

ATTACHMENT A: SURVEY MAP OF SITE

DRAFT

ATTACHMENT B: SURVEY MAY OF CERTIFIED FACILITY

DRAFT

ATTACHMENT C: MITIGATION PLAN

DRAFT

ATTACHMENT D: SOVEREIGN SUBMERGED LEASE

DRAFT

CSL Cover Sheet

DM ID _____

Document Type: Current Submerged Land Lease

Instrument: ☒ Parent Lease ☐ Amendment to Lease ☐ Assignment of Lease

☐ Release ☐ Partial Release ☐ Easement ☐ Use Agreement ☐ Sublease

☐ Amendment to Sublease ☐ Release of Sublease ☐ Other

Lease Number: 050024374

PA Number: _____

Document Date: 03/18/2008

Submerged (Use Agreement): _____ (Y) ☒ (N)

Water Body: INDIAN RIVER

Original County: BREVARD

Section: 19

Township: 23 S

Range: 36 E

Total Area / Area Unit: 64100 () (A) Acreage (X) (S) Square Feet

County Book / Page / Type: BREVARD / B 5854 P 11 / O

OR Instrument Number: 2008060042

Comments: _____

Date Prepped: 04/11/2008 ADD

The information on this page was collected during the prep phase of scanning and is an aid for data entry. Please refer to the document for actual information.

COPY

CFN 2008060042, OR BK 5854 Page 11,
Recorded 03/28/2008 at 04:56 PM, Scott Ellis, Clerk of
Courts, Brevard County
Pgs: 19

This Instrument Prepared By:
Pattie J. Scott
Recurring Revenue Section
Bureau of Public Land Administration
3900 Commonwealth Boulevard
Mail Station No. 125
Tallahassee, Florida 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL

BOT No. 050024374
PA No. _____

THIS LEASE is hereby issued by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, hereinafter referred to as the Lessor.

WITNESSETH: That for and in consideration of payment of the annual lease fees hereinafter provided and the faithful and timely performance of and compliance with all terms and conditions stated herein, the Lessor does hereby lease to Florida Power & Light Company, a Florida corporation, hereinafter referred to as the Lessee, the sovereignty lands described as follows:

A parcel of sovereignty submerged land in Section 19,
Township 23 South, Range 36 East, in the Indian River,
Brevard County, containing 64,100 square feet,
more or less, as is more particularly described and shown
on Attachment A, dated November 30, 1998.

TO HAVE THE USE OF the hereinabove described premises from January 1, 2008, the effective date of this lease renewal, through January 1, 2013, the expiration date of this lease renewal. The terms and conditions on and for which this lease renewal is granted are as follows:

1. USE OF PROPERTY: The Lessee is hereby authorized to operate an existing 1-slip docking/unloading facility exclusively to be used for mooring of barges and tug vessels in conjunction with an upland fuel oil tank farm/power plant, without fueling facilities, with a sewage pumpout facility if it meets the regulatory requirements of the State of Florida Department of Environmental Protection or local authority, whichever entity applies the more stringent criteria, and without liveaboards as defined in paragraph 28, as shown and conditioned in Attachment A. All of the foregoing subject to the remaining conditions of this Lease.

2. LEASE FEES: The Lessee hereby agrees to pay to the Lessor an annual lease fee of \$9,055.00 plus sales tax pursuant to Section 212.031, Florida Statutes, if applicable, within 30 days of the date of receipt of the invoice. The annual fee for the remaining years of the lease shall be adjusted pursuant to provisions of Section 18-21.011, Florida Administrative Code. The Division of State Lands will notify the Lessee in writing of the amount and the due date of the annual payment. The lease fee shall be remitted annually to the Division of State Lands as the agent for the Lessor, beginning with the effective and due date of this lease renewal, and each year thereafter until the term of this lease renewal terminates or expires.

[06]

3. WET SLIP RENTAL CERTIFICATION/SUPPLEMENTAL PAYMENT: (A) The Lessee shall provide upon request by the Lessor any and all information in a certified form needed to calculate the lease fee specified in paragraph two (2) above, including the income, as defined in subsection 18-21.003(26), Florida Administrative Code, derived directly or indirectly from the use of sovereignty submerged lands on an annual basis. When six percent (6%) of said annual income exceeds the base fee or minimum annual fee established pursuant to Rule 18-21.011, Florida Administrative Code, for any lease year during the term of this lease, the Lessor shall send the Lessee a supplemental invoice for the difference in the amounts for that lease year. (B) The instrument or agreement used by the Lessee to transfer or assign the right to use a wet slip at the leased docking facility to a third party shall include a provision that clearly notifies the wet slip renter/user/holder that if the wet slip renter/user/holder subsequently transfers his right to use said wet slip to another party, the instrument or agreement used to transfer said wet slip shall contain a provision that requires six percent (6%) of the annual gross income derived from said instrument or agreement for the use of said wet slip be paid to the Lessee who, upon receipt, shall report and transmit said amount to the Lessor. The instrument or agreement used by the Lessee to transfer a wet slip shall also include a provision that clearly notifies the wet slip renter/user/holder that no interest in said wet slip may be further transferred unless a substantially similar provision to the one contained in the preceding sentence is placed in each succeeding instrument or agreement used to transfer said wet slip to each new wet slip renter/user/holder.

4. LATE FEE ASSESSMENTS: The Lessee shall pay a late charge equal to interest at the rate of twelve percent (12%) per annum from the due date until paid on any lease fees due hereunder which are not paid within 30 days of their due dates.

5. EXAMINATION OF LESSEE'S RECORDS: For purposes of this lease renewal, the Lessor is hereby specifically authorized and empowered to examine, for the term of this lease renewal including any extensions thereto plus three (3) additional years, at all reasonable hours, the books, records, contracts, and other documents confirming and pertaining to the computation of annual lease payments as specified in paragraph two (2) above.

6. MAINTENANCE OF LESSEE'S RECORDS: The Lessee shall maintain separate accounting records for: (i) gross revenue derived directly from the use of the leased premises, (ii) the gross revenue derived indirectly from the use of the leased premises, and (iii) all other gross revenue derived from the Lessee's operations on the riparian upland property. The Lessee shall secure, maintain and keep all records for the entire term of this lease renewal plus three (3) additional years. This period shall be extended for an additional two (2) years upon request for examination of all records and accounts for lease verification purposes by the Lessor.

7. AGREEMENT TO EXTENT OF USE: This lease is given to the Lessee to use or occupy the leased premises only for those activities specified herein. The Lessee shall not change or add to the approved use of the leased premises as defined herein (e.g., from commercial to multi-family residential, from temporary mooring to rental of wetslips, from rental of wetslips to contractual agreement with third party for docking of cruise ships, from rental of recreational pleasure craft to rental or temporary mooring of charter/tour boats, from loading/offloading commercial to rental of wetslips, etc.), shall not change activities in any manner that may have an environmental impact that was not considered in the original authorization or regulatory permit, or shall not change the type of use of the riparian uplands without first obtaining a regulatory permit/modified permit, if applicable, and the Lessor's written authorization in the form of a modified lease, the payment of additional fees, if applicable, and, if applicable, the removal of any structures which may no longer qualify for authorization under the modified lease.

8. PROPERTY RIGHTS: The Lessee shall make no claim of title or interest to said lands hereinbefore described by reason of the occupancy or use thereof, and all title and interest to said land hereinbefore described is vested in the Lessor. The Lessee is prohibited from including, or making any claim that purports to include, said lands described or the Lessee's leasehold interest in said lands into any form of private ownership, including but not limited to any form of condominium or cooperative ownership. The Lessee is further prohibited from making any claim, including any advertisement, that said land, or the use thereof, may be purchased, sold, or re-sold.

9. INTEREST IN RIPARIAN UPLAND PROPERTY: During the term of this lease renewal, the Lessee shall maintain a leasehold or fee simple title interest in the riparian upland property and if such interest is terminated, the lease may be terminated at the option of the Lessor. Prior to sale and/or termination of the Lessee's leasehold or fee simple title interest in the upland property, Lessee shall inform any potential buyer or transferee of the Lessee's upland property interest of the existence of this lease renewal and all its terms and conditions and shall complete and execute any documents required by the Lessor to effect an assignment of this lease renewal, if consented to by the Lessor. Failure to do so will not relieve the Lessee from responsibility for full compliance with the terms and conditions of this lease renewal which include, but are not limited to, payment of all fees and/or penalty assessments incurred prior to such act.

10. ASSIGNMENT OF LEASE RENEWAL: This lease renewal shall not be assigned or otherwise transferred without prior written consent of the Lessor or its duly authorized agent. Such assignment or other transfer shall be subject to the terms, conditions and provisions of management standards and applicable laws, rules and regulations in effect at that time. Any assignment or other transfer without prior written consent of the Lessor shall be null and void and without legal effect.

11. INDEMNIFICATION/INVESTIGATION OF ALL CLAIMS: The Lessee shall investigate all claims of every nature arising out of this lease at its expense, and shall indemnify, defend and save and hold harmless the Lessor and the State of Florida from all claims, actions, lawsuits and demands arising out of this lease renewal.

12. VENUE: Lessee waives venue as to any litigation arising from matters relating to this lease renewal and any such litigation between Lessor and Lessee shall be initiated and maintained only in Leon County, Florida.

13. NOTICES/COMPLIANCE/TERMINATION: The Lessee binds itself, its successors and assigns, to abide by the provisions and conditions herein set forth, and said provisions and conditions shall be deemed covenants of the Lessee, its successors and assigns. In the event the Lessee fails or refuses to comply with the provisions and conditions herein set forth, or in the event the Lessee violates any of the provisions and conditions herein, or fails or refuses to comply with the provisions and conditions herein set forth within 20 days of receipt of the Lessor's notice to correct, this lease renewal may be terminated by the Lessor upon thirty (30) days written notice to Lessee. If canceled, all of the above-described parcel of land shall revert to the Lessor. All costs and attorneys' fees incurred by the Lessor to enforce the provisions of this lease shall be paid by the Lessee. All notices required to be given to the Lessee by this lease renewal or applicable law or administrative rules shall be sufficient if sent by U.S. Mail to the following address:

Florida Power & Light Company
Cape Canaveral Plant
Scott Stone, Plant General Manager
6000 North US Highway 1
Cocoa, Florida 32927-6002

The Lessee shall notify the Lessor by certified mail of any change to this address at least ten (10) days before the change is effective.

14. TAXES AND ASSESSMENTS: The Lessee shall assume all responsibility for liabilities that accrue to the subject property or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the subject property during the effective period of this lease renewal.

15. NUISANCES OR ILLEGAL OPERATIONS: The Lessee shall not permit the leased premises or any part thereof to be used or occupied for any purpose or business other than herein specified unless such proposed use and occupancy are consented to by the Lessor and the lease is modified accordingly, nor shall Lessee knowingly permit or suffer any nuisances or illegal operations of any kind on the leased premises.

16. MAINTENANCE OF FACILITY/RIGHT TO INSPECT: The Lessee shall maintain the leased premises in good condition, keeping the structures and equipment located thereon in a good state of repair in the interests of public health, safety and welfare. The leased premises shall be subject to inspection by the Lessor or its designated agent at any reasonable time.

17. NON-DISCRIMINATION: The Lessee shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the area subject to this lease renewal or upon lands adjacent to and used as an adjunct of the leased area. During the lease term, the Lessee shall post and maintain the placard furnished to the Lessee by the Lessor in a prominent and visible location on the leased premises or adjacent business office of the Lessee. It shall be the responsibility of the Lessee to post the placard in a manner which will provide protection from the elements, and, in the event that said placard becomes illegible at any time during the term of this lease renewal (including any extensions thereof), to notify the Lessor in writing, so that a replacement may be provided.

18. ENFORCEMENT OF PROVISIONS: No failure, or successive failures, on the part of the Lessor to enforce any provision, nor any waiver or successive waivers on its part of any provision herein, shall operate as a discharge thereof or render the same inoperative or impair the right of the Lessor to enforce the same upon any renewal thereof or in the event of subsequent breach or breaches.

19. PERMISSION GRANTED: Upon expiration or cancellation of this lease renewal all permission granted hereunder shall cease and terminate.

20. RENEWAL PROVISIONS: Renewal of this lease shall be at the sole option of the Lessor. Such renewal shall be subject to the terms, conditions and provisions of management standards and applicable laws, rules and regulations in effect at that time. In the event that Lessee is in full compliance with the terms of this lease renewal, the Lessee may apply in writing for a renewal. Such application for renewal must be received by Lessor no sooner than 120 days and no later than 30 days prior to the expiration date of the original or current term hereof. The term of any renewal granted by the Lessor shall commence on the last day of the previous lease term. If the Lessee fails to timely apply for a renewal, or in the event the Lessor does not grant a renewal, the Lessee shall vacate the leased premises and remove all structures and equipment occupying and erected thereon at its expense. The obligation to remove all structures authorized herein upon termination of this lease renewal shall constitute an affirmative covenant upon the riparian upland property more specifically described in Attachment B, which shall run with the title to said riparian upland property, and shall be binding upon Lessee and Lessee's successors in title or successors in interest.

21. REMOVAL OF STRUCTURES/ADMINISTRATIVE FINES: If the Lessee does not remove said structures and equipment occupying and erected upon the leased premises after expiration or cancellation of this lease renewal, such structures and equipment will be deemed forfeited to the Lessor, and the Lessor may authorize removal and may sell such forfeited structures and equipment after ten (10) days written notice by certified mail addressed to the Lessee at the address specified in Paragraph 13 or at such address on record as provided to the Lessor by the Lessee. However, such remedy shall be in addition to all other remedies available to the Lessor under applicable laws, rules and regulations including the right to compel removal of all structures and the right to impose administrative fines.

22. REMOVAL COSTS/LIEN ON RIPARIAN UPLAND PROPERTY: Any costs incurred by the Lessor in the removal of any structures and equipment constructed or maintained on state lands shall be paid by the Lessee and any unpaid costs and expenses shall constitute a lien upon the interest of the Lessee in the riparian upland property enforceable in summary proceedings as provided by law.

23. RECORDATION OF LEASE: The Lessee, at its own expense, shall record this fully executed lease renewal in its entirety in the public records of the county within which the lease site is located within fourteen (14) days after receipt, and shall provide to the Lessor within ten (10) days following the recordation a copy of the recorded lease in its entirety which contains the O.R. book and pages at which the lease is recorded.

24. RIPARIAN RIGHTS/FINAL ADJUDICATION: In the event that any part of any structure authorized hereunder is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent riparian rights, Lessee agrees to either obtain written consent for the offending structure from the affected riparian owner or to remove the interference or encroachment within 60 days from the date of the adjudication. Failure to comply with this paragraph shall constitute a material breach of this lease renewal agreement and shall be grounds for immediate termination of this lease renewal agreement at the option of the Lessor.

25. AMENDMENTS/MODIFICATIONS: This lease renewal is the entire and only agreement between the parties. Its provisions are not severable. Any amendment or modification to this lease renewal must be in writing, must be accepted, acknowledged and executed by the Lessee and Lessor, and must comply with the rules and statutes in existence at the time of the execution of the modification or amendment. Notwithstanding the provisions of this paragraph, if mooring is authorized by this lease, the Lessee may install boatlifts within the leased premises without formal modification of the lease provided that (a) the Lessee obtains any state or local regulatory permit that may be required; and (b) the location or size of the lift does not increase the mooring capacity of the facility.

26. ADVERTISEMENT/SIGNS/NON-WATER DEPENDENT ACTIVITIES/ADDITIONAL ACTIVITIES/MINOR STRUCTURAL REPAIRS: No permanent or temporary signs directed to the boating public advertising the sale of alcoholic beverages shall be erected or placed within the leased premises. No restaurant or dining activities are to occur within the leased premises. The Lessee shall ensure that no permanent, temporary or floating structures, fences, docks, pilings or any structures whose use is not water-dependent shall be erected or conducted over sovereignty submerged lands without prior written consent from the Lessor. No additional structures and/or activities including dredging, relocation/realignment or major repairs or renovations to authorized structures, shall be erected or conducted on or over sovereignty submerged lands without prior written consent from the Lessor. Unless specifically authorized in writing by the Lessor, such activities or structures shall be considered unauthorized and a violation of Chapter 253, Florida Statutes, and shall subject the Lessee to administrative fines under Chapter 18-14, Florida Administrative Code. This condition does not apply to minor structural repairs required to maintain the authorized structures in a good state of repair in the interests of public health, safety or welfare; provided, however, that such activities shall not exceed the activities authorized by this agreement.

27. COMPLIANCE WITH FLORIDA LAWS: On or in conjunction with the use of the leased premises, the Lessee shall at all times comply with all Florida Statutes and all administrative rules promulgated thereunder. Any unlawful activity which occurs on the leased premises or in conjunction with the use of the leased premises shall be grounds for the termination of this lease by the Lessor.

28. LIVEABOARDS: The term "liveaboard" is defined as a vessel docked at the facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within a thirty (30) day period. If liveaboards are authorized by paragraph one (1) of this lease, in no event shall such "liveaboard" status exceed six (6) months within any twelve (12) month period, nor shall any such vessel constitute a legal or primary residence.

29. GAMBLING VESSELS: During the term of this lease and any renewals, extensions, modifications or assignments thereof, Lessee shall prohibit the operation of or entry onto the leased premises of gambling cruise ships, or vessels that are used principally for the purpose of gambling, when these vessels are engaged in "cruises to nowhere," where the ships leave and return to the state of Florida without an intervening stop within another state or foreign country or waters within the jurisdiction of another state or foreign country, and any watercraft used to carry passengers to and from such gambling cruise ships.

30. SPECIAL LEASE CONDITIONS: Should a field survey acceptable to Lessor be required or obtained after the effective date of this lease, the annual lease fees due hereunder shall be adjusted to reflect the increase or decrease in the total preempted area shown by the survey. Any such adjustment shall be effective from the date of the acceptable survey and shall be prospective only. No reimbursement or credit shall be given to Lessee by Lessor for overages, and no charge shall be imposed by Lessor for shortages unless the error resulted from inaccurate information supplied by the Lessee.

WITNESSES:

Original Signature

Mary K. Thurmond

Print/Type Name of Witness

Kathy C. Griffin

Original Signature

Kathy C. Griffin

Print/Type Name of Witness

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA

BY:

Jeffery M. Gentry, Operations and Management Consultant
Manager, Bureau of Public Land Administration,
Division of State Lands, State of Florida Department of
Environmental Protection, as agent for and on behalf of the Board
of Trustees of the Internal Improvement Trust Fund of the State
of Florida

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 18th day of March, 2008, by
Jeffery M. Gentry Operations and Management Consultant Manager, Bureau of Public Land Administration, Division of State
Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the
Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

APPROVED AS TO FORM AND LEGALITY:

Notary Public, State of Florida

Notary Public, State of Florida

Printed, Typed or Stamped Name

Notary Public State of Florida
Kathy C. Griffin
My Commission DD727692
Expires 10/30/2011

My Commission Expires

Commission/Serial No.

WITNESSES:

Original Signature

Lanny J. Woodruff

Typed/Printed Name of Witness

Samantha J. Woodruff

Original Signature

SAMANTHA J. WOODRUFF

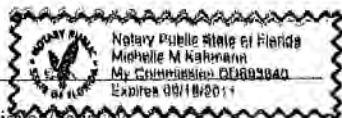
Typed/Printed Name of Witness

STATE OF FL

COUNTY OF Leon Beach

The foregoing instrument was acknowledged before me this 26th day of December, 2007, by
Stephen M. Reuwer as Sr. Director Corporate Real Estate of Florida Power & Light Company, a Florida corporation, for and on
behalf of the corporation. He is personally known to me or who has produced _____, as identification.

My Commission Expires:



Commission/Serial No.

BY:

Original Signature of Executing Authority

Stephen M. Reuwer

Typed/Printed Name of Executing Authority

Sr. Director Corporate Real Estate

Title of Executing Authority

"LESSEE"

Notary Signature

Notary Public, State of FL

Michelle M. Kahmann

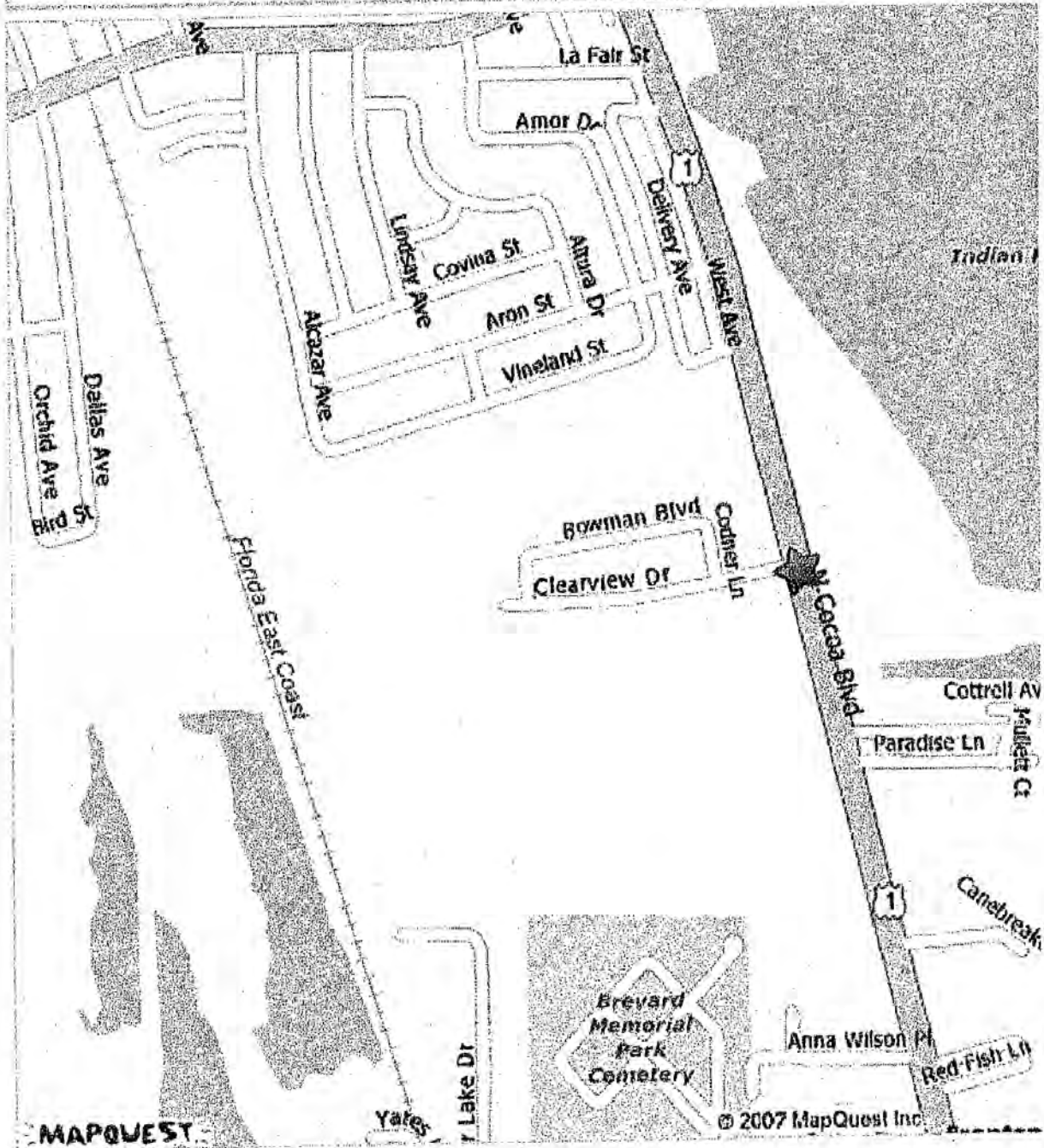
Printed, Typed or Stamped Name

★ 6000 N Cocoa Blvd

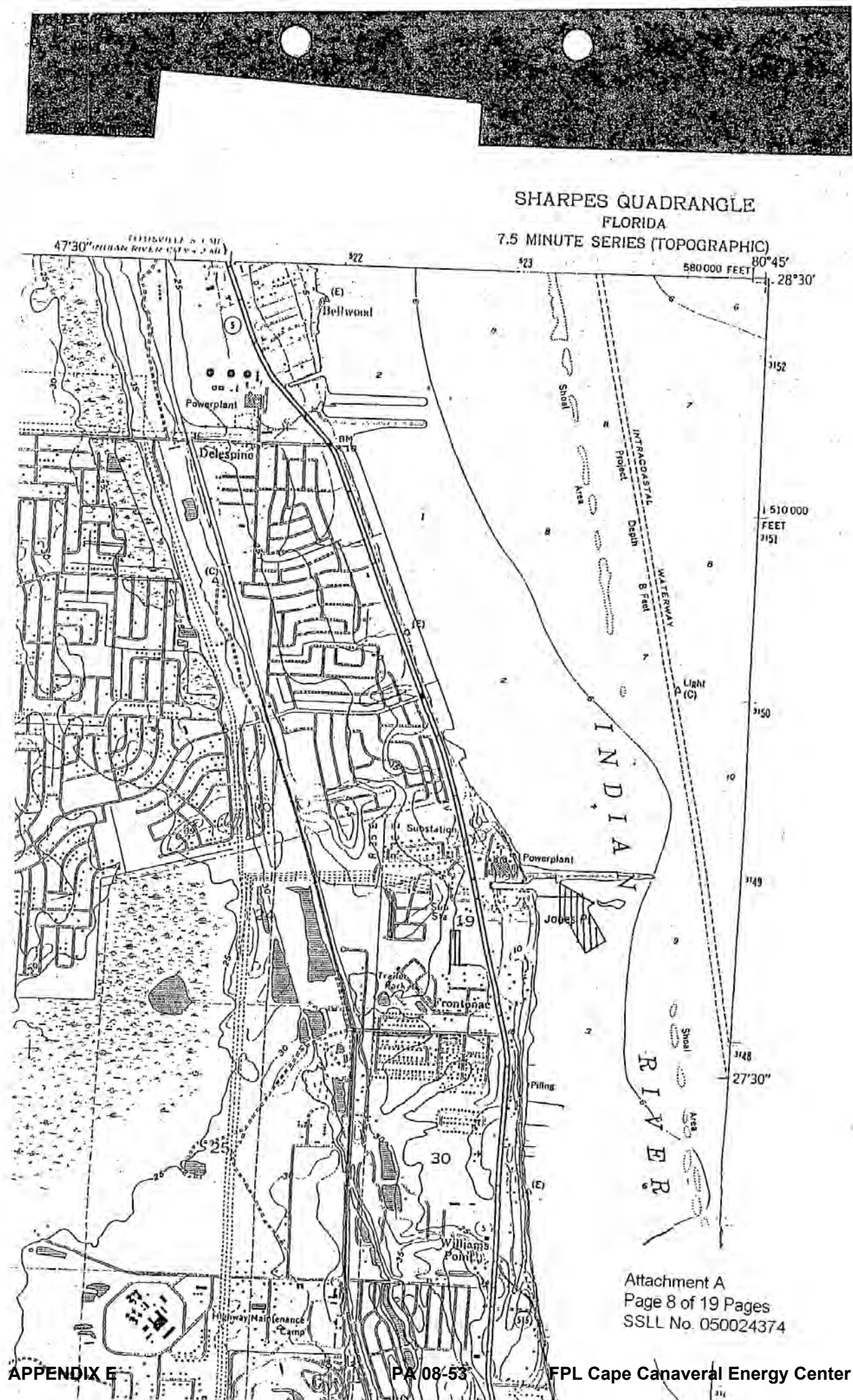
Cocoa, FL 32927-6002, US



Sorry! When printing directly from the browser your map may be incorrectly cropped. To view the entire map, try clicking the **"Printer-Friendly"** link at the top of your results page.



Attachment A
Page 7 of 19 Pages
SSLL No. 050024374



FLORIDA POWER & LIGHT
CAPE CANAVERAL PLANT
BREVARD COUNTY FLORIDA
GSR NO. 050026

A parcel of submerged land located in Section 19, Township 23 South, Range 36 East, Brevard County, Indian River (waterbody) containing 64,100 square feet, as described on the attached sketch labeled as Exhibit A and dated November 30, 1998, located immediately waterward of that upland property with the legal description in the attached summary legal description labeled as Exhibit B.

[LEGAL DESCRIPTION(S) AS DESCRIBED IN THOSE CERTAIN WARRANTY DEED(S), BETWEEN RAPPE DEVELOPMENT COMPANY, ROBERT W. BRUCE AND MILDRED C. BRUCE, HUSBAND AND WIFE, P.D. SHUPING, UNMARRIED, FREDERICK O. RIPON AND MILDRED M. RIPON, HUSBAND AND WIFE, ALBERT RAMOS AND KATHERINE RAMOS, HUSBAND AND WIFE, CHARLES HERMAN AND ERMA EILEEN HERMAN, HIS WIFE, L.A. PERRIN, AS TRUSTEE, AND INDIVIDUALLY, JOINED BY HIS WIFE, LENELLE PERRIN, EDWARD LAWTON AND MARIE LAWTON, HUSBAND AND WIFE, WORTH A. OVERACKER AND MAUD I. OVERACKER, HUSBAND AND WIFE, JAMES H. SWEENEY, JR. AND CHRISTINE B. SWEENEY, HIS WIFE, PALMER B. CONNER AND HELEN H. CONNER, HUSBAND AND WIFE, LYNN B. WHITEMAN AND JULIA C. WHITEMAN, HUSBAND AND WIFE, FRANK A. ROBINSON AND HIS WIFE, GLADYS M. ROBINSON, GRANTORS AND FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, GRANTEE, AS RECORDED IN THE ATTACHED SUMMARY OF LEGAL DESCRIPTION(S), OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA, OTHERWISE KNOWN AS ATTACHMENT B TO THIS LEASE INSTRUMENT.]



CAPE CANAVERAL PLANT SUMMARY LEGAL DESCRIPTION

PARCEL NO. 1:

(Title vested by virtue of Deed recorded in ORB 526/2).

Government Lot 3, Section 19, Township 23 South, Range 36 East, together with an easement over and across the North fifty (50) feet of the South two hundred eighty (280) feet of Rosevear Terrace Subdivision lying West of U. S. Highway #1, in Brevard County, Florida.

PARCEL NO. 2:

(Title vested by virtue of Deed recorded in ORB 870/266).

Begin at the concrete post at the west quarter section corner of Section 19, Township 23 South, Range 36 East, Brevard County, Florida, said post being the Northwest corner of U. S. Lot 3, said Section; thence run South 89 degrees, 52 minutes, 30 seconds East on the quarter section line or North side of U. S. Lot 3 a distance of 1320.5 feet to a concrete monument which replaced old coquina post at the Northeast corner of said U. S. Lot 3 for the point of beginning of land herein described; thence for a first course, run North 36 degrees, 30 minutes East along the northwesterly line of lands formerly owned by P. D. Shuping, a distance of 307.1 feet to a concrete monument; thence for a second course, run North 25 degrees, 11 minutes, 25 seconds West a distance of 16 feet to a concrete post; thence for a third course, run South 80 degrees, 13 minutes, 30 seconds West parallel to the North line of Norman Carhart deed as recorded in Deed Book 194, page 124, Public Records of said County a distance of 274.6 feet to an iron pipe; thence for a fourth course, run South and parallel to the West line of Section 19, a distance of 215 feet to an iron rod on the North line of U. S. Lot 3 or the quarter section line; thence for a fifth course, run South 89 degrees, 52 minutes, 50 seconds East along the North line of said U. S. Lot 3 a distance of 95.57 feet to a concrete monument at the Northeast corner of said U. S. Lot 3, which is the point of beginning; together with right of way 16 feet wide described as follows: From the aforesaid point of beginning, run North 36 degrees, 30 minutes East along the northwesterly line of land formerly owned by P. D. Shuping a distance of 307.1 feet to a concrete monument for the point of beginning of said right of way; thence for a first course, run North 65 degrees, 37 minutes, 13 seconds East 70.13 feet to a concrete monument on the West right of way line of new U. S. Highway No. 1; thence for a second course, run North 13 degrees, 52 minutes, 00 seconds West along said right of way line 16.32 feet to a point; thence for a third course, run South 65 degrees, 37 minutes, 13 seconds West 72.90 feet to a concrete monument; thence for a fourth course, run Southeasterly 16 feet more or less to the point of beginning.

PARCEL NO. 3:

(Title vested by virtue of Deed recorded in ORB 524/618).

All of Lot One (1) of the resubdivision of Rosevear Terrace Subdivision lying west of the west right of way line of new U. S. No. 1 Highway, except the south two hundred thirty (230) feet, said resubdivision being recorded in Plat Book 8, page 40, of the Public Records of Brevard County, Florida, subject to a fifty (50) foot easement running east and west on the south side of said property.

PARCEL NO. 4:

(Title vested by virtue of Deed recorded in ORB 526/620).

The North One hundred eighty (180) feet of the South two
Continued on next page

hundred thirty (230) feet of that part of Rosevear Terrace Subdivision lying west of the west right of way line of New U. S. No. 1 Highway, said plat of Rosevear Terrace Subdivision being recorded in Plat Book 8, page 40, Public Records of Brevard County, Florida.

PARCEL NO. 5:

(Title vested by virtue of Deed recorded in ORB 526/955).

A tract of land located in Section nineteen (19), Township twenty-three (23) South, Range thirty-six (36) East, Brevard County, Florida, described as follows:

From an iron pipe on the range line, which is 713.10 feet north of the quarter section corner on the west side of said Section nineteen (19), which is a point of reference, run north seventy-five (75) degrees, nine (9) minutes east and parallel to the south line of the Delespine Grant, a distance of 1548.24 feet to an iron pipe on the east line of the right of way of U. S. Highway No. 1 also known as Dixie Highway, as presently located, which is the point of beginning of the land herein described, and from the said point of beginning, for a first course, run south fourteen (14) degrees, thirty-two (32) minutes, thirty (30) seconds east on the east right of way line of U. S. Highway No. 1 (which is also known as State Road No. 5), a distance of 295 feet to the northwest corner of the land conveyed to Carl W. and Alice C. Hopps by deed recorded in Book 264, page 475, Official Records of Brevard County, Florida; thence for a second course, run north forty-seven (47) degrees, sixteen (16) minutes, forty-two (42) seconds east on the north line of the land conveyed to Carl W. and Alice C. Hopps aforesaid, a distance of 528 feet, more or less, to and into the waters of the Indian River; thence return to the point of beginning, and for a third course, run north seventy-five (75) degrees, nine (9) minutes east, a distance of 449.76 feet to an iron pipe on the west bank of the Indian River, and continue the said course to and into the waters of the Indian River; and thence for a fourth course, run south thirty-six (36) degrees, fifty-eight (58) minutes east in the waters edge of the Indian River, a distance of 46.18 feet, more or less, to the eastern terminus of the second course, which is the northeast corner of the land conveyed to Carl W. and Alice C. Hopps as aforesaid.

Together with the riparian and littoral rights and the submerged lands in Indian River appertaining to said property.

PARCEL NO. 6:

(Title vested by virtue of Judgment recorded in CCMB 47/102).

Beginning at a point on the west line of fractional Section 19, Township 23 South, Range 36 East, which point is 713.10 feet north of the northwest corner of said northwest quarter (NW 1/4) of the southwest quarter (SW 1/4) of said fractional Section 19; thence run north seventy-five (75) degrees, nine (9) minutes east parallel with the south line of the Delespine Grant, 1548.24 feet to a point on the east right of way of U. S. No. 1 (Dixie Highway) as presently located; thence south fourteen (14) degrees, thirty-two (32) minutes, thirty (30) seconds east along said east right of way line 295 feet to the point of beginning; from said point of beginning, for a first course, continue south fourteen (14) degrees, thirty-two (32) minutes, thirty (30) seconds east along said east right of way line, two hundred (200) feet; thence for a second course, run north forty-nine (49) degrees, twenty-four (24) minutes, forty

Continued on next page

(40) seconds east, six hundred (600) feet, more or less, to and into the waters of the Indian River; thence return to the point of beginning; thence for a third course, run north forty-seven (47) degrees, sixteen (16) minutes, forty-two (42) seconds east, five hundred twenty-eight (528) feet, more or less, to and into the waters of the Indian River; thence for a fourth course, run southeasterly along the waters of the Indian River, two hundred (200) feet, more or less, to the above described termination of said second course. All being and lying in fractional Section Nineteen (19), Township Twenty-three (23) South, Range Thirty-six (36) East, in Brevard County, Florida. Together with all riparian, littoral or shore rights in the Indian River to the said land appertaining.

PARCEL NO. 7:

(Title vested by virtue of Deed recorded in ORB 524/946).

Commencing at a concrete monument which is the southwest corner of Government Lot two (2), Section Nineteen (19), Township Twenty-three (23) South, Range Thirty-six (36) East, Brevard County, Florida; thence run north along the west section line of said Section Nineteen (19), a distance of three hundred forty-nine and sixty-three hundredths (349.63) feet to an iron pipe; thence north eighty (80) degrees, thirteen (13) minutes, thirty (30) seconds east, a distance of one thousand five hundred seventy-nine and fifty hundredths (1579.50) feet to a concrete monument on the west right of way line of U. S. Highway No. 1; thence continuing north eighty (80) degrees, thirteen (13) minutes, thirty (30) seconds east a distance of sixty-six and twenty-three hundredths (66.23) feet across U. S. Highway No. 1 to a concrete monument on the east right of way of said U. S. Highway No. 1 and the point of beginning of the lands herein described; thence north forty-nine (49) degrees, seven (7) minutes, twenty (20) seconds east six hundred eight and seventy-eight hundredths (608.78) feet to an iron pipe on the shore line of the Indian River; thence southeasterly along the shore line of the Indian River two hundred ninety-nine and five hundredths (299.05) feet to an iron pipe; thence south sixty-three (63) degrees, twenty (20) minutes, twenty-five (25) seconds west, six hundred sixty-three and ninety-five hundredths (663.95) feet to a concrete monument on the east right of way line of U. S. Highway No. 1; thence north fourteen (14) degrees, twenty-four (24) minutes, forty (40) seconds west, one hundred fifty (150) feet to a concrete monument and the point of beginning. TOGETHER with all riparian rights thereunto appertaining.

PARCEL NO. 8:

(Title vested by virtue of Deed recorded in ORB 525/974).

Start at a concrete monument at the southwest corner of Government Lot 2, Section 19, Township 23 South, Range 36 East, Brevard County, Florida, go north along Section line 349.63 feet to an iron pipe; thence north eighty (80) degrees, thirteen (13) minutes, thirty (30) seconds east, 1645.5 feet to an iron pipe set on the east right of way line of U. S. Highway No. 1, as presently located; thence south fourteen (14) degrees, thirty-six (36) minutes east along said east right of way line, a distance of 150 feet to a concrete monument for a point of beginning of lands hereby conveyed; thence north sixty-three (63) degrees, thirty-one (31) minutes, east along south line of lands described in Deed Book 410, page 622, Public Records of Brevard County, Florida, a distance of 664.1 feet to a stone set on the shore of the Indian River; thence

Continued on next page

southeasterly along said shore line, a distance of 76 feet, thence westerly to a point on the east right of way line of U. S. Highway No. 1, said point being 51 feet south-easterly measured along said right of way line from the point of beginning; thence northwesterly along said right of way line, a distance of 51 feet to the point of beginning.

In addition thereto, all riparian and littoral rights thereunto appertaining.

PARCEL NO. 9:

(Title vested by virtue of Deed recorded in ORB 525/974).

Beginning on the west shore of the Indian River at the southeast corner of Parcel No. 8, thence run southeasterly along the shore line of the Indian River to the southeast corner of property described in Deed Book 369, page 525, Public Records of Brevard County, Florida; thence continue westerly along said south line of property described in Deed Book 369, page 525, Public Records of Brevard County, Florida, a distance of 340 feet; thence run northerly to an iron pipe located on the south line of the property described as Parcel No. 8 above, said point being located 330 feet, more or less, measured along said south line of Parcel No. 8 from the waters of the Indian River and easterly 310 feet measured along said south line from the east right of way line of U.S. Highway No. 1; thence easterly along the south line of property described as Parcel No. 8 to the point of beginning. In addition thereto, all riparian and littoral rights thereunto appertaining,

This conveyance is made subject to an easement ten (10) feet wide, extending from the land hereinabove described to the waters of the Indian River, which was reserved in the deed executed by Edward Lawton and Marie Lawton to Delmer H. Roberts, dated March 1, 1957, and recorded in Deed Book 442, page 251, Public Records of Brevard County, Florida.

PARCEL NO. 10:

(Title vested by virtue of Deed recorded in ORB 525/663).

From the Coquina monument at the northeast corner of U. S. Government Lot 3, being the northeast corner of the west-half (W 1/2) of the southwest quarter (SW 1/4) of fractional Section nineteen (19), Township twenty-three (23) South, Range thirty-six (36) East, Brevard County, Florida, run the northwesterly line of the Rosevear Terrace Subdivision (according to the plat of said subdivision recorded in Plat Book 4, page 70, and replatted according to plat recorded in Plat Book 8, page 40, Public Records of Brevard County, Florida), on a course of north thirty-six (36) degrees, thirty (30) minutes east, a distance of 307.1 feet to an iron pipe; thence run the northerly line of the said Rosevear Terrace Subdivision, being the northerly line of P. D. Shuping's land, on a course of north sixty-four (64) degrees, forty-eight (48) minutes, thirty-five (35) seconds east, a distance of 212.7 feet to a concrete post on the east side of the right of way of U. S. Highway No. 1, which point is the point of beginning of the land herein described; from the said point of beginning, run north fourteen (14) degrees, thirty-six (36) minutes west on the east side of the right of way of U. S. Highway No. 1, a distance of one hundred (100) feet, more or less, to the south line of the land conveyed by Edward and Marie Lawton to Delmer H. Roberts by deed recorded in Deed Book 437, page 232; thence run easterly on the south line of the land conveyed by Edward

Continued on next page

and Marie Lawton to Delmer H. Roberts, recorded in Deed Book 437, page 232 aforesaid, a distance of 110 feet, more or less, to an iron pipe in a ditch located at the northwest corner of the lands conveyed by Edward and Marie Lawton to Delmer H. Roberts by deed recorded in Deed Book 442, page 251; thence run southerly on the west line of the lands conveyed to Delmer H. Roberts in Deed Book 242, page 251, a distance of 100 feet, more or less, to the north line of the Rosevear Terrace Subdivision aforesaid; and thence run South sixty-four (64) degrees, forty-eight (48) minutes, thirty-five (35) seconds west on the north line of the Rosevear Terrace Subdivision aforesaid, a distance of 394.8 feet, more or less, to the point of beginning.

ALSO, all of the right, title and interest of the parties of the first part in and to the easement ten (10) feet wide, extending from the land hereinabove described to the waters of the Indian River, which was reserved in the deed executed by them to Delmer H. Roberts, dated March 1, 1957, and recorded in Deed Book 442, page 251, Public Records of Brevard County, Florida.

PARCEL NO. 11:

(Title vested by virtue of Judgment recorded in CCMB 47/102).

A tract of land situated in government lot two of Section nineteen (19), Township twenty-three (23) South, Range thirty-six (36) East, Brevard County, Florida, described as follows: From the Northeast corner of the west half of the southwest quarter (SW 1/4) of Section nineteen (19) aforesaid, which is a point of reference, run the boundary of the Rosevear Terrace Subdivision (the plat of which is recorded in Plat Book 4, page 70, Public Records of Brevard County, Florida) north thirty-six (36) degrees, thirty (30) minutes east, a distance of three hundred seven and one-tenth (307.1) feet, and thence north sixty-four (64) degrees, forty-eight (48) minutes, thirty-five (35) seconds east, a distance of two hundred twelve and seven tenths (212.7) feet to a point on the east side of the right of way of State Road No. 5, also known as U. S. Highway No. 1, which is the point of beginning of the land herein described, and from the said point of beginning, continue on the north line of the Rosevear Terrace Subdivision, north sixty four (64) degrees, forty-eight (48) minutes, thirty-five (35) seconds east, a distance of seven hundred thirty-four and eight tenths (734.8) feet, more or less, to the west bank of the Indian River; thence run southerly in the waters edge of the Indian River, a distance of one hundred ninety two (192) feet to a stake at the northeast corner of the lands of Conrad W. and Ruth D. Cramer, described in Deed Book 345, page 314; thence run westerly on the north line of the lands of Conrad W. and Ruth D. Cramer to a point on the east line of State Road No. 5, also known as U. S. Highway No. 1, which is 115 feet from the point of beginning; thence run northerly on the east line of the right of way of State Road No. 5, a distance of one hundred fifteen (115) feet to the point of beginning. Together with all riparian, littoral or shore rights in the Indian River to the said land appertaining.

PARCEL NO. 12:

(Title vested by virtue of Judgment recorded in CCMB 47/102).

A tract of land situated in government lot two (2) of Section nineteen (19), Township twenty-three (23) South, Range thirty-six (36) East, Brevard County, Florida, described as follows: From the northeast corner of the west-half (W 1/2) of
Continued on next page

the southwest quarter (SW 1/4) of Section nineteen (19) aforesaid, which is a point of reference, run the boundary of the Rosevear Terrace Subdivision (the plat of which is recorded in Plat Book 4, page 70, Public Records of Brevard County, Florida) north thirty-six (36) degrees, thirty (30) minutes east, a distance of three hundred seven and one-tenth (307.1) feet, and thence north sixty-four (64) degrees, forty-eight (48) minutes, thirty-five (35) seconds east, a distance of two hundred twelve and seven tenths (212.7) feet to a point on the east side of the right of way of State Road No. 5, also known as U. S. Highway No. 1, thence run southerly on the east line of the right of way of State Road No. 5, also known as U.S. Highway No. 1, a distance of one hundred fifteen (115) feet to the southwest corner of the lands of William Cramer, Jr., and Catherine Cramer, which is the point of beginning of the land herein described; thence run easterly on the south line of the lands of William Cramer, Jr., and Catherine Cramer to a point on the west shore of the Indian River, which is one hundred ninety two (192) feet southerly, as measured along the shore of the Indian River from the northeast corner of the Rosevear Terrace Subdivision; thence run southerly in the waters edge of the Indian River, a distance of one hundred and ninety two (192) feet to the northeast corner of the lands of Worth A. Overseker and Maud I. Overseker; thence run westerly on the north line of the lands of Worth A. Overseker and Maud I. Overseker to a point on the east right of way line of State Road No. 5, which is two hundred thirty (230) feet, measured on said right of way line from the north line of Rosevear Terrace Subdivision; thence run northerly on the east line of said State Road right of way line, a distance of one hundred fifteen (115) feet to the point of beginning. Together with all riparian, littoral or shore rights in the Indian River to the said land appertaining.

PARCEL NO. 13:

(Title vested by virtue of Deed recorded in ORB 525/667).

Parcel A: Begin at an iron pipe on the East right of way line of U. S. Highway No. 1, which iron pipe is the corner of Shuping and Cramer lands, for POINT OF BEGINNING; thence Eastward along Shuping and Cramer line to an iron pipe set on the high water mark of the Indian River; thence Southeasterly along the high water mark of the Indian River, a distance of 384 feet to an iron pipe; thence Westerly to the East right of way line of U. S. Highway No. 1 to a point, which point is 230 feet from point of beginning, measured along the East right of way line of U. S. Highway No. 1; thence Northwesterly along said right of way line to a point of beginning, being part of Rosevear Terrace as per Plat recorded in Plat Book 4, page 70, of the Public Records of Brevard County, Florida, in Section 19, Township 23 South, Range 36 East, together with all riparian, littoral and shore rights thereunto belonging or in any wise appertaining.

Parcel B: Begin at an iron pipe at a point on the East right of way line of U. S. Highway No. 1, which point is 230 feet Southeasterly from Shuping-Cramer corner post, for POINT OF BEGINNING; thence Easterly along the Southerly line of Warren A. Shuping and Catherine J. Shuping, to an iron pipe set on the high water mark of the Indian River (which iron pipe is 384 feet Southeasterly from an iron pipe set on the Indian River, which iron pipe marks corner of Shuping-Cramer land); thence along the high water mark of the Indian River, a distance of 369.30 feet to an iron pipe which marks the corner of Shuping-Nash land; thence Westerly to a concrete post set on

Continued on next page

the East right of way line of U.S. Highway No. 1, which post is corner of Shuping-Nash land, which point is 231 feet measured along said right of way line from point of beginning; thence along the East right of way line of U. S. Highway No. 1 to point of beginning, being part of land in Rosevear Terrace as per Plat Book 4, page 70, of the Public Records of Brevard County, Florida, in Section 19, Township 23 South, Range 36 East, together with all and singular the rights, numbers, privileges, hereditaments, and appurtenances to the same belonging to or in any wise appertaining, and riparian, littoral and shore rights thereunto belonging or in any wise pertaining.

The land above described as PARCEL A and PARCEL B, being otherwise described as:

All that certain tract or parcel of land situate, lying and being in Government Lots 2 and 4, of Section 19, Township 23 South, Range 36 East, in Brevard County, Florida, and being more particularly described as follows:

Beginning at a concrete monument on the Easterly right of way line of U. S. Highway No. 1 (State Road No. 5), as presently located, 318.12 feet South of the North line of said Government Lot 4, (said concrete monument is South 40 degrees East 46.4 feet from the center of a concrete culvert under said U. S. Highway No. 1); thence, run South 89 degrees, 59 minutes, 40 seconds East, 1040 feet along the South line of Rosevear Terrace, according to plat of said subdivision recorded in Plat Book 4, page 70, of the Public Records of Brevard County, Florida, to a concrete monument set on the West bank of the Indian River, (an 8 inch palm bears South 58 degrees West 42 feet; a gum tree (7 inches) bears North 47 degrees West 53.5 feet), and thence continue on the same course to and into the waters of the Indian River; thence run Northwesterly, meandering the waters edge of the Indian River, a distance of 753 feet to an iron pipe set at the Southeast corner of the lands of Conrad W. Cramer and Ruth D. Cramer, husband and wife, as described in Deed Book 345, page 314, Public Records of Brevard County, Florida; thence run South 75 degrees, 14 minutes, 20 seconds West along the South line of said lands of Conrad W. Cramer and Ruth D. Cramer, as described in Deed Book 345, page 314, a distance of 824 feet to an iron pipe set on the Easterly right of way line of U.S. Highway No. 1 (State Road No. 5) as presently located; thence go South 15 degrees, 14 minutes, 40 seconds East along the Easterly right of way line of said U. S. Highway No. 1 (State Road No. 5) as presently located, a distance of 461 feet to the concrete monument set at the point of beginning, together with all riparian, littoral and shore rights thereunto belonging or in anywise pertaining.

PARCEL NO. 14:

(Title vested by virtue of Deed recorded in ORB 886/678).

That part of Government Lot 4, Section 19, Township 23 South, Range 36 East, Brevard County, Florida, more particularly described as follows, to-wit: Begin at the NW corner of the aforesaid Government Lot 4; thence run S on the W line of said Government Lot 4, 323.77 feet, to a coquina post; thence S 89 degrees, 35 minutes E 549.75 feet, or or less to a concrete post set on the E side of U. S. Highway No. 1, for the point of beginning. From said point of beginning run thence S 14 degrees, 45 minutes E along the E side of said Highway 275.49 feet, to a concrete post, which post is 266 feet, S of the point of beginning by right angle measurements; thence run S 89 degrees, 35 minutes E and parallel to the N line of said

Continued on next page

Government Lot 4 and 589.77 feet, S therefrom a distance of 1,007 feet, more or less, to a concrete post; thence continue E 30 feet, more or less, to and into the waters of the Indian River; thence Northwesterly meandering the waters of the Indian River to a point distant at right angle measurements S of the N line of said Government Lot 4, 323.77 feet, thence N 89 degrees, 35 minutes W and parallel to the N line of said Government Lot 4, 1,039.5 feet, more or less, to the point of beginning.

PARCEL NO. 15:

(Title vested by virtue of Deed recorded in ORB ___/___).

Begin at the Northwest corner of Government Lot 4, Section 19, Township 23 South, Range 36 East, Brevard County, Florida; thence South on the West line of said Lot 4 a distance of 323.77 feet to a coquina post; thence East parallel to the North line of said Lot 4 a distance of 549.75 feet to a concrete post on the East right of way line of U.S. Highway #1; thence Southeasterly along said East right of way line a distance of 266 feet South of the last course by perpendicular measure to a concrete post; thence East parallel to the North line of said Lot 4 a distance of 695.67 feet to a concrete post for a Point of Beginning; thence south a distance of 90 feet; thence East parallel to the North line of said Government Lot 4 a distance of 150 feet; thence North a distance of 90 feet; thence West along a line parallel to the North line of said Government Lot 4 a distance of 150 feet to the Point of Beginning; together with easement for road right of way 20 feet wide running East and West from the Indian River to said Highway and bordering said parcel on the South and together with all riparian, littoral and shore rights belonging or in anyway pertaining.

PARCEL NO. 16:

(Title vested by virtue of Deed recorded in ORB 858/333).

Begin at the Northwest corner of Government Lot 4, Section 19, Township 23 South, Range 36 East, Brevard County, Florida; thence South on the West line of said Lot 4 a distance of 323.77 feet to a coquina post; thence East parallel to the North line of said Lot 4 a distance of 549.75 feet to a concrete post on the East right-of-way line of U. S. Highway No. 1; thence Southeasterly along said East right-of-way line a distance of 266 feet (the 266 feet measured perpendicularly) to a concrete post; thence East parallel to North line of said Lot 4 a distance of 845 feet to a concrete post for point of beginning; thence South a distance of 90 feet; thence East parallel to the North line of said Lot 4 a distance of 90 feet; thence North a distance of 90 feet; thence West parallel to the North line of said Government Lot 4 a distance of 90 feet to the Point of Beginning and being in Government Lot 4, Section 19, Township 23 South, Range 36 East, together with easement for road right-of-way 20 feet wide running East and West from Indian River to said Highway and bordering said parcel on the South.

PARCEL NO. 17:

(Title vested by virtue of Deed recorded in ORB 858/336).

Begin at the Northwest corner of Government Lot 4, Section 19, Township 23 South, Range 36 East, Brevard County, Florida, thence South on the West line of said Lot 4 a distance of
Continued on next page

ATTACHMENT E: PUBLIC EASEMENT

DRAFT

APPENDIX A: PSD PERMIT

DRAFT

APPENDIX B: TITLE V PERMIT

DRAFT

APPENDIX C: NPDES PERMIT

DRAFT