

PROJECT LOCATION

VICINITY MAP (NOT TO SCALE)

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING OVER A PORTION OF BLOCKS A, B, F, AND TROPICAL AVENUE, AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, AND A PORTION OF THE NEW SUBDIVISION OF BLOCK E, AS RECORDED IN PLAT BOOK 1, PAGE 192, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL 1)
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 04°53'21" WEST, ALONG THE EAST RIGHT-OF-WAY OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 60 FOOT WIDE RIGHT-OF-WAY) AND THE WEST LINE OF SAID BLOCK F, A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK F, AND THE POINT OF BEGINNING; THENCE NORTH 04°53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, AND SAID WEST LINE OF LOT 2, AND LOT 1, SAID BLOCK F, A DISTANCE OF 69.42 FEET TO AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND STREET; THENCE NORTH 18°26'19" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH 2ND AVENUE (A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 371.24 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT CONCRETE BULKHEAD ON THE SOUTH TOP OF BANK OF MOORES CREEK AND REFERENCE POINT "A"; (THE FOLLOWING FIVE COURSES ARE ALONG THE CENTERLINE OF SAID CONCRETE BULKHEAD AND THE SOUTH TOP OF BANK OF MOORES CREEK) THENCE NORTH 70°33'12" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.68 FEET; THENCE NORTH 79°28'36" WEST, A DISTANCE OF 17.28 FEET; THENCE NORTH 87°55'03" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 77°41'52" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 75°24'46" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960 (A VARYING WIDTH RIGHT-OF-WAY); THENCE SOUTH 04°53'04" EAST, DEPARTING SAID CONCRETE BULKHEAD CENTERLINE, AND THE SOUTH TOP OF BANK OF MOORES CREEK, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5.27 ACRES, MORE OR LESS.

TOGETHER WITH: (PARCEL 2)

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; PROCEED NORTH 18°26'19" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.51 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT WIDE CONCRETE BULKHEAD ON THE NORTH TOP OF BANK OF MOORES CREEK AND THE POINT OF BEGINNING; THENCE NORTH 18°26'19" WEST, DEPARTING SAID CONCRETE BULKHEAD CENTERLINE AND THE SOUTH TOP OF BANK OF MOORES CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, SAID BLOCK A; THENCE NORTH 04°53'21" WEST, ALONG SAID WEST LINE, AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 50 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 84°53'38" EAST, DEPARTING SAID NORTHWEST CORNER, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 537.27 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE; THENCE SOUTH 04°53'04" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 63.48 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT WIDE CONCRETE BULKHEAD ON THE NORTH TOP OF BANK OF MOORES CREEK (THE FOLLOWING FIVE COURSES ARE ALONG SAID BULKHEAD CENTERLINE, THE NORTH TOP OF BANK OF MOORES CREEK); THENCE SOUTH 74°25'26" WEST, A DISTANCE OF 224.10 FEET; THENCE SOUTH 88°30'05" WEST, A DISTANCE OF 64.68 FEET; THENCE SOUTH 79°28'36" WEST, A DISTANCE OF 181.91 FEET; THENCE SOUTH 84°38'58" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 66°51'46" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.21 ACRES, MORE OR LESS.
 (LEGAL DESCRIPTION CONTINUED ABOVE)

(LEGAL DESCRIPTION CONTINUED ABOVE)
 TOGETHER WITH: (PARCEL 3)

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK F, PROCEED SOUTH 85°09'39" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY), AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCK E, AND ALONG THE SOUTH LINE OF SAID BLOCK E, A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, SAID BLOCK E AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILROAD COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 04°53'21" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND THE SOUTHWEST CORNER OF SAID LOT 9, AND ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID LOT 9, AND ALONG THE WEST LINE OF PALM TERRACE (ABANDONED), A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04°53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF PALM TERRACE (ABANDONED), AND THE WEST LINE OF LOT 9, SAID BLOCK E, A DISTANCE OF 215.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, SAID BLOCK E, AND THE WEST LINE OF LOT 8, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE NORTH LINE OF LOT 7, SAID BLOCK E, A DISTANCE OF 48.76 FEET; THENCE NORTH 04°58'11" WEST, DEPARTING SAID NORTH LINE, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AVENUE B (FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 85°09'39" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 04°58'11" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE NORTH 83°48'24" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG SAID SOUTH TOP OF BANK OF MOORES CREEK, A DISTANCE OF 64.50 FEET; THENCE NORTH 47°50'28" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK OF MOORES CREEK, A DISTANCE OF 70.44 FEET; THENCE NORTH 44°59'19" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK OF MOORES CREEK, A DISTANCE OF 82.06 FEET; THENCE NORTH 14°06'44" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK OF MOORES CREEK, A DISTANCE OF 14.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND STREET (A 50 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 18°26'19" EAST, DEPARTING SAID SOUTH TOP OF BANK OF MOORES CREEK, AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO THE ANGLE POINT IN THE REALIGNED PORTION OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 60 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 04°53'21" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK E; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND SAID SOUTHWEST CORNER, AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 146.50 FEET TO A POINT ON A LINE LYING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK E; THENCE SOUTH 04°53'21" EAST, DEPARTING SAID SOUTH LINE, AND ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID PARALLEL LINE, AND ALONG SAID SOUTH LINE, A DISTANCE OF 3.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 04°53'21" EAST, DEPARTING SAID SOUTH LINE, AND SAID SOUTHWEST CORNER, AND ALONG THE WEST LINE OF LOTS 3 AND 4, SAID BLOCK E, AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 116.00 FEET; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID SOUTHERLY PROLONGATION, AND ALONG A LINE 15 FEET SOUTH OF, AND PARALLEL WITH THE SOUTH LINES OF SAID LOT 4 AND 5, SAID BLOCK E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.73 ACRES, MORE OR LESS.

SAID PARCELS 1-3, CONTAINING 8.21 ACRES IN AGGREGATE, MORE OR LESS.

ALTA/ACSM LAND TITLE BOUNDARY SURVEY FOR: THE H.D. KING POWER PLANT

CERTIFIED TO:

- CITY OF FORT PIERCE
- FORT PIERCE UTILITY AUTHORITY

SURVEYOR'S NOTES

- THE RECORD INFORMATION SHOWN ON THIS DRAWING WAS RESEARCHED BY LBFH INC. AND CHICAGO TITLE INSURANCE COMPANY. (SEE NOTE #1) THE DOCUMENTATION RESEARCHED BY LBFH INC. WAS BASED ON USING THE ST. LUCIE COUNTY TAX MAP AND PROPERTY IDENTIFICATION NUMBERS.
- INTERIOR IMPROVEMENTS WERE TAKEN FROM LINDAHL, BROWNING, FERRARI & HELLSTROM SPECIAL PURPOSE SURVEY FILE #96-0306, DATED AUGUST 8, 1998. LAST REVISED SEPTEMBER 12, 1998. (NO INTERIOR IMPROVEMENTS WERE LOCATED OR VERIFIED ON THIS SURVEY WITH THE EXCEPTION OF BUILDING LOCATIONS)(SEE NOTE #12)
- IMPROVEMENTS FOR N. 2ND STREET, INDIAN RIVER DRIVE, AVENUE B, AND AVENUE C, WERE UPDATED ON THIS SURVEY AND MERGED WITH THE IMPROVEMENTS ON THE SPECIAL PURPOSE SURVEY REFERENCED ABOVE. ALL IMPROVEMENT LOCATIONS WITHIN 5 FEET OF THE BOUNDARY LINES WAS UPDATED ON THIS DRAWING TO MEET ALTA/ACSM REQUIREMENTS.
- THE FOLLOWING INFORMATION WAS NOT FOUND IN THE PUBLIC RECORDS BY EITHER LBFH INC. OR CHICAGO TITLE INSURANCE COMPANY (SEE NOTE #1)
 - THE RECORD INFORMATION THAT TAKES THE RIGHT-OF-WAY FOR THE REALIGNED PORTION OF N. 2ND STREET. FOR THIS SURVEY THE PHYSICAL CENTERLINE OF PAVEMENT WAS HELD FOR THE CENTERLINE OF THE 50 FOOT RIGHT-OF-WAY AS SHOWN ON THE TAX MAP OF SECTION 10, AS REQUESTED BY THE CLIENT.
 - THE RECORD INFORMATION THAT TAKES THE RIGHT-OF-WAY FOR NEWLY IMPROVED AVENUE B, ALONG THE SOUTH PROPERTY LINE OF THE ELECTRIC PLANT PARCEL 1. THAT AREA WAS INCLUDED AS A PORTION OF THIS SURVEY, BUT HAS APPARENT USE OF THE PUBLIC OVER IT.
 - THE LEGAL DESCRIPTION OF THE OVERALL POWER PLANT SITE.
 - THE RECORD DOCUMENT THAT ABANDONS THE RIGHT-OF-WAY OF AVENUE B, WEST OF N 2ND STREET.
 - THE LEGAL DESCRIPTION FOR THAT PORTION OF PARCEL 3, LYING NORTH OF AVENUE B, WEST OF N. 2ND STREET, SOUTH OF MOORES CREEK, AND EAST OF THE F.E.C. RIGHT-OF-WAY.
- THE LEGAL DESCRIPTION FOR PARCELS 1-3, WAS PREPARED BY THE SURVEYOR FOR THIS SURVEY, BASED ON ALL AVAILABLE INFORMATION.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.
- SYMBOLS ARE NOT TO SCALE.
- THE HORIZONTAL DEPICTION OF FENCES HAS BEEN GRAPHICALLY EXAGGERATED FOR CLARITY PURPOSES.
- THE FIELD SURVEY WAS CONDUCTED ON 11/15/2000-11/17/2000, AND 11/20/2000 & 11/21/2000, AND COMPLETED ON 12/05/2000 & 12/06/2000. THE ALTA/ACSM FIELD SURVEY WORK WAS CONDUCTED ON 01/24/2001, AND 01/25/2001.
- UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.
- CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 300007566, EFFECTIVE DATE DECEMBER 22, 2000 WAS REVIEWED FOR ALL DEEDS, EASEMENTS, AND ENCUMBRANCES AND ARE SHOWN UPON THE SURVEY MAP, OR NOTED HEREON.
- ALL INTERIOR BUILDING LOCATIONS WERE UPDATED AND SHOWN ON THIS DRAWING WITH TIES TO THEIR ADJACENT BOUNDARY LINES AS REQUIRED IN AN ALTA/ACSM LAND TITLE BOUNDARY SURVEY.
- THE TRAVERSE BOUNDARY CLOSURE FOR THIS SURVEY IS: 1' IN 19,723.46'.
 (SURVEYOR'S NOTES CONTINUED FROM ABOVE)

LEGEND

- ⊗ = GAS VALVE
- ⊕ = SANITARY GATE VALVE
- ⊙ = GUY ANCHOR
- ⊖ = GUY ANCHOR POLE
- ⊘ = LIGHT POLE
- ⊚ = MAIL BOX
- ⊛ = ELECTRIC METER BOX
- ⊜ = GAS METER
- ⊝ = STORM MANHOLE
- ⊞ = ELECTRIC MANHOLE
- ⊟ = SEWER MANHOLE
- ⊠ = TELEPHONE MANHOLE
- ⊡ = MONITORING WELL
- ⊢ = WATER METER
- ⊣ = WELL PUMP
- CONC. = CONCRETE
- ELEV. = ELEVATION
- ⊤ = UNKNOWN MANHOLE TYPE
- ⊥ = WATER SERVICE
- ⊦ = WATER VALVE
- ⊧ = METAL POWER POLE
- ⊨ = CENTERLINE
- ⊩ = SET 5/8" IRON ROD & CAP STAMPED "LB.#959"
- ⊪ = SET PK NAIL & DISC STAMPED "LB.#959"
- ⊫ = FOUND IRON ROD & CAP (SEE DRAWING FOR IDENTIFIER)
- ⊬ = FOUND PK NAIL & DISC (SEE DRAWING FOR IDENTIFIER)
- ⊭ = FOUND 5/8" IRON ROD
- ⊮ = WATER BLOW-OFF
- ⊯ = CATCH BASIN
- ⊰ = SANITARY CLEAN-OUT
- ⊱ = COLUMN
- ⊲ = CONCRETE POWER POLE
- ⊳ = CABLE T.V. BOX
- ⊴ = DOUBLE SIGN SUPPORT
- ⊵ = ELECTRIC SERVICE
- ⊶ = ELECTRIC TRANSFORMER PAD
- ⊷ = TANK FILL CAP
- ⊸ = FIRE HYDRANT
- ⊹ = WOOD POWER POLE
- ⊺ = SANITARY SERVICE
- ⊻ = SINGLE SIGN SUPPORT
- ⊼ = ELECTRIC TRANSFORMER
- ⊽ = TRAFFIC SIGNAL POLE
- ⊾ = WELL
- ⊿ = WOOD POWER POLE
- ⊀ = CHAIN LINK FENCE
- ⊁ = TRANSFORMER
- O.R.B. = OFFICIAL RECORD BOOK
- ⊃ = OIL MANHOLE
- ⊄ = BACKFLOW PREVENTOR
- ⊅ = FOUND CONCRETE MONUMENT (SEE DRAWING FOR IDENTIFIER)
- ⊆ = PK NAIL
- ⊇ = CALCULATED
- ⊈ = DEED CALL
- ⊉ = PLAT
- R.R. MAP = RAILROAD MAP (SEE DRAWING)
- CL.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- T.F. = TRANSFORMER
- (R/W MAP) = STATE ROAD RIGHT-OF-WAY MAP FOR INDIAN RIVER DRIVE (SEE DRAWING)
- (CLEAR) = OUTSIDE OF BOUNDARY LINE
- (INSIDE) = INSIDE OF BOUNDARY LINE

SURVEYOR'S NOTES "CONTINUED"

- THE LANDS DESCRIBED IN DEED BOOK 00, PAGE 358, OF THE BREVARD COUNTY RECORDS COULD NOT BE DETERMINED WITHOUT THE BOUNDED BY DEEDS OF THE LAND OWNERS CALLED OUT IN THE DOCUMENT. FURTHER TITLE RESEARCH WOULD BE REQUIRED.
- THE DOCUMENT RECORDED IN OFFICIAL RECORD BOOK 196, PAGE 285, IS ALSO THE SAME LANDS PLATTED IN THE PLAT OF INDIAN RIVER MEMORIAL PARK AS RECORDED IN PLAT BOOK 10, PAGE 36, AND AFFECTS THIS PROPERTY OVER LOT "Y" OF SAID PLAT.
- THE DOCUMENT RECORDED IN OFFICIAL RECORD BOOK 109, PAGE 297, DOES NOT APPEAR TO AFFECT THIS PROPERTY, BASED ON THE POINT OF COMMENCEMENT BEING AS SHOWN ON THE RIGHT-OF-WAY MAP OF INDIAN RIVER DRIVE, SECTION NO. 94500, LAST REVISED OCTOBER 5, 1960, AND BASED ON THE ANGLE OF THE SHORE LINE AS SHOWN ON THE PLAT OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189.

BEARING BASE:

THE SOUTH LINE OF BLOCKS E & F, AS SHOWN ON THE PLAT OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, PUBLIC RECORDS OF ST. LUCIE COUNTY, IS TAKEN TO BEAR NORTH 85°09'39" EAST, AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATION

TO THE CITY OF FORT PIERCE, FORT PIERCE UTILITY AUTHORITY, AND CHICAGO TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES NO ITEMS FROM OPTION TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

CLINTON H. KNOBLOCH, PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA NO. 5053

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DATE	BY	REVISIONS
01/26/2001	CHK	ADDED IMPROVEMENTS
01/28/2001	CHK	REVISED BOUNDARY TO MEET ALTA/ACSM REQUIREMENTS
12/13/2000	CHK	REVISED BOUNDARY SURVEY TITLE

Date: 12-08-2000
 Scale: 1"=60'
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 Check By: BK
 Field By: BK
 F.B. 1385, R40E #10
 Page: PG 16-52
 Field Date:

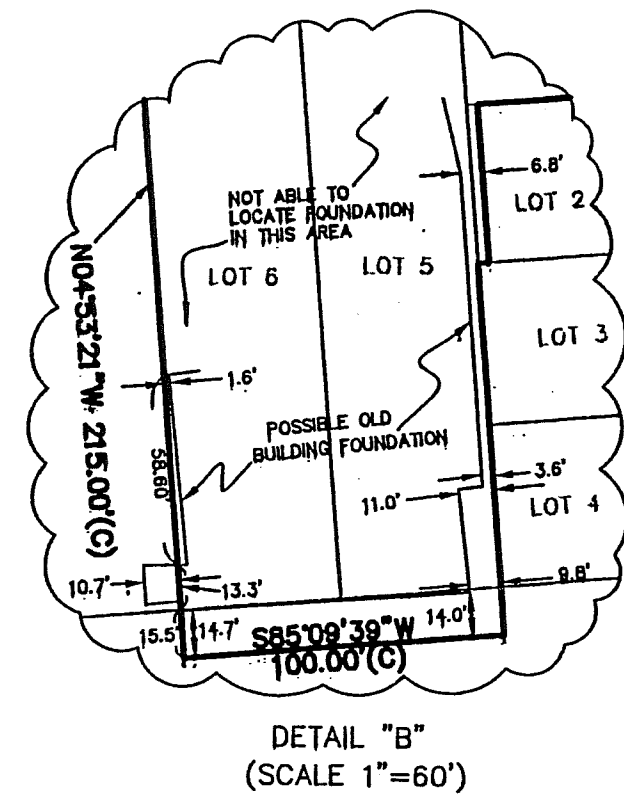
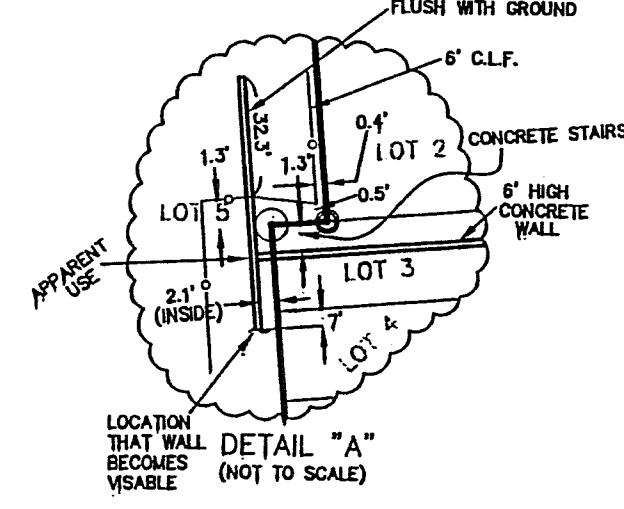
VERIFY SCALE
 BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING
 0 1
 ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

FT. PIERCE REPOWERING PROJECT L.L.C.
 ALTA/ACSM LAND TITLE BOUNDARY SURVEY FOR:
 THE H.D. KING POWER PLANT

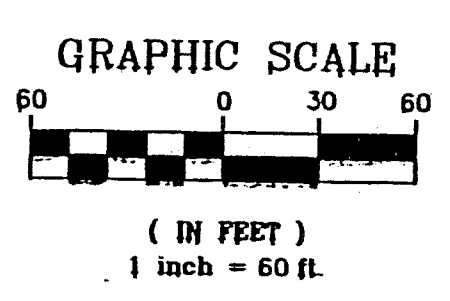
OFFICIAL SEAL

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 1 of 2

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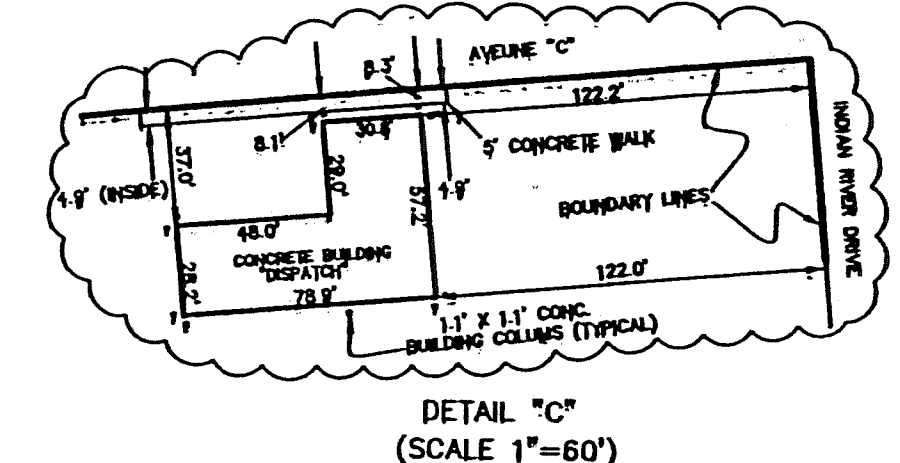


PLAT OF INDIAN RIVER MEMORIAL PARK (PLAT BOOK 10, PAGE 36) (O.R.B. 196, PAGE 285)



SECTION 10 TOWNSHIP 35 SOUTH RANGE 40 EAST

FLORIDA EAST COAST RAILWAY (PER STATION MAP SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0 DATED SEPTEMBER 5, 1944)



DATE	BY	REVISIONS

Date: 12-08-2000
Scale: 1"=60'
Comp. By: CHK
Check By: BK
Field By: JS
F.B. 1355, RADE #10
Page: PG 16-52
Field Date:

VERIFY SCALE
BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING
0 1
ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

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THE H.D. KING POWER PLANT

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SHEET
2 OF 2
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