

FEE, YATES & FEE, PLLC

A Partnership of Professional Corporations

ATTORNEYS AT LAW

SINCE 1905

FEE & FEE, PLLC
FRANK H. FEE, III
FRANK "HANK" FEE, IV
E. CLAYTON YATES, P.A.
E. CLAYTON YATES

426 AVENUE A
FORT PIERCE, FLORIDA 34950
TELEPHONE (772) 461-5020
FACSIMILE (772) 468-8461

400 NW 2ND STREET
OKEECHOBEE, FLORIDA 34972
TELEPHONE (863) 763-3131
FACSIMILE (863) 763-1031

FRED FEE (1888-1939)
FRANK FEE (1913-1983)

PLEASE REPLY TO FORT PIERCE

Writer's Email:
hfee@feeyateslaw.com

October 20, 2023

VIA E-MAIL DELIVERY:

John R. Andrews, P.E.
City of Fort Pierce City Engineer
100 N. U.S. Highway 1
Fort Pierce, FL 34950

In re: Termination of Easement – Manatee Island Holdings LLC

Dear Mr. Andrews,

I am sending you the Termination of Easement and the proposed new Easement Deed related to the property owned by Manatee Island Holdings LLC., a Florida limited liability company (“**Manatee Island**”), located at 1640 Seaway Drive, Fort Pierce, home to the Manatee Island Bar & Grill. The attached annotated survey illustrates the existing easement set to be terminated, identified as item number 13 on the survey.

As you may recall from our previous discussions, the easement to be terminated is recorded in O.R. Book 3183, Page 712, Public Records of Saint Lucie County. It grants the City of Fort Pierce (the “**City**”) a perpetual exclusive easement for the construction, installation, maintenance, operation, repair, and replacement of sidewalks, recreational trails, and pedestrian walkways. Currently, this easement traverses through a substantial portion of Manatee Island's tiki bar. The principals of Manatee Island are requesting the termination of this easement for two key reasons: firstly, the Property is under contract for sale, and the relocation of the easement is a condition precedent to the purchaser's obligations. Secondly, the City has constructed the sidewalk to the east, outside the easement area.

In return for the Termination of Easement, Manatee Island will grant a new easement that encompasses the current area where the sidewalk currently exists. Mr. Thomas P. Kiernan of

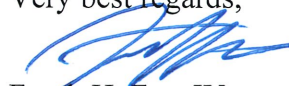


Culpepper & Terpening Inc. has prepared the legal description for the new easement and confirmed that it will cover the City's existing sidewalk as currently constructed and in use.

I am submitting these documents for your review to place this matter on the City Commission Agenda for the meeting scheduled for November 6, 2023.

I thank you for your assistance with this matter.

Very best regards,



Frank H. Fee, IV

FHFIV/psv

cc: Sara Hedges via e-mail: shedges@cityoffortpierce.com