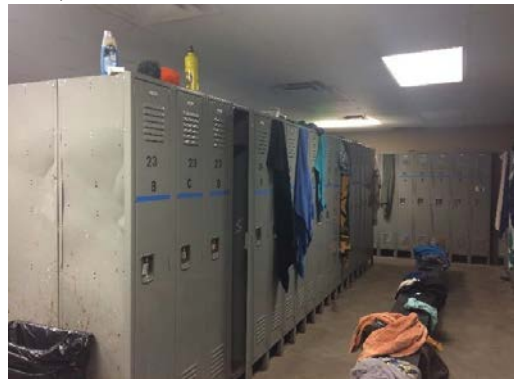
View of Building 5, Open Office Area (Photo Taken on November 1, 2018)



View of Building 5, Typical Private Office (Photo Taken on November 1, 2018)



View of Building 5 Classroom (Photo Taken on November 1, 2018)



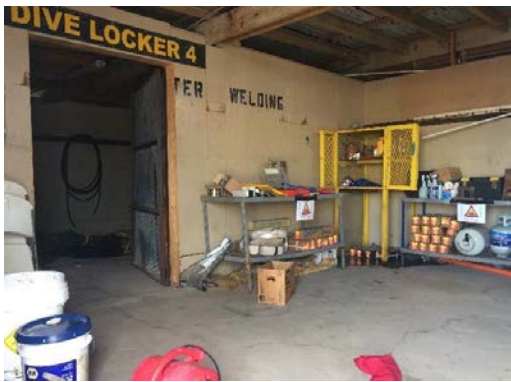
View of Building 5 Locker Room (Photo Taken on November 1, 2018)



View of Building 3, Looking North (Photo Taken on November 1, 2018)



View of Building 3 Locker Room (Photo Taken on November 1, 2018)



Front View of Building 3 Storage Area (Photo Taken on November 1, 2018)



View of Building 2 Dorm Room (Photo Taken on November 1, 2018)



View of Building 2 Restroom/Shower (Photo Taken on November 1, 2018)



View of Building 4, Looking Southwest (Photo Taken on November 1, 2018)



View of Building 6, Looking Northwest (Photo Taken on November 1, 2018)



View of Building 6, Cafeteria (Photo Taken on November 1, 2018)



View of Building 6, Kitchen
(Photo Taken on November 1, 2018)



View of Building 6, Hyperbaric
Lab (Photo Taken on November
1, 2018)



View of Building 6 Parking Area
(Photo Taken on November 1,
2018)



View of Submerged Land Leased Parcel by Main
Parcel (Photo Taken on November 1, 2018)



View of Cafeteria Parcel Dock over Submerged
Land (Photo Taken on November 1, 2018)



View of Gravel Parking Area, Looking
Southwest (Photo Taken on November 1,
2018)