BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

FLORIDA POWER & LIGHT COMPANY

REBUTTAL TESTIMONY OF KEITH FERGUSON

DOCKET NOS. 160021-EI; 160062-EI

AUGUST 1, 2016

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I. INTRODUCTION

Q. Please state your name and business address.

A. My name is Keith Ferguson, and my business address is Florida Power & Light Company, 700 Universe Boulevard, Juno Beach, Florida 33408.

Q. Did you previously submit testimony in the proceeding?

A. Yes.

Q. Are you sponsoring or co-sponsoring any exhibits as part of your rebuttal testimony?

A. Yes. I am sponsoring the following exhibits:

- KF-2 (Updated) – Proposed Depreciation Company Adjustments by Year for Base vs. Clause for 2017 and 2018
- KF-7 – Dismantlement Reserve - Company Adj Impact – Rate Base Only
- KF-8 – Order Approving Capital Recovery of Port Everglades ESPs

I am co-sponsoring the following exhibit:

- KF-4 (Corrected) – FPL 2016 Dismantlement Study filed on May 3, 2016 with FPL's First Notice of Identified Adjustments

Q. What is the purpose of your rebuttal testimony?

A. The purpose of my rebuttal testimony is to demonstrate that certain recommendations in the testimony of the South Florida Hospitals and Health Care Association ("SFHHA") witness Kollen are incorrect and should be rejected. Specifically I will address the following topics:

– Dismantlement accrual

– Depreciation study accrual

– Amortization period recommended for the capital recovery schedule

– End of life materials and supplies and last core nuclear fuel accruals

Q. Please summarize your rebuttal testimony.

A. My rebuttal testimony will demonstrate that the Company's request on the topics identified above is reasonable and that the intervenor recommendations are flawed and should be rejected by the Commission. Specifically, I will demonstrate that:

- Witness Kollen's recommendation to apply either zero or at best, 10% contingency is unsupported and unreasonable.
- Witness Kollen mischaracterized the dismantlement accrual calculation.
- Witness Kollen's proposed life spans suggested for Scherer Unit 4 and St. Johns River Power Park ("SJRPP") are not reasonable.
- Contrary to statements of witness Kollen, the Second Notice of Identified Adjustments filed by the Company applied the proposed depreciation rates to plant and reserve balances as of December 31, 2016.
- Commission precedent supports FPL's recommended four-year amortization period for its capital recovery schedule and there is no basis for the 10-year recovery period recommended by witness Kollen.

- Witness Kollen's proposal to eliminate the end of life ("EOL") materials and supplies ("M&S") and last core nuclear fuel accruals and flow back of these reserves to customers over a four-year period is not consistent with Commission precedent.

II. DISMANTLEMENT ACCRUAL

Application of a Contingency Factor

Q. Do you agree with page 32, line 16 of witness Kollen's testimony that the contingency reflected in the Company's estimated dismantlement costs are excessive?

A. No, I do not agree. FPL has always included contingency as a part of the estimation for future dismantlement and the Commission has previously approved the use of FPL's proposed contingency percentage. Historical dismantlement activities by FPL have resulted in costs that exceed the estimate even including the contingency. The estimates that Burns & McDonnell ("BMcD") developed reflect the Company's best estimates to dismantle each of FPL's fossil and solar generating facilities and were prepared in accordance with Rule 25-6.04364, Electric Utilities Dismantlement Studies, Florida Administrative Code ("F.A.C."). BMcD's experience led to the recommendation to increase the FPL contingency factor from 16% to 20%. FPL witness Kopp of BMcD explains the basis for the 20% contingency factor in greater detail.

Q. Does FPL's recent experience relative to dismantling generating facilities demonstrate the need for a contingency adjustment factor?

A. Yes. Since the 2009 Dismantlement Study was prepared, FPL has dismantled generating facilities at multiple sites. At several of these sites, FPL encountered conditions that were unknown at the time the estimates were prepared which resulted in additional costs being incurred that contributed to the total dismantlement costs being above the costs estimates in the 2009 Dismantlement Study, including the 16% contingency factor. For example, during dismantlement of the Cutler plant, FPL identified additional soil contamination, which will result in remediation costs in excess of the amount estimated in the 2009 Dismantlement Study.

Q. Are you aware of this Commission ordering any investor-owned utility to apply a zero percent contingency factor to its dismantlement cost estimates as recommended by witness Kollen?

A. No. That would be completely unreasonable and inconsistent with the Commission's dismantlement study rule.

Q. Are you aware of this Commission approving a 20% contingency factor consistent with FPL's 2016 Dismantlement Study?

A. Yes. In Order No. PSC-10-0131-FOF-EI, Docket No. 090079-EI, the Commission approved a 20% contingency factor for Duke Energy Florida's most recently filed dismantlement study, which was also prepared by BMcD. In that Order the Commission stated, "[f]irst, dismantlement studies typically

include a contingency factor. A contingency factor is designed to account for unknown expenses at the time the estimate is prepared, but expected to be expended on the project."

Calculation of Dismantlement Accrual

Q. Witness Kollen contends on page 36, lines 1 through 6, that FPL's methodology for calculating the dismantlement accrual is inappropriate. Do you agree?

A. No. FPL's calculation methodology for the dismantlement accrual is fully compliant with Subsection (4) of Rule 25-6.04364 which states that "[t]he dismantlement annual accrual shall be calculated using the current cost estimates escalated to the expected dates of actual dismantlement. The future costs less amounts recovered to date shall then be discounted in a manner that accrues the costs over the remaining life span of the unit." In addition, Subsection (7) of the same rule states that "[t]he annual dismantlement accrual shall be a fixed dollar amount and shall be based on a 4-year average of the accruals related to the years between the dismantlement study reviews." FPL's approach in its 2016 Dismantlement Study is consistent with these two subsections of Rule 25-6.04364 as well as the approach applied in FPL's last dismantlement study approved by this Commission in in Order No. PSC-10-0153-FOF-EI, Docket Nos. 080677-EI and 090130-EI.

Q. Do you agree with witness Kollen on page 36, lines 1 through 2, that FPL failed to reflect the increase in the accumulated dismantlement reserve over the four-year period?

A. No. FPL appropriately captured the effect of the change related to the dismantlement reserve in FPL's Company adjustment as reflected on MFR B-2. This can be seen on page 3 of 8, line 12 for both the 2017 Test Year and 2018 Subsequent Year, which reflects the 13-month average change in rate base associated with this adjustment. Additionally, when FPL filed its First Notice of Identified Adjustments on May 3, 2016, it provided a corrected 2016 Dismantlement Study and its associated Company adjustments, including the impact on the dismantlement reserve; refer to my Exhibit KF-7.

Q. Is there anything else about witness Kollen's testimony on FPL's 2016 Dismantlement Study which you would like to address?

A. Yes. The exhibits provided by witness Kollen make it clear that he performed his dismantlement analysis on the Company's originally filed dismantlement study and not the corrected 2016 Dismantlement Study submitted in conjunction with the Company's First Notice of Identified Adjustments filed on May 3, 2016. Additionally, please refer to Exhibit KF-4 (Corrected), which reflects the corrected 2016 Dismantlement Study.

Life Spans for Scherer Unit 4 and SJRPP

Q. Witness Kollen argues FPL should use a 63 year estimated life span for Scherer Unit 4 (page 31, lines 17 through 18) and a 65 year estimated life span for SJRPP (page 32, lines 6 through 8). Do you agree with such a significant change in plant life for these two plants as it relates to both the 2016 Depreciation and Dismantlement studies?

A. No. Not only do I disagree with his conclusion, I am concerned with the flawed logic and misrepresentation of facts related to Scherer, the lack of evidence presented by SFHHA related to SJRPP and the disregard for FPL witness Allis's life span recommendations for those two plants.

Q. Could you please elaborate?

A. First, in his argument for longer lives, witness Kollen disregards the fact that the current authorized life span for these units is 50 years, as approved by the Commission in Order No. PSC-10-0153-FOF-EI, and he offers absolutely no critiques to the merits of FPL witness Allis's findings that a 50-year life continues to be accurate for Scherer and SJRPP. Witness Kollen also misconstrues FPL's response to SFHHA's Seventh Set of Interrogatories No. 162. He implies that the 65-year life referenced in that response relates to the probable retirement date assumed by Georgia Power Company ("GPC") for *Scherer 4* (page 31, Lines 2 through 4) when in fact SFHHA's Seventh Set of Interrogatories No. 162 is clearly addressing "Scherer and SJRPP *common facilities.*" [Emphasis added]

Next, witness Kollen tries to justify longer lives by asserting that "[i]t is highly unlikely that Scherer 4… will be dismantled before the other three units at the site" (page 31, lines 21 through 22 and page 32 line 1). This statement lacks any validating evidence and is in direct contradiction to FPL's recent dismantlement experience with Sanford Unit 3 and Turkey Point Units 1 and 2, all of which had dismantlement activities commence prior to the retirement of all of the units at each site. Retired units pose a safety hazard if they are left in place and not maintained; therefore, they are typically dismantled upon retirement.

Q. Witness Kollen states FPL is a "minority owner" in Scherer to support his assertion that GPC's asset life should be used in the Depreciation and Dismantlement studies. Is this an accurate characterization?

A. No. Although FPL is a minority owner from the perspective of the entire Scherer plant, it overlooks the fact that FPL is the majority owner (76.36% ownership) of Unit 4, as to which GPC is simply the plant *operator* and has no ownership interest. Witness Kollen further clouds the facts by not disclosing the various other ownership interest in Plant Scherer, and using the all-encompassing general term "the facility" (page 32, lines 4 through 5).

Q. Witness Kollen implies (page 31, lines 6 through 9 and page 32, lines 2 through 5) that because FPL and GPC have "spent significant sums to achieve compliance with continually evolving environmental requirements," both companies would be inclined to run the plant longer. Is that necessarily the case?

A. No. On the contrary, costs that have already been incurred to comply with environmental regulations are sunk costs that should not influence future decisions on the when it is economically justified to retire a unit. Moreover, environmental compliance costs often do not increase plant life or efficiency. In fact, as compliance requirements "continually evolve," the economics of the plant begin to favor earlier retirement because advanced generation technology tends to become a more attractive compliance alternative. In addition, the U.S. Environmental Protection Agency ("EPA") has issued or implemented numerous regulations targeting coal-fired generating facilities and the general trend over time has been for even more stringent environmental regulations. Those regulations have resulted in a significant number of plant retirements across the industry in the last several years.

Exhibit KF-8 contains an excerpt from Order No. PSC-12-0613-FOF-EI, Docket No. 120007-EI, in which the Commission granted FPL the ability to collect the remaining unamortized costs associated with its Electrostatic Precipitators ("ESPs") installed during the period of April 2005 through May 2007 at Port Everglades within a four-year capital recovery period after FPL

retired the plant in the fourth quarter of 2012 to modernize the plant into a high-efficiency combined cycle natural gas energy center. These investments enabled Port Everglades to continue to operate through its useful life rather than being forced into early retirement.

III. DEPRECIATION STUDY ACCRUAL

Q. Witness Kollen objects to FPL's use of 2017 year-end plant balances in the 2016 Depreciation Study. Is the Company opposed to using year-end 2016 plant and reserve balances instead for the purpose of setting depreciation rates and determining FPL's base rates in this proceeding?

A. No. While FPL continues to believe that the use of year-end 2017 plant and reserve balances provides a good match with FPL's 2017 Test Year and 2018 Subsequent Year, FPL has no objection in using the results for year-end 2016 plant and reserve balances to set depreciation rates and determining FPL's base rates in this proceeding.

Q. Do you agree with witness Kollen's recommendation on page 22, lines 20 through 21, of his testimony that FPL's 2016 Depreciation Study should be rejected because it reflects year-end 2017 rather than year-end 2016 balances?

A. No. The Company's Second Notice of Identified Adjustments filed with the Commission on June 16, 2016, provided supplemental versions of Tables 1 through 8 that appear in Part VI of the 2016 Depreciation Study, which reflect all of the changes in parameters and depreciation rates resulting from the use of

the year-end 2016 plant and reserve balances. In addition, the Company contemporaneously provided all workpapers and supporting schedules for the supplemental tables as part of the supplemental response to OPC's Tenth Request for Production of Document No. 124. The parties have had more than ample time to evaluate the results of the 2016 Depreciation Study using the 2016 year-end balances; refer to Exhibit KF-2 (Updated) for the computation of the related Company adjustment.

IV. CAPITAL RECOVERY SCHEDULE AMORTIZATION PERIOD

Q. Do you agree with witness Kollen's recommendation on pages 39 through 40 of his testimony to use a ten-year amortization period for capital recovery of assets retired or nearing retirement?

A. No. FPL has requested a four-year amortization period related to the capital recovery schedule, which is based on and consistent with past Company practice and Commission precedent. For the last ten years, FPL has consistently requested, received and applied four-year amortization periods that coincide with either the setting of FPL's new base rates and/or the effective date of depreciation studies. While it may technically be the case the Commission "has greater discretion to determine the appropriate amortization and recovery period" (Kollen page 39, lines 10 through 11), the Company's request for a four-year amortization period in this instant case is reasonable, appropriate, and consistent with prior practice for FPL.

Q. What is the Commission's practice with respect to the recovery period on capital recovery schedules for assets that have been retired?

A. In Docket Nos. 080677-EI and 090130-EI, the Commission stated that its practice with respect to capital recovery schedules for assets that have been retired has been to provide for recovery as "fast as practicable to remedy the existing intergenerational inequity." (See page 23, Order No. PSC-10-0153-FOF-EI). That being said, the Commission has balanced the need to provide recovery as fast as practicable with the potential impact on rates over the short term. For instance, in Order No. PSC-93-1808-FOF-EI, Gulf Power had assets that were being retired in the next year and the Commission stated, "[w]hile, theoretically, these assets should be recovered over their associated remaining period in service, we find that a four year recovery period is appropriate in this instance as an effort to smooth the related expense impact." This approach is consistent with FPL's proposal in this docket.

Q. Has this Commission ever approved a ten-year amortization period for capital recovery schedules?

A. FPL is not aware of this Commission ever approving a ten-year amortization period for capital recovery schedules. Doing so would be inconsistent with the principle of intergenerational equity, especially as it relates to retired assets. In Order No. PSC-10-0153-FOF-EI, on page 23, the Commission stated "deferring recovery is simply mortgaging the future."

V. EOL M&S AND LAST CORE NUCLEAR FUEL

Q. What is witness Kollen proposing for the currently Commission approved EOL M&S and last core nuclear fuel accruals?

A. On pages 15 through 19 of his testimony, witness Kollen is asking the Commission to subsume the two accruals into FPL's nuclear decommissioning liability and, concurrently, return the entire balance of the unfunded reserves for those costs to customers over a period of four years.

Q. Do you agree with this proposal?

A. No. It is inconsistent with Commission precedent. In Order No. PSC-02-0055-PAA-EI, the Commission stated that, "[b]ecause nuclear M&S inventories represent unrecovered costs remaining at the end of the nuclear site's life, we agree with FPL that these costs should be amortized over the remaining life span of each site to ratably allocate the costs to those receiving the benefit of the generated power. However, *these costs do not relate to the removal or disposal of the nuclear plant*. For this reason, the Commission finds that the amortization expense associated with the EOL M&S inventories be accounted for as a debit to nuclear maintenance expense with a credit to an unfunded Account 228 reserve." [Emphasis added]

Similarly, concerning the last core nuclear fuel the Commission stated that "[w]e believe that the Last Core is similar to nuclear decommissioning in that both represent estimates of a future obligation that will not be incurred until

the nuclear unit ceases operation. *However, the cost of the Last Core does not meet the intent of nuclear decommissioning because it does not involve the removal of the plant facility.* As with EOL M&S inventories addressed in VI, we believe that EOL nuclear fuel is unique to the nuclear unit and represents costs remaining at the time of shut down." [Emphasis added]

Q. Has the Commission previously considered the funded status of the nuclear decommissioning reserve in determining proper recovery for EOL M&S and last core nuclear fuel?

A. No. As explained by this Commission in Order No. PSC-02-0055-PAA-EI, these two items are not considered part of the cost of nuclear decommissioning. These are distinct future obligations.

Q. Has the Commission approved the accruals proposed in this proceeding for EOL M&S and last core nuclear fuel?

A. Yes. The Commission approved FPL's proposed accruals for EOL M&S and last core nuclear fuel in Order No. PSC-16-0293-CO-EI, Docket No. 150265-EI.

Q. Does this conclude your rebuttal testimony?

A. Yes.

DEPRECIATION RECONCILIATION FROM FPL'S 2017 FORECAST TO PROPOSED DEPRECIATION EXPENSE
($000)

Line No.	Function	AS FILED 2017 Forecast (1)	AS FILED 2017 Depreciation Expense Related to Clauses (2)	AS FILED Subtotal (1) + (2) = (3)	UPDATED 2017 Calculated Expense Using Proposed Rates (4)	UPDATED 2017 Calculated Expense Using Proposed Rates Related to Clauses (5)	UPDATED 2017 Total Expense (4) + (5) = (6)	UPDATED 2017 Updated Company Adjustment (6) - (3) = (7)
1	STEAM	$ 79,410	$ (22,971)	$ 56,439	$ 117,441	$ (36,604)	$ 80,838	$ 24,399
2								
3	NUCLEAR	159,482	(2,984)	156,498	311,380	(5,664)	305,716	149,218
4								
5	OTHER PRODUCTION	453,064	(21,428)	431,636	498,196	(20,031)	478,165	46,529
6								
7	TRANSMISSION	143,028	(235)	142,793	134,580	(238)	134,342	(8,451)
8								
9	DISTRIBUTION	510,866	(3,559)	507,308	482,419	(575)	481,844	(25,463)
10								
11	GENERAL	36,257	(717)	35,540	32,791	(254)	32,537	(3,003)
12								
13	**TOTAL**	**$ 1,382,107**	**$ (51,894)**	**$ 1,330,213**	**$ 1,576,807**	**$ (63,365)**	**$ 1,513,442**	**$ 183,229**
14								
15		**(A)**			**(B)**			
16								
17								
18								

Notes:
(A) Excludes amounts related to asset retirement obligations, acquisition adjustment, dismantlement and amortizable property which are included in the total amount forecasted for depreciation expense.
(B) Calculated amounts are based on FPL's proposed depreciation rates utilizing December 31, 2016 balances as included in FPL's Second Notice of Identified Adjustments file
(C) After-tax amount of $126,550 is reflected as a Per Book company adjustment on MFR C-3 for the 2017 Test Year.

DEPRECIATION RECONCILIATION FROM FPL'S 2018 FORECAST TO PROPOSED DEPRECIATION EXPENSE
($000)

Line No.	Function	AS FILED: 2018 Forecast (1)	AS FILED: 2018 Depreciation Expense Related to Clauses (2)	AS FILED: Subtotal (1) + (2) = (3)	UPDATED: 2018 Calculated Expense Using Proposed Rates (4)	UPDATED: 2018 Calculated Expense Using Proposed Rates Related to Clauses (5)	UPDATED: 2018 Total Expense (4) + (5) = (6)	2018 Updated Company Adjustment (6) - (3) = (7)	2018 As Filed Company Adjustment [D] (8)	Difference [E] (7) - (8) = (9)
1	STEAM	$ 80,593	$ (23,247)	$ 57,345	$ 119,198	$ (36,985)	$ 82,214	$ 24,868	$ 28,060	$ (3,191)
2										
3	NUCLEAR	160,939	(3,403)	157,537	315,780	(6,471)	309,310	151,773	159,593	(7,820)
4										
5	OTHER PRODUCTION	472,410	(21,430)	450,980	517,113	(20,033)	497,080	46,100	51,924	(5,824)
6										
7	TRANSMISSION	154,627	(238)	154,389	144,100	(240)	143,859	(10,530)	(9,874)	(656)
8										
9	DISTRIBUTION	559,878	(5,677)	554,201	530,312	(825)	529,487	(24,713)	(18,265)	(6,448)
10										
11	GENERAL	38,938	(719)	38,219	35,277	(255)	35,022	(3,197)	(2,572)	(624)
12										
13	**TOTAL**	**$ 1,467,385**	**$ (54,714)**	**$ 1,412,671**	**$ 1,661,780**	**$ (64,807)**	**$ 1,596,972**	**$ 184,302**	**$ 208,865**	**$ (24,564)**
14										
15		(A)			(B)				(C)	

16
17
18
19 **Notes:**
20 (A) Excludes amounts related to asset retirement obligations, acquisition adjustment, dismantlement and amortizable property which are included in the total amount
21 forecasted for depreciation expense.
22 (B) Calculated amounts are based on FPL's proposed depreciation rates utilizing December 31, 2016 balances as included in FPL's Second Notice of Identified Adjustments filed on June 16, 2016
23 (C) After-tax amount of $128,296 is reflected as a Per Book Company adjustment on MFR C-3 for the 2018 Subsequent Year.
24 (D) Represents "as filed" amounts per original Exhibit KF-2, column (7).
25 (E) Represents the difference between the "as filed" original Exhibit KF-2 and update filed in the Second Notice of Identified Adjustments filed on June 16, 2016.

CHANGE IN FORECASTED ACCUMULATED DEPRECIATION
RESULTING FROM FPL'S PROPOSED CHANGE IN BASE DEPRECIATION EXPENSE
($000)

2017 - As Filed

Line No.	Function	Ending Balance 12/31/2016	Ending Balance 1/31/2017	Ending Balance 2/28/2017	Ending Balance 3/31/2017	Ending Balance 4/30/2017	Ending Balance 5/31/2017	Ending Balance 6/30/2017	Ending Balance 7/31/2017	Ending Balance 8/31/2017	Ending Balance 9/30/2017	Ending Balance 10/31/2017	Ending Balance 11/30/2017	Ending Balance 12/31/2017	13-Month Average 2017
1	STEAM	$ -	$ (2,284)	$ (4,568)	$ (6,854)	$ (9,143)	$ (11,435)	$ (13,731)	$ (16,032)	$ (18,335)	$ (20,642)	$ (22,951)	$ (25,262)	$ (27,574)	$ (13,755)
2															
3	NUCLEAR	-	(13,244)	(26,488)	(39,731)	(52,978)	(66,231)	(79,488)	(92,748)	(106,009)	(119,270)	(132,537)	(145,810)	(159,092)	(79,510)
4															
5	OTHER PRODUCTION	-	(4,275)	(8,531)	(12,803)	(17,092)	(21,414)	(25,773)	(30,131)	(34,477)	(38,811)	(43,136)	(47,451)	(51,786)	(25,822)
6															
7	TRANSMISSION	-	612	1,234	1,864	2,502	3,148	3,802	4,464	5,132	5,808	6,490	7,179	7,896	3,856
8															
9	DISTRIBUTION	-	1,951	3,882	5,790	7,675	9,535	11,372	13,186	14,975	16,738	18,475	20,187	21,875	11,203
10															
11	GENERAL	-	225	449	673	896	1,118	1,339	1,560	1,781	2,000	2,220	2,439	2,657	1,335
12															
13	**TOTAL**	**$ -**	**$ (17,015)**	**$ (34,022)**	**$ (51,062)**	**$ (68,141)**	**$ (85,279)**	**$ (102,477)**	**$ (119,700)**	**$ (136,933)**	**$ (154,177)**	**$ (171,439)**	**$ (188,717)**	**$ (206,023)**	**$ (102,691)**
14															(A)

2017 - Updated - June 2016

Line No.	Function	Ending Balance 12/31/2016	Ending Balance 1/31/2017	Ending Balance 2/28/2017	Ending Balance 3/31/2017	Ending Balance 4/30/2017	Ending Balance 5/31/2017	Ending Balance 6/30/2017	Ending Balance 7/31/2017	Ending Balance 8/31/2017	Ending Balance 9/30/2017	Ending Balance 10/31/2017	Ending Balance 11/30/2017	Ending Balance 12/31/2017	13-Month Average 2017
22	STEAM	-	$ (2,020)	$ (4,041)	$ (6,063)	$ (8,088)	$ (10,117)	$ (12,149)	$ (14,185)	$ (16,223)	$ (18,265)	$ (20,308)	$ (22,353)	$ (24,399)	$ (12,170)
23															
24	NUCLEAR	-	(12,387)	(24,774)	(37,163)	(49,566)	(61,985)	(74,417)	(86,862)	(99,311)	(111,766)	(124,233)	(136,713)	(149,218)	(74,492)
25															
26	OTHER PRODUCTION	-	(3,877)	(7,733)	(11,596)	(15,464)	(19,357)	(23,278)	(27,192)	(31,086)	(34,960)	(38,820)	(42,666)	(46,529)	(23,274)
27															
28	TRANSMISSION	-	656	1,322	1,997	2,680	3,372	4,072	4,780	5,495	6,218	6,948	7,685	8,451	4,129
29															
30	DISTRIBUTION	-	2,148	4,290	6,428	8,561	10,689	12,813	14,935	17,051	19,162	21,268	23,368	25,463	12,783
31															
32	GENERAL	-	242	486	732	979	1,227	1,476	1,727	1,979	2,233	2,488	2,745	3,003	1,486
33															
34	**TOTAL**	**$ -**	**$ (15,237)**	**$ (30,449)**	**$ (45,665)**	**$ (60,899)**	**$ (76,171)**	**$ (91,482)**	**$ (106,796)**	**$ (122,095)**	**$ (137,378)**	**$ (152,658)**	**$ (167,935)**	**$ (183,229)**	**$ (91,538)**

Difference

Line No.	Function	Ending Balance 12/31/2016	Ending Balance 1/31/2017	Ending Balance 2/28/2017	Ending Balance 3/31/2017	Ending Balance 4/30/2017	Ending Balance 5/31/2017	Ending Balance 6/30/2017	Ending Balance 7/31/2017	Ending Balance 8/31/2017	Ending Balance 9/30/2017	Ending Balance 10/31/2017	Ending Balance 11/30/2017	Ending Balance 12/31/2017	13-Month Average 2017
42	STEAM	-	$ 264	$ 527	$ 791	$ 1,054	$ 1,318	$ 1,582	$ 1,847	$ 2,112	$ 2,377	$ 2,643	$ 2,909	$ 3,175	$ 1,585
43															
44	NUCLEAR	-	858	1,714	2,568	3,412	4,246	5,071	5,886	6,698	7,504	8,303	9,097	9,874	5,018
45															
46	OTHER PRODUCTION	-	399	798	1,207	1,628	2,057	2,495	2,939	3,391	3,851	4,317	4,785	5,258	2,548
47															
48	TRANSMISSION	-	44	88	133	178	224	270	316	363	410	458	505	555	273
49															
50	DISTRIBUTION	-	196	409	639	887	1,154	1,441	1,749	2,076	2,424	2,793	3,181	3,588	1,580
51															
52	GENERAL	-	17	37	59	83	109	137	167	199	232	268	306	346	151
53															
54	**TOTAL**	**$ -**	**$ 1,778**	**$ 3,573**	**$ 5,397**	**$ 7,242**	**$ 9,107**	**$ 10,996**	**$ 12,904**	**$ 14,839**	**$ 16,798**	**$ 18,781**	**$ 20,782**	**$ 22,794**	**$ 11,153**
55															

Docket Nos. 160021-EI & 160062-EI
Proposed Depreciation Company Adjustment
by Year for Base vs. Clause
Updated Exhibit KF-2, Page 4 of 4

2018 - As Filed

Line No.	Function	Ending Balance 12/31/2017	Ending Balance 1/31/2018	Ending Balance 2/28/2018	Ending Balance 3/31/2018	Ending Balance 4/30/2018	Ending Balance 5/31/2018	Ending Balance 6/30/2018	Ending Balance 7/31/2018	Ending Balance 8/31/2018	Ending Balance 9/30/2018	Ending Balance 10/31/2018	Ending Balance 11/30/2018	Ending Balance 12/31/2018	13-Month Average 2018
2	STEAM	$ (27,574)	$ (29,886)	$ (32,200)	$ (34,515)	$ (36,835)	$ (39,163)	$ (41,499)	$ (43,843)	$ (46,193)	$ (48,548)	$ (50,908)	$ (53,269)	$ (55,633)	$ (41,544)
4	NUCLEAR	(159,092)	(172,384)	(185,678)	(198,974)	(212,272)	(225,573)	(238,874)	(252,175)	(265,476)	(278,777)	(292,080)	(305,382)	(318,686)	(238,879)
6	OTHER PRODUCTION	(51,786)	(56,135)	(60,486)	(64,832)	(69,159)	(73,487)	(77,809)	(82,125)	(86,439)	(90,757)	(95,083)	(99,399)	(103,710)	(77,785)
8	TRANSMISSION	7,896	8,641	9,392	10,151	10,917	11,716	12,555	13,407	14,265	15,130	16,001	16,878	17,770	12,671
10	DISTRIBUTION	21,875	23,540	25,181	26,798	28,389	29,952	31,489	32,998	34,481	35,937	37,365	38,766	40,141	31,301
12	GENERAL	2,657	2,875	3,093	3,310	3,527	3,742	3,957	4,171	4,385	4,597	4,809	5,020	5,230	3,952
14	**TOTAL**	**$ (206,023)**	**$ (223,349)**	**$ (240,698)**	**$ (258,062)**	**$ (275,433)**	**$ (292,812)**	**$ (310,181)**	**$ (327,567)**	**$ (344,978)**	**$ (362,419)**	**$ (379,896)**	**$ (397,387)**	**$ (414,888)**	**$ (310,284)**
															(B)

2018 - Updated - June 2016

Function	Ending Balance 12/31/2017	Ending Balance 1/31/2018	Ending Balance 2/28/2018	Ending Balance 3/31/2018	Ending Balance 4/30/2018	Ending Balance 5/31/2018	Ending Balance 6/30/2018	Ending Balance 7/31/2018	Ending Balance 8/31/2018	Ending Balance 9/30/2018	Ending Balance 10/31/2018	Ending Balance 11/30/2018	Ending Balance 12/31/2018	13-Month Average 2018
STEAM	$ (24,399)	$ (26,446)	$ (28,493)	$ (30,542)	$ (32,597)	$ (34,660)	$ (36,730)	$ (38,808)	$ (40,893)	$ (42,982)	$ (45,074)	$ (47,170)	$ (49,267)	$ (36,774)
NUCLEAR	(149,218)	(161,749)	(174,287)	(186,832)	(199,383)	(211,943)	(224,513)	(237,093)	(249,678)	(262,269)	(274,873)	(287,777)	(300,992)	(224,662)
OTHER PRODUCTION	(46,529)	(50,401)	(54,274)	(58,140)	(61,985)	(65,830)	(69,667)	(73,497)	(77,325)	(81,153)	(84,987)	(88,810)	(92,629)	(69,633)
TRANSMISSION	8,451	9,246	10,049	10,859	11,676	12,529	13,423	14,331	15,246	16,168	17,096	18,031	18,981	13,545
DISTRIBUTION	25,463	27,553	29,637	31,716	33,789	35,857	37,918	39,975	42,026	44,073	46,113	48,148	50,177	37,880
GENERAL	3,003	3,263	3,524	3,786	4,050	4,315	4,581	4,848	5,116	5,385	5,656	5,927	6,200	4,589
TOTAL	**$ (183,229)**	**$ (198,534)**	**$ (213,844)**	**$ (229,153)**	**$ (244,450)**	**$ (259,732)**	**$ (274,988)**	**$ (290,245)**	**$ (305,507)**	**$ (320,778)**	**$ (336,070)**	**$ (351,651)**	**$ (367,531)**	**$ (275,055)**

Difference

Function	Ending Balance 12/31/2017	Ending Balance 1/31/2018	Ending Balance 2/28/2018	Ending Balance 3/31/2018	Ending Balance 4/30/2018	Ending Balance 5/31/2018	Ending Balance 6/30/2018	Ending Balance 7/31/2018	Ending Balance 8/31/2018	Ending Balance 9/30/2018	Ending Balance 10/31/2018	Ending Balance 11/30/2018	Ending Balance 12/31/2018	13-Month Average 2018
STEAM	$ 3,175	$ 3,441	$ 3,706	$ 3,972	$ 4,238	$ 4,504	$ 4,769	$ 5,035	$ 5,301	$ 5,567	$ 5,833	$ 6,100	$ 6,366	$ 4,770
NUCLEAR	9,874	10,635	11,391	12,143	12,889	13,630	14,361	15,082	15,798	16,509	17,207	17,606	17,694	14,217
OTHER PRODUCTION	5,258	5,734	6,213	6,692	7,173	7,657	8,142	8,627	9,115	9,605	10,096	10,589	11,081	8,152
TRANSMISSION	555	605	656	708	759	813	868	924	981	1,038	1,095	1,152	1,211	874
DISTRIBUTION	3,588	4,013	4,456	4,918	5,401	5,904	6,430	6,977	7,545	8,135	8,748	9,382	10,036	6,579
GENERAL	346	387	431	476	524	573	624	677	732	788	847	908	970	637
TOTAL	**$ 22,794**	**$ 24,815**	**$ 26,853**	**$ 28,909**	**$ 30,984**	**$ 33,081**	**$ 35,194**	**$ 37,322**	**$ 39,471**	**$ 41,641**	**$ 43,826**	**$ 45,736**	**$ 47,358**	**$ 35,229**

Notes:
(A) Reflected on MFR B-2 for the 2017 Test Year as the Per Book depreciation study company adjustment.
(B) Reflected on MFR B-2 for the 2018 Subsequent Year as the Per Book depreciation study company adjustment.

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Florida Power & Light Company

2016 Dismantlement Study (Corrected)

Babcock Ranch Solar
Cape Canaveral
Cedar Bay
Citrus Solar
DeSoto Solar
Ft. Myers
Lauderdale
Manatee
Manatee Solar
Martin
Martin Solar
Okeechobee
Port Everglades
Riviera Beach
Sanford
Scherer
Space Coast Solar
St. Johns River
Turkey Point
West County

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Section 1
Executive Summary

FLORIDA POWER & LIGHT COMPANY
2016 DISMANTLEMENT STUDY
EXECUTIVE SUMMARY

Florida Power & Light Company ("FPL") engaged Burns & McDonnell Engineering Company, Inc. ("BMcD") to perform a site specific fossil plant dismantlement cost study in 2015, which estimated the cost to dismantle FPL's fossil and solar plants to be approximately $467.2 million in 2015 dollars. BMcD's study included all of FPL's existing plants as well as plants that FPL is projected to place in service through 2020, with the exception of the Cedar Bay cogeneration facility. FPL acquired the Cedar Bay cogeneration facility in September 2015 and engaged NorthStar Demolition and Remediation LP as part of the due diligence in that transaction to provide an estimate to dismantle the facility (which was approximately $4.5 million). That estimate did not provide a breakdown of the component costs. The total amount of FPL's dismantlement costs, including the Cedar Bay cogeneration facility, escalated through 2016 is $478.3 million, as follows:

	(in millions) 2016 $	% of Total
Material & Equipment	$ 298	62%
Labor	286	60%
Burial	26	5%
Cedar Bay	5	1%
Salvage	(137)	(28)%
Total	$ 478	100%

FPL's previous dismantlement study was filed in 2009 and was approved by the Florida Public Service Commission ("FPSC") in Order No. PSC-10-0153-FOF-EI (Docket No. 090130-EI). The current dismantlement study reflects the impact of the updated cost estimates, retirement and additions of several units since the last study and the amortization of a portion of the dismantlement reserve as approved by the FPSC as part of FPL's 2012 Rate Settlement in Order No. PSC-13-0023-S-EI (Docket No. 120015-EI). A comparative analysis of significant drivers of the change in the resulting accrual since the previous study is contained in Section 2.

Section 1
Executive Summary

PLANT RETIREMENTS

FPL has retired and dismantled the following generating units since the 2009 dismantlement study:

Generating Unit	Retirement Date
Repowered Units – Partial Dismantlement	
Cape Canaveral Unit 1	2010
Cape Canaveral Unit 2	2010
Pt. Everglades Unit 1	2012
Pt. Everglades Unit 2	2012
Pt. Everglades Unit 3	2013
Pt. Everglades Unit 4	2013
Riviera Unit 3	2011
Riviera Unit 4	2011
Final Retirement – Full Dismantlement	
Cutler Unit 5	2012
Cutler Unit 6	2012
Putnam Unit 1	2014
Putnam Unit 2	2014
Sanford Unit 3	2012

In addition, FPL plans to retire the following units during 2016 and begin dismantlement in 2017:

Generating Unit	Retirement Date
Cedar Bay	2016
Fort Myers Gas Turbines	2016
Lauderdale Gas Turbines	2016
Pt. Everglades Gas Turbines	2016

FPL has also converted Turkey Point Units 1 and 2 from steam generating units to synchronous condensers in 2016 and 2013, respectively. As part of the conversion, FPL has and will incur costs to partially dismantle these units, but ultimate dismantlement is assumed to occur following the retirement of Turkey Point Unit 5 estimated to be in 2047.

Section 1
Executive Summary

PLANT ADDITIONS

FPL has added or will add by 2020 the following generating units since the 2009 dismantlement study.

Generating Unit	In-Service
Babcock Ranch Solar	2016
Cape Canaveral Clean Energy Center	2012
Cedar Bay (purchase date)	2015
Citrus Solar	2016
Fort Myers Peaking Units	2016
Lauderdale Peaking Units	2016
Manatee Solar	2016
Okeechobee Clean Energy Center	2019
Pt. Everglades Clean Energy Center	2016
Riviera Clean Energy Center	2014

DISMANTLEMENT RESERVE AMORTIZATION

As part of the 2012 Rate Settlement approved by the FPSC in Order No. PSC-13-0023-S-EI (Docket No. 120015-EI), FPL was authorized to amortize up to $176 million of the dismantlement reserve, subject to certain conditions. This amount was reduced to $146 million as part of the Cedar Bay settlement approved by the FPSC in Order No. PSC-15-0401-AS-EI (Docket No. 150075-EI). The utilization of the entire $146 million of dismantlement reserve amortization has been reflected in the current dismantlement study.

RETIREMENT DATES

The estimated retirements dates contained in the current dismantlement study are based on the retirement dates estimated in the 2016 depreciation study prepared by Gannett Fleming, which has also been filed in this docket.

ESCALATION RATES

The future cost of dismantlement is forecast by analyzing the individual cost categories from BMcD's cost study as described above. The 2015 cost of each category is divided into components of labor, material and equipment, disposal and salvage. These components are escalated by the estimated inflationary rates for compensation per hour, Producer Price Index (Intermediate Material), Gross Domestic Product (Implicit Price Deflator) and Metal and Metal Products. Section 5 contains a schedule of the applicable escalation rates for each category. FPL used the same data vendor, Global Insight, to obtain the inflation forecast as was used in the previous study. Global Insight, a division of IHS Inc., is an economics organization and considered a leading provider of economic data and analytics, and serves over 3,800 clients in industry, finance and

Section 1
Executive Summary

government, employing more than 600 staff in 23 offices in 13 countries.

The cost estimate obtained by applying Global Insight rates yields the future cost of dismantlement using currently available technologies and procedures, as shown in Section 4. The methodology used to determine the escalation rate for converting the current estimated dismantlement cost to future estimated dismantlement cost is consistent with the guidance set out in FPSC Rule 25-6.04364 and that used in the preparation of the prior dismantlement.

CONTINGENCY ALLOWANCE

The overall contingency allowance of 16% used by the Company in its prior study and approved in Order No. PSC-10-0153-FOF-EI (Docket 090130-EI) was increased by BMcD to 20% in the 2016 study, which is consistent with BMcD's experience with actual costs relative to estimated costs.

CONCLUSION

The annual dismantlement accrual for FPL is $26.2 million, based on total dismantlement cost in 2016 dollars of $478.3 million. FPL requests that the annual accrual be effective January 1, 2017. Section 6 of this report provides the calculation of the annual accrual.

Section 2

Drivers of Change in Dismantlement Accrual

	2009 Study Annual Accrual [1]	Plant Retirements/Adj [1]	New Plants	Reserve Amortization [2]	Updated Costs and Escalation Rates [3]	2016 Study Annual Accrual	*dif*
Clause	$ 453,816	$ -	$ -	$ -	$ 339,786	$ 793,602	$ 339,786
Steam	9,711,696	(3,258,085)	1,130,063	2,736,264	2,384,534	12,704,472	2,992,776
Other	8,302,875	(769,136)	3,932,512	1,630,900	(414,006)	12,683,144	4,380,269
	$ 18,468,387	**$ (4,027,222)**	**$ 5,062,574**	**$ 4,367,164**	**$ 2,310,315**	**$ 26,181,218**	**$ 7,712,832**

Notes:

[1] Includes St. Lucie Wind which was not constructed

[2] Reflects amortization of $146 million of dismantlement reserve enabled by Order No. PSC-13-0023-S-EI (Docket No. 120015-EI).

[3] Includes $52 million reallocation of theoretical dismantlement reserve surplus

Section 3

Comparison of Current Accruals and Proposed Accruals

Plant Site	Per Docket No. 090130-EI Order No. PSC-10-0153-FOF-EI Annual Accrual	Proposed Annual Accrual Effective 1/1/2017	Increase / (Decrease) in Annual Dismantlement Accrual
Babcock Ranch Solar[1]	$ 0	$ 380,369	$ 380,369
Cape Canaveral[2]	252,203	826,866	574,663
Cedar Bay[1]	0	1,130,063	1,130,063
Citrus Solar[1]	0	380,369	380,369
Cutler[2]	333,801	0	(333,801)
Desoto Solar	72,712	146,241	73,529
Ft. Myers	1,317,305	1,488,098	170,792
Lauderdale	1,251,191	2,261,757	1,010,566
Manatee	2,559,415	3,125,649	566,235
Manatee Solar[1]	0	380,369	380,369
Martin	2,533,098	3,614,148	1,081,050
Martin Solar	346,160	594,662	248,502
Okeechobee[1]	0	312,960	312,960
Port Everglades[2]	2,802,360	1,058,639	(1,743,721)
Putnam[2]	405,297	0	(405,297)
Riviera[2]	89,182	695,313	606,131
Sanford[2]	1,493,396	1,020,440	(472,956)
Scherer	1,634,157	2,317,556	683,399
Space Coast Solar	34,944	52,699	17,754
St. Johns River	869,586	958,937	89,351
St. Lucie Wind[3]	30,038	0	(30,038)
Turkey Point[2]	1,111,193	3,258,891	2,147,698
West County	1,332,348	2,177,193	844,845
Total	**$ 18,468,387**	**$ 26,181,218**	**$ 7,712,832** [A]

[A] Total increase in dismantlement accrual	$ 7,712,832
Less accrual for solar units (DeSoto, Martin and Space Coast) recovered through clause	339,785
Increase in base rate dismantlement accrual	$ 7,373,047 [4]

Notes:

[1] Added since 2009 Dismantlement Study

[2] Plant was partially dismantled or fully dismantled since 2009 Dismantlement Study as a result of a repowering, final retirement of a unit or conversion to synchronous condenser (Turkey Point)

[3] Plant was not constructed

[4] After-tax amount is $4,528,894. This corrected amount is different than the after-tax amount of $5,419,038 reflected as a Per Book Company Adjustment on MFR C-3 for both the 2017 Test Year and 2018 Subsequent Year.

Section 4

Calculation of Current and Future Jurisdictional Dismantlement Costs

2017 Jurisdictional Factor: 95.05950%

Site/Unit	Dismantlement Cost in 2016 Dollars	Dismantlement Cost in Future Dollars	Jurisdictional Dismantlement Cost in 2016 Dollars	Jurisdictional Dismantlement Cost in Future Dollars
Babcock Ranch Solar	$ 6,601,101	$ 17,928,699	$ 6,274,973	$ 17,042,932
Cape Canaveral				
Common	8,745,382	28,861,856	8,313,316	27,435,936
Unit 1	7,122,444	28,452,355	6,770,560	27,046,667
Cedar Bay	4,520,250	4,520,250	4,296,927	4,296,927
Citrus Solar	6,601,101	17,928,699	6,274,973	17,042,932
DeSoto Solar	2,338,490	5,108,176	2,222,957	4,855,807
Ft. Myers				
Common	19,702,679	48,380,642	18,729,268	45,990,396
Unit 2	9,039,546	26,346,751	8,592,947	25,045,089
Unit 3	1,568,707	4,498,227	1,491,205	4,275,992
Unit 4 (Combustion Turbine Peakers)	1,727,318	7,691,861	1,641,980	7,311,844
Gas Turbines	297,386	1,522,405	282,694	1,447,191
Lauderdale				
Common	19,099,027	34,238,552	18,155,439	32,546,996
Unit 4	4,346,178	8,578,351	4,131,455	8,154,538
Unit 5	4,340,750	8,569,391	4,126,295	8,146,021
Unit 6 (Combustion Turbine Peakers)	4,226,112	18,894,765	4,017,320	17,961,269
Gas Turbines	281,335	1,458,950	267,435	1,386,871
Manatee				
Common	31,234,151	50,931,140	29,691,028	48,414,887
Unit 1	10,574,637	18,040,007	10,052,197	17,148,740
Unit 2	10,574,637	18,040,007	10,052,197	17,148,740
Unit 3	6,732,122	20,971,186	6,399,522	19,935,105
Manatee Solar	6,601,101	17,928,699	6,274,973	17,042,932
Martin				
Common	46,459,059	80,096,302	44,163,749	76,139,144
Unit 1	10,112,774	19,210,487	9,613,152	18,261,393
Unit 2	10,112,774	19,210,487	9,613,152	18,261,393
Unit 3	2,857,402	6,218,011	2,716,232	5,910,810
Unit 4	2,864,092	6,200,760	2,722,592	5,894,411
Unit 8	6,668,321	20,995,725	6,338,872	19,958,432
Martin Solar	10,856,697	28,672,889	10,320,322	27,256,305
Okeechobee				
Common	5,726,113	25,084,242	5,443,214	23,844,955
Unit 1	6,641,891	34,869,012	6,313,748	33,146,309
Port Everglades				
Common	6,426,572	25,097,705	6,109,067	23,857,753
Unit 5	6,079,219	28,862,811	5,778,875	27,436,844
Gas Turbines	1,935,975	2,069,493	1,840,328	1,967,250
Riviera Beach				
Common	6,452,457	21,761,919	6,133,673	20,686,772
Unit 5	7,051,684	29,015,737	6,703,296	27,582,214
Sanford				
Common	10,290,606	24,963,942	9,782,199	23,730,599
Unit 4	6,424,194	18,370,483	6,106,806	17,462,889
Unit 5	6,397,182	17,670,475	6,081,129	16,797,465
Scherer				
Common	33,972,828	80,197,672	32,294,400	76,235,506
Unit 4	1,028,362	2,298,020	977,555	2,184,486
Handling	15,403,424	34,564,384	14,642,418	32,856,730
Space Coast Solar	886,054	2,003,712	842,278	1,904,718
St. Johns River				
Common	14,532,336	33,148,871	13,814,366	31,511,151
Unit 1	3,258,795	7,356,102	3,097,794	6,992,674
Unit 2	3,258,795	7,356,102	3,097,794	6,992,674
Handling	1,137,429	2,406,861	1,081,235	2,287,950
Turkey Point				
Common	14,068,274	38,409,418	13,373,231	36,511,800
Unit 1	13,564,981	41,798,519	12,894,803	39,733,463
Unit 2	7,384,545	24,170,409	7,019,711	22,976,270
Unit 5	10,235,882	34,458,323	9,730,179	32,755,910
West County				
Common	20,101,515	59,631,111	19,108,400	56,685,036
Unit 1	6,576,917	23,791,257	6,251,984	22,615,850
Unit 2	6,603,614	23,882,502	6,277,362	22,702,587
Unit 3	6,631,175	25,774,470	6,303,562	24,501,083
Totals	**$ 478,276,387**	**$ 1,238,509,183**	**$ 454,647,143**	**$ 1,177,320,637**

Section 4

Calculation of Current and Future Jurisdictional Dismantlement Costs

2018 Jurisdictional Factor: **95.12840%**

Site/Unit	Dismantlement Cost in 2016 Dollars	Dismantlement Cost in Future Dollars	Jurisdictional Dismantlement Cost in 2016 Dollars	Jurisdictional Dismantlement Cost in Future Dollars
Babcock Ranch Solar	$ 6,601,101	$ 17,928,699	$ 6,279,521	$ 17,055,285
Cape Canaveral				
Common	8,745,382	28,861,856	8,319,342	27,455,822
Unit 1	7,122,444	28,452,355	6,775,467	27,066,271
Cedar Bay	4,520,250	4,520,250	4,300,042	4,300,042
Citrus Solar	6,601,101	17,928,699	6,279,521	17,055,285
DeSoto Solar	2,338,490	5,108,176	2,224,568	4,859,326
Ft. Myers				
Common	19,702,679	48,380,642	18,742,843	46,023,731
Unit 2	9,039,546	26,346,751	8,599,175	25,063,242
Unit 3	1,568,707	4,498,227	1,492,286	4,279,091
Unit 4 (Combustion Turbine Peakers)	1,727,318	7,691,861	1,643,170	7,317,144
Gas Turbines	297,386	1,522,405	282,899	1,448,240
Lauderdale				
Common	19,099,027	34,238,552	18,168,598	32,570,586
Unit 4	4,346,178	8,578,351	4,134,449	8,160,448
Unit 5	4,340,750	8,569,391	4,129,286	8,151,925
Unit 6 (Combustion Turbine Peakers)	4,226,112	18,894,765	4,020,232	17,974,288
Gas Turbines	281,335	1,458,950	267,629	1,387,876
Manatee				
Common	31,234,151	50,931,140	29,712,549	48,449,979
Unit 1	10,574,637	18,040,007	10,059,483	17,161,170
Unit 2	10,574,637	18,040,007	10,059,483	17,161,170
Unit 3	6,732,122	20,971,186	6,404,160	19,949,554
Manatee Solar	6,601,101	17,928,699	6,279,521	17,055,285
Martin				
Common	46,459,059	80,096,302	44,195,760	76,194,330
Unit 1	10,112,774	19,210,487	9,620,120	18,274,629
Unit 2	10,112,774	19,210,487	9,620,120	18,274,629
Unit 3	2,857,402	6,218,011	2,718,201	5,915,094
Unit 4	2,864,092	6,200,760	2,724,565	5,898,684
Unit 8	6,668,321	20,995,725	6,343,467	19,972,898
Martin Solar	10,856,697	28,672,889	10,327,802	27,276,060
Okeechobee				
Common	5,726,113	25,084,242	5,447,159	23,862,238
Unit 1	6,641,891	34,869,012	6,318,325	33,170,333
Port Everglades				
Common	6,426,572	25,097,705	6,113,495	23,875,045
Unit 5	6,079,219	28,862,811	5,783,064	27,456,730
Gas Turbines	1,935,975	2,069,493	1,841,662	1,968,676
Riviera Beach				
Common	6,452,457	21,761,919	6,138,119	20,701,766
Unit 5	7,051,684	29,015,737	6,708,154	27,602,206
Sanford				
Common	10,290,606	24,963,942	9,789,289	23,747,799
Unit 4	6,424,194	18,370,483	6,111,233	17,475,546
Unit 5	6,397,182	17,670,475	6,085,537	16,809,640
Scherer				
Common	33,972,828	80,197,672	32,317,807	76,290,762
Unit 4	1,028,362	2,298,020	978,264	2,186,070
Handling	15,403,424	34,564,384	14,653,031	32,880,545
Space Coast Solar	886,054	2,003,712	842,889	1,906,099
St. Johns River				
Common	14,532,336	33,148,871	13,824,379	31,533,991
Unit 1	3,258,795	7,356,102	3,100,039	6,997,742
Unit 2	3,258,795	7,356,102	3,100,039	6,997,742
Handling	1,137,429	2,406,861	1,082,018	2,289,609
Turkey Point				
Common	14,068,274	38,409,418	13,382,924	36,538,265
Unit 1	13,564,981	41,798,519	12,904,150	39,762,262
Unit 2	7,384,545	24,170,409	7,024,799	22,992,923
Unit 5	10,235,882	34,458,323	9,737,231	32,779,652
West County				
Common	20,101,515	59,631,111	19,122,250	56,726,122
Unit 1	6,576,917	23,791,257	6,256,516	22,632,242
Unit 2	6,603,614	23,882,502	6,281,912	22,719,042
Unit 3	6,631,175	25,774,470	6,308,131	24,518,841
Totals	**$ 478,276,387**	**$ 1,238,509,183**	**$ 454,976,675**	**$ 1,178,173,970**

Section 5

Escalation Rates Used to Calculate Future Dismantlement Costs

INFLATION FORECAST

The U.S. Economy
GLOBAL INSIGHT
30 Year Outlook (May 2015)

	Compensation per Hour (Non-Farm)		Producer Price Index (Intermediate Materials)		GDP Deflator (Implicit)		METAL & METAL PRODUCTS	
YEAR	ANNUAL RATE OF CHANGE	COMPOUNDED MULTIPLIER FROM 2015	ANNUAL RATE OF CHANGE	COMPOUNDED MULTIPLIER FROM 2015	ANNUAL RATE OF CHANGE	COMPOUNDED MULTIPLIER FROM 2015	ANNUAL RATE OF CHANGE	COMPOUNDED MULTIPLIER FROM 2015
2015	2.7%	1.000	-7.3%	1.000	1.1%	1.000	-5.0%	1.000
2016	3.5%	1.035	0.9%	1.009	2.0%	1.020	-0.6%	0.994
2017	3.7%	1.073	2.6%	1.036	2.0%	1.040	1.8%	1.013
2018	3.9%	1.115	2.4%	1.061	1.9%	1.060	2.8%	1.041
2019	3.9%	1.158	2.0%	1.082	2.0%	1.081	1.7%	1.058
2020	3.9%	1.203	0.5%	1.088	1.9%	1.101	1.4%	1.073
2021	3.9%	1.249	1.1%	1.100	2.0%	1.124	1.4%	1.088
2022	3.9%	1.298	1.9%	1.121	2.1%	1.147	1.4%	1.103
2023	3.9%	1.349	2.0%	1.143	2.2%	1.172	1.4%	1.119
2024	4.0%	1.402	1.4%	1.160	2.1%	1.197	1.3%	1.133
2025	4.0%	1.458	0.9%	1.170	2.1%	1.222	1.4%	1.148
2026	3.9%	1.515	0.8%	1.179	2.1%	1.247	1.7%	1.168
2027	3.9%	1.573	1.0%	1.191	2.1%	1.273	2.1%	1.192
2028	3.9%	1.634	1.2%	1.205	2.1%	1.299	2.2%	1.218
2029	3.8%	1.697	1.1%	1.218	2.1%	1.327	2.2%	1.245
2030	3.8%	1.763	1.0%	1.230	2.1%	1.355	2.1%	1.272
2031	3.9%	1.831	1.2%	1.244	2.2%	1.385	2.2%	1.300
2032	3.9%	1.902	0.9%	1.256	2.2%	1.416	2.1%	1.327
2033	3.9%	1.975	1.0%	1.269	2.2%	1.447	2.1%	1.354
2034	3.9%	2.052	1.1%	1.283	2.2%	1.480	2.0%	1.382
2035	3.9%	2.131	1.0%	1.296	2.2%	1.513	2.0%	1.409
2036	3.9%	2.214	1.0%	1.309	2.2%	1.546	1.9%	1.437
2037	3.9%	2.300	1.1%	1.323	2.2%	1.580	1.9%	1.465
2038	3.9%	2.390	1.1%	1.338	2.2%	1.616	1.9%	1.493
2039	3.9%	2.482	1.2%	1.354	2.3%	1.653	1.9%	1.522
2040	3.9%	2.579	1.2%	1.370	2.3%	1.690	1.9%	1.550
2041	3.9%	2.680	1.2%	1.386	2.3%	1.729	1.9%	1.580
2042	3.9%	2.784	1.2%	1.402	2.3%	1.769	1.9%	1.609
2043	3.9%	2.893	1.2%	1.418	2.3%	1.811	1.8%	1.639
2044	3.9%	3.005	1.2%	1.436	2.4%	1.853	1.8%	1.668
2045	3.9%	3.123	1.2%	1.453	2.4%	1.897	1.8%	1.698
2046	3.9%	3.244	1.2%	1.470	2.4%	1.942	1.8%	1.728
2047	3.9%	3.371	1.2%	1.487	2.4%	1.987	1.8%	1.759
2048	3.9%	3.502	1.2%	1.505	2.4%	2.034	1.8%	1.791
2049	3.9%	3.639	1.2%	1.523	2.4%	2.082	1.8%	1.822
2050	3.9%	3.780	1.2%	1.541	2.4%	2.131	1.8%	1.855
2051	3.9%	3.928	1.2%	1.559	2.4%	2.182	1.8%	1.888
2052	3.9%	4.081	1.2%	1.578	2.4%	2.233	1.8%	1.921
2053	3.9%	4.240	1.2%	1.596	2.4%	2.286	1.8%	1.956
2054	3.9%	4.405	1.2%	1.615	2.4%	2.340	1.8%	1.991
2055	3.9%	4.577	1.2%	1.634	2.4%	2.395	1.8%	2.026
2056	3.9%	4.755	1.2%	1.654	2.4%	2.451	1.8%	2.062
2057	3.9%	4.941	1.2%	1.673	2.4%	2.509	1.8%	2.099
2058	3.9%	5.133	1.2%	1.693	2.4%	2.568	1.8%	2.136
2059	3.9%	5.333	1.2%	1.713	2.4%	2.629	1.8%	2.174
2060	3.9%	5.541	1.2%	1.734	2.4%	2.691	1.8%	2.213
2061	3.9%	5.757	1.2%	1.754	2.4%	2.754	1.8%	2.252
2062	3.9%	5.982	1.2%	1.775	2.4%	2.819	1.8%	2.292
2063	3.9%	6.215	1.2%	1.796	2.4%	2.885	1.8%	2.333
2064	3.9%	6.457	1.2%	1.817	2.4%	2.953	1.8%	2.375
2065	3.9%	6.709	1.2%	1.839	2.4%	3.023	1.8%	2.417
2066	3.9%	6.970	1.2%	1.861	2.4%	3.094	1.8%	2.460
2067	3.9%	7.242	1.2%	1.883	2.4%	3.167	1.8%	2.504
2068	3.9%	7.524	1.2%	1.905	2.4%	3.242	1.8%	2.548
2069	3.9%	7.817	1.2%	1.928	2.4%	3.318	1.8%	2.594
2070	3.9%	8.122	1.2%	1.951	2.4%	3.397	1.8%	2.640
2071	3.9%	8.438	1.2%	1.974	2.4%	3.477	1.8%	2.687
2072	3.9%	8.767	1.2%	1.997	2.4%	3.559	1.8%	2.735
2073	3.9%	9.109	1.2%	2.021	2.4%	3.643	1.8%	2.783
2074	3.9%	9.464	1.2%	2.045	2.4%	3.728	1.8%	2.833
2075	3.9%	9.833	1.2%	2.069	2.4%	3.816	1.8%	2.883

Section 6

Annual Accrual Calculation

		Year		Future Cost			Difference		Annual Accrual					
Unit	**Dismantlement Cost in 2016 Dollars**	**Economic Recovery Year**	**Recovery Period As of 1/1/2017**	**1st Yr Expense (Future $)**	**2nd Yr Expense (Future $)**	**Total Future $ Cost**	**Adj Reserve as of 12/31/2016**	**Amount To Accrue**	**2017**	**2018**	**2019**	**2020**	**4 Year Average**	**Monthly Accrual**
Babcock Ranch Solar	$ 6,601,101	2046	29	$ 5,262,957	$ 12,665,743	$ 17,928,699	$ -	$ 17,928,699	$ 360,396	$ 373,396	$ 386,865	$ 400,819	$ 380,369	$ 31,697
Cape Canaveral														
Common	8,745,382	2053	36	8,471,328	20,390,528	28,861,856	-	28,861,856	417,775	432,125	446,968	462,321	439,797	36,650
Unit 5	7,122,444	2053	36	8,325,217	20,127,139	28,452,355	-	28,452,355	364,446	379,130	394,406	410,297	387,069	32,256
Cedar Bay	4,520,250	2016	0	N/A	N/A	4,520,250	-	4,520,250	4,520,250	-	-	-	1,130,063	94,172
Citrus Solar	6,601,101	2046	29	5,262,957	12,665,743	17,928,699	-	17,928,699	360,396	373,396	386,865	400,819	380,369	31,697
DeSoto Solar	2,338,490	2039	22	1,500,707	3,607,469	5,108,176	508,956	4,599,220	138,272	143,454	148,830	154,407	146,241	12,187
Ft. Myers														
Common	19,702,679	2043	26	14,212,629	34,168,013	48,380,642	12,436,940	35,943,702	857,612	888,513	920,527	953,695	905,087	75,424
Unit 2	9,039,546	2043	26	7,709,606	18,637,145	26,346,751	9,455,820	16,890,930	361,854	377,657	394,150	411,364	386,256	32,188
Unit 3	1,568,707	2043	26	1,316,721	3,181,505	4,498,227	1,574,379	2,923,847	63,290	66,008	68,842	71,799	67,485	5,624
Unit 4 (Combustion Turbine Peakers)	1,727,318	2056	39	2,250,160	5,441,700	7,691,861	-	7,691,861	84,991	88,395	91,934	95,616	90,234	7,520
Gas Turbines	297,386	2056	39	444,571	1,077,834	1,522,405	-	1,522,405	39,036	39,036	39,036	39,036	39,036	3,253
Lauderdale														
Common	19,099,027	2033	16	10,077,652	24,160,900	34,238,552	-	34,238,552	1,587,535	1,648,682	1,712,184	1,778,131	1,681,633	140,136
Unit 4	4,346,178	2033	16	2,517,540	6,060,811	8,578,351	5,147,011	3,431,340	150,290	157,145	164,313	171,807	160,889	13,407
Unit 5	4,340,750	2033	16	2,514,895	6,054,496	8,569,391	5,141,635	3,427,757	150,114	156,963	164,124	171,613	160,703	13,392
Unit 6 (Combustion Turbine Peakers)	4,226,112	2056	39	5,527,120	13,367,645	18,894,765	-	18,894,765	208,240	216,603	225,301	234,348	221,123	18,427
Gas Turbines	281,335	2056	39	425,975	1,032,975	1,458,950	-	1,458,950	37,409	37,409	37,409	37,409	37,409	3,117
Manatee														
Common	31,234,151	2028	11	14,981,184	35,949,956	50,931,140	23,226,652	27,704,488	1,974,543	2,068,556	2,167,045	2,270,223	2,120,092	176,674
Unit 1	10,574,637	2028	11	5,300,607	12,739,400	18,040,007	14,223,852	3,816,155	264,345	278,372	293,144	308,699	286,140	23,845
Unit 2	10,574,637	2028	11	5,300,607	12,739,400	18,040,007	14,149,025	3,890,982	269,528	283,831	298,892	314,752	291,751	24,313
Unit 3	6,732,122	2045	28	6,136,191	14,834,995	20,971,186	-	20,971,186	401,089	418,310	436,269	455,000	427,667	35,639
Manatee Solar	6,601,101	2046	29	5,262,957	12,665,743	17,928,699	-	17,928,699	360,396	373,396	386,865	400,819	380,369	31,697
Martin														
Common	46,459,059	2031	14	23,576,573	56,519,729	80,096,302	38,788,133	41,308,169	2,238,725	2,331,109	2,427,306	2,527,473	2,381,153	198,429
Unit 1	10,112,774	2031	14	5,638,035	13,572,452	19,210,487	13,937,020	5,273,467	269,541	282,950	297,027	311,804	290,331	24,194
Unit 2	10,112,774	2031	14	5,638,035	13,572,452	19,210,487	13,831,551	5,378,936	274,931	288,609	302,968	318,040	296,137	24,678
Unit 3	2,857,402	2034	17	1,821,139	4,396,872	6,218,011	3,575,356	2,642,655	102,656	107,744	113,085	118,690	110,544	9,212
Unit 4	2,864,092	2034	17	1,816,341	4,384,418	6,200,760	3,565,437	2,635,323	102,705	107,758	113,058	118,620	110,535	9,211
Unit 8	6,668,321	2045	28	6,142,075	14,853,650	20,995,725	-	20,995,725	398,738	416,039	434,090	452,924	425,448	35,454
Martin Solar	10,856,697	2045	28	8,418,601	20,254,288	28,672,889	2,105,831	26,567,058	563,305	583,712	604,859	626,771	594,662	49,555
Okeechobee														
Common	5,726,113	2059	40	7,350,626	17,733,616	25,084,242	-	25,084,242	-	-	275,078	285,599	140,169	11,681
Unit 1	6,641,891	2059	40	10,191,598	24,677,414	34,869,012	-	34,869,012	-	-	338,236	352,927	172,791	14,399
Port Everglades														
Common	6,426,572	2056	39	7,357,448	17,740,257	25,097,705	-	25,097,705	302,732	313,686	325,037	336,798	319,563	26,630
Unit 5	6,079,219	2056	39	8,436,248	20,426,563	28,862,811	-	28,862,811	305,594	318,400	331,742	345,644	325,345	27,112
Gas Turbines	1,935,975	2016	0	606,287	1,463,206	2,069,493	414,572	1,654,921	1,654,921	-	-	-	413,730	34,478
Riviera Beach														
Common	6,452,457	2054	37	6,387,524	15,374,395	21,761,919	-	21,761,919	302,482	312,770	323,408	334,407	318,267	26,522
Unit 5	7,051,684	2054	37	8,490,214	20,525,523	29,015,737	-	29,015,737	355,164	369,370	384,143	399,508	377,046	31,421

Section 6

Annual Accrual Calculation

		Year		Future Cost			Difference		Annual Accrual					
Unit	**Dismantlement Cost in 2016 Dollars**	**Economic Recovery Year**	**Recovery Period As of 1/1/2017**	**1st Yr Expense (Future $)**	**2nd Yr Expense (Future $)**	**Total Future $ Cost**	**Adj Reserve as of 12/31/2016**	**Amount To Accrue**	**2017**	**2018**	**2019**	**2020**	**4 Year Average**	**Monthly Accrual**
Sanford														
Common	10,290,606	2043	26	7,335,246	17,628,696	24,963,942	8,737,380	16,226,562	389,795	403,650	417,998	432,856	411,075	34,256
Unit 4	6,424,194	2043	26	5,377,800	12,992,683	18,370,483	3,746,638	14,623,845	317,202	330,778	344,935	359,698	338,153	28,179
Unit 5	6,397,182	2042	25	5,173,325	12,497,151	17,670,475	6,626,428	11,044,047	254,293	265,254	276,687	288,614	271,212	22,601
Scherer														
Common	33,972,828	2039	22	23,527,858	56,669,814	80,197,672	21,556,477	58,641,196	1,693,362	1,762,715	1,834,908	1,910,058	1,800,261	150,022
Unit 4	15,403,424	2039	22	10,147,893	24,416,491	34,564,384	19,090,984	15,473,400	458,138	475,913	494,377	513,558	485,497	40,458
Handling	1,028,362	2039	22	674,769	1,623,251	2,298,020	1,286,891	1,011,129	30,017	31,175	32,377	33,626	31,799	2,650
Space Coast Solar	886,054	2040	23	588,530	1,415,181	2,003,712	235,872	1,767,840	49,833	51,697	53,630	55,636	52,699	4,392
St. Johns River														
Common	14,532,336	2038	21	9,726,004	23,422,867	33,148,871	11,109,095	22,039,776	680,071	708,117	737,320	767,726	723,308	60,276
Unit 1	3,258,795	2038	21	2,158,169	5,197,933	7,356,102	4,327,119	3,028,983	93,690	97,533	101,534	105,699	99,614	8,301
Unit 2	3,258,795	2038	21	2,158,169	5,197,933	7,356,102	4,266,539	3,089,563	95,564	99,484	103,565	107,813	101,607	8,467
Handling	1,137,429	2038	21	707,433	1,699,428	2,406,861	1,395,979	1,010,882	32,537	33,754	35,016	36,325	34,408	2,867
Turkey Point														
Common	14,068,274	2047	30	11,281,647	27,127,771	38,409,418	-	38,409,418	746,604	772,579	799,458	827,272	786,478	65,540
Unit 1	13,564,981	2047	30	12,249,225	29,549,294	41,798,519	-	41,798,519	770,814	800,087	830,472	862,010	815,846	67,987
Unit 2	7,384,545	2047	30	7,075,226	17,095,183	24,170,409	(15,923,728)	40,094,137	1,000,799	1,020,012	1,039,594	1,059,551	1,029,989	85,832
Unit 5	10,235,882	2047	30	10,081,384	24,376,939	34,458,323	-	34,458,323	587,906	612,967	639,097	666,341	626,578	52,215
West County														
Common	20,101,515	2051	34	17,518,230	42,112,881	59,631,111	-	59,631,111	973,764	1,006,025	1,039,355	1,073,790	1,023,234	85,269
Unit 1	6,576,917	2049	32	6,958,462	16,832,795	23,791,257	-	23,791,257	363,573	378,974	395,027	411,760	387,333	32,278
Unit 2	6,603,614	2049	32	6,985,176	16,897,326	23,882,502	-	23,882,502	365,022	380,481	396,595	413,391	388,872	32,406
Unit 3	6,631,175	2051	34	7,537,564	18,236,906	25,774,470	-	25,774,470	354,762	369,668	385,200	401,385	377,754	31,479
Grand Total	**$ 478,276,387**			**$ 361,934,435**	**$ 872,054,499**	**$ 1,238,509,183**	**$ 228,537,844**	**$ 1,009,971,339**	**$ 29,101,052**	**$ 23,833,386**	**$ 25,391,149**	**$ 26,399,287**	**$ 26,181,218**	**$ 2,181,768**

Section 7

Future Expenditures by Year

Future Dismantlement Expenditures by Year
(Per 2016 Dismantlement Study)

Year	Projected Dismantlement Expenditures
2017	$ 5,126,537
2018	1,463,206
2033	25,582,399
2034	61,428,755
2036	34,852,642
2037	83,664,634
2038	15,110,087
2039	39,913,688
2040	8,781,290
2043	14,749,774
2044	71,369,388
2045	86,905,556
2046	1,415,181
2047	5,173,325
2048	48,449,154
2049	86,608,041
2050	20,696,868
2051	65,731,803
2052	78,684,710
2053	98,149,187
2054	13,943,638
2055	33,730,121
2056	25,055,795
2057	60,349,787
2058	16,796,545
2059	55,395,405
2060	35,899,918
2061	24,441,522
2062	59,086,975
2064	17,542,224
2065	42,411,030
Grand Total	**$ 1,238,509,183**

Section 8

Dismantlement Cost Analysis Prepared by Burns & McDonnell

Fossil Dismantlement Study

Florida Power & Light Company

Fossil Dismantlement Study
Project No. 84400

Final
03/01/2016

Corrected
04/19/2016

Fossil Dismantlement Study

prepared for

Florida Power & Light Company
Fossil Dismantlement Study
Miami, Florida

Project No. 84400

Final
03/01/2016

Corrected
04/19/2016

prepared by

Burns & McDonnell Engineering Company, Inc.
Kansas City, Missouri

BURNS McDONNELL

March 1, 2016

Jon-Paul Zabala
Asset Recovery & Analysis
Florida Power & Light Company
700 Universe Boulevard, Juno Beach, FL 33408

Re: FPL Decommissioning Cost Study

Dear Mr. Zabala,

Burns & McDonnell is pleased to present its report to Florida Power & Light Company (FPL) on the Decommissioning Cost Study (Study) for power generation assets in Florida and Georgia, excluding nuclear.

The objective of the Study was to review the facilities and to make a recommendation to FPL regarding the total cost in 2015 dollars to decommission the facilities at the end of their useful lives. The preparation of the cost estimates included in the Study were performed in accordance with Rule 25-6.04364, Electric Utilities Dismantlement Studies, Florida Administrative Code.

Burns & McDonnell appreciates the opportunity to provide our professional consulting services to FPL. Please feel free to contact me at any time to discuss questions that may arise during your review of the Study. You may reach me by phone at (816) 822- 4239 or via email at jkopp@burnsmcd.com. We look forward to working with you again on any future projects.

Respectfully Submitted,
BURNS & MCDONNELL

Jeff Kopp, PE
Project Manager

JTK/kps

9400 Ward Parkway \ Kansas City \ MO 64114
O 816-333-9400 \ F 816-333-3690 \ burnsmcd.com

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LIST OF ABBREVIATIONS

Abbreviation	Term/Phrase/Name
Babcock Ranch Solar	Babcock Ranch Solar Energy Center
BMcD	Burns & McDonnell
C&D	Construction & Demolition
Citrus Solar	Citrus Solar Energy Center
Desoto Solar	DeSoto Next Generation Solar Energy Center
FPL	Florida Power & Light Company
GE	General Electric
HRSG	Heat recovery steam generator
kV	kilovolt
Manatee Solar	Manatee Solar Energy Center
MW	Megawatt
NO_x	Mono-nitrogen oxides
OCEC	Okeechobee Clean Energy Center
PCB	Polychlorinated Biphenyl
Plants	Fleet of gas, fuel oil, solar, and coal-fired generation facilities reviewed in this Study.
SCR	Selective catalytic reduction
Space Coast Solar	Space Coast Next Generation Solar Energy Center
Study	Fossil Dismantlement Study

1.0 EXECUTIVE SUMMARY

1.1 Introduction

Burns & McDonnell ("BMcD") was retained by Florida Power & Light ("FPL") to conduct a Decommissioning Cost Study ("Study") for power generation assets ("Plants") in Florida and Georgia, excluding nuclear units. The assets include natural gas, fuel oil, solar, and coal-fired generating facilities. Individuals from BMcD visited each of the existing Plants covered by the Study in May of 2015, along with a representative from Brandenburg, a demolition contractor who served as a sub-consultant to BMcD on the Study. The purpose of the Study was to review the facilities and to make a recommendation to FPL regarding the total cost in 2015 dollars to decommission the facilities at the end of their useful lives. The preparation of the cost estimates included in the Study were performed in accordance with Rule 25-6.04364, Electric Utilities Dismantlement Studies, Florida Administrative Code.

The decommissioning costs were developed using the information provided by FPL, in-house data available to BMcD, and information supplied by Brandenburg. Quantity take-offs were performed for major plant facilities and equipment based on observations from the site visits and review of drawings provided for each Plant. Decommissioning activities were determined and labor hours were estimated to complete each decommissioning activity. Current market pricing for labor rates and unit pricing were then developed for each task, and these rates were applied to the estimated quantities for the Plants to determine the total cost of decommissioning.

1.2 Results

When FPL determines that the Plants should be retired, the above grade equipment and steel structures are assumed to have sufficient scrap value to a salvage contractor to offset a portion of the decommissioning costs. FPL will incur costs in the demolition and restoration of the sites less the salvage value of equipment and bulk steel. BMcD has prepared estimates in current year dollars (2015$) for the decommissioning of the Plants, as summarized in Table 1-1. Further breakdowns of these costs are presented in Table A-1 through Table A-18 in Appendix A. BMcD has also prepared annual costs for groundwater monitoring associated with closed ash ponds and/or landfills, as presented in Table 1-2. Note that the regulatory requirement for groundwater monitoring extends over a 30 year period following the closure.

Table 1-1: Decommissioning Cost Summary (2015$)[1]

Plant	Decommissioning Costs	Credits	Net Project Cost
Cape Canaveral	$20,031,993	($4,616,199)	**$15,415,794**
DeSoto Solar	$3,009,309	($735,431)	**$2,273,878**
Ft. Myers	$41,516,932	($10,119,993)	**$31,396,939**
Lauderdale	$39,299,982	($7,864,398)	**$31,435,584**
Manatee	$73,789,541	($16,363,554)	**$57,425,987**
Martin	$113,594,115	($26,204,511)	**$87,389,603**
Port Everglades	$21,261,928	($7,317,093)	**$13,944,835**
Riviera	$17,500,262	($4,387,026)	**$13,113,236**
St. Johns River[2]	$119,600,000	($11,470,000)	**$108,130,000**
Sanford	$31,444,119	($9,043,912)	**$22,400,207**
Scherer[2,3]	$205,554,000	($9,629,000)	**$195,925,000**
Space Coast Solar	$1,150,000	($289,000)	**$861,000**
Turkey Point	$64,616,729	($13,677,173)	**$50,939,556**
West County	$54,842,211	($16,156,521)	**$38,685,690**
Babcock Ranch Solar[4]	$8,569,000	($2,152,000)	**$6,417,000**
Citrus Solar[4]	$8,569,000	($2,152,000)	**$6,417,000**
Manatee Solar[4]	$8,569,000	($2,152,000)	**$6,417,000**
Okeechobee[4]	$17,515,000	($5,560,000)	**$11,955,000**

[1] Cost estimates were rounded to the nearest $1,000 and then site inventory costs and recoverable scrap for inventory was added to the rounded estimate resulting in the values shown.
[2] Costs for Scherer and St. Johns River have not been adjusted for FPL's ownership percentage.
[3] Scherer estimate includes only Unit 4 and all common facilities.
[4] Proposed facility.

Table 1-2: Annual Groundwater Monitoring Costs (2015$)

Plant	Annual Cost
St. Johns River	$175,000
Scherer	$1,175,300

Monitoring installation costs included in decommissioning costs.

The total project costs presented above include the costs to return the sites to an industrial condition suitable for reuse for development of an industrial facility. Included are the costs to dismantle the power generating equipment owned by FPL as well as the costs to dismantle the FPL-owned balance of plant facilities and environmental site restoration activities.

1.3 Statement of Limitations

In preparation of this decommissioning study, BMcD has relied upon information provided by FPL. BMcD acknowledges that it has requested the information from FPL that it deemed necessary to complete this study. While we have no reason to believe that the information provided to us, and upon which we have relied, is inaccurate or incomplete in any material respect, we have not independently verified such information and cannot guarantee its accuracy or completeness.

Engineer's estimates and projections of decommissioning costs are based on Engineer's experience, qualifications and judgment. Since Engineer has no control over weather, cost and availability of labor, material and equipment, labor productivity, construction contractors' procedures and methods, and other factors, Engineer does not guarantee the accuracy of its estimates and projections.

Engineer's estimates do not include allowances for unforeseen environmental liabilities associated with unexpected environmental contamination due to events not considered part of normal operations, such as fuel tank ruptures, oil spills, etc. Estimates also do not include allowances for environmental remediation associated with changes in classification of hazardous materials.

2.0 INTRODUCTION

2.1 Background

Burns & McDonnell ("BMcD") was retained by Florida Power & Light ("FPL") to conduct a Decommissioning Cost Study ("Study") for power generation assets ("Plants") in Florida and Georgia, excluding nuclear units. The assets include natural gas, fuel oil, solar, and coal-fired generating facilities. Individuals from BMcD visited each of the existing Plants covered by the Study in May of 2015, along with a representative from Brandenburg, a demolition contractor who served as a sub-consultant to BMcD on the Study. The purpose of the Study was to review the facilities and to make a recommendation to FPL regarding the total cost in 2015 dollars to decommission the facilities at the end of their useful lives.

2.2 Study Methodology

The site decommissioning costs were developed using information provided by FPL, information developed by Brandenburg, and in-house data BMcD has collected from previous project experience. BMcD estimated quantities for equipment based on a visual inspection of the facilities, review of engineering drawings, BMcD's in house database of plant equipment quantities, and BMcD's professional judgment. This resulted in an estimate of quantities for the tasks required to be performed for each decommissioning effort. Current market pricing for labor rates, equipment, scrap materials, and unit pricing were then developed for each task. These pricing inputs were developed for each site based on costs specific to the area in which the work is to be performed. These rates were applied to the quantities for the Plants to determine the total cost of decommissioning for each site.

The decommissioning costs include the cost to return the site to an industrial condition, suitable for reuse for development of an industrial facility. Included are the costs to decommission all of the assets owned by FPL at the site, including power generating equipment and balance of plant facilities along with environmental site restoration activities.

2.3 Site Visits

Representatives from BMcD and Brandenburg visited the sites. The site visits consisted of a tour of each facility with plant personnel to review the equipment installed at each site.

Mr. Jon-Paul Zabala, served as the FPL representative throughout the site visits, along with plant personnel at each of the sites.

The following BMcD and Brandenburg representatives comprised the site visit team:

- Mr. Jeff Kopp, BMcD, Project Manager
- Mr. Kory Sandven, BMcD, Project Engineer
- Mr. Parker Hills, BMcD, Project Engineer
- Mr. Andy Debrowski, Brandenburg, Demolition Contractor Representative

The site visits were performed on the following dates.

Table 2-1: Site Visit Dates

Plant	Site Visit Date
Martin	14-May-15
DeSoto Solar	20-May-15
Ft. Myers	20-May-15
Riviera Beach	21-May-15
West County	21-May-15
Scherer	26-May-15
St. Johns River	27-May-15
Cape Canaveral	27-May-15
Sanford	28-May-15
Manatee	28-May-15
Turkey Point	29-May-15
Lauderdale	29-May-15
Port Everglades	29-May-15

Figure 2-1: FPL Facilities Visited

3.0 EXISTING PLANT DESCRIPTIONS

The fiollowing are plant descriptions for each of the existing power plants included in this Study.

3.1 Cape Canaveral

The Cape Canaveral plant is located in Cape Canaveral, Florida. Originally, the facility consisted of two (2) natural gas fired boilers, however, those units were fully demolished and removed from the site and replaced with a single 3-on-1 combined cycle unit (Unit 1). Unit 1 consists of three Siemens 8000H combustion turbines, three heat recovery steam generators ("HRSGs"), and one steam turbine. The total capacity is 1,210 megawatts ("MW") at the summer peak rating. Additionally, this unit includes a selective catalytic reduction ("SCR") for reducing mono-nitrogen oxides ("NO_x") emissions. The facility also includes a man-made cooling water intake and discharge canal which has a manatee heating station.

3.2 DeSoto Next Generation Solar Energy Center

The DeSoto Next Generation Solar Energy Center ("Desoto Solar") is a photovoltaic solar power facility located approximately 30 miles northeast of Port Charlotte, in Arcadia, Florida. The facility currently includes approximately 90,504 single axis tracking SunPower solar panels with a total plant capacity of 25 MW at the summer peak rating.

3.3 Fort Myers

The Fort Myers plant is located along the Caloosahatchee River approximately 7 miles northeast of downtown Fort Myers, Florida. The facility includes a single 6-on-2 combined cycle unit (Unit 2) which incorporates six General Electric ("GE") 7FA combustion turbines, six Foster Wheeler HRSGs, and two steam turbines with a capacity of 1,470 MW at the summer peak rating. The facility also includes 2 simple cycle GE 7FA combustion turbines (Units 3A and 3B) with a combined capacity of 314 MW at the summer peak rating and 12 small simple cycle combustion turbines. By the end of 2016, 10 of the 12 simple-cycle combustion turbines will be retired. Water for the facility's condensing cooling system is provided via Caloosahatchee River with water discharge from the cooling towers to a man-made canal that discharges to the Orange River.

3.4 Lauderdale

The Lauderdale plant is located in Fort Lauderdale, Florida. Originally, the facility included two conventional boiler steam units and associated steam turbines that were repowered in the mid 1990's to combined cycle units (Units 4 and 5). The repowered combined cycle units can each be fired with either natural gas or fuel oil and each include two Westinghouse 501F combustion turbines, two HRSGs, and

one steam turbine. These two combined cycle units have a combined capacity of 884 MW or 442 MW each at the peak summer rating. Unlike many of the other FPL combined cycle units, the combustion turbines and generators are completely enclosed within a building. In addition to the combined cycle units, the facility has 24 simple-cycle combustion turbines. By the end of 2016, 22 of the 24 simple-cycle combustion turbines will be retired. The brackish water used in the facility's condensing cooling system is provided by the Dania Cut-Off Canal and discharged into a man-made canal to the South Fork New River.

3.5 Manatee

The Manatee plant is located within Manatee County, approximately 5 miles east of Parrish, Florida. The facility includes two fuel oil-fired boilers (Unit 1 and Unit 2), rated at approximately 809 MW each at the summer peak rating, and a 4-on-1 combined cycle unit (Unit 3) which includes four GE 7FA combustion turbines, four HRSGs, and one steam turbine with a combined capacity of 1,140 MW at the summer peak rating. In its entirety, the plant is rated to produce over 2,700 MW. The facility also includes a cooling pond to the east of the generation units which encompasses approximately 3,700 acres. Fuel oil is provided to the facility via a fuel oil pipeline that interconnects with offsite fuel oil storage tanks located at the port in Manatee County, approximately 20 miles away.

3.6 Martin

The Martin plant is located within Martin County, along the northeastern side of Lake Okeechobee and approximately 4 miles west of Indiantown, Florida. The facility includes two fuel oil-fired boilers (Unit 1 and Unit 2), with a combined capacity of 1,626 MW at the summer peak rating. The plant also includes two 2-on-1 combined cycle units (Unit 3 and Unit 4) which consist of two GE 7FA combustion turbines, two HRSGs, and one steam turbine with a combined capacity of 469 MW at the summer peak rating for each of these units. The facility also features an integrated solar thermal station which integrates solar thermal energy with Unit 8, a 4-on-1 combined cycle unit. The solar unit is capable of supporting up to 75 MW worth of steam, the equivalent of excess steam produced by duct firing the HRSGs on Unit 8. Although the solar thermal station supports Unit 8, the HRSGs for this unit are capable of providing rated capacity of the steam turbine without the aid of the solar station. In its entirety, the plant is rated to produce over 3,500 MW. The facility also includes a cooling pond to the east of the generation units which encompasses approximately 6,500 acres.

3.7 Port Everglades

The Port Everglades plant is located within the boundaries of the Port Everglades port, in the City of Fort Lauderdale, Florida. Similar to the Cape Canaveral plant, originally the Port Everglades plant consisted

of two (2) natural gas fired boilers, however, those units were fully demolished and removed from the site and replaced with a single 3-on-1 combined cycle unit (Unit 5). Unit 5 consists of three Siemens 8000H combustion turbines, three heat recovery steam generators ("HRSGs"), and one steam turbine. The total capacity is 1,237 MW at the summer peak rating. Additionally, this unit includes an SCR for reducing NO_x emissions. The Port Everglades plant also includes 12 small simple cycle combustion turbines, all of which will be retired by the end of 2016.

3.8 Riviera

The Riviera plant is located on approximately 22 acres of land in Palm Beach County, approximately 10 miles north of the city of West Palm Beach, Florida. Similar to the Cape Canaveral and Port Everglades plants, originally the Riviera plant consisted of two (2) natural gas fired boilers, however, it was recently reconstructed as a single 3-on-1 combined cycle unit (Unit 5). Unit 5 consists of three Siemens 8000H combustion turbines, three HRSGs, and one steam turbine. The total capacity is 1,237 MW at the summer peak rating. Additionally, this unit includes an SCR for reducing NO_x emissions.

3.9 St. Johns River Power Park

The St. Johns River Power Park Plant is located in northeast area of Jacksonville, Florida. This facility is jointly owned between Jacksonville Electric Authority and FPL with ownership percentages of 80 and 20 percent, respectively. The facility includes two coal-fired steam turbine units (Units 1 and 2) with a combined capacity of 1,270 MW at the summer peak rating. The coal handling system for the facility includes a rotary rail car dumper equipped with a static weight scale, a train positioner, a receiving bin, four short belt feeders, a cross conveyor, two elevating conveyors, and two magnetic separators. In addition, the plant includes a coal unloading facility on Blount Island for coal delivered by barge, along with a system of coal conveyers from Blount Island to the plant. For cooling, the facility includes two hyperbolic natural draft cooling towers which are located in the northeast boundary of the site.

3.10 Sanford

The Sanford plant is located on approximately 1,718 acres of land in Volusia County, approximately 2.5 miles south of DeBary, Florida. Originally, the facility included two conventional boiler steam units which were repowered in the mid 1990's to two 4-on-1 combined cycle units (Units 4 and 5). During the retrofit process, the boilers and associated equipment were removed, however, the steam turbines remained and are currently used in combined cycle mode. Each combined cycle unit operates using natural gas as the primary fuel supply and includes four GE 7FA combustion turbines, four HRSGs, and one steam turbine. These two units have a combined capacity of 2,010 MW or 1,005 MW each at the

summer peak rating. Additionally, the site includes a 1,100 acre cooling pond to the north of the generation units which is connected via a 4,500 foot canal.

3.11 Scherer

The Scherer Steam Plant is located approximately 17 miles north of Macon, Georgia and includes four (4) coal-fired steam turbine units. The facility is jointly owned between Georgia Power Corporation, Jacksonville Electric Authority and FPL, with FPL having 76.36 percent ownership Unit 4 only. Unit 4 has a capacity of 990 MW at the summer peak rating and consists of a boiler, steam turbine generator, condenser, electrostatic precipitator, flue gas desulfurization unit, SCR, baghouse, one 530-foot tall natural draft-cooling tower, and a shared stack with Unit 3. Common facilities evaluated as part of this Study consist of the power house, the recycle pond, stormwater ponds, settling ponds, ash pond, ash settling landfill, coal storage yard, and limestone storage area.

3.12 Space Coast Next Generation Solar Energy Center

The Space Coast Next Generation Solar Energy Center ("Space Coast Solar") is a photovoltaic solar power facility located at the Kennedy Space Center in Cape Canaveral, Florida. The facility includes 35,000 single axis tracking SunPower solar panels with a total plant capacity of 10 MW at the summer peak rating. The Space Coast Solar facility uses the same panels as the Desoto Solar Center.

3.13 Turkey Point

The Turkey Point plant is located on the western coast of Biscayne Bay approximately 15 miles south of Miami, Florida. The facility includes two natural gas-fired boiler steam units (Units 1 and 2), two nuclear generating units (Units 3 and 4), and a 4-on-1 combined cycle unit (Unit 5). For the purpose of this study, the nuclear generating units and associated common facility equipment are excluded from the decommissioning estimates. Units 1 and 2 were originally designed with the plan for future conversion to burn coal, however, this conversion was never made. Unit 2 has been converted to a synchronous condenser and Unit 1 will be converted to a synchronous condenser in 2016. Unit 5 is a combined cycle unit which includes four 170-MW GE "F" Class combustion turbines with dry low NO_x combustors, four HRSGs, and one steam turbine with a combined capacity of 1,187 MW at the summer peak rating. The facility's condensing cooling system includes intake from the Biscayne Bay and discharges to a man-made series of canals that are associated with the nuclear unit. For purposes of this Study, the canal system was excluded from the decommissioning estimates, since it is a nuclear generation asset.

3.14 West County

The West County Energy Center is located approximately 15 miles west of West Palm Beach, in Palm Beach County, Florida. The facility includes three 3-on-1 combined cycle units, each configured with three Mitsubishi 501G1 combustion turbines, 3 Nooter Eriksen HRSGs, and one steam turbine with a combined capacity of 3,657 MW at the summer peak rating for the entire facility. Additionally, each unit has an SCR for reducing NO_x emissions. Each combined cycle unit includes a dedicated mechanical draft cooling tower.

4.0 PROPOSED PLANTS DESCRIPTIONS

FPL currently has several generation facilities under development which are anticipated to have a commercial operation date between 2016 and mid-2019 that were included for evaluation in the Study. Because these facilities are still in the development stage, as-built drawings of these facilities were unavailable. Instead, the decommissioning costs for these plants were estimated based on BMcD's experience with demolition of facilities similar to those proposed.

Following are plant descriptions for each of the proposed power plants included in this Study.

4.1 Babcock Ranch Solar Energy Center

The Babcock Ranch Solar Energy Center ("Babcock Ranch Solar") is proposed to be built by the end of 2016 as a photovoltaic solar power facility located near Babcock, Florida, with a proposed capacity of 74.5 MW at the summer peak rating and a facility size of approximately 440 acres. The facility is proposed to include approximately 229,000 panels in conjunction with 40 GE 2 MVA inverters and one 85 MVA step-up transformer.

4.2 Citrus Solar Energy Center

The Citrus Solar Energy Center ("Citrus Solar") is proposed to be built by the end of 2016 as a photovoltaic solar power facility located in DeSoto County, Florida, with a proposed nameplate capacity of 74.5 MW and a facility size of approximately 841 acres. The facility is proposed to include approximately 229,000 Hanwha 325 W panels in conjunction with 40 GE 2 MVA inverters and one 85 MVA step-up transformer.

4.3 Fort Myers

It is anticipated that by the end of 2016, the Fort Myers plant will replace 10 of the 12 simple-cycle combustion turbines with two GE 7FA.05 combustion turbines, each rated for 231 MW. For purposes of this Study, decommissioning estimates have been prepared based on the configuration of the plant after this replacement project occurs.

4.4 Lauderdale

It is anticipated that by the end of 2016, the Lauderdale plant will replace 22 of the 24 simple-cycle combustion turbines with five GE 7FA.05 combustion turbines, each rated for 231 MW. For purposes of this Study, decommissioning estimates have been prepared based on the configuration of the plant after this replacement project occurs.

4.5 Manatee Solar Energy Center

The Manatee Solar Energy Center ("Manatee Solar") is proposed to be built by 2016 as a photovoltaic solar power facility located in Manatee County, Florida, with a proposed capacity of 74.5 MW at the summer peak rating and a facility size of approximately 762 acres. The facility is proposed to include approximately 229,000 panels in conjunction with 40 GE 2 MVA inverters and one 85 MVA step-up transformer.

4.6 Okeechobee Clean Energy Center

The Okeechobee Clean Energy Center ("OCEC") is proposed to be built prior to June 2019 and will be located in northeast Okeechobee County, Florida, approximately 24 miles west of Vero Beach and 27 miles north-northeast of Okeechobee on the border with Indian River County. The OCEC will include approximately 189 acres and utilize three "H" Class combustion turbines, three HRSGs, and a steam turbine. The plant will have an approximate generating capability of 1,633 MW at the summer peak rating.. Additionally, each HRSG will have an SCR for reducing NO_x emissions. For cooling, Unit 1 is anticipated to have a 30-cell mechanical draft cooling tower and basin located at the site. The facility will use equipment similar to that at the Riviera Plant.

5.0 DECOMMISSIONING COSTS

BMcD has prepared decommissioning cost estimates for the Plants. When FPL determines that each site should be retired, the above grade equipment and steel structures are assumed to have sufficient scrap value to a demolition contractor to offset a portion of the site decommissioning costs. However, FPL will incur costs of decommissioning of the Plants and restoration of the site to the extent that those costs exceed the salvage value of equipment and bulk steel.

The decommissioning costs include the cost to return the site to an industrial condition, suitable for reuse for development of an industrial facility. Included are the costs to dismantle all of the assets owned by FPL at the site, including power generating equipment and balance of plant facilities, as well as environmental site restoration activities.

For purposes of this study, BMcD has assumed that each site will be decommissioned as a single project, allowing the most cost effective demolition methods to be utilized. It is BMcD's understanding, based on information provided by FPL, that this methodology was used for demolition of the other FPL facilities that were fully retired. A summary of several of the means and methods that could be employed is summarized in the following paragraphs; however, means and methods will not be dictated to the contractor by BMcD. It will be the contractor's responsibility to determine means and methods that result in safely decommissioning the Plants at the lowest possible cost.

Asbestos remediation would take place prior to commencement of any other demolition activities. Abatement would need to be performed in compliance with all state and federal regulations, including, but not limited to requirements for sealing off work areas and maintaining negative pressure throughout the removal process. Final clearances and approvals would need to be achieved prior to performing further demolition activities.

High grade assets would then be removed from the site, to the extent possible. This would include items such as transformers, transformer coils, circuit breakers, electrical wire, condenser plates and tubes, and heater tubes. High grade assets include precious alloys such as copper, aluminum, brass tubes, stainless steel tubes, and other high value metals occurring in plant systems. High grade asset removal would occur up-front in the schedule, to reduce the potential for vandalism, to increase cash flow, and for separation of recyclable materials, in order to increase scrap recovery. Methods of removal vary with the location and nature of the asset. Small transformers, small equipment, and wire would likely be removed and shipped as-is for processing at a scrap yard. Large transformers, combustion turbines, steam turbines, and condensers would likely require some on-site disassembly prior to being shipped to a scrap yard.

Construction and Demolition ("C&D") waste includes items such as non-asbestos insulation, roofing, wood, drywall, plastics, and other non-metallic materials. C&D waste would typically be segregated from scrap and concrete to avoid cross-contaminating of waste streams or recycle streams. C&D demolition crews could remove these materials with equipment such as excavators equipped with material handling attachments, skid steers, etc. This material would be consolidated and loaded into bulk containers for disposal.

In general, boilers and HRSGs could be felled and cut into manageable sized pieces on the ground. First the structures around the boilers would need to be removed using excavators equipped with shears and grapples. Stairs, grating, elevators, and other high structures would be removed using an "ultra-high reach" excavator, equipped with shears. Following removal of these structures, the boilers or HRSGs would be felled, using explosive blasts. The boilers would then be dismantled using equipment such as excavators equipped with shears and grapples, and the scrap metal loaded onto trailers for recycling.

After the surrounding structures and ductwork have been removed, the stacks would be imploded, using controlled blasts. Following implosion the stack liners and concrete would be reduced in size to allow for handling and removal.

Balance of plant structures and foundations would likely be demolished using excavators equipped with hydraulic shears, hydraulic grapples, and impact breakers, along with workers utilizing open flame cutting torches. Steel components would be separated, reduced in size, and loaded onto trailers for recycling. Concrete would be broken into manageable sized pieces and stockpiled for crushing on-site. Concrete pieces would ultimately be loaded in a hopper and fed through a crusher to be sized for on-site disposal.

The Turkey Point plant would likely be demolished utilizing "ultra-high reach" excavators equipped with shears and a concrete processor, excavators, and skid steers, since it cannot be felled, due to the proximity of the adjacent nuclear unit.

5.1 General Assumptions for All Sites

The following assumptions were made as the basis of all of the cost estimates.

1. Pricing for all estimates are in 2015 dollars.
2. Scrap values are based on the American Metals Market Monthly Report for October 2015.
3. All work will take place in a safe and cost efficient method.
4. Labor costs are based on a regular 40 hour workweek without overtime.

5. Labor rates are based on RS Means values for a demolition crew B-8 with rates adjusted based on the site cost indexes for Florida and Georgia.
6. The estimates are inclusive of all costs necessary to properly dismantle and decommission all sites to a marketable or usable condition. For purposes of this study and the included cost estimates, the facilities will be restored to a condition suitable for industrial use.
7. All facilities will be decommissioned to zero generating output. Existing utilities will remain in place for use by the contractor for the duration of the demolition activities.
8. It is assumed that all of the power stations will be dismantled after all units at a single site are taken out of service, allowing dismantlement of entire sites at once.
9. Soil testing and any other on-site testing has not been conducted for this study.
10. Transmission switchyards and substations within the boundaries of the plant are not part of the demolition scope. Switchyards that are associated with the facilities only and are not part of the transmission system are included for demolition. For purposes of this study, the division between generation assets and transmission assets is at the high side of the generator step-up transformers.
11. The costs for relocation of transmission lines, or other transmission assets, are specifically excluded from the decommissioning cost estimates. Any costs necessary to support on-going operations of adjacent or newly proposed units will be allocated to the operating costs of the units not being decommissioned.
12. Step-up transformers, auxiliary transformers, and spare transformers are included for demolition and scrap in all estimates.
13. Abatement of asbestos will precede any other work. After final air quality clearances have been obtained, demolition can proceed.
14. All demolition and abatement activities, including removal of asbestos, will be done in accordance with any and all applicable Federal, State and Local laws, rules and regulations.
15. Asbestos estimates were provided by FPL and escalated at 2.5 percent from 2014 to 2015 to represent 2015 year dollars unless noted otherwise in the site specific sections below.
16. FPL will remove or consume all burnable coal, fuel oil and chemicals prior to commencement of demolition activities.
17. Hazardous material abatement is included for all sites as necessary, including asbestos, mercury, and polychlorinated biphenyls (“PCBs”). Lead paint coated materials will be handled by certified personnel as necessary, but lead paint will not be removed prior to demolition.
18. Intake and discharge canals including any manatee heater equipment are assumed to remain at the site after demolition and thus have been excluded from decommissioning estimates.

19. No environmental costs have been included to address cleanup of contaminated soils, hazardous materials, or other conditions present on-site having a negative environmental impact, other than those specifically listed in these assumptions. No allowances are included for unforeseen environmental remediation activities.
20. Handling and disposal of hazardous material will be performed in compliance with the approved methods of FPL's Environmental Services Department.
21. Refractory brick on the coal fired boilers is handled and disposed of as hazardous waste, due to the likelihood of the presence of arsenic contamination.
22. Existing ash ponds will be pumped dry, filled with inert debris, capped with 40 mil geo-membrane, geo-net drainage layer, 24 inches of soil, and vegetated cover.
23. Stormwater ponds will be pumped dewatered, graded to drain to natural drainage patterns, and seeded.
24. Cooling lakes or ponds will remain as-is.
25. Site areas will be graded to achieve suitable site drainage to natural drainage patterns, but grading will be minimized to the extent possible.
26. All above grade structures will be demolished. All below grade structures, including foundations, will be removed to two (2) feet below grade. Additional structures and foundations greater than two (2) feet below grade will be abandoned in-place unless deemed hazardous by FPL or otherwise stated in the assumptions as being demolished.
27. Existing basements will be used to bury non-hazardous debris. Concrete in trenches and basements will be perforated to create drainage. Non-hazardous debris, such as concrete and brick, will be crushed and used as clean fill on-site once the capacity of all existing basements has been exceeded. All inert debris will be disposed of on-site. Costs for offsite disposal are included for materials not classified as inert debris.
28. Major equipment, structural steel, combustion turbines, generators, inlet filters, exhaust stacks, transformers, electrical equipment, cabling, wiring, pump skids, above ground piping, and equipment enclosures for the above equipment will be sold for scrap and removed from the Plant site by the demolition contractor. All other demolished materials are considered debris.
29. Except for the circulating water lines, underground piping will be abandoned in place. Circulating water system pipes will be capped, have the tops broken out, and backfilled with on-site soil.
30. Sewers, catch basins and ducts will be filled and sealed on the upstream side. Horizontal runs will be abandoned in place after being closed.

31. Costs are included to clean out the fuel oil tanks and lines. Costs have also been included to remove three (3) feet of soil directly below each of the fuel oil tanks to account for the potential for this soil to be contaminated during normal operations.
32. Disturbed site areas will be seeded or surfaced with crushed concrete after they are graded to provide a suitable ground cover to prevent soil erosion.
33. BMcD assumes that spare parts will be sold to the extent possible prior to decommissioning. Any remaining spare parts will be sold as scrap by the demolition contractor.
34. Rolling stock, including rail cars, dozers, plant vehicles, etc. is assumed to be removed by FPL prior to decommissioning.
35. Valuation and sale of land and all replacement generation costs are excluded from this scope.
36. For purposes of this study, it is assumed that none of the equipment will have a salvage value in excess of the scrap value of the materials in the equipment at the time of the decommissioning study. The decommissioning cost estimate is based on the end of useful life of each facility. All equipment, steel, copper, and other metals will be sold as scrap. Credits for salvage value are based on scrap value alone. Resale of equipment and materials is not included.
37. The scope of the costs included in this Study is limited to the decommissioning activities that will occur at the end of useful life of the facilities and groundwater monitoring activities associated with closure of ash ponds and landfills. Groundwater monitoring costs associated with the closed ash ponds and landfills are reported as the annual cost for one year, in 2015 dollars. These monitoring activities will be required for 30 years. Additional on-going costs may be required for maintenance of the site, depending on the condition of the site and ownership of the site. No additional ongoing costs have been included in the cost estimates provided in this Study.
38. Contingency is included in the cost estimate to cover expenses that are unknown at the time the estimate was prepared, but can reasonably be anticipated to be expended on the project. When preparing a cost estimate, there is always some uncertainty as to the precision of the quantities in the estimate, how work will be performed, and what work conditions will be like when the project is executed. Uncertainties are greater in a demolition project than in a construction project due to the nature of the drawings used for quantity takeoffs and the likelihood of encountering unknown conditions, such as hazardous materials, or environmental contamination. Other unknown conditions that could impact the costs include, but are not limited to, changing market conditions and weather delays. These uncertainties will impact the actual costs of the project relative to the estimated cost. The estimator is aware of these unknowns when preparing the cost estimate and includes contingency to cover these costs. A 20 percent contingency was included on the direct costs in the estimates prepared as part of this study to cover unknowns.

39. Indirect costs are included in the cost estimate to cover owner expenses such as management trailers, utilities, demolition oversight, and home office general and administrative costs. An indirect cost of 5 percent was included in the estimates to cover such costs.

Market conditions may result in cost variations at the time of contract execution.

5.2 Site Specific Decommissioning Assumptions

The following assumptions were made specific to each plant cost estimate.

5.2.1 Cape Canaveral

The following assumptions were made specific to the Cape Canaveral plant.

1. Intake and discharge canals including any manatee heater equipment are assumed to remain in place after demolition and have been excluded from the decommissioning estimate.
2. The laydown yard south of intake and discharge canals is assumed to be separate from the plant and is excluded from the demolition estimate.
3. Crushed concrete is assumed to be disposed of onsite and spread across the site.
4. The collector switchyard equipment, located west of the gas turbines, and the overhead transmission line from the onsite collector switchyard to the adjacent substation are included in the demolition estimate. The plant substation will remain in place and is not included in the decommissioning estimate.
5. The natural gas feeder station located north of the onsite switchyard is assumed to remain in place after demolition and has been excluded from the decommissioning estimate.
6. Cost estimate includes cost for importing topsoil, grading, and seeding the stormwater pond.

5.2.2 DeSoto Next Generation Solar Energy Center

The following assumptions were made specific to the DeSoto Next Generation Solar Center facility.

1. The cost estimate includes cost for grading, and seeding the site. No imported topsoil is assumed necessary for the solar facility due to the small footprint of the equipment foundations.

5.2.3 Space Coast Next Generation Solar Energy Center

The following assumptions were made specific to the Space Coast Solar Center facility.

1. The cost estimate includes cost for grading, and seeding the site. No imported topsoil is assumed necessary for the solar facility due to the small footprint of the equipment foundations.

5.2.4 Fort Myers

1. The property south of State Road 80 which is leased to the city for the manatee park is excluded from the decommissioning estimates.
2. The collector switchyard equipment immediately adjacent to the combustion turbines will be removed and all salvageable material will be scrapped including the overhead transmission lines to the plant substation. The plant substation and switchyard will remain and all access roads on the site that are specifically for the plant substation are not included in the decommissioning estimate.
3. The discharge canal located central to the plant site will remain and is excluded from the estimate.
4. Cooling water piping from intake and to discharge canals is assumed to be below two (2) feet and will be capped and left in place.
5. The estimate includes the proposed two (2) GE 7FA.05 combustion turbines in replacement of 10 of the existing simple-cycle combustion turbines, with two simple-cycle combustion turbines remaining at the site and included in the decommissioning estimate. For reference, the proposed GE 7FA.05 combustion turbines were classified as Unit 4.

5.2.5 Lauderdale

1. The discharge canal located north of the steam turbines site will remain and is excluded from the estimate.
2. The collector switchyard equipment immediately adjacent to the combustion turbines will be removed and all salvageable material will be scrapped including the overhead transmission lines to the plant substation. The plant substation and switchyard will remain in place and all access roads on the site that are specifically for the plant substation are not included in the decommissioning estimate.
3. The site includes a bridge to access the main entrance of the site. This bridge is assumed to remain after decommissioning of site and has been excluded from the decommissioning cost estimate.
4. The estimate includes the proposed five (5) GE 7FA.05 combustion turbines in replacement of 22 of the existing simple-cycle combustion turbines, with two simple-cycle combustion turbines remaining at site and included in decommissioning estimate. For reference, the proposed GE 7FA.05 combustion turbines were classified as Unit 6.

5.2.6 Manatee

1. The collector switchyard equipment immediately south of the combustion turbines will be removed and all salvageable material will be scrapped including the overhead transmission lines to the plant substation.
2. The plant substation and switchyard located south of the boilers will remain and all access roads on the site that are required for access to the plant substation are not included in the decommissioning estimate.
3. Units 1 and 2 have electrostatic precipitators for air quality controls which were included in the decommissioning estimate.
4. The cooling pond located northeast of site is assumed to remain after decommissioning of plant and all costs associated with pond have been excluded from the decommissioning estimate.
5. Condenser tube material for Units 1 and 2 are sea cure. Unit 3 condenser tube material is 316 stainless.
6. Fuel oil tanks at the nearby port are assumed to be separate from the plant and are excluded from the decommissioning estimate. The fuel pipeline from the port to the plant will be flushed, capped, and abandoned in place.
7. The soil contamination estimate was provided by FPL and performed by FPL's environmental team based on known contamination issues at the site. BMcD did not independently verify these estimates.

5.2.7 Martin

1. The site includes two substations, both of which are assumed to remain in place and are excluded from the decommissioning estimate.
2. The cooling pond located on the west side of the site is assumed to remain in place and all costs associated with the pond have been excluded from the decommissioning estimate.
3. Unit 8 includes a parabolic solar thermal facility. The parabolic troughs will be removed and disposed of in the onsite landfill. The structural framing for the parabolic troughs is made of aluminum and will be recycled, along with the steel columns that support the aluminum framing. The foundations below the columns will be removed to two (2) feet below grade.

5.2.8 Port Everglades

1. The Plant was under construction during the time of the Study. Estimates are based on the anticipated layout of the facility after construction is complete.

2. The two (2) plant substations and switchyards located south and southwest of the facility will remain and all access roads on the site that are required for access to the plant substations are not included in the decommissioning estimate.
3. The discharge canal is assumed to remain at site and was excluded from the decommissioning estimate.
4. The 12 CTs located north of Unit 5 are assumed to be removed, including foundation, equipment, and interconnection to plant substations.
5. The above ground piping at the natural gas metering area is included in the decommissioning estimate, however, all piping below ground is assumed to be two (2) feet below grade and is excluded from the estimate.

5.2.9 Riviera

1. The collector switchyard equipment immediately south of the combustion turbines will be removed and all salvageable material will be scrapped including the overhead transmission lines to the plant substation. The plant substation and switchyard located west of the combustion turbines will remain and all access roads on the site that are specifically for the plant substation are not included in the decommissioning estimate.

5.2.10 Sanford

1. The gazeebo and associated parking lot located in the southwest section of the site is assumed to remain and is excluded from the decommissioning estimate.
2. The collector switchyards immediately adjacent to the combustion turbines will be removed and all salvageable material will be scrapped including the overhead transmission lines to the plant substation. The plant substation will remain and all access roads on the site that are specifically for the plant substation are not included in the decommissioning estimate.
3. The plant includes two (2) condensate tanks within a containment area which were originally used for fuel oil storage. Soil remediation under these tanks is included.
4. The cooling pond and associated canal system are assumed to remain after decommissioning of plant and all costs associated with pond have been excluded from the decommissioning estimate.
5. The concrete separator between intake and discharge canal is assumed to remain in place and is excluded from decommissioning estimate.
6. The site includes ash landfills which were approved as closed prior to this Study. No costs are included in the current estimates for these landfills

5.2.11 Scherer

1. The decommissioning estimate includes the complete cost for demolition of Unit 4 and all common facilities. BMcD notes that FPL has percentage ownership of Unit 4 and common facilities; however, the costs presented in this Study are based on the full removal costs of each of these items, with no ownership percentages applied to these values. FPL will apply their ownership percentage to determine their portion of the cost obligations.
2. The plant substation will remain and all access roads on the site that are specifically for the plant substation are not included in the decommissioning estimate.
3. All railroad spurs from highway 87 to site are included in the decommissioning estimate. This includes the railroad tracks used for both limestone and coal transportation.
4. The coal pile area will have two (2) feet of soil excavated and replaced with clean fill, covered with imported topsoil, and seeded.
5. The powdered activated carbon ("PAC") and gypsum landfills located north of the Plant will be closed by rough grading of berms and sediment for cap base, importing material for cap base, installing geotextile over base soil, installing a 40-mil HDPE liner, installing geotextile on top of FML, importing and placing 24 inches of cover soil, grading cover soil, and hydroseeding.
6. The site includes an ash pond which will be closed by dewatering, rough grading of berms and sediment for cap base, importing material for cap base, installing geotextile over base soil, installing a 40-mil HDPE liner, installing geotextile on top of FML, importing and placing 24 inches of cover soil, grading cover soil, and hydroseeding.
7. The recycle pond will be closed by dewatering the pond, excavating ash residuals (estimated at 2 feet), transporting the residuals to the ash pond, removing the dam and transporting material the to the ash pond, grading the area, and hydroseeding.
8. The site includes a river pumping station located approximately five (5) miles southeast of the Plant and a water supply pipeline, which transports intake water from the river pumping station to the Plant. These pipes will be excavated to the top of pipe, have the tops broken out, and backfilled with soil.
9. Each unit includes a dedicated parabolic cooling tower.
10. There is a small and large dry stack, each of which is shared between two (2) units (i.e., Unit 4 shares stacks with Unit 3). Half of the costs associated with demolishing the Unit 3 and Unit 4 stacks has been included in the Unit 4 decommissioning costs.
11. The asbestos cost estimate was provided by FPL which included 20 percent for contingency and 5 percent for indirects in 2013 year-dollars. BMcD removed the contingency and indirects and then escalated value to represent 2015 year-dollars.

5.2.12 St. Johns River Power Park

1. BMcD notes that FPL has percentage ownership of the plant, however, the costs presented in this Study are based on the full removal costs for the plant, with no ownership percentages applied to these values. FPL will apply their ownership percentage to determine their portion of the cost obligations.
2. The plant substation will remain and all access roads on the site that are specifically for the plant substation are not included in the decommissioning estimate.
3. All railroad spurs surrounding the Plant are included for demolition up to the main railway located approximately 0.5 miles west of the Plant.
4. The coal pile area will have 2 feet of soil excavated and replaced with clean fill covered with imported topsoil, and seeded.
5. The limestone storage area located east of the boiler units will have 2 feet of soil excavated and replaced with clean fill, covered with imported topsoil, and seeded.
6. The site includes two (2) ash landfills which will be closed by rough grading of berms and sediment for cap base, importing material for cap base, installing geotextile over base soil, installing a 40-mil HDPE liner, installing geotextile on top of FML, importing and placing 24 inches of cover soil, grading cover soil, and hydroseeding.
7. The soil contamination estimate was provided by FPL and performed by FPL's environmental team based on known contamination issues at the site. BMcD did not independently verify these estimates.
8. North of the plant is the old city landfill that is assumed to be separate from the Plant. All costs associated with this landfill have been excluded from the decommissioning costs.
9. The site includes a telecommunication tower onsite which is not owned by the Plant. This tower is assumed to remain onsite after the decommissioning of the Plant.
10. The Plant includes an unloading dock located offsite. The coal is transported from the unloading dock to the Plant via a three (3) mile conveyor. The conveyor system is assumed to be removed at time of demolition, however, the unloading dock will remain in place, and was excluded from the decommissioning costs.

5.2.13 Turkey Point

1. Due to the proximity of the two nuclear units, this facility will require specialized dismantling to minimize vibrations which may impact the safety and operation of the nuclear facility. Since explosive blast to topple the boilers and stacks will not be allowed, the crew size was adjusted to

include two (2) additional iron workers and an upgraded crane to 90 ton load. This estimate was adjusted to account for selective equipment dismantlement methodology.

2. Unit 1 and 2 are natural gas-fired boiler units which burn low-sulfur fuel oil and have no air quality control equipment.
3. Several components of the two boiler units are shared with the nuclear units. The nuclear units were excluded from this decommissioning study and therefore, any components that are integrated were excluded from this study. Such components include:
   i) Discharge canal;
   ii) 6,500 acre cooling basin located south of Turkey Point;
   iii) Water treatment facility;
   iv) Project substation;
   v) All parking lots located south of Units 1 and 2;
   vi) Steam turbine crane track south of Unit 1 and 2 (crane is included); and
   vii) Boundary fence.
4. Decommissioning estimate includes a cost of $350,000 for the removal of the firewater protection surrounding the boiler units. This value was provided by FPL and was not independently evaluated by BMcD.
5. FPL has completed several studies regarding the method and cost for dismantling the stacks for Unit 1 and 2 in order to protect from impacting the nearby nuclear units. These studies include a vibrations study which evaluates the maximum size of sections which can be dropped off the stacks in order to be below the vibrations limit of the nuclear units. Based on the findings of the studies, and as described to BMcD by FPL, BMcD prepared an estimated cost for removing the stacks based on the removal process determined from these studies.

5.2.14 West County

1. The collector switchyard equipment adjacent to the combustion turbines will be removed and all salvageable material will be scrapped including the overhead transmission lines to the plant substation. The plant substation located north of the combustion turbines will remain and all access roads on the site that are specifically for the plant substation are not included in the decommissioning estimate.
2. Cooling water piping from the steam turbine to cooling towers is assumed to be below two (2) feet and will be capped and left in place at the steam turbine and at the cooling towers. All other cooling water piping will be removed and scrapped.

5.2.15 Babcock Ranch Solar Energy Center

The following assumptions were made specific to the Babcock Ranch Solar Energy Center facility.

2. The plant is currently in the development stage. Estimates were scaled based on the DeSoto Next Generation Solar Center facility.

5.2.16 Citrus Solar Energy Center

The following assumptions were made specific to the Citrus Solar Energy Center facility.

3. The plant is currently in the development stage. Estimates were scaled based on the DeSoto Next Generation Solar Center facility.

5.2.17 Manatee Solar Energy Center

The following assumptions were made specific to the Manatee Solar Energy Center facility.

4. The plant is currently in the development stage. Estimates were scaled based on the DeSoto Next Generation Solar Center facility.

5.2.18 Okeechobee

1. The plant is currently in the development stage. Estimates were based on a typical 3-on-1“H” Class combustion turbine combined cycle plant.

5.3 Results

Table 5-1 presents a summary of the decommissioning cost for each Plant. This summary provides a breakout of the major decommissioning activities and the scrap value for the Plant. Further breakdowns of these costs are presented in Table A-1 through Table A-18 in Appendix A. BMcD has also prepared annual costs for groundwater monitoring associated with closed ash ponds and/or landfills, as presented in Table 5-2. Note that the regulatory requirement for groundwater monitoring should be for a period of 30 years following the closure.

Table 5-1: Site Decommissioning Cost (2015$)[1]

Plant	Decommissioning Costs	Credits	Net Project Cost
Cape Canaveral	$20,031,993	($4,616,199)	**$15,415,794**
DeSoto Solar	$3,009,309	($735,431)	**$2,273,878**
Ft. Myers	$41,516,932	($10,119,993)	**$31,396,939**
Lauderdale	$39,299,982	($7,864,398)	**$31,435,584**
Manatee	$73,789,541	($16,363,554)	**$57,425,987**
Martin	$113,594,115	($26,204,511)	**$87,389,603**
Port Everglades	$21,261,928	($7,317,093)	**$13,944,835**
Riviera	$17,500,262	($4,387,026)	**$13,113,236**
St. Johns River[2]	$119,600,000	($11,470,000)	**$108,130,000**
Sanford	$31,444,119	($9,043,912)	**$22,400,207**
Scherer[2,3]	$205,554,000	($9,629,000)	**$195,925,000**
Space Coast Solar	$1,150,000	($289,000)	**$861,000**
Turkey Point	$64,616,729	($13,677,173)	**$50,939,556**
West County	$54,842,211	($16,156,521)	**$38,685,690**
Babcock Ranch Solar[4]	$8,569,000	($2,152,000)	**$6,417,000**
Citrus Solar[4]	$8,569,000	($2,152,000)	**$6,417,000**
Manatee Solar[4]	$8,569,000	($2,152,000)	**$6,417,000**
Okeechobee[4]	$17,515,000	($5,560,000)	**$11,955,000**

[1] Cost estimates were rounded to the nearest $1,000 and then site inventory costs and recoverable scrap for inventory was added to the rounded estimate resulting in the values shown.
[2] Costs for Scherer and St. Johns River have not been adjusted for FPL's ownership percentage.
[3] Scherer estimate includes only Unit 4 and all common facilities.
[4] Proposed facility.

Table 5-2: Annual Groundwater Monitoring Costs (2015$)

Plant	Annual Cost
St. Johns River	$175,000
Scherer	$1,175,300

Monitoring installation costs included in decommissioning costs.

6.0 LIMITATIONS

In preparation of this decommissioning study, BMcD has relied upon information provided by Florida Power & Light. BMcD acknowledges that it has requested the information from Florida Power & Light that it deemed necessary to complete this study. While we have no reason to believe that the information provided to us, and upon which we have relied, is inaccurate or incomplete in any material respect, we have not independently verified such information and cannot guarantee its accuracy or completeness.

Engineer's estimates and projections of decommissioning costs are based on Engineer's experience, qualifications and judgment. Since Engineer has no control over weather, cost and availability of labor, material and equipment, labor productivity, construction contractors' procedures and methods, and other factors, Engineer does not guarantee the accuracy of its estimates and projections.

Engineer's estimates do not include allowances for unforeseen environmental liabilities associated with unexpected environmental contamination due to events not considered part of normal operations, such as fuel tank ruptures, oil spills, etc. Estimates also do not include allowances for environmental remediation associated with changes in classification of hazardous materials.

APPENDIX A - COST BREAKDOWNS

Table A-1
Cape Canaveral Power Plant
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Cape Canaveral Power Plant						
Unit 1						
GTs and HRSGs	$ 2,670,000	$ 2,917,000	$ -	$ -	$ 5,587,000	$ -
Steam Turbine & Pedestal	$ 1,174,000	$ 1,282,000	$ -	$ -	$ 2,456,000	$ -
SCR	$ 135,000	$ 147,000	$ -	$ -	$ 282,000	$ -
GSU & Electrical	$ 227,000	$ 248,000	$ 54,000	$ -	$ 529,000	$ -
Stack	$ 95,000	$ 103,000	$ -	$ -	$ 198,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 182,000	$ -	$ 182,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (4,218,000)
Subtotal	**$ 4,301,000**	**$ 4,697,000**	**$ 236,000**	**$ -**	**$ 9,234,000**	**$ (4,218,000)**
Common						
Auxiliary, Switchyard and Substation	$ 31,000	$ 34,000	$ -	$ -	$ 65,000	$ -
Cooling Water Intakes and Circulating Water Pumps	$ 172,000	$ 188,000	$ -	$ -	$ 360,000	$ -
Roads	$ 193,000	$ 211,000	$ 212,000	$ -	$ 616,000	$ -
All BOP Buildings	$ 521,000	$ 569,000	$ -	$ -	$ 1,090,000	$ -
Fuel Oil Storage Tanks	$ 110,000	$ 121,000	$ -	$ -	$ 231,000	$ -
All Other Tanks	$ 113,000	$ 124,000	$ -	$ -	$ 237,000	$ -
Contaminated Soil Removal	$ -	$ -	$ -	$ 101,000	$ 101,000	$ -
Fuel Oil Storage Tank Cleaning	$ -	$ -	$ -	$ 1,504,000	$ 1,504,000	$ -
Fuel Oil Line Flushing/Cleaning	$ -	$ -	$ -	$ 154,000	$ 154,000	$ -
Settling Pond Closure	$ -	$ -	$ -	$ 1,085,000	$ 1,085,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 65,000	$ -	$ 65,000	$ -
Seeding and Grading	$ -	$ -	$ -	$ 137,000	$ 137,000	$ -
Debris	$ -	$ -	$ 1,000	$ -	$ 1,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (255,000)
Subtotal	**$ 1,140,000**	**$ 1,247,000**	**$ 278,000**	**$ 2,981,000**	**$ 5,646,000**	**$ (255,000)**
Cape Canaveral Energy Center Subtotal	**$ 5,441,000**	**$ 5,944,000**	**$ 514,000**	**$ 2,981,000**	**$ 14,880,000**	**$ (4,473,000)**
TOTAL COST (CREDIT)					**$ 14,880,000**	**$ (4,473,000)**
PROJECT INDIRECTS (5%)					**$ 744,000**	
CONTINGENGY (20%)					**$ 2,976,000**	
SITE INVENTORY COST (CREDIT)[1]					**$ 1,431,993**	**$ (143,199)**
TOTAL PROJECT COST (CREDIT)					**$ 20,031,993**	**$ (4,616,199)**
TOTAL NET PROJECT COST (CREDIT)					**$ 15,415,794**	

[1] **Site inventory costs and recoverable scrap of inventory estimates (10%) were provided by FPL and were not independently reviewed by BMcD.**

Table A-2
DeSoto Next Generation Solar Energy Center
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
DeSoto Next Generation Solar Energy Center						
Unit 1						
Demolition	$ 564,000	$ 846,000	$ -	$ -	$ 1,410,000	$ -
Collector System	$ 44,000	$ 66,000	$ -	$ -	$ 110,000	$ -
Project Buildings	$ 6,000	$ 9,000	$ -	$ -	$ 15,000	$ -
Hazardous Material Disposal	$ -	$ -	$ 393,000	$ -	$ 393,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 25,000	$ -	$ 25,000	$ -
Site Restoration	$ -	$ -	$ -	$ 300,000	$ 300,000	$ -
Debris	$ -	$ -	$ 47,000	$ -	$ 47,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (722,000)
Subtotal	**$ 614,000**	**$ 921,000**	**$ 465,000**	**$ 300,000**	**$ 2,300,000**	**$ (722,000)**
Desoto Solar Energy Center Subtotal	**$ 614,000**	**$ 921,000**	**$ 465,000**	**$ 300,000**	**$ 2,300,000**	**$ (722,000)**
TOTAL COST (CREDIT)					**$ 2,300,000**	**$ (722,000)**
PROJECT INDIRECTS (5%)					**$ 115,000**	
CONTINGENGY (20%)					**$ 460,000**	
SITE INVENTORY COST (CREDIT)[1]					**$ 134,309**	**$ (13,431)**
TOTAL PROJECT COST (CREDIT)					**$ 3,009,309**	**$ (735,431)**
TOTAL NET PROJECT COST (CREDIT)					**$ 2,273,878**	

[1] **Site inventory costs and recoverable scrap of inventory estimates (10%) were provided by FPL and were not independently reviewed by BMcD.**

Table A-3
Ft. Myers Power Plant
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Ft. Myers Power Plant						
Unit 2						
Asbestos Removal	$ -	$ -	$ -	$ -	$ -	$ -
GTs and HRSGs	$ 4,272,000	$ 4,668,000	$ -	$ -	$ 8,940,000	$ -
Steam Turbines & Pedestals	$ 1,079,000	$ 1,179,000	$ -	$ -	$ 2,258,000	$ -
SCR	$ 144,000	$ 158,000	$ -	$ -	$ 302,000	$ -
GSUs & Electrical	$ 174,000	$ 190,000	$ 64,000	$ -	$ 428,000	$ -
Stack	$ 174,000	$ 190,000	$ -	$ -	$ 364,000	$ -
Cooling Tower and Basin	$ 136,000	$ 149,000	$ -	$ -	$ 285,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 384,000	$ -	$ 384,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (6,883,000)
Subtotal	**$ 5,979,000**	**$ 6,534,000**	**$ 448,000**	**$ -**	**$ 12,961,000**	**$ (6,883,000)**
Unit 3						
Asbestos Removal	$ -	$ -	$ -	$ -	$ -	$ -
GTs	$ 750,000	$ 820,000	$ -	$ -	$ 1,570,000	$ -
SCR	$ 110,000	$ 121,000	$ -	$ -	$ 231,000	$ -
GSUs & Electrical	$ 67,000	$ 73,000	$ 27,000	$ -	$ 167,000	$ -
Stack	$ 62,000	$ 68,000	$ -	$ -	$ 130,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 66,000	$ -	$ 66,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (1,090,000)
Subtotal	**$ 989,000**	**$ 1,082,000**	**$ 93,000**	**$ -**	**$ 2,164,000**	**$ (1,090,000)**
Unit 4 (Proposed 2x GE 7FA.05s)						
Turbines & Foundations	$ 947,000	$ 1,035,000	$ -	$ -	$ 1,982,000	$ -
GSU	$ 87,000	$ 95,000	$ 23,000	$ -	$ 205,000	$ -
Stack	$ 6,000	$ 6,000	$ -	$ -	$ 12,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 75,000	$ -	$ 75,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (1,066,000)
Subtotal	**$ 1,040,000**	**$ 1,136,000**	**$ 98,000**	**$ -**	**$ 2,274,000**	**$ (1,066,000)**
GTs 1 & 2						
Asbestos Removal	$ -	$ -	$ -	$ -	$ -	$ -
GTs & Foundations	$ 218,000	$ 238,000	$ -	$ -	$ 456,000	$ -
GSUs & Electrical	$ 15,000	$ 16,000	$ 19,000	$ -	$ 50,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 11,000	$ -	$ 11,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (338,000)
Subtotal	**$ 233,000**	**$ 254,000**	**$ 30,000**	**$ -**	**$ 517,000**	**$ (338,000)**
Common Facilities						
Asbestos Removal[1]	$ -	$ -	$ -	$ 14,000	$ 14,000	$ -
Auxiliary, Switchyard and Substation	$ 4,000	$ 5,000	$ 17,000	$ -	$ 26,000	$ -
Cooling Water Intakes and Circulating Water Pumps	$ 500,000	$ 547,000	$ -	$ -	$ 1,047,000	$ -
Roads	$ 734,000	$ 802,000	$ 805,000	$ -	$ 2,341,000	$ -
All BOP Buildings	$ 861,000	$ 940,000	$ -	$ -	$ 1,801,000	$ -
Fuel Oil Storage Tanks	$ 132,000	$ 144,000	$ -	$ -	$ 276,000	$ -
All Other Tanks	$ 198,000	$ 217,000	$ -	$ -	$ 415,000	$ -
Contaminated Soil Removal	$ -	$ -	$ -	$ 167,000	$ 167,000	$ -
Fuel Oil Storage Tank Cleaning	$ -	$ -	$ -	$ 4,854,000	$ 4,854,000	$ -
Fuel Oil Line Flushing/Cleaning	$ -	$ -	$ -	$ 723,000	$ 723,000	$ -
Settling Pond Closure	$ -	$ -	$ -	$ 1,036,000	$ 1,036,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 114,000	$ -	$ 114,000	$ -
Seeding and Grading	$ -	$ -	$ -	$ 369,000	$ 369,000	$ -
Debris	$ -	$ -	$ 3,000	$ -	$ 3,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (479,000)
Subtotal	**$ 2,429,000**	**$ 2,655,000**	**$ 939,000**	**$ 7,163,000**	**$ 13,186,000**	**$ (479,000)**
Ft. Myers Power Plant Subtotal	**$ 10,670,000**	**$ 11,661,000**	**$ 1,608,000**	**$ 7,163,000**	**$ 31,102,000**	**$ (9,856,000)**
TOTAL COST (CREDIT)					**$ 31,102,000**	**$ (9,856,000)**
PROJECT INDIRECTS (5%)					**$ 1,555,000**	
CONTINGENGY (20%)					**$ 6,220,000**	
SITE INVENTORY COST (CREDIT)[2]					**$ 2,639,932**	**$ (263,993)**
TOTAL PROJECT COST (CREDIT)					**$ 41,516,932**	**$ (10,119,993)**
TOTAL NET PROJECT COST (CREDIT)					**$ 31,396,939**	

[1] **Asbestos removal estimates were provided by FPL and were not independently reviewed by BMcD.**
[2] **Site inventory costs and recoverable scrap of inventory estimates (10%) were provided by FPL and were not independently reviewed by BMcD.**

Table A-4
Lauderdale Power Plant
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Lauderdale Power Plant						
Unit 4						
GTs and HRSGs	$ 1,374,000	$ 1,501,000	$ -	$ -	$ 2,875,000	$ -
Steam Turbine & Pedestal	$ 786,000	$ 859,000	$ -	$ -	$ 1,645,000	$ -
SCR	$ 50,000	$ 54,000	$ -	$ -	$ 104,000	$ -
GSU & Electrical	$ 128,000	$ 140,000	$ 46,000	$ -	$ 314,000	$ -
Stack	$ 58,000	$ 63,000	$ -	$ -	$ 121,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 136,000	$ -	$ 136,000	$ -
Debris	$ -	$ -	$ 1,000	$ -	$ 1,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (2,034,000)
Subtotal	**$ 2,396,000**	**$ 2,617,000**	**$ 183,000**	**$ -**	**$ 5,196,000**	**$ (2,034,000)**
Unit 5						
GTs and HRSGs	$ 1,374,000	$ 1,501,000	$ -	$ -	$ 2,875,000	$ -
Steam Turbine & Pedestal	$ 786,000	$ 859,000	$ -	$ -	$ 1,645,000	$ -
SCR	$ 48,000	$ 52,000	$ -	$ -	$ 100,000	$ -
GSU & Electrical	$ 129,000	$ 141,000	$ 48,000	$ -	$ 318,000	$ -
Stack	$ 58,000	$ 63,000	$ -	$ -	$ 121,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 136,000	$ -	$ 136,000	$ -
Debris	$ -	$ -	$ 1,000	$ -	$ 1,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (2,039,000)
Subtotal	**$ 2,395,000**	**$ 2,616,000**	**$ 185,000**	**$ -**	**$ 5,196,000**	**$ (2,039,000)**
Unit 6 (Proposed 5x GE 7FA.05s)						
Turbines & Foundations	$ 2,338,000	$ 2,554,000	$ -	$ -	$ 4,892,000	$ -
GSU	$ 218,000	$ 239,000	$ 23,000	$ -	$ 480,000	$ -
Stack	$ 15,000	$ 16,000	$ -	$ -	$ 31,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 188,000	$ -	$ 188,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (2,639,000)
Subtotal	**$ 2,571,000**	**$ 2,809,000**	**$ 211,000**	**$ -**	**$ 5,591,000**	**$ (2,639,000)**
GTs 1 & 2						
Turbines & Foundations	$ 210,000	$ 229,000	$ -	$ -	$ 439,000	$ -
GSUs	$ 17,000	$ 18,000	$ 16,000	$ -	$ 51,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 10,000	$ -	$ 10,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (332,000)
Subtotal	**$ 227,000**	**$ 247,000**	**$ 26,000**	**$ -**	**$ 500,000**	**$ (332,000)**
Common						
Asbestos Removal[1]	$ -	$ -	$ -	$ 195,000	$ 195,000	$ -
Auxiliary, Switchyard and Substation	$ 14,000	$ 15,000	$ 22,000	$ -	$ 51,000	$ -
Cooling Water Intakes and Circulating Water Pumps	$ 448,000	$ 490,000	$ -	$ -	$ 938,000	$ -
Roads	$ 409,000	$ 447,000	$ 449,000	$ -	$ 1,305,000	$ -
All BOP Buildings	$ 569,000	$ 621,000	$ -	$ -	$ 1,190,000	$ -
Fuel Oil Storage Tanks	$ 162,000	$ 177,000	$ -	$ -	$ 339,000	$ -
All Other Tanks	$ 230,000	$ 252,000	$ -	$ -	$ 482,000	$ -
Contaminated Soil Removal	$ -	$ -	$ -	$ 201,000	$ 201,000	$ -
Fuel Oil Storage Tank Cleaning	$ -	$ -	$ -	$ 2,591,000	$ 2,591,000	$ -
Fuel Oil Line Flushing/Cleaning	$ -	$ -	$ -	$ 2,734,000	$ 2,734,000	$ -
Settling Pond Closure	$ -	$ -	$ -	$ 1,127,000	$ 1,127,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 108,000	$ -	$ 108,000	$ -
Seeding and Grading	$ -	$ -	$ -	$ 163,000	$ 163,000	$ -
Debris	$ -	$ -	$ 2,000	$ -	$ 2,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (379,000)
Subtotal	**$ 1,832,000**	**$ 2,002,000**	**$ 581,000**	**$ 7,011,000**	**$ 11,426,000**	**$ (379,000)**
Lauderdale Power Plant Subtotal	**$ 9,421,000**	**$ 10,291,000**	**$ 1,186,000**	**$ 7,011,000**	**$ 27,909,000**	**$ (7,423,000)**
TOTAL COST (CREDIT)					**$ 27,909,000**	**$ (7,423,000)**
PROJECT INDIRECTS (5%)					**$ 1,395,000**	
CONTINGENGY (20%)					**$ 5,582,000**	
SITE INVENTORY COST (CREDIT)[2]					**$ 4,413,982**	**$ (441,398)**
TOTAL PROJECT COST (CREDIT)					**$ 39,299,982**	**$ (7,864,398)**
TOTAL NET PROJECT COST (CREDIT)					**$ 31,435,584**	

[1] **Asbestos removal estimates were provided by FPL and were not independently reviewed by BMcD.**
[2] **Site inventory costs and recoverable scrap of inventory estimates (10%) were provided by FPL and were not independently reviewed by BMcD.**

Table A-5
Manatee Power Plant
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Manatee Power Plant						
Unit 1						
Boiler	$ 3,532,000	$ 3,859,000	$ -	$ -	$ 7,391,000	$ -
Steam Turbine & Building	$ 1,274,000	$ 1,392,000	$ -	$ -	$ 2,666,000	$ -
Precipitator	$ 931,000	$ 1,017,000	$ -	$ -	$ 1,948,000	$ -
Stack	$ 189,000	$ 206,000	$ -	$ -	$ 395,000	$ -
GSU & Foundation	$ 63,000	$ 69,000	$ 67,000	$ -	$ 199,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 289,000	$ -	$ 289,000	$ -
Debris	$ -	$ -	$ 52,000	$ -	$ 52,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (5,313,000)
Subtotal	**$ 5,989,000**	**$ 6,543,000**	**$ 408,000**	**$ -**	**$ 12,940,000**	**$ (5,313,000)**
Unit 2						
Boiler	$ 3,532,000	$ 3,859,000	$ -	$ -	$ 7,391,000	$ -
Steam Turbine & Building	$ 1,274,000	$ 1,392,000	$ -	$ -	$ 2,666,000	$ -
Precipitator	$ 931,000	$ 1,017,000	$ -	$ -	$ 1,948,000	$ -
Stack	$ 189,000	$ 206,000	$ -	$ -	$ 395,000	$ -
GSU & Foundation	$ 63,000	$ 69,000	$ 67,000	$ -	$ 199,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 289,000	$ -	$ 289,000	$ -
Debris	$ -	$ -	$ 52,000	$ -	$ 52,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (5,313,000)
Subtotal	**$ 5,989,000**	**$ 6,543,000**	**$ 408,000**	**$ -**	**$ 12,940,000**	**$ (5,313,000)**
Unit 3						
GTs and HRSGs	$ 2,967,000	$ 3,242,000	$ -	$ -	$ 6,209,000	$ -
Steam Turbine & Pedestal	$ 1,002,000	$ 1,095,000	$ -	$ -	$ 2,097,000	$ -
SCR	$ 97,000	$ 106,000	$ -	$ -	$ 203,000	$ -
GSU & Electrical	$ 236,000	$ 258,000	$ 57,000	$ -	$ 551,000	$ -
Stack	$ 116,000	$ 127,000	$ -	$ -	$ 243,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 174,000	$ -	$ 174,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (4,909,000)
Subtotal	**$ 4,418,000**	**$ 4,828,000**	**$ 231,000**	**$ -**	**$ 9,477,000**	**$ (4,909,000)**
Common Facilities						
Asbestos Removal[1]	$ -	$ -	$ -	$ 15,000	$ 15,000	$ -
Cooling Water Intakes and Circulating Water Pumps	$ 625,000	$ 682,000	$ -	$ -	$ 1,307,000	$ -
Roads	$ 389,000	$ 425,000	$ 426,000	$ -	$ 1,240,000	$ -
All BOP Buildings	$ 768,000	$ 839,000	$ -	$ -	$ 1,607,000	$ -
Fuel Oil Storage Tanks	$ 412,000	$ 450,000	$ -	$ -	$ 862,000	$ -
All Other Tanks	$ 58,000	$ 64,000	$ -	$ -	$ 122,000	$ -
Contaminated Soil Removal[2]	$ -	$ -	$ -	$ 1,004,000	$ 1,004,000	$ -
Fuel Oil Storage Tank Cleaning	$ -	$ -	$ -	$ 6,937,000	$ 6,937,000	$ -
Fuel Oil Line Flushing/Cleaning	$ -	$ -	$ -	$ 7,034,000	$ 7,034,000	$ -
Settling Pond Closure	$ -	$ -	$ -	$ 484,000	$ 484,000	$ -
Cooling Pond Closure	$ -	$ -	$ -	$ -	$ -	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 127,000	$ -	$ 127,000	$ -
Seeding and Grading	$ -	$ -	$ -	$ 344,000	$ 344,000	$ -
Debris	$ -	$ -	$ 3,000	$ -	$ 3,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (505,000)
Subtotal	**$ 2,252,000**	**$ 2,460,000**	**$ 556,000**	**$ 15,818,000**	**$ 21,086,000**	**$ (505,000)**
Manatee Power Plant Subtotal	**$ 18,648,000**	**$ 20,374,000**	**$ 1,603,000**	**$ 15,818,000**	**$ 56,443,000**	**$ (16,040,000)**
TOTAL COST (CREDIT)					**$ 56,443,000**	**$ (16,040,000)**
PROJECT INDIRECTS (5%)					**$ 2,822,000**	
CONTINGENGY (20%)					**$ 11,289,000**	
SITE INVENTORY COST (CREDIT)[3]					**$ 3,235,541**	**$ (323,554)**
TOTAL PROJECT COST (CREDIT)					**$ 73,789,541**	**$ (16,363,554)**
TOTAL NET PROJECT COST (CREDIT)					**$ 57,425,987**	

[1] **Asbestos removal estimates were provided by FPL and were not independently reviewed by BMcD.**
[2] **As provided by FPL's from estimates prepared by their Environmental Group based on areas of known soil contamination that will require remediation at the time of project dismantlement.**
[3] **Site inventory costs and recoverable scrap of inventory estimates (10%) were provided by FPL and were not independently reviewed by BMcD.**

Table A-6
Martin Energy Center
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Martin Energy Center						
Unit 1						
Boiler	$ 3,553,000	$ 3,882,000	$ -	$ -	$ 7,435,000	$ -
Steam Turbine & Building	$ 1,482,000	$ 1,619,000	$ -	$ -	$ 3,101,000	$ -
Precipitator	$ 931,000	$ 1,017,000	$ -	$ -	$ 1,948,000	$ -
Stack	$ 189,000	$ 206,000	$ -	$ -	$ 395,000	$ -
GSU & Foundation	$ 53,000	$ 58,000	$ 66,000	$ -	$ 177,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 311,000	$ -	$ 311,000	$ -
Debris	$ -	$ -	$ 52,000	$ -	$ 52,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (6,369,000)
Subtotal	**$ 6,208,000**	**$ 6,782,000**	**$ 429,000**	**$ -**	**$ 13,419,000**	**$ (6,369,000)**
Unit 2						
Boiler	$ 3,553,000	$ 3,882,000	$ -	$ -	$ 7,435,000	$ -
Steam Turbine & Building	$ 1,482,000	$ 1,619,000	$ -	$ -	$ 3,101,000	$ -
Precipitator	$ 931,000	$ 1,017,000	$ -	$ -	$ 1,948,000	$ -
Stack	$ 189,000	$ 206,000	$ -	$ -	$ 395,000	$ -
GSU & Foundation	$ 53,000	$ 58,000	$ 66,000	$ -	$ 177,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 311,000	$ -	$ 311,000	$ -
Debris	$ -	$ -	$ 52,000	$ -	$ 52,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (6,369,000)
Subtotal	**$ 6,208,000**	**$ 6,782,000**	**$ 429,000**	**$ -**	**$ 13,419,000**	**$ (6,369,000)**
Unit 3						
GTs and HRSGs	$ 1,381,000	$ 1,509,000	$ -	$ -	$ 2,890,000	$ -
Steam Turbine & Pedestal	$ 420,000	$ 459,000	$ -	$ -	$ 879,000	$ -
SCR	$ 48,000	$ 53,000	$ -	$ -	$ 101,000	$ -
GSU & Electrical	$ 120,000	$ 132,000	$ 26,000	$ -	$ 278,000	$ -
Stack	$ 62,000	$ 67,000	$ -	$ -	$ 129,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 90,000	$ -	$ 90,000	$ -
Debris	$ -	$ -	$ -	$ -	$ -	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (2,508,000)
Subtotal	**$ 2,031,000**	**$ 2,220,000**	**$ 116,000**	**$ -**	**$ 4,367,000**	**$ (2,508,000)**
Unit 4						
GTs and HRSGs	$ 1,378,000	$ 1,506,000	$ -	$ -	$ 2,884,000	$ -
Steam Turbine & Pedestal	$ 406,000	$ 443,000	$ -	$ -	$ 849,000	$ -
SCR	$ 48,000	$ 53,000	$ -	$ -	$ 101,000	$ -
GSU & Electrical	$ 107,000	$ 117,000	$ 21,000	$ -	$ 245,000	$ -
Stack	$ 62,000	$ 67,000	$ -	$ -	$ 129,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 90,000	$ -	$ 90,000	$ -
Debris	$ -	$ -	$ -	$ -	$ -	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (2,415,000)
Subtotal	**$ 2,001,000**	**$ 2,186,000**	**$ 111,000**	**$ -**	**$ 4,298,000**	**$ (2,415,000)**
Unit 8						
GTs and HRSGs	$ 2,971,000	$ 3,246,000	$ -	$ -	$ 6,217,000	$ -
Steam Turbine & Pedestal	$ 887,000	$ 970,000	$ -	$ -	$ 1,857,000	$ -
SCR	$ 97,000	$ 106,000	$ -	$ -	$ 203,000	$ -
GSU & Electrical	$ 174,000	$ 190,000	$ 53,000	$ -	$ 417,000	$ -
Stack	$ 116,000	$ 127,000	$ -	$ -	$ 243,000	$ -
Cooling Tower and Basin	$ 240,000	$ 262,000	$ -	$ -	$ 502,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 232,000	$ -	$ 232,000	$ -
Debris	$ -	$ -	$ 14,000	$ -	$ 14,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (5,231,000)
Subtotal	**$ 4,485,000**	**$ 4,901,000**	**$ 299,000**	**$ -**	**$ 9,685,000**	**$ (5,231,000)**
ISCC						
Mirrors and Frames	$ 4,151,000	$ 4,535,000	$ -	$ -	$ 8,686,000	$ -
Hazardous Waste Disposal	$ -	$ -	$ 1,160,000	$ -	$ 1,160,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 278,000	$ -	$ 278,000	$ -
Debris	$ -	$ -	$ 205,000	$ -	$ 205,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (1,809,000)
Subtotal	**$ 4,151,000**	**$ 4,535,000**	**$ 1,643,000**	**$ -**	**$ 10,329,000**	**$ (1,809,000)**
Common						
Asbestos Removal[1]	$ -	$ -	$ -	$ 241,000	$ 241,000	$ -
Switchyard and Substation	$ 21,000	$ 23,000	$ 24,000	$ -	$ 68,000	$ -
Cooling Water Intakes and Circulating Water Pumps	$ 1,188,000	$ 1,298,000	$ -	$ -	$ 2,486,000	$ -
Roads	$ 959,000	$ 1,048,000	$ 1,052,000	$ -	$ 3,059,000	$ -
All BOP Buildings	$ 1,154,000	$ 1,260,000	$ -	$ -	$ 2,414,000	$ -
Fuel Oil Storage Tanks	$ 2,001,000	$ 2,187,000	$ -	$ -	$ 4,188,000	$ -
All Other Tanks	$ 72,000	$ 78,000	$ -	$ -	$ 150,000	$ -
Contaminated Soil Removal	$ -	$ -	$ -	$ 619,000	$ 619,000	$ -
Fuel Oil Storage Tank Cleaning	$ -	$ -	$ -	$ 7,444,000	$ 7,444,000	$ -
Fuel Oil Line Flushing/Cleaning	$ -	$ -	$ -	$ 4,537,000	$ 4,537,000	$ -
Settling Pond Closure	$ -	$ -	$ -	$ 2,676,000	$ 2,676,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 365,000	$ -	$ 365,000	$ -
Seeding and Grading	$ -	$ -	$ -	$ 886,000	$ 886,000	$ -
Debris	$ -	$ -	$ 5,000	$ -	$ 5,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (726,000)
Subtotal	**$ 5,395,000**	**$ 5,894,000**	**$ 1,446,000**	**$ 16,403,000**	**$ 29,138,000**	**$ (726,000)**
Martin Energy Center Subtotal	**$ 30,479,000**	**$ 33,300,000**	**$ 4,473,000**	**$ 16,403,000**	**$ 84,655,000**	**$ (25,427,000)**
TOTAL COST (CREDIT)					**$ 84,655,000**	**$ (25,427,000)**
PROJECT INDIRECTS (5%)					**$ 4,233,000**	
CONTINGENGY (20%)					**$ 16,931,000**	
SITE INVENTORY COST (CREDIT)[2]					**$ 7,775,115**	**$ (777,511)**
TOTAL PROJECT COST (CREDIT)					**$ 113,594,115**	**$ (26,204,511)**
TOTAL NET PROJECT COST (CREDIT)					**$ 87,389,603**	

[1] Asbestos removal estimates were provided by FPL and were not independently reviewed by BMcD.

[2] Site inventory costs and recoverable scrap of inventory estimates (10%) were provided by FPL and were not independently reviewed by BMcD.

Table A-7
Port Everglades Power Plant
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Port Everglades Power Plant						
Unit 5						
GTs and HRSGs	$ 2,646,000	$ 2,891,000	$ -	$ -	$ 5,537,000	$ -
Steam Turbine & Pedestal	$ 1,116,000	$ 1,219,000	$ -	$ -	$ 2,335,000	$ -
SCR	$ 135,000	$ 147,000	$ -	$ -	$ 282,000	$ -
GSU & Electrical	$ 191,000	$ 208,000	$ 79,000	$ -	$ 478,000	$ -
Stack	$ 95,000	$ 103,000	$ -	$ -	$ 198,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 179,000	$ -	$ 179,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (4,986,000)
Subtotal	**$ 4,183,000**	**$ 4,568,000**	**$ 258,000**	**$ -**	**$ 9,009,000**	**$ (4,986,000)**
GTs 1-12						
Turbines & Foundations	$ 1,377,000	$ 1,504,000	$ -	$ -	$ 2,881,000	$ -
GSUs	$ 75,000	$ 82,000	$ 12,000	$ -	$ 169,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 96,000	$ -	$ 96,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (1,931,000)
Subtotal	**$ 1,452,000**	**$ 1,586,000**	**$ 108,000**	**$ -**	**$ 3,146,000**	**$ (1,931,000)**
Common						
Auxiliary, Switchyard and Substation	$ 67,000	$ 73,000	$ 51,000	$ -	$ 191,000	$ -
Cooling Water Intakes and Circulating Water Pumps	$ 144,000	$ 157,000	$ -	$ -	$ 301,000	$ -
Roads	$ 124,000	$ 135,000	$ 136,000	$ -	$ 395,000	$ -
All BOP Buildings	$ 110,000	$ 120,000	$ -	$ -	$ 230,000	$ -
Fuel Oil Storage Tanks	$ 521,000	$ 570,000	$ -	$ -	$ 1,091,000	$ -
All Other Tanks	$ 115,000	$ 125,000	$ -	$ -	$ 240,000	$ -
Contaminated Soil Removal	$ -	$ -	$ -	$ 147,000	$ 147,000	$ -
Fuel Oil Storage Tank Cleaning	$ -	$ -	$ -	$ 1,488,000	$ 1,488,000	$ -
Fuel Oil Line Flushing/Cleaning	$ -	$ -	$ -	$ 288,000	$ 288,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 66,000	$ -	$ 66,000	$ -
Seeding and Grading	$ -	$ -	$ -	$ 228,000	$ 228,000	$ -
Debris	$ -	$ -	$ 5,000	$ -	$ 5,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (377,000)
Subtotal	**$ 1,081,000**	**$ 1,180,000**	**$ 258,000**	**$ 2,151,000**	**$ 4,670,000**	**$ (377,000)**
Port Everglades Subtotal	**$ 6,716,000**	**$ 7,334,000**	**$ 624,000**	**$ 2,151,000**	**$ 16,825,000**	**$ (7,294,000)**
TOTAL COST (CREDIT)					**$ 16,825,000**	**$ (7,294,000)**
PROJECT INDIRECTS (5%)					**$ 841,000**	
CONTINGENGY (20%)					**$ 3,365,000**	
SITE INVENTORY COST (CREDIT)[1]					**$ 230,928**	**$ (23,093)**
TOTAL PROJECT COST (CREDIT)					**$ 21,261,928**	**$ (7,317,093)**
TOTAL NET PROJECT COST (CREDIT)					**$ 13,944,835**	

[1] Site inventory costs and recoverable scrap of inventory estimates (10%) were provided by FPL and were not independently reviewed by BMcD.

Table A-8
Riviera Beach Power Plant
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Riviera Beach Power Plant						
Unit 5						
GTs and HRSGs	$ 2,670,000	$ 2,917,000	$ -	$ -	$ 5,587,000	$ -
Steam Turbine & Pedestal	$ 1,124,000	$ 1,229,000	$ -	$ -	$ 2,353,000	$ -
SCR	$ 135,000	$ 147,000	$ -	$ -	$ 282,000	$ -
GSU & Electrical	$ 181,000	$ 197,000	$ 41,000	$ -	$ 419,000	$ -
Stack	$ 95,000	$ 103,000	$ -	$ -	$ 198,000	$ -
Cooling Tower and Basin	$ -	$ -	$ -	$ -	$ -	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 180,000	$ -	$ 180,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (4,024,000)
Subtotal	**$ 4,205,000**	**$ 4,593,000**	**$ 221,000**	**$ -**	**$ 9,019,000**	**$ (4,024,000)**
Common						
Auxiliary, Switchyard and Substation	$ 20,000	$ 22,000	$ -	$ -	$ 42,000	$ -
Cooling Water Intakes and Circulating Water Pumps	$ 58,000	$ 63,000	$ -	$ -	$ 121,000	$ -
Roads	$ 126,000	$ 138,000	$ 138,000	$ -	$ 402,000	$ -
All BOP Buildings	$ 508,000	$ 555,000	$ -	$ -	$ 1,063,000	$ -
Fuel Oil Storage Tanks	$ 104,000	$ 114,000	$ -	$ -	$ 218,000	$ -
All Other Tanks	$ 112,000	$ 122,000	$ -	$ -	$ 234,000	$ -
Contaminated Soil Removal	$ -	$ -	$ -	$ 101,000	$ 101,000	$ -
Fuel Oil Storage Tank Cleaning	$ -	$ -	$ -	$ 1,504,000	$ 1,504,000	$ -
Fuel Oil Line Flushing/Cleaning	$ -	$ -	$ -	$ 144,000	$ 144,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 51,000	$ -	$ 51,000	$ -
Seeding and Grading	$ -	$ -	$ -	$ 164,000	$ 164,000	$ -
Debris	$ -	$ -	$ 1,000	$ -	$ 1,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (246,000)
Subtotal	**$ 928,000**	**$ 1,014,000**	**$ 190,000**	**$ 1,913,000**	**$ 4,045,000**	**$ (246,000)**
Riviera Beach Power Plant Subtotal	**$ 5,133,000**	**$ 5,607,000**	**$ 411,000**	**$ 1,913,000**	**$ 13,064,000**	**$ (4,270,000)**
TOTAL COST (CREDIT)					**$ 13,064,000**	**$ (4,270,000)**
PROJECT INDIRECTS (5%)					**$ 653,000**	
CONTINGENGY (20%)					**$ 2,613,000**	
SITE INVENTORY COST (CREDIT)[1]					**$ 1,170,262**	**$ (117,026)**
TOTAL PROJECT COST (CREDIT)					**$ 17,500,262**	**$ (4,387,026)**
TOTAL NET PROJECT COST (CREDIT)					**$ 13,113,236**	

[1] **Site inventory costs and recoverable scrap of inventory estimates (10%) were provided by FPL and were not independently reviewed by BMcD.**

Table A-9
St. Johns River Power Plant
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
St. Johns River Power Plant						
Unit 1						
Boiler	$ 3,620,000	$ 3,955,000	$ -	$ -	$ 7,575,000	$ -
Steam Turbine & Building	$ 1,518,000	$ 1,659,000	$ -	$ -	$ 3,177,000	$ -
Precipitator	$ 1,283,000	$ 1,402,000	$ -	$ -	$ 2,685,000	$ -
SCR/FGD	$ 1,059,000	$ 1,157,000	$ -	$ -	$ 2,216,000	$ -
Scrubbers	$ 219,000	$ 240,000	$ -	$ -	$ 459,000	$ -
Stack	$ 79,000	$ 86,000	$ -	$ -	$ 165,000	$ -
Cooling Tower & Basins	$ 244,000	$ 267,000	$ -	$ -	$ 511,000	$ -
GSU & Foundation	$ 143,000	$ 156,000	$ 78,000	$ -	$ 377,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 534,000	$ -	$ 534,000	$ -
Debris	$ -	$ -	$ 24,000	$ -	$ 24,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (5,455,000)
Subtotal	**$ 8,165,000**	**$ 8,922,000**	**$ 636,000**	**$ -**	**$ 17,723,000**	**$ (5,455,000)**
Unit 2						
Boiler	$ 3,620,000	$ 3,955,000	$ -	$ -	$ 7,575,000	$ -
Steam Turbine & Building	$ 1,518,000	$ 1,659,000	$ -	$ -	$ 3,177,000	$ -
Precipitator	$ 1,283,000	$ 1,402,000	$ -	$ -	$ 2,685,000	$ -
SCR/FGD	$ 1,059,000	$ 1,157,000	$ -	$ -	$ 2,216,000	$ -
Scrubbers	$ 219,000	$ 240,000	$ -	$ -	$ 459,000	$ -
Stack	$ 79,000	$ 86,000	$ -	$ -	$ 165,000	$ -
Cooling Tower & Basins	$ 244,000	$ 267,000	$ -	$ -	$ 511,000	$ -
GSU & Foundation	$ 143,000	$ 156,000	$ 78,000	$ -	$ 377,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 534,000	$ -	$ 534,000	$ -
Debris	$ -	$ -	$ 24,000	$ -	$ 24,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (5,455,000)
Subtotal	**$ 8,165,000**	**$ 8,922,000**	**$ 636,000**	**$ -**	**$ 17,723,000**	**$ (5,455,000)**
Handling						
Demolition	$ 1,613,000	$ 1,762,000	$ -	$ -	$ 3,375,000	$ -
Limestone Handling Facilities	$ 555,000	$ 606,000	$ -	$ -	$ 1,161,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 134,000	$ -	$ 134,000	$ -
Debris	$ -	$ -	$ 23,000	$ -	$ 23,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (64,000)
Subtotal	**$ 2,168,000**	**$ 2,368,000**	**$ 157,000**	**$ -**	**$ 4,693,000**	**$ (64,000)**
Common						
Auxiliary, Switchyard and Substation	$ 40,000	$ 44,000	$ 34,000	$ -	$ 118,000	$ -
Cooling Water Intakes and Circulating Water Pumps	$ 127,000	$ 138,000	$ -	$ -	$ 265,000	$ -
Roads	$ 778,000	$ 850,000	$ 854,000	$ -	$ 2,482,000	$ -
All BOP Buildings	$ 1,092,000	$ 1,193,000	$ -	$ -	$ 2,285,000	$ -
Fuel Oil Storage Tanks	$ 89,000	$ 98,000	$ -	$ -	$ 187,000	$ -
All Other Tanks	$ 91,000	$ 99,000	$ -	$ -	$ 190,000	$ -
Contaminated Soil Removal[1]	$ -	$ -	$ -	$ 178,000	$ 178,000	$ -
Fuel Oil Storage Tank Cleaning	$ -	$ -	$ -	$ 92,000	$ 92,000	$ -
Fuel Oil Line Flushing/Cleaning	$ -	$ -	$ -	$ 381,000	$ 381,000	$ -
Plant Washdown & Materials Disposal	$ -	$ -	$ -	$ 313,000	$ 313,000	$ -
Closure of Ash Landfill	$ -	$ -	$ -	$ 44,550,000	$ 44,550,000	$ -
Closure of Limestone Area	$ -	$ -	$ -	$ 153,000	$ 153,000	$ -
Closure of Stormwater and Wastewater Ponds	$ -	$ -	$ -	$ 733,000	$ 733,000	$ -
Closure of Other Ponds	$ -	$ -	$ -	$ 2,156,000	$ 2,156,000	$ -
Groundwater Monitoring Installation	$ -	$ -	$ -	$ 388,000	$ 388,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 105,000	$ -	$ 105,000	$ -
Seeding and Grading	$ -	$ -	$ -	$ 959,000	$ 959,000	$ -
Debris	$ -	$ -	$ 6,000	$ -	$ 6,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (496,000)
Subtotal	**$ 2,217,000**	**$ 2,422,000**	**$ 999,000**	**$ 49,903,000**	**$ 55,541,000**	**$ (496,000)**
St. Johns River Power Plant Subtotal	**$ 20,715,000**	**$ 22,634,000**	**$ 2,428,000**	**$ 49,903,000**	**$ 95,680,000**	**$ (11,470,000)**
TOTAL COST (CREDIT)					**$ 95,680,000**	**$ (11,470,000)**
PROJECT INDIRECTS (5%)					**$ 4,784,000**	
CONTINGENGY (20%)					**$ 19,136,000**	
TOTAL PROJECT COST (CREDIT)					**$ 119,600,000**	**$ (11,470,000)**
TOTAL NET PROJECT COST (CREDIT)					**$ 108,130,000**	

[1] As provided by FPL's from estimates prepared by their Environmental Group based on areas of known soil contamination that will require remediation at the time of project dismantlement.

Table A-10
Sanford Energy Center
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Sanford Energy Center						
Unit 4						
GTs and HRSGs	$ 2,739,000	$ 2,992,000	$ -	$ -	$ 5,731,000	$ -
Steam Turbine & Pedestal	$ 925,000	$ 1,010,000	$ -	$ -	$ 1,935,000	$ -
SCR	$ 97,000	$ 106,000	$ -	$ -	$ 203,000	$ -
GSU & Electrical	$ 154,000	$ 168,000	$ 37,000	$ -	$ 359,000	$ -
Stack	$ 116,000	$ 127,000	$ -	$ -	$ 243,000	$ -
Cooling Tower	$ 18,000	$ 20,000	$ -	$ -	$ 38,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 180,000	$ -	$ 180,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (4,248,000)
Subtotal	**$ 4,049,000**	**$ 4,423,000**	**$ 217,000**	**$ -**	**$ 8,689,000**	**$ (4,248,000)**
Unit 5						
GTs and HRSGs	$ 2,739,000	$ 2,992,000	$ -	$ -	$ 5,731,000	$ -
Steam Turbine & Pedestal	$ 914,000	$ 999,000	$ -	$ -	$ 1,913,000	$ -
SCR	$ 97,000	$ 106,000	$ -	$ -	$ 203,000	$ -
GSU & Electrical	$ 149,000	$ 163,000	$ 37,000	$ -	$ 349,000	$ -
Stack	$ 116,000	$ 127,000	$ -	$ -	$ 243,000	$ -
Cooling Tower	$ 18,000	$ 20,000	$ -	$ -	$ 38,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 180,000	$ -	$ 180,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (4,235,000)
Subtotal	**$ 4,033,000**	**$ 4,407,000**	**$ 217,000**	**$ -**	**$ 8,657,000**	**$ (4,235,000)**
Common						
Asbestos Removal[1]	$ -	$ -	$ -	$ 50,000	$ 50,000	$ -
Switchyard and Substation	$ 25,000	$ 27,000	$ 35,000	$ -	$ 87,000	$ -
Cooling Water Intakes and Circulating Water Pumps	$ 34,000	$ 37,000	$ -	$ -	$ 71,000	$ -
Roads	$ 422,000	$ 461,000	$ 463,000	$ -	$ 1,346,000	$ -
All BOP Buildings	$ 166,000	$ 182,000	$ -	$ -	$ 348,000	$ -
Fuel Oil Storage Tanks	$ 329,000	$ 359,000	$ -	$ -	$ 688,000	$ -
All Other Tanks	$ 45,000	$ 49,000	$ -	$ -	$ 94,000	$ -
Contaminated Soil Removal	$ -	$ -	$ -	$ 167,000	$ 167,000	$ -
Fuel Oil Storage Tank Cleaning	$ -	$ -	$ -	$ 2,566,000	$ 2,566,000	$ -
Fuel Oil Line Flushing/Cleaning	$ -	$ -	$ -	$ 282,000	$ 282,000	$ -
Settling Pond Closure	$ -	$ -	$ -	$ 244,000	$ 244,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 26,000	$ -	$ 26,000	$ -
Seeding and Grading	$ -	$ -	$ -	$ 351,000	$ 351,000	$ -
Debris	$ -	$ -	$ 2,000	$ -	$ 2,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (375,000)
Subtotal	**$ 1,021,000**	**$ 1,115,000**	**$ 526,000**	**$ 3,660,000**	**$ 6,322,000**	**$ (375,000)**
Sanford Energy Center Subtotal	**$ 9,103,000**	**$ 9,945,000**	**$ 960,000**	**$ 3,660,000**	**$ 23,668,000**	**$ (8,858,000)**
TOTAL COST (CREDIT)					**$ 23,668,000**	**$ (8,858,000)**
PROJECT INDIRECTS (5%)					**$ 1,183,000**	
CONTINGENGY (20%)					**$ 4,734,000**	
SITE INVENTORY COST (CREDIT)[2]					**$ 1,859,119**	**$ (185,912)**
TOTAL PROJECT COST (CREDIT)					**$ 31,444,119**	**$ (9,043,912)**
TOTAL NET PROJECT COST (CREDIT)					**$ 22,400,207**	

[1] Asbestos removal estimates were provided by FPL and were not independently reviewed by BMcD.
[2] Site inventory costs and recoverable scrap of inventory estimates (10%) were provided by FPL and were not independently reviewed by BMcD.

Table A-11
Scherer Power Plant
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Scherer Power Plant						
Unit 4						
Boiler	$ 4,520,000	$ 5,984,000	$ -	$ -	$ 10,504,000	$ -
Steam Turbine & Building	$ 1,564,000	$ 2,071,000	$ -	$ -	$ 3,635,000	$ -
Precipitator	$ 503,000	$ 666,000	$ -	$ -	$ 1,169,000	$ -
SCR	$ 1,590,000	$ 2,106,000	$ -	$ -	$ 3,696,000	$ -
FGD	$ 286,000	$ 379,000	$ -	$ -	$ 665,000	$ -
Baghouse	$ 339,000	$ 449,000	$ -	$ -	$ 788,000	$ -
Stacks	$ 174,000	$ 231,000	$ -	$ -	$ 405,000	$ -
Cooling Towers & Basin	$ 210,000	$ 278,000	$ -	$ -	$ 488,000	$ -
GSU & Foundation	$ 57,000	$ 75,000	$ 66,000	$ -	$ 198,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 802,000	$ -	$ 802,000	$ -
Debris	$ -	$ -	$ 37,000	$ -	$ 37,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (7,274,000)
Subtotal	**$ 9,243,000**	**$ 12,239,000**	**$ 905,000**	**$ -**	**$ 22,387,000**	**$ (7,274,000)**
Handling						
Demolition	$ 1,004,000	$ 1,329,000	$ -	$ -	$ 2,333,000	$ -
Limestone Handling Facilities	$ 212,000	$ 280,000	$ -	$ -	$ 492,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 33,000	$ -	$ 33,000	$ -
Debris	$ -	$ -	$ 70,000	$ -	$ 70,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (897,000)
Subtotal	**$ 1,216,000**	**$ 1,609,000**	**$ 103,000**	**$ -**	**$ 2,928,000**	**$ (897,000)**
Common						
Auxiliary, Switchyard and Substation	$ 164,000	$ 217,000	$ 62,000	$ -	$ 443,000	$ -
Asbestos Removal[1]	$ -	$ -	$ -	$ 14,571,000	$ 14,571,000	$ -
Cooling Water Intakes and Circulating Water Pumps	$ 173,000	$ 229,000	$ -	$ -	$ 402,000	$ -
Roads	$ 1,133,000	$ 1,500,000	$ 1,506,000	$ -	$ 4,139,000	$ -
All BOP Buildings	$ 1,069,000	$ 1,415,000	$ -	$ -	$ 2,484,000	$ -
Fuel Oil Storage Tanks	$ 163,000	$ 216,000	$ -	$ -	$ 379,000	$ -
All Other Tanks	$ 153,000	$ 202,000	$ -	$ -	$ 355,000	$ -
Contaminated Soil Removal	$ -	$ -	$ -	$ 16,000	$ 16,000	$ -
Fuel Oil Storage Tank Cleaning	$ -	$ -	$ -	$ 119,000	$ 119,000	$ -
Fuel Oil Line Flushing/Cleaning	$ -	$ -	$ -	$ 1,200,000	$ 1,200,000	$ -
Plant Washdown & Materials Disposal (Unit 4)	$ -	$ -	$ -	$ 248,000	$ 248,000	$ -
Closure of Ash Ponds and Landfills	$ -	$ -	$ -	$ 107,992,000	$ 107,992,000	$ -
Closure of Other Ponds	$ -	$ -	$ -	$ 2,514,000	$ 2,514,000	$ -
Limestone Area Closure	$ -	$ -	$ -	$ 167,000	$ 167,000	$ -
Groundwater Monitoring Installation	$ -	$ -	$ -	$ 1,823,000	$ 1,823,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 172,000	$ -	$ 172,000	$ -
Seeding and Grading	$ -	$ -	$ -	$ 2,097,000	$ 2,097,000	$ -
Debris	$ -	$ -	$ 7,000	$ -	$ 7,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (1,458,000)
Subtotal	**$ 2,855,000**	**$ 3,779,000**	**$ 1,747,000**	**$ 130,747,000**	**$ 139,128,000**	**$ (1,458,000)**
Scherer Power Plant Subtotal	**$ 13,314,000**	**$ 17,627,000**	**$ 2,755,000**	**$ 130,747,000**	**$ 164,443,000**	**$ (9,629,000)**
TOTAL COST (CREDIT)					**$ 164,443,000**	**$ (9,629,000)**
PROJECT INDIRECTS (5%)					**$ 8,222,000**	
CONTINGENGY (20%)					**$ 32,889,000**	
TOTAL PROJECT COST (CREDIT)					**$ 205,554,000**	**$ (9,629,000)**
TOTAL NET PROJECT COST (CREDIT)					**$ 195,925,000**	

[1] **Asbestos removal estimates were provided by FPL and were not independently reviewed by BMcD.**

Table A-12
Space Coast Next Generation Solar Energy Center
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Space Coast Next Generation Solar Energy Center						
Unit 1						
Demolition	$ 226,000	$ 338,000	$ -	$ -	$ 564,000	$ -
Collector System	$ 18,000	$ 26,000	$ -	$ -	$ 44,000	$ -
Project Buildings	$ 2,000	$ 4,000	$ -	$ -	$ 6,000	$ -
Hazardous Material Disposal	$ -	$ -	$ 157,000	$ -	$ 157,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 10,000	$ -	$ 10,000	$ -
Site Restoration	$ -	$ -	$ -	$ 120,000	$ 120,000	$ -
Debris	$ -	$ -	$ 19,000	$ -	$ 19,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (289,000)
Subtotal	**$ 246,000**	**$ 368,000**	**$ 186,000**	**$ 120,000**	**$ 920,000**	**$ (289,000)**
Space Coast Next Generation Solar Energy Center Subtotal	**$ 246,000**	**$ 368,000**	**$ 186,000**	**$ 120,000**	**$ 920,000**	**$ (289,000)**
TOTAL COST (CREDIT)					**$ 920,000**	**$ (289,000)**
PROJECT INDIRECTS (5%)					**$ 46,000**	
CONTINGENGY (20%)					**$ 184,000**	
TOTAL PROJECT COST (CREDIT)					**$ 1,150,000**	**$ (289,000)**
TOTAL NET PROJECT COST (CREDIT)					**$ 861,000**	

Table A-13
Turkey Point Power Plant
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Turkey Point Power Plant						
Unit 1						
Boiler	$ 5,038,000	$ 4,695,000	$ -	$ -	$ 9,733,000	$ -
Steam Turbine & Building	$ 801,000	$ 774,000	$ -	$ -	$ 1,575,000	$ -
Stack	$ 1,324,000	$ 1,278,000	$ -	$ -	$ 2,602,000	$ -
GSU & Foundation	$ 33,000	$ 32,000	$ 51,000	$ -	$ 116,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 228,000	$ -	$ 228,000	$ -
Debris	$ -	$ -	$ 38,000	$ -	$ 38,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (3,488,000)
Subtotal	**$ 7,196,000**	**$ 6,779,000**	**$ 317,000**	**$ -**	**$ 14,292,000**	**$ (3,488,000)**
Unit 2						
Boiler	$ 5,038,000	$ 4,695,000	$ -	$ -	$ 9,733,000	$ -
Steam Turbine & Building	$ 801,000	$ 774,000	$ -	$ -	$ 1,575,000	$ -
Stack	$ 1,324,000	$ 1,278,000	$ -	$ -	$ 2,602,000	$ -
GSU & Foundation	$ 33,000	$ 32,000	$ 51,000	$ -	$ 116,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 228,000	$ -	$ 228,000	$ -
Debris	$ -	$ -	$ 38,000	$ -	$ 38,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (3,488,000)
Subtotal	**$ 7,196,000**	**$ 6,779,000**	**$ 317,000**	**$ -**	**$ 14,292,000**	**$ (3,488,000)**
Unit 5						
GTs and HRSGs	$ 5,017,000	$ 4,844,000	$ -	$ -	$ 9,861,000	$ -
Steam Turbine & Pedestal	$ 1,001,000	$ 966,000	$ -	$ -	$ 1,967,000	$ -
SCR	$ 216,000	$ 209,000	$ -	$ -	$ 425,000	$ -
GSU & Electrical	$ 153,000	$ 148,000	$ 70,000	$ -	$ 371,000	$ -
Stack	$ 130,000	$ 125,000	$ -	$ -	$ 255,000	$ -
Cooling Tower and Basin	$ 137,000	$ 133,000	$ -	$ -	$ 270,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 167,000	$ -	$ 167,000	$ -
Debris	$ -	$ -	$ -	$ -	$ -	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (6,130,000)
Subtotal	**$ 6,654,000**	**$ 6,425,000**	**$ 237,000**	**$ -**	**$ 13,316,000**	**$ (6,130,000)**
Common						
Auxiliary, Switchyard and Substation	$ 14,000	$ 14,000	$ 33,000	$ -	$ 61,000	$ -
Asbestos Removal[1]	$ -	$ -	$ -	$ 859,000	$ 859,000	$ -
Cooling Water Intakes and Circulating Water Pumps	$ 68,000	$ 66,000	$ -	$ -	$ 134,000	$ -
Cooling Water Discharge Canal	$ 73,000	$ 70,000	$ -	$ -	$ 143,000	$ -
Roads	$ 458,000	$ 442,000	$ 450,000	$ -	$ 1,350,000	$ -
All BOP Buildings	$ 426,000	$ 411,000	$ -	$ -	$ 837,000	$ -
Fuel Oil Storage Tanks	$ 683,000	$ 659,000	$ -	$ -	$ 1,342,000	$ -
All Other Tanks	$ 85,000	$ 82,000	$ -	$ -	$ 167,000	$ -
Contaminated Soil Removal	$ -	$ -	$ -	$ 228,000	$ 228,000	$ -
Fuel Oil Storage Tank Cleaning	$ -	$ -	$ -	$ 2,151,000	$ 2,151,000	$ -
Fuel Oil Line Flushing/Cleaning	$ -	$ -	$ -	$ 60,000	$ 60,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 93,000	$ -	$ 93,000	$ -
Seeding and Grading	$ -	$ -	$ -	$ 293,000	$ 293,000	$ -
Debris	$ -	$ -	$ 2,000	$ -	$ 2,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (312,000)
Subtotal	**$ 1,807,000**	**$ 1,744,000**	**$ 578,000**	**$ 3,591,000**	**$ 7,720,000**	**$ (312,000)**
Turkey Point Subtotal	**$ 22,853,000**	**$ 21,727,000**	**$ 1,449,000**	**$ 3,591,000**	**$ 49,620,000**	**$ (13,418,000)**
TOTAL COST (CREDIT)					**$ 49,620,000**	**$ (13,418,000)**
PROJECT INDIRECTS (5%)					**$ 2,481,000**	
CONTINGENGY (20%)					**$ 9,924,000**	
SITE INVENTORY COST (CREDIT)[2]					**$ 2,591,729**	**$ (259,173)**
TOTAL PROJECT COST (CREDIT)					**$ 64,616,729**	**$ (13,677,173)**
TOTAL NET PROJECT COST (CREDIT)					**$ 50,939,556**	

[1] **Asbestos removal estimates were provided by FPL and were not independently reviewed by BMcD.**
[2] **Site inventory costs and recoverable scrap of inventory estimates (10%) were provided by FPL and were not independently reviewed by BMcD.**

Table A-14
West County Energy Center
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
West County Energy Center						
Unit 1						
GTs and HRSGs	$ 2,625,000	$ 2,869,000	$ -	$ -	$ 5,494,000	$ -
Steam Turbine & Pedestal	$ 990,000	$ 1,082,000	$ -	$ -	$ 2,072,000	$ -
SCR	$ 93,000	$ 101,000	$ -	$ -	$ 194,000	$ -
GSU & Electrical	$ 262,000	$ 286,000	$ 82,000	$ -	$ 630,000	$ -
Stack	$ 95,000	$ 103,000	$ -	$ -	$ 198,000	$ -
Cooling Tower and Basin	$ 302,000	$ 329,000	$ -	$ -	$ 631,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 242,000	$ -	$ 242,000	$ -
Debris	$ -	$ -	$ -	$ -	$ -	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (5,047,000)
Subtotal	**$ 4,367,000**	**$ 4,770,000**	**$ 324,000**	**$ -**	**$ 9,461,000**	**$ (5,047,000)**
Unit 2						
GTs and HRSGs	$ 2,625,000	$ 2,869,000	$ -	$ -	$ 5,494,000	$ -
Steam Turbine & Pedestal	$ 990,000	$ 1,082,000	$ -	$ -	$ 2,072,000	$ -
SCR	$ 93,000	$ 101,000	$ -	$ -	$ 194,000	$ -
GSU & Electrical	$ 278,000	$ 303,000	$ 82,000	$ -	$ 663,000	$ -
Stack	$ 95,000	$ 103,000	$ -	$ -	$ 198,000	$ -
Cooling Tower and Basin	$ 302,000	$ 329,000	$ -	$ -	$ 631,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 242,000	$ -	$ 242,000	$ -
Debris	$ -	$ -	$ -	$ -	$ -	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (5,060,000)
Subtotal	**$ 4,383,000**	**$ 4,787,000**	**$ 324,000**	**$ -**	**$ 9,494,000**	**$ (5,060,000)**
Unit 3						
GTs and HRSGs	$ 2,625,000	$ 2,869,000	$ -	$ -	$ 5,494,000	$ -
Steam Turbine & Pedestal	$ 990,000	$ 1,082,000	$ -	$ -	$ 2,072,000	$ -
SCR	$ 93,000	$ 101,000	$ -	$ -	$ 194,000	$ -
GSU & Electrical	$ 293,000	$ 320,000	$ 82,000	$ -	$ 695,000	$ -
Stack	$ 95,000	$ 103,000	$ -	$ -	$ 198,000	$ -
Cooling Tower and Basin	$ 302,000	$ 329,000	$ -	$ -	$ 631,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 242,000	$ -	$ 242,000	$ -
Debris	$ -	$ -	$ -	$ -	$ -	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (5,073,000)
Subtotal	**$ 4,398,000**	**$ 4,804,000**	**$ 324,000**	**$ -**	**$ 9,526,000**	**$ (5,073,000)**
Common						
Auxiliary, Switchyard and Substation	$ 134,000	$ 147,000	$ 31,000	$ -	$ 312,000	$ -
Cooling Water Intakes and Circulating Water Pumps	$ 89,000	$ 98,000	$ -	$ -	$ 187,000	$ -
Roads	$ 535,000	$ 585,000	$ 587,000	$ -	$ 1,707,000	$ -
All BOP Buildings	$ 502,000	$ 548,000	$ -	$ -	$ 1,050,000	$ -
Fuel Oil Storage Tanks	$ 1,164,000	$ 1,271,000	$ -	$ -	$ 2,435,000	$ -
All Other Tanks	$ 138,000	$ 151,000	$ -	$ -	$ 289,000	$ -
Contaminated Soil Removal	$ -	$ -	$ -	$ 253,000	$ 253,000	$ -
Fuel Oil Storage Tank Cleaning	$ -	$ -	$ -	$ 2,835,000	$ 2,835,000	$ -
Fuel Oil Line Flushing/Cleaning	$ -	$ -	$ -	$ 1,688,000	$ 1,688,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 156,000	$ -	$ 156,000	$ -
Seeding and Grading	$ -	$ -	$ -	$ 699,000	$ 699,000	$ -
Debris	$ -	$ -	$ 1,000	$ -	$ 1,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (504,000)
Subtotal	**$ 2,562,000**	**$ 2,800,000**	**$ 775,000**	**$ 5,475,000**	**$ 11,612,000**	**$ (504,000)**
West County Energy Center Subtotal	**$ 15,710,000**	**$ 17,161,000**	**$ 1,747,000**	**$ 5,475,000**	**$ 40,093,000**	**$ (15,684,000)**
TOTAL COST (CREDIT)					**$ 40,093,000**	**$ (15,684,000)**
PROJECT INDIRECTS (5%)					**$ 2,005,000**	
CONTINGENGY (20%)					**$ 8,019,000**	
SITE INVENTORY COST (CREDIT)[1]					**$ 4,725,211**	**$ (472,521)**
TOTAL PROJECT COST (CREDIT)					**$ 54,842,211**	**$ (16,156,521)**
TOTAL NET PROJECT COST (CREDIT)					**$ 38,685,690**	

[1] Site inventory costs and recoverable scrap of inventory estimates (10%) were provided by FPL and were not independently reviewed by BMcD.

Table A-15
Babcock Ranch Solar Energy Center
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Babcock Ranch Solar Energy Center						
Unit 1						
Demolition	$ 1,681,000	$ 2,521,000	$ -	$ -	$ 4,202,000	$ -
Collector System	$ 131,000	$ 197,000	$ -	$ -	$ 328,000	$ -
Project Buildings	$ 18,000	$ 27,000	$ -	$ -	$ 45,000	$ -
Hazardous Material Disposal	$ -	$ -	$ 1,171,000	$ -	$ 1,171,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 75,000	$ -	$ 75,000	$ -
Site Restoration	$ -	$ -	$ -	$ 894,000	$ 894,000	$ -
Debris	$ -	$ -	$ 140,000	$ -	$ 140,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (2,152,000)
Subtotal	**$ 1,830,000**	**$ 2,745,000**	**$ 1,386,000**	**$ 894,000**	**$ 6,855,000**	**$ (2,152,000)**
Babcock Ranch Solar Energy Center Subtotal	**$ 1,830,000**	**$ 2,745,000**	**$ 1,386,000**	**$ 894,000**	**$ 6,855,000**	**$ (2,152,000)**
TOTAL COST (CREDIT)					**$ 6,855,000**	**$ (2,152,000)**
PROJECT INDIREGTs (5%)					**$ 343,000**	
CONTINGENGY (20%)					**$ 1,371,000**	
TOTAL PROJECT COST (CREDIT)					**$ 8,569,000**	**$ (2,152,000)**
TOTAL NET PROJECT COST (CREDIT)					**$ 6,417,000**	

Table A-16
Citrus Solar Energy Center
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Citrus Solar Energy Center						
Unit 1						
Demolition	$ 1,681,000	$ 2,521,000	$ -	$ -	$ 4,202,000	$ -
Collector System	$ 131,000	$ 197,000	$ -	$ -	$ 328,000	$ -
Project Buildings	$ 18,000	$ 27,000	$ -	$ -	$ 45,000	$ -
Hazardous Material Disposal	$ -	$ -	$ 1,171,000	$ -	$ 1,171,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 75,000	$ -	$ 75,000	$ -
Site Restoration	$ -	$ -	$ -	$ 894,000	$ 894,000	$ -
Debris	$ -	$ -	$ 140,000	$ -	$ 140,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (2,152,000)
Subtotal	**$ 1,830,000**	**$ 2,745,000**	**$ 1,386,000**	**$ 894,000**	**$ 6,855,000**	**$ (2,152,000)**
Citrus Solar Energy Center Subtotal	**$ 1,830,000**	**$ 2,745,000**	**$ 1,386,000**	**$ 894,000**	**$ 6,855,000**	**$ (2,152,000)**
TOTAL COST (CREDIT)					**$ 6,855,000**	**$ (2,152,000)**
PROJECT INDIREGTs (5%)					**$ 343,000**	
CONTINGENGY (20%)					**$ 1,371,000**	
TOTAL PROJECT COST (CREDIT)					**$ 8,569,000**	**$ (2,152,000)**
TOTAL NET PROJECT COST (CREDIT)					**$ 6,417,000**	

Table A-17
Manatee Solar Energy Center
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Manatee Solar Energy Center						
Unit 1						
Demolition	$ 1,681,000	$ 2,521,000	$ -	$ -	$ 4,202,000	$ -
Collector Sytem	$ 131,000	$ 197,000	$ -	$ -	$ 328,000	$ -
Project Buildings	$ 18,000	$ 27,000	$ -	$ -	$ 45,000	$ -
Hazardous Material Disposal	$ -	$ -	$ 1,171,000	$ -	$ 1,171,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 75,000	$ -	$ 75,000	$ -
Site Restoration	$ -	$ -	$ -	$ 894,000	$ 894,000	$ -
Debris	$ -	$ -	$ 140,000	$ -	$ 140,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (2,152,000)
Subtotal	**$ 1,830,000**	**$ 2,745,000**	**$ 1,386,000**	**$ 894,000**	**$ 6,855,000**	**$ (2,152,000)**
Manatee Solar Energy Center Subtotal	**$ 1,830,000**	**$ 2,745,000**	**$ 1,386,000**	**$ 894,000**	**$ 6,855,000**	**$ (2,152,000)**
TOTAL COST (CREDIT)					**$ 6,855,000**	**$ (2,152,000)**
PROJECT INDIREGTs (5%)					**$ 343,000**	
CONTINGENGY (20%)					**$ 1,371,000**	
TOTAL PROJECT COST (CREDIT)					**$ 8,569,000**	**$ (2,152,000)**
TOTAL NET PROJECT COST (CREDIT)					**$ 6,417,000**	

Table A-18
Okeechobee Clean Energy Center
Decommissioning Cost Summary

	Labor	Material and Equipment	Disposal	Environmental	Total Cost	Salvage
Okeechobee Clean Energy Center						
Unit 1						
GTs and HRSGs	$ 2,682,000	$ 2,930,000	$ -	$ -	$ 5,612,000	$ -
Steam Turbine & Pedestal	$ 1,045,000	$ 1,142,000	$ -	$ -	$ 2,187,000	$ -
SCR	$ 98,000	$ 107,000	$ -	$ -	$ 205,000	$ -
GSU & Electrical	$ 238,000	$ 260,000	$ 82,000	$ -	$ 580,000	$ -
Stack	$ 95,000	$ 104,000	$ -	$ -	$ 199,000	$ -
Cooling Tower and Basin	$ 311,000	$ 340,000	$ -	$ -	$ 651,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 247,000	$ -	$ 247,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (5,252,000)
Subtotal	**$ 4,469,000**	**$ 4,883,000**	**$ 329,000**	**$ -**	**$ 9,681,000**	**$ (5,252,000)**
Common						
Auxiliary, Switchyard and Substation	$ 16,000	$ 18,000	$ 13,000	$ -	$ 47,000	$ -
Cooling Water Intakes and Circulating Water Pumps	$ 41,000	$ 45,000	$ -	$ -	$ 86,000	$ -
Roads	$ 161,000	$ 175,000	$ 176,000	$ -	$ 512,000	$ -
All BOP Buildings	$ 501,000	$ 548,000	$ -	$ -	$ 1,049,000	$ -
Fuel Oil Storage Tanks	$ 174,000	$ 190,000	$ -	$ -	$ 364,000	$ -
All Other Tanks	$ 107,000	$ 117,000	$ -	$ -	$ 224,000	$ -
Contaminated Soil Removal	$ -	$ -	$ -	$ 134,000	$ 134,000	$ -
Fuel Oil Storage Tank Cleaning	$ -	$ -	$ -	$ 1,498,000	$ 1,498,000	$ -
Fuel Oil Line Flushing/Cleaning	$ -	$ -	$ -	$ 154,000	$ 154,000	$ -
On-site Concrete Crushing & Disposal	$ -	$ -	$ 52,000	$ -	$ 52,000	$ -
Seeding and Grading	$ -	$ -	$ -	$ 210,000	$ 210,000	$ -
Debris	$ -	$ -	$ 1,000	$ -	$ 1,000	$ -
Scrap	$ -	$ -	$ -	$ -	$ -	$ (308,000)
Subtotal	**$ 1,000,000**	**$ 1,093,000**	**$ 242,000**	**$ 1,996,000**	**$ 4,331,000**	**$ (308,000)**
Ockeechobee Clean Energy Center Subtotal	**$ 5,469,000**	**$ 5,976,000**	**$ 571,000**	**$ 1,996,000**	**$ 14,012,000**	**$ (5,560,000)**
TOTAL COST (CREDIT)					**$ 14,012,000**	**$ (5,560,000)**
PROJECT INDIRECTS (5%)					**$ 701,000**	
CONTINGENGY (20%)					**$ 2,802,000**	
TOTAL PROJECT COST (CREDIT)					**$ 17,515,000**	**$ (5,560,000)**
TOTAL NET PROJECT COST (CREDIT)					**$ 11,955,000**	

APPENDIX B - PLANT AERIALS

0 0.035 0.07
Miles

N

Source: ESRI and Burns & McDonnell Engineering.

BURNS McDONNELL

Cape Canaveral
Florida Power & Light

Issued: November, 30 2015

0 0.1 0.2 Miles

N

Source: ESRI and Burns & McDonnell Engineering.

BURNS McDONNELL

DeSoto Next Generation Solar Energy Center Florida Power & Light

Created: November, 30 2015

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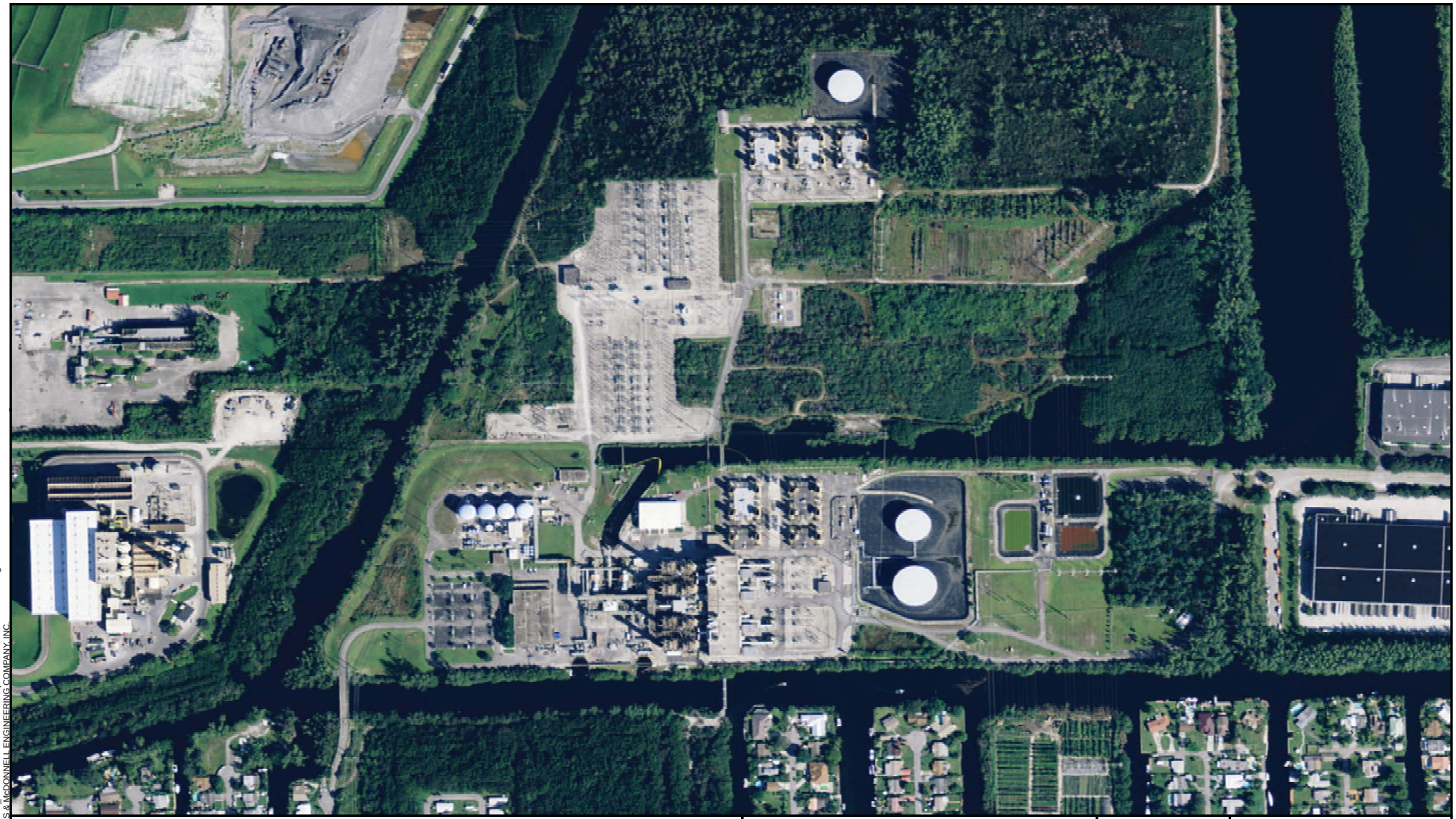

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N

Source: ESRI and Burns & McDonnell Engineering.

BURNS McDONNELL

Lauderdale Power Plant
Florida Power & Light

Date Printed: November, 30 2015

FPL 000746

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N

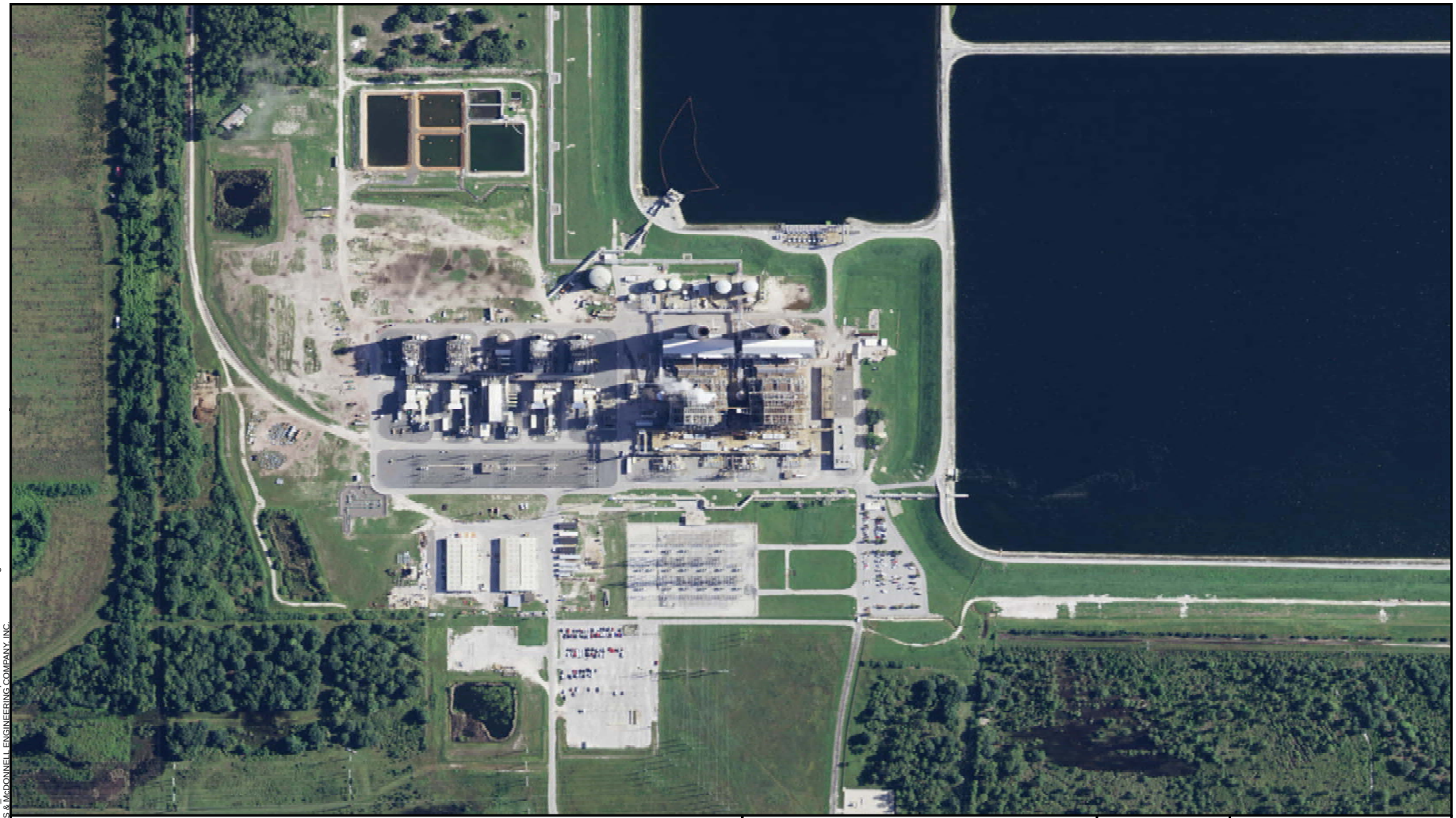
Source: ESRI and Burns & McDonnell Engineering.

BURNS McDONNELL

Fort Myers Power Plant
Florida Power & Light

FPL 000747

Updated: November, 30 2015



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N

Source: ESRI and Burns & McDonnell Engineering.

BURNS McDONNELL

Manatee Power Plant
Florida Power & Light

Date Printed: November, 30 2015

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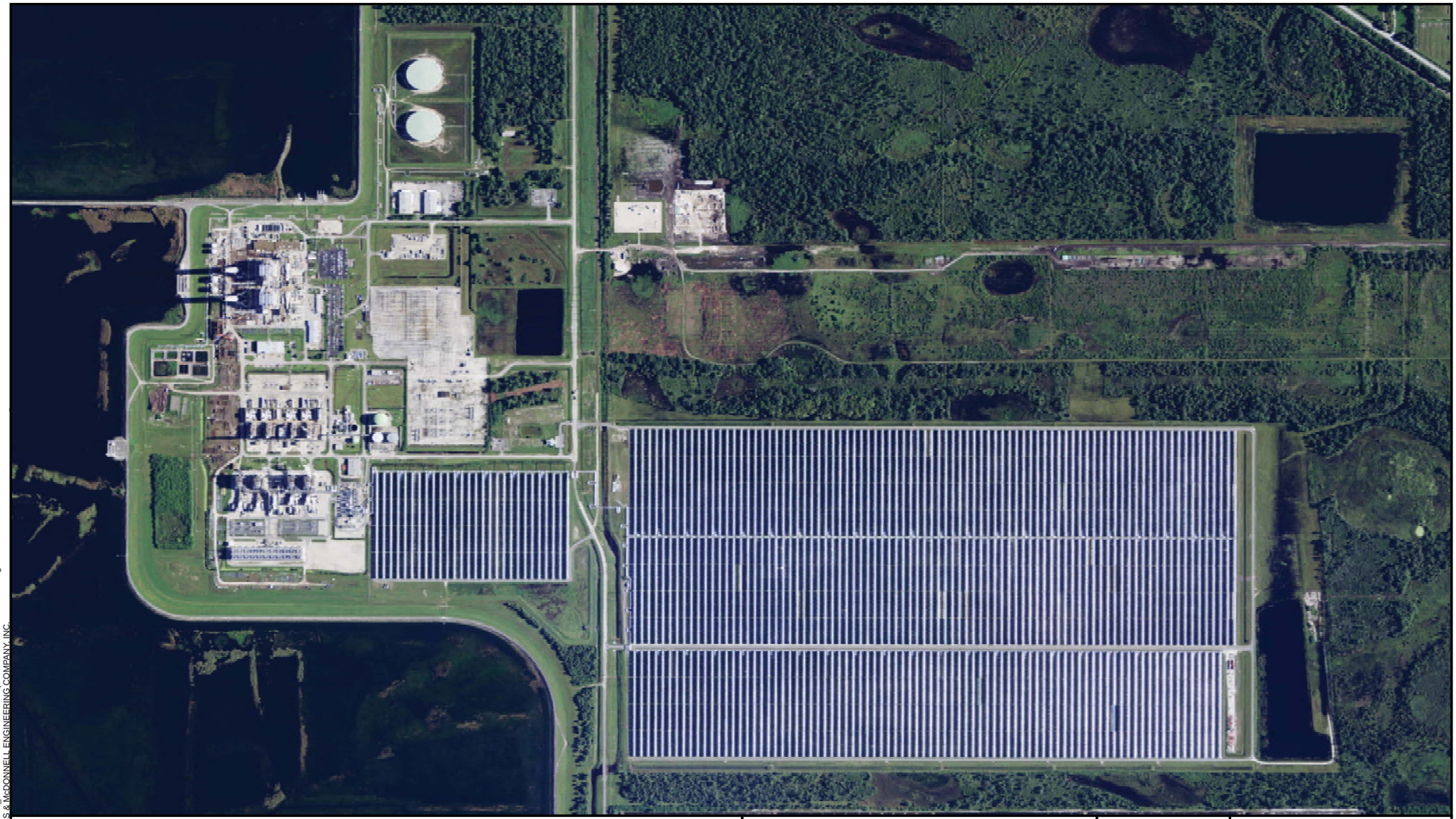

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Source: ESRI and Burns & McDonnell Engineering.

BURNS McDONNELL

Martin Power Plant
Florida Power & Light

FPL 000749

Date Printed: November, 30 2015

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0 0.1 0.2 Miles

N

Source: ESRI and Burns & McDonnell Engineering.

BURNS McDONNELL

Port Everglades Power Plant
Florida Power & Light

FPL 000750

Created: November, 30 2015

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0 0.05 0.1 Miles

N

Source: ESRI and Burns & McDonnell Engineering.

BURNS McDONNELL

Riviera Power Plant
Florida Power & Light

FPL 000751

Updated: November, 30 2015

0 0.05 0.1 Miles

N

Source: ESRI and Burns & McDonnell Engineering.

BURNS McDONNELL

Sanford Power Plant
Florida Power & Light

Created: November, 30 2015

0 0.125 0.25 Miles

N

BURNS McDONNELL

Scherer Power Plant
Florida Power & Light

Source: ESRI and Burns & McDonnell Engineering.

Issued: November, 30 2015

0 0.125 0.25 Miles

N

BURNS McDONNELL

St. John's River Power Park
Florida Power & Light

Source: ESRI and Burns & McDonnell Engineering.

Issued: November, 30 2015

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0 0.1 0.2 Miles

N

Source: ESRI and Burns & McDonnell Engineering.

BURNS McDONNELL

Turkey Point Power Plant
Florida Power & Light

Date Printed: November, 30 2015

0 0.125 0.25 Miles

N

Source: ESRI and Burns & McDonnell Engineering.

BURNS McDONNELL

West County Energy Center
Florida Power & Light

FPL 000756

Updated: November, 30 2015

Section 9

Dismantlement Cost Analysis for Cedar Bay Prepared by NorthStar Demolition & Remediation, LP

Cedar Bay:

Purpose and timing
On January 16, 2015, a walk down was conducted to determine a budgetary value to remove the assets from the site.

Attendees
Cedar Bay Generating Co LP site representatives – Operated by Cogentrix
Tracy Paterson II Plant GM
Mark R. Chaffee Chief Civil Structural Engineer
Steven J. Busbin Engineering Manager

FPL
Randal Voyles – FPL capital projects GM

Cedar Bay – Plant description
The Site is an existing coal fired power station producing a nominal 290 GMW and a net 260MW at maximum capability. This consists of 3 equal sized pyroflow circulating boiler firing a low surfer coal using limestone to capture the free sulfur materials. Prior to this decade was potentially a technology that could relatively environmentally friendly. Through a header system a consensual steam turbine produces the electrical power to the grid via step up transformers.

At a very high level the infrastructure in support of this is consists of the following:

Coal system

- Rail delivery system including diesel powered locomotive
- Coal Car dumping station
- Coal storage yard
- Coal crushing
- Tripper conveyor
- Paper refuge blending and drying area to
- Other coal handling equipment – conveyors, silos, gravimetric feeders, structures

Lime stone system

- Truck unloading
- Blowers
- Silo bughouses
- Williams heated Pulverizes
- Screw conveyors
- Distribution systems into the boiler

Boilers

- 3 pyroflow natural circulation boilers
- Cyclone separators
- Waterwalls, convection section, sonic soot removal system, Omega tubes
- Primary Fans
- Secondary air Fans
- ID fans
- Blowers

Ash capture removal and system

- Water cooled rotary screw conveyors
- Drag chains
- Baghouses
- Pneumatic fly ash conveyance system
- Stack

Power generation equipment

- Boiler Water treatment systems
- Clarifier
- Chlorinators
- Demonetization
- Cation and anion resin beds
- Feed pumps
- Low, medium and high feedwater heaters
- Steam condensers
- Condensate pumps

Steam Turbine/Generator

- Hydrogen cooled Generator
- Hydrogen recovery, cooling, and storage systems
- Oil lubrication
- Step up transformers
- Aux transformers
- Power distribution
- Motor Control cantors
- Transformers
- Cabling. Electrical manholes and safety systems
- Grounding
- Lightning protection
- Transmission lines (short~ ½ mile)

- Exciter

Other

- Control and protection
- Valves
- Gas systems
- Piping
- Storm water recovery systems
- Collection and storage basins
- Pumps
- Clean up system (very sophisticated)
- Tankage

Critical Spare Parts

A nominal number of spare parts are stored around the plant, this includes motors, tubing, pumps and so forth. Most are located on the Turbine Deck

Administration facilities

- Admin building
- Maintenance employee rooms
- Machine shops
- Electrical shops
- I&C maintenance facilities
- Mobile equipment as follows

Physical address:
9640 Eastport Road (32218)
Jacksonville, FL 32226
Located at 30.423581, -81.607984

The following is an aerial picture represents the general plant. The plant was designed by Black and Veatch and construction completed in 1991-1992

The Plant is very well operated and maintained resulting in a high level capacity factor/availability for circulating fluid bed boiler of this vintage. This will support the potential to reduce the cost of dismantlement of the facilities.

Basis of Estimate: Current Day Feb 2015

Exclusions:

No foundation removal

No hazardous waste removal

No Asbestos

No lead Paint

No Mercury devices

No PCP equipment
No removal of Major removal of coal, ash limestone, water, chemicals

Included:
All equipment, structures, hardware, lubrication oils, pumps, motors, skids, pipe, conduit, cabling as listed above. Fill in the coal unloading pit, removal of the residual layer of coal in the coal yard. Title would be transferred for everything at the site unless specifically excluded.

Execution strategy:
Market and Sell all equipment on the site to the extent possible first as systems and secondary at the component level. Followed by dismantlement activities using conventional methods. The ability to minimize the final cost of this effort is highly dependent upon the need of other similar power producers and the timing of their need, the value of the materials that can be scrapped, and the distance to the end users. We would actively auction or Bid the entire site as an EPC approach to support us in this effort. This has demonstrated to provide us with the lower risk and highest market value. Our experience stems from Cape, Rivera, port everglades, cutler, Sanford, and numerous ancillary supporting systems in the NEE portfolio.

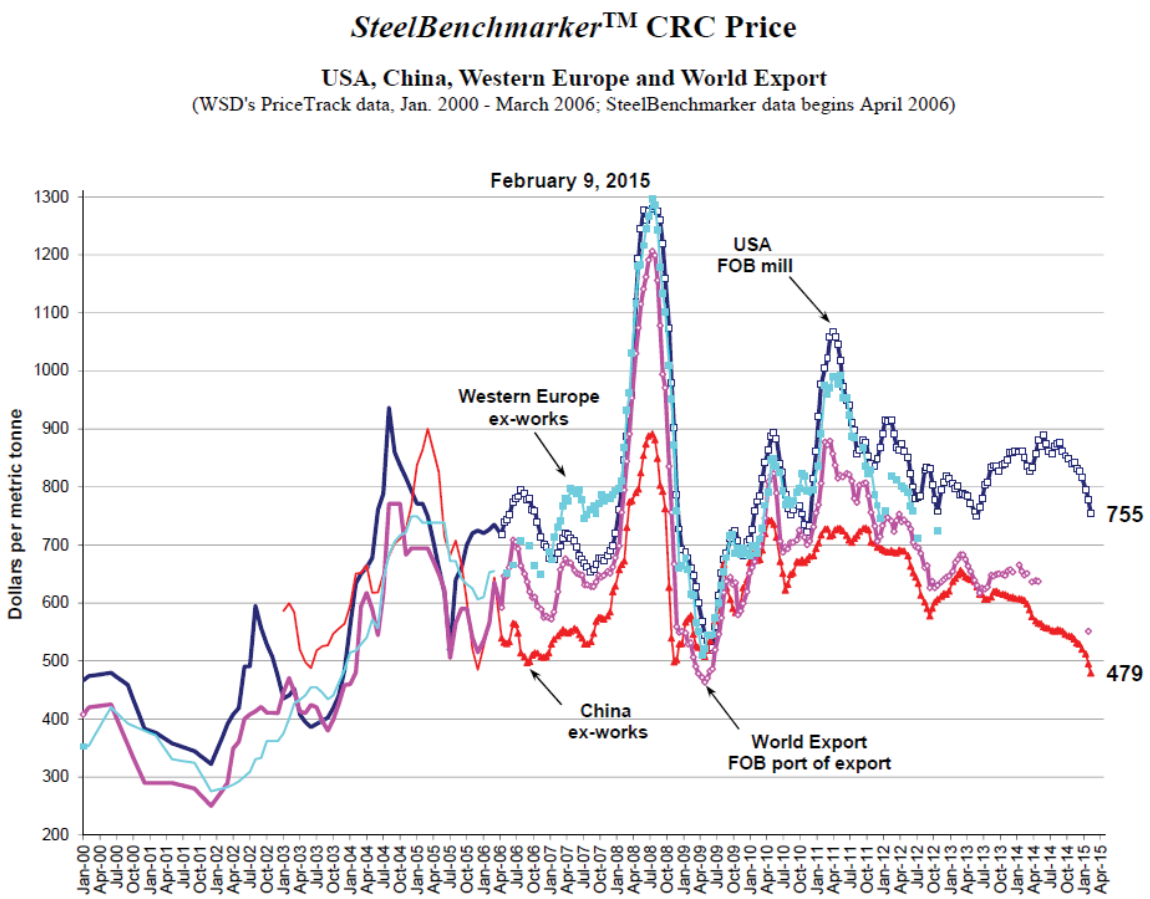
Schedule:
Recommended this effort take 24-30 months from notice to proceed to complete. Although this can be substantially shorter; time has shown that the longer durations typically result in a lower end cost. This works in two ways, it allows us to locate viable buyers in need, or time the salvage market to recover the highest salvage value attainable.

Budgetary cost:
The recommended cost of this effort is:

- **P90 cost of $4.5M** this is considered to be conservative due to the current timing the plant will continue to operate for several more years, cost of escalation of the resource pool, volatility of the salvage market, and the potential for whole sailing the equipment on the international market. There is of course equal potential for upside or down side. Dependent upon the level of upside there is potential that the marketability of the plant would result in a null cost or even some moneys being returned.
- **P50 cost of $1.0M** with a range of $0 to a cost of $2.0M

As an example the following salvage markets have trended downward since peaking in 2008-2010 time period. The majority of the savings values are in the steel, cooper, Stainless areas. Scrap Steel has somewhat returned to the higher level due to the reduction in inventory and the same trend is expected yet has not materialized yet for the other metals. Additionally, since this is a budgetary effort and not a great deal of effort was put forth to estimate the amount of materials the resulting weights may increase providing further savings.

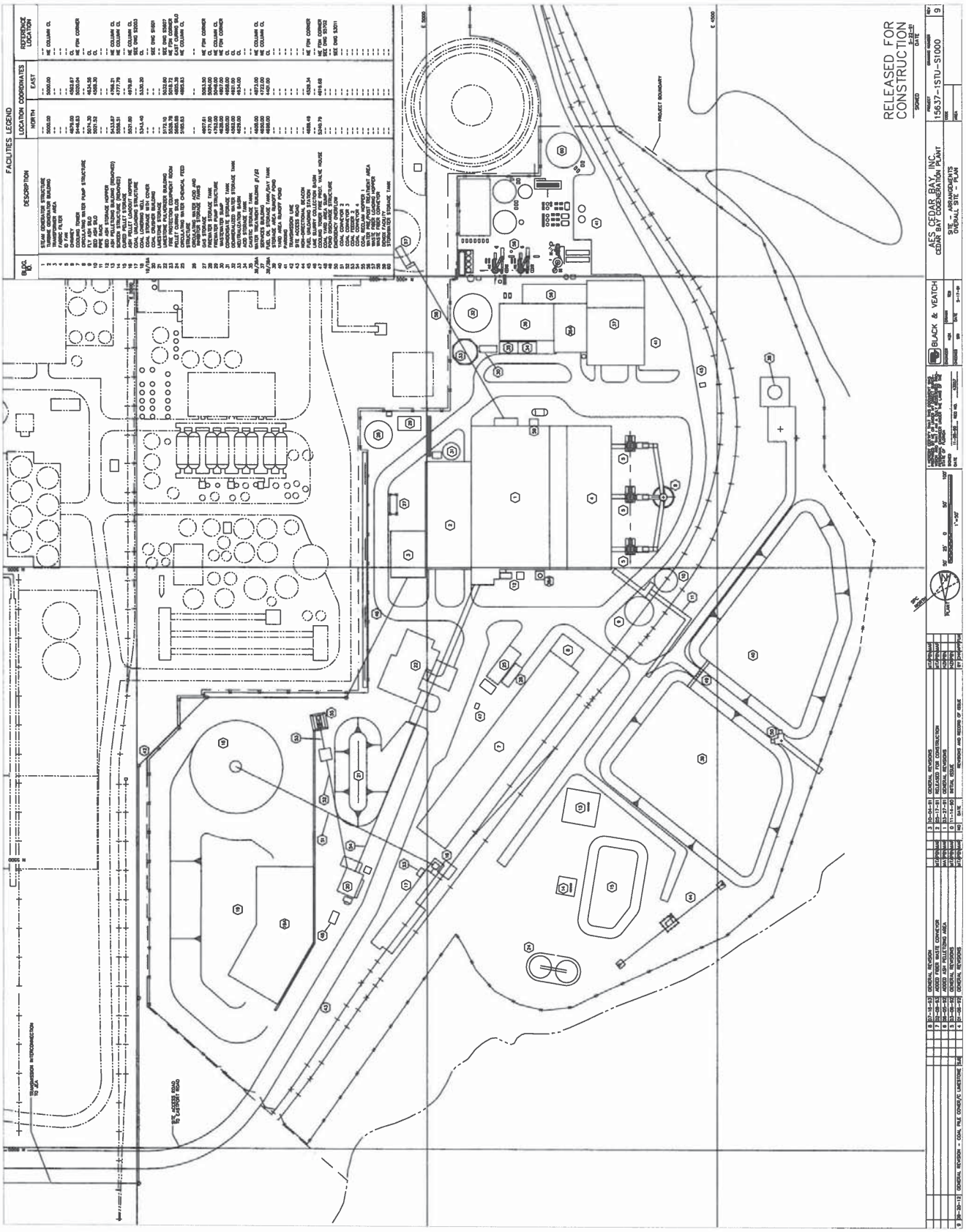
Trend Charts for Metals Markets

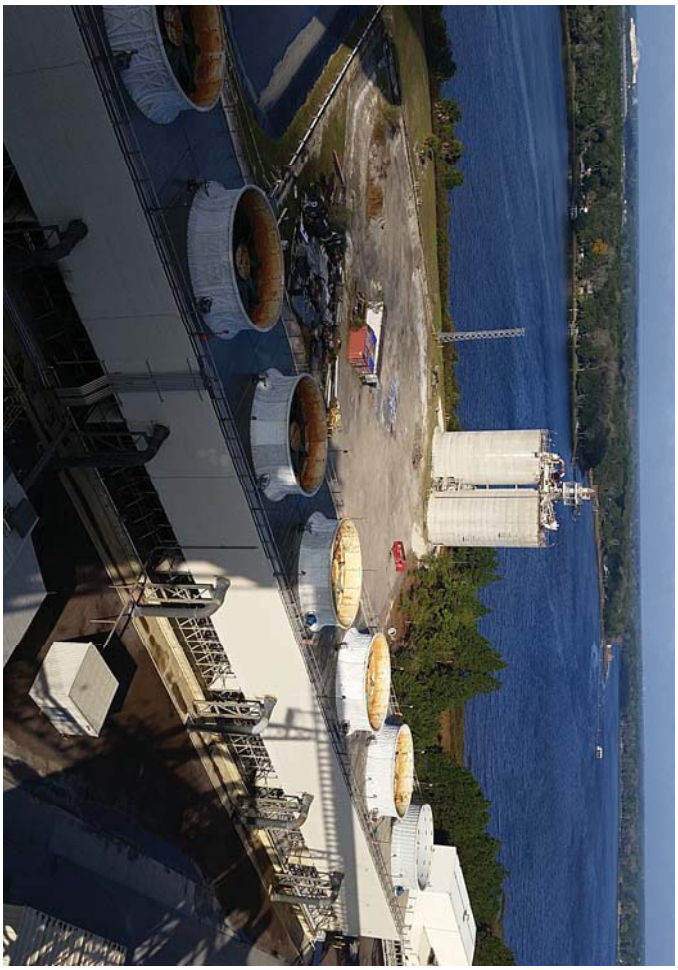


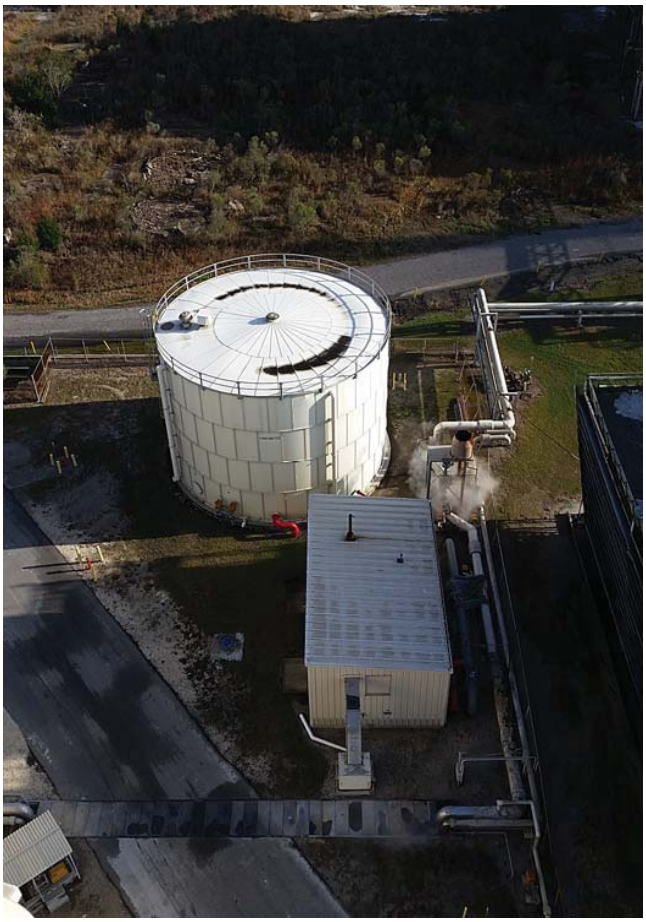
Appendix supporting information:
Appendix A
Budgetary Vendor information

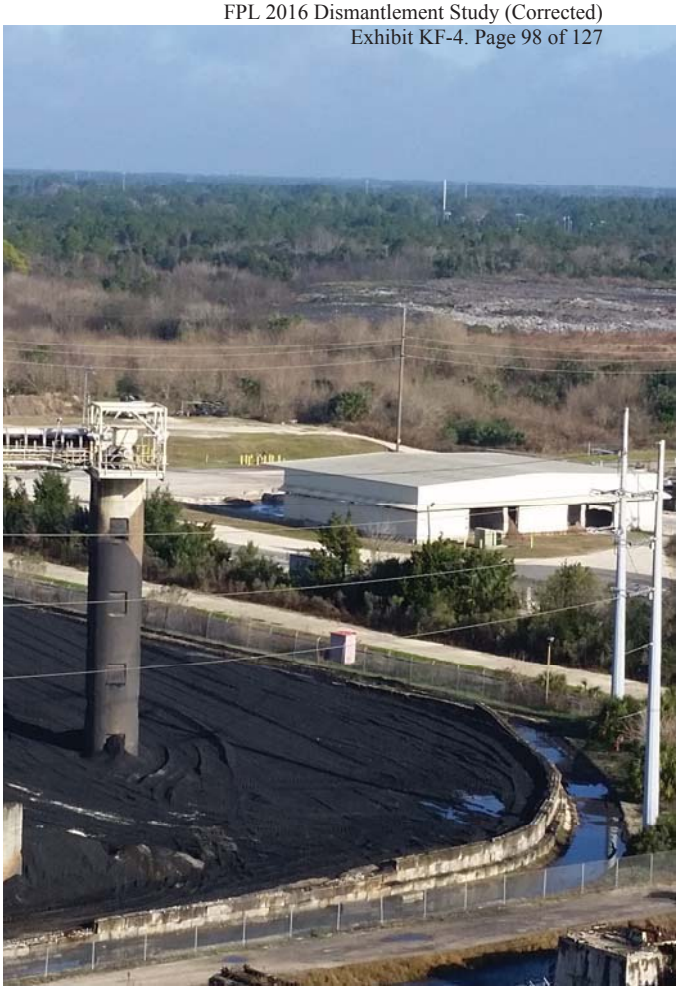
Appendix B
Pictures

Appendix C
Plant documentation


FACILITIES LEGEND
RELEASED FOR CONSTRUCTION
AES CEDAR BAY, INC.
CEDAR BAY COGENERATION PLANT
SITE - ARRANGEMENTS
OVERALL SITE - PLAN
BLACK & VEATCH
PROJECT BOUNDARY
TO TRANSMISSION INTERCONNECTION TO JEA
SITE ACCESS ROAD TO US HIGHWAY 17








TOSHIBA
TGA- TG- 1
TURBINE
GENERATOR 1


Toshiba
A. C. GENERATOR
PHASE 3
POLES 2
VOLTS 2000
RATING CONT
POWER FACTOR
EXCITATION VOLTS
STATOR TEMP RISE
STATOR CONNECTION
STATOR INSULATION CLASS F
STATOR SPECIFICATION
STANDARD
SERIAL NO.
TOSHIBA CORPORATION


Toshiba
STEAM TURBINE
TYPE
RATED OUTPUT 285000 kW
RATED SPEED 3600 rpm
STEAM CONDITIONS
INITIAL PRESSURE 1890 psig
INITIAL TEMPERATURE 1000 °F
REHEAT TEMPERATURE 1000 °F
EXHAUST PRESSURE (abs.) 3.0 inchHg
MACHINE NO. T-5974 MANUFACTURED IN 1992
TOSHIBA CORPORATION
TOKYO JAPAN

February 12, 2015

Florida Power & Light
PGD Technical Services
700 Universe Blvd.
Juno Beach, FL 33408

Mr. Randal Voyles
Technical Services Manager

Re: Budget Estimate for Cedar Bay Plant
NorthStar Proposal No. 15-02-09

Dear Mr. Voyles,

NorthStar Demolition and Remediation LP is pleased to provide this budget estimate for the demolition of the Cedar Bay facility. The budget estimate was developed based on information gathered during a site inspection and drawings provided by the facility. This budget estimate includes the removal of the coal powered steam generator structure with 3 individual boiler units, one chimney stack, turbine generator building and condensers, all above ground structures listed on the Overall Site Plan (15637-1STU-S1000), such as transformers, cooling tower, fly and bed ash silos, cured pellet storage, coal storage, crushing and conveyance, limestone storage, pulverizing and conveyance, circulating water structure, misc. tanks and systems for water, fuel, acid and caustics, water treatment building, coal unloading structure, storage area runoff and yard area runoff ponds, misc. outbuildings, etc. All work will be to top of foundation or slab at or near grade.

Additionally, as this plant has only recently shut down and the equipment had been maintained to the highest level of quality, there are many items that potentially have a much greater value as a reusable asset rather than being sold as scrap. Because of the state of these materials, NorthStar feels that it would be of benefit to both FPL and NorthStar if we could partner in the marketing and sales of as much of this equipment as possible as this could increase our asset recovery well above $5.5 million.

In order to maximize FPL's return on its capital investment, we feel that additional marketing time is required to explore the international market on a piece by piece basis. NorthStar has relationships with many end user buyers and brokers that could be used for the liquidation of miscellaneous pieces and parts for this plant. They specialize in this type of equipment and have a vast client basis worldwide. Based on the extremely clean condition of the plant, we feel that this relationship would best serve FPL if we could spend time immediately marketing the equipment while it is still in place. This would allow us time to bring in our out-of-country clients to view and make "firm" offers on this equipment.

The assumptions made in the development of this estimate include the following;

- Work will be performed 5 days per week 10 hours per day
- The work can be completed within 12-14 months.
- FP&L will make all utility disconnects and relocations.
- All line break and hazardous material removal including universal wastes will be performed by FPL.
- Assumed no lead abatement besides employee protection during torch activities.
- Excludes any damage to existing concrete slabs and foundations to remain.
- Excludes any ash, coal, limestone and process waste cleanup and disposal.
- Asbestos is excluded from the pricing

Budget Estimate of Cost

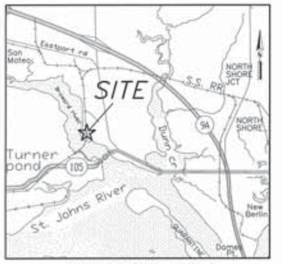
Project Overhead	$650,000
Stack and Concrete Silos	$590,000
Boiler and ancillary structures	$3,250,000
Misc Buildings, cooling tower	$870,000
Water Treatment/Condensers	$650,000
Turbine	$350,000
Total Cost	**$6,360,000**
Scrap Recovery Credit	**($2,237,750)**
Net Cost to FPL	**$4,122,250**

Budget Estimate for Salvage Recovery

Steel Scrap	11000	Gross Tons	$140/ton	$1,540,000
Sales	Pumps/valves/motors			$300,000
Copper	140,000	Pounds	$1.95/lb.	$273,000
Stainless Tubes	115,000	Pounds	$0.65/lb.	$74,750
Misc.				$50,000
			Total Scrap	**$2,237,750**

Thank you for the opportunity to provide you with this budget estimate. Please feel free to call with any questions. Chris Schillesci 985-705-2641
Regards,

Chris Schillesci
Sr. Project Manager
NorthStar Demolition and Remediation LP



VICINITY MAP

(NOT TO SCALE)

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF WEBB PLACE, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AS DEPICTED IN PLAT BOOK 1, PAGES 7 AND 8, OF THE FORMER PUBLIC RECORDS OF SAID COUNTY, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 504, TOGETHER WITH A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7101, PAGE 1756, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SURVEYOR'S DESCRIPTION (FACILITY SITE):

PARCEL A:
A portion of Webb Place, subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Duval County, Florida, as depicted in Plat Book 1, pages 7 and 8, of the former Public Records of said county, also being a portion of those lands described and recorded in Official Records Book 7101, page 1756, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the corner common to the Easterly line of said Webb Place and Subsections 19 and 22, of said Section 46, said corner bearing South 89°58'16" West, 1325.83 feet from the Northeasterly corner of said Subsection 22; thence South 89°58'28" West, along the Westerly prolongation of the Northerly line of said Subsection 22, a distance of 578.30 feet to its intersection with the Westerly right of way line of Eastport Road, a 66 foot right of way as presently established; thence North 10°23'24" West, along said Westerly right of way line, a distance of 890.02 feet; thence South 79°36'36" West, departing said Westerly right of way line, 508.51 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 6652, pages 2217 of said current Public Records; thence Westerly and Southerly along the Northerly and Westerly line of last said lands, the following 3 courses: Course 1, thence South 67°50'04" West, 316.23 feet; Course 2, thence South 49°14'16" West, 270.00 feet; Course 3, thence South 40°45'44" East, 644.88 feet to an intersection with said Westerly prolongation of the Northerly line of Subsection 22; thence South 89°58'28" West, departing said Westerly line and along said Westerly prolongation, 618.79 feet; thence North 40°49'07" West, 128.34 feet; thence South 49°11'36" West, 100.00 feet; thence North 40°49'07" West, 275.00 feet; thence South 49°10'53" West, 100.00 feet; thence South 40°49'07" East, 230.77 feet to an intersection with said Westerly prolongation of the Northerly line of Subsection 22; thence South 89°58'28" West, along said Westerly prolongation, 134.73 feet to the Northeasterly corner of those lands described in Exhibit "A", Parcel "A", as recorded in said Official Records Book 7101, page 1756 and the Point of Beginning.

From said Point of Beginning, thence Southerly along the Easterly line of said Parcel "A" the following 10 courses: Course 1, thence South 40°49'07" East, 427.65 feet; Course 2, thence South 03°45'51" West, 74.96 feet; Course 3, thence South 41°14'09" East, 54.38 feet; Course 4, thence South 49°10'10" West, 42.00 feet; Course 5, thence South 41°14'09" East, 10.00 feet; Course 6, thence South 49°10'10" West, 269.67 feet; Course 7, thence South 40°49'50" East, 485.00 feet; Course 8, thence South 49°10'10" West, 155.00 feet; Course 9, thence South 40°49'50" East, 220.00 feet; Course 10, thence South 49°10'10" West, 15.00 feet to the Northerly most corner of those lands described in Exhibit "A", Parcel "B", as recorded in said Official Records Book 7101, page 1756; thence South 40°49'50" East, departing said Easterly line and along the Northeasterly line of said Parcel "B", 191.10 feet to the Easterly most corner thereof, said corner lying on a curve concave Southeasterly having a radius of 118.15 feet; thence Southwesterly, along the Southeasterly line of said Parcel "B", and along the arc of said curve, through a central angle of 50°59'22", an arc length of 105.15 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 50°21'58" West, 101.71 feet; thence South 49°10'10" West, continuing along said Southeasterly line and along the Southerly line of said Parcel "A", 194.71 feet to a point hereinafter referred to as Reference Point "A"; thence continue South 49°10'10" West, along said Southerly line, 44 feet, more or less, to its intersection with the Easterly Mean High Water Line of the Broward River; thence along the meanderings of said Easterly Mean High Water Line the following 4 courses: Course 1, thence Westerly, departing said Southerly line, 490 feet, more or less; Course 2, thence Northwesterly, 1065 feet, more or less; Course 3, thence Northeasterly, 617 feet, more or less; Course 4, thence Northerly, 277 feet, more or less, to the Northwest corner of said Parcel "A"; thence North 89°58'28" East, departing said Easterly Mean High Water Line and along the Northerly line of said Parcel "A", said line also being the Westerly prolongation of the Northerly line of Subsection 22, a distance of 47 feet, more or less, to a point on said line, said point bearing North 21°01'01" West, 1748.17 feet from said Reference Point "A"; thence continue North 89°58'28" East, along last said line, 314.13 feet to the Point of Beginning.

Containing 30.4 acres, more or less.

TOGETHER WITH:

LEASE PARCEL 1:
A portion of Webb Place, subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Duval County, Florida, as depicted in Plat Book 1, pages 7 and 8, of the former Public Records of said county, also being a portion of those lands described and recorded in Official Records Book 6222, page 504, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the corner common to the Easterly line of said Webb Place and Subsections 19 and 22, of said Section 46, said corner bearing South 89°58'16" West, 1325.83 feet from the Northeasterly corner of said Subsection 22; thence South 89°58'28" West, along the Westerly prolongation of the Northerly line of said Subsection 22, a distance of 578.30 feet to its intersection with the Westerly right of way line of Eastport Road, a 66 foot right of way as presently established; thence North 10°23'24" West, along said Westerly right of way line, a distance of 890.02 feet; thence South 79°36'36" West, departing said Westerly right of way line, 508.51 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 6652, pages 2217 of said current Public Records; thence Westerly along said Northerly line the following 2 courses: Course 1, thence South 67°50'04" West, 316.23 feet; Course 2, thence South 49°14'16" West, 270.00 feet; thence South 77°53'56" West, departing said Northerly line, 280.31 feet to the Point of Beginning.

From said Point of Beginning, thence South 41°06'50" East, 624.12 feet; thence South 48°53'10" West, 105.09 feet; thence South 45°49'59" West, 230.33 feet; thence South 54°07'43" West, 105.42 feet; thence North 40°42'13" West, 663.30 feet; thence North 52°59'04" East, 90.52 feet; thence North 53°53'30" East, 170.27 feet; thence North 53°50'15" East, 176.06 feet to the Point of Beginning.

Containing 6.51 acres, more or less

LEASE PARCEL 2:
A portion of Webb Place, subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Duval County, Florida, as depicted in Plat Book 1, pages 7 and 8, of the former Public Records of said county, also being a portion of those lands described and recorded in Official Records Book 6222, page 504, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the corner common to the Easterly line of said Webb Place and Subsections 19 and 22, of said Section 46, said corner bearing South 89°58'16" West, 1325.83 feet from the Northeasterly corner of said Subsection 22; thence South 89°58'28" West, along the Westerly prolongation of the Northerly line of said Subsection 22, a distance of 578.30 feet to its intersection with the Westerly right of way line of Eastport Road, a 66 foot right of way as presently established; thence North 10°23'24" West, along said Westerly right of way line, a distance of 890.02 feet; thence South 79°36'36" West, departing said Westerly right of way line, 508.51 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 6652, pages 2217 of said current Public Records; thence Westerly along said Northerly line the following 2 courses: Course 1, thence South 67°50'04" West, 316.23 feet; Course 2, thence South 49°14'16" West, 270.00 feet; thence South 77°53'56" West, departing said Northerly line, 280.31 feet; thence North 38°45'00" West, 102.45 feet to the Point of Beginning.

From said Point of Beginning, thence South 55°49'01" West, 441.86 feet to a point on a curve concave Northeasterly having a radius of 665.76 feet; thence Northwesterly along the arc of said curve, through a central angle of 22°29'35", an arc length of 261.36 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 35°23'40" West, 259.69 feet; thence North 09°48'40" West, 84.68 feet; thence North 49°11'08" East, 370.75 feet; thence South 40°48'52" East, 382.13 feet to the Point of Beginning.

Containing 3.49 acres, more or less.

PARCEL DESCRIPTIONS (per Title Commitment):

EXHIBIT A (FACILITY SITE) (Official Records Book 7101, Page 1756):

PARCEL A:
A portion of Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 and said subdivision (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot Public Right of Way as now established); run thence North 10° 23' 56" West along said Westerly right of way line, a distance of 890.02 feet to a point on said Westerly right of way line; run thence South 79°36'04" West, a distance of 508.51 feet to a point at the Northeasterly corner of those lands described and recorded in Official Records Volume 6652, Pages 2217-2228 of the Current Public Records of said Duval County, Florida; run thence along the Northerly and Westerly line of said lands recorded in Official Records Volume 6652, Pages 2217-2228, the following three courses and distances: First Course; South 67°49'32" West, a distance of 316.23 feet to a point; Second Course; South 49° 13' 44" West, a distance of 270.00 feet to a point; Third Course; South 40°46'16" East, a distance of 644.88 feet to an intersection with said Westerly prolongation of said Northerly line of said Section 22; run thence South 89°57'56" West, along last said line a distance of 618.79 feet to a point; run thence North 40°49'39" West, a distance of 128.34 feet to a point; run thence South 49°11' 04" West, a distance of 100.00 feet to a point; run thence North 40°49'39" West, a distance of 275.00 feet to a point; run thence South 49°10'21" West, a distance of 100 feet to a point; run thence South 40°49'39" East, a distance of 230.77 feet to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision; run thence South 89°57'56" West, along said line, a distance of 134.73 feet to the Point of Beginning.

From the Point of Beginning thus described, run South 40°49'39" East, a distance of 427.65 feet to a point; run thence South 03°45'19" West, a distance of 74.96 feet to a point; run thence South 41°14'41" East, a distance of 54.38 feet to a point; run thence South 49°09'38" West, a distance of 42.00 feet to a point; run thence South 41°14'41" East, a distance of 10.00 feet to a point; run thence South 49°09'38" West, a distance of 269.67 feet to a point; run thence South 40°50'22" East, a distance of 485.00 feet to a point; run thence South 49°09'38" West, a distance of 155.00 feet to a point; run thence South 40°50'22" East, a distance of 220.00 feet to a point; run thence South 49°09'38" West, a distance of 210.00 feet to a point; run thence South 40°50'22" East, a distance of 188.96 feet to a point; run thence South 49°09'38" West, a distance of 175 feet, more or less, to the Mean High Water Line of the Broward River; run thence in a general Northwesterly and Northeasterly direction, along said Mean High Water Line, a distance of 2,350 feet, more or less, to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision, said point lying South 89°57'56" West, a distance of 395 feet, more or less, from the Point of Beginning; run thence North 89°57'56" East, along aforementioned line, a distance of 395 feet, more or less to the Point of Beginning.

TOGETHER WITH:

PARCEL B:
A portion of Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For a Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot Public Right of Way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 890.02 feet to a point on said Westerly right of way line; run thence South 79°36'04" West, a distance of 508.51 feet to a point at the Northeasterly corner of those lands described and recorded in Official Records Volume 6652, Pages 2217-2228 of the Current Public Records of said Duval County, Florida; run thence along the Northerly and Westerly line of said lands recorded in Official Records Volume 6652, Pages 2217-2228, the following Three Courses and Distances: First Course, South 67°49'32" West, a distance of 316.23 feet to a point; Second Course, South 49°13'44" West, a distance of 270.00 feet to a point; Third Course, South 40°46'16" East, a distance of 644.88 feet to an intersection with said Westerly prolongation of said Northerly line of said Section 22; run thence South 89°57'56" West, along last said line, a distance of 618.79 feet to a point; run thence North 40°49'39" West, a distance of 128.34 feet to a point; run thence South 49°11'04" West, a distance of 100.00 feet to a point; run thence North 40°49'39" West, a distance of 275.00 feet to a point; run thence South 49°10'21" West, a distance of 100.00 feet to a point; run thence South 40°49'39" East, a distance of 230.77 feet to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision; run thence South 89°57'56" West, along last said line, a distance of 134.73 feet to a point; run thence South 40°49'39" East, a distance of 427.65 feet to a point; run thence South 03°45'19" West, a distance of 74.96 feet to a point; run thence South 41°14'41" East, a distance of 54.38 feet to a point; run thence South 49°09'38" West, a distance of 42.00 feet to a point; run thence South 41°14'41" East, a distance of 10.00 feet to a point; run thence South 49°09'38" West, a distance of 269.67 feet to a point; run thence South 40°50'22" East, a distance of 485.00 feet to a point; run thence South 49°09'38" West, a distance of 155.00 feet to a point; run thence South 40°50'22" East, a distance of 220.00 feet to a point; run thence South 49°09'38" West, a distance of 15.00 feet to a point for the Point of Beginning.

From the Point of Beginning thus described, run South 49°09'38" West, a distance of 195.00 feet to a point; run thence South 40°50'22" East, a distance of 188.96 feet to a point; run thence North 49°09'38" East, a distance of 93.32 feet to a point on a curve, concave Southeasterly; run thence Northeasterly, along and around the arc of a curve, concave Southeasterly and having a radius of 118.15 feet, an arc distance of 105.15 feet, said arc being subtended by a chord bearing of North 50°21'58" East, a distance of 101.71 feet; run thence North 40°50'22" West, a distance of 191.10 feet to the Point of Beginning.

Those lands of Parcel "A" and Parcel "B" as described above and in the Title Commitment are the same lands described in Surveyor's Description Parcel A without gap, gore or overlap.

EXHIBIT B (MILL SITE) (Official Records Book 7101, Page 1756):

PARCEL A:
Portions of Sections 19, 22, 24, and Webb Place, subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, according to Plat recorded in Plat Book 1, Pages 7 and 8, former Public Records of Jacksonville, Duval County, Florida, being more particularly described as follows:

For point of reference, commence at a concrete monument located at the point of intersection of the North line of said Section 22 of said subdivision, with the East line of Webb Place of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeast corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of said Northerly line of Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 3,231.34 feet to a point; run thence South 89°21'22" West, parallel with the Southerly right of way line of Kraft Road (a 60 foot right of way, as now established), a distance of 1,639.56 feet to a point; run thence South 2°51'06" East, a distance of 1,845.0 feet to a point for the Point of Beginning.

From the Point of Beginning thus described, run North 2°51'06" West, a distance of 1,845.0 feet to a point; run thence North 89°21'22" East, parallel with said Southerly right of way line of Kraft Road, a distance of 1,639.56 feet to a point on said Westerly right of way line of Eastport Road; run thence South 10°23'56" East, along said Westerly right of way line, a distance of 4,796.00 feet to a concrete monument at the point of curvature; run thence in a Southeasterly direction, along the arc of a curve in the Southwesterly right of way line of said Eastport Road, said curve being concave to the Northeast and having a radius of 592.89 feet, an arc distance of 317.83 feet to a concrete monument at the point of tangency, the aforementioned arc having a chord bearing and distance of South 25°45'21" East, 314.04 feet; run thence South 41°06'46" East, along said Southwesterly right of way line, a distance of 806.21 feet to a concrete monument; run thence in a Southwesterly direction, along the arc of a curve in said Westerly right of way line, not tangent to last described line, said curve being concave to the Northwest and having a radius of 113.24 feet, an arc distance of 201.17 feet to a concrete monument at the point of tangency, the aforementioned arc having a chord bearing and distance of South 22°59'46" West, 175.74 feet; run thence South 73°53'14" West, along the Northerly right of way line of said Eastport Road, a distance of 166.73 feet to a concrete monument at the intersection of said Northerly line, with the Northerly right of way line of Heckscher Drive, as now established; run thence in a Westerly direction, along the arc of a curve in last mentioned Northerly right of way line, said curve not being tangent to last described line, said curve being concave to the South and having a radius of 766.78 feet, an arc distance of 387.82 feet to a concrete monument at a point on a second non-tangent curve, the aforementioned arc having a chord bearing and distance of South 72°37'12" West, 383.70 feet; run thence in a Southwesterly direction, along the arc of a curve in the Northwesterly right of way line of said Heckscher Drive, said curve being concave to the Southeast and having a radius of 483.06 feet, an arc distance of 275.68 feet to the point of tangency, the aforementioned arc having a chord bearing and distance of South 59°21'27" West, 271.95 feet; run thence South 43°00'30" West, along said Northwesterly right of way line, a distance of 129.62 feet to a point on the Southwesterly line of lands described in deed recorded in Official Records Volume 1344, Page 261, Public Records of said County; run thence North 56°55'00" West, along said Southwesterly line, a distance of 2,485.40 feet to the point of curvature; run thence in a Northwesterly direction, along the arc of a curve in said Southwesterly deed line, said curve being concave to the Northeast and having a radius of 1000.00 feet, an arc distance of 122.00 feet to the Westerly corner of said deed, the aforementioned arc having a chord bearing and distance of North 53°25'18" West, 121.92 feet; run thence in a Northerly direction, along the waters of the Broward River, following the meanderings of same, a distance of 3,150 feet, more or less, to a point which bears South 87°08'54" West from the Point of Beginning; run thence North 87°08'54" East, a distance of 40 feet, more or less, to the Point of Beginning.

TOGETHER WITH:

PARCEL B:
Portions of Sections 18, 19, 22, 23, and Webb Place, subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, according to plat recorded in Plat Book 1, Page 7 and 8, former Public Records of Jacksonville, Duval County, Florida, being more particularly described as follows:
For a Point of Reference, commence at a concrete monument located at the point of intersection of the North line of said Section 22 of said subdivision, with the East line of Webb Place of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeast corner of said Section 22; run thence North 89°57'56" East, along said North line, a distance of 1,325.83 feet to said concrete monument located at the Northeast corner of said Section 22; run thence South 76°37'10" West, a distance of 146.58 feet to a point for Point of Beginning.
From the Point of Beginning thus described, run North 00°24'12" West, a distance of 682.91 feet to a point; run thence North 53°56'47" East, a distance of 1,076.13 feet to a point; run thence South 60°07'28" East, a distance of 417.67 feet to a point; run thence South 36°36'37" East, a distance of 454.27 feet to a point; run thence South 43°25'48" West, a distance of 871.81 feet to a point; run thence South 35°36'59" East, a distance of 1,515.38 feet to a point; run thence South 54°38'17" West, a distance of 1,833.10 feet to a point lying on the Easterly prolongation of the Northerly line of lands described in Official Records Volume 365, Page 583, Public Records of said County; run thence South 89°57'39" West, along said Easterly prolongation and along said Northerly line, a distance of 742.41 feet to the Northwesterly corner of said lands; run thence South 0°02'21" East, along the Westerly line of said lands, a distance of 202.96 feet to the Easterly corner of lands described in Official Records Volume 3204, Page 401, Public Records of said County; run thence South 54°56'50" West, along the Southeasterly line of said lands, a distance of 210.95 feet to a point lying on the Northeasterly right of way line of Eastport Road (a 66 foot right of way, as now established); run thence North 41°06'46" West, along said Northeasterly right of way line, a distance of 200.02 feet to a point lying on the Northwesterly line of said lands described in Official Records Volume 3204, Page 401; run thence North 54°56'50" East, along said Northwesterly line, a distance of 211.16 feet to the Northerly corner thereof; run thence North 51°36'05" West, a distance of 346.25 feet to a point; run thence North 26°44'44" West, a distance of 905.69 feet to a point; run thence North 10°06'08" West, a distance of 778.33 feet to a point; run thence South 79°36'04" West, perpendicular to the Easterly right of way line of said Eastport Road, a distance of 200.85 feet to a point lying on said Easterly right of way line; run thence North 10°23'56" West, along said Easterly right of way line, a distance of 434.92 feet to a point; run thence North 79°36'04" East, perpendicular to said Easterly right of way line, a distance of 418.59 feet to a point; run thence South 10°23'56" East, parallel to said Easterly right of way line, a distance of 432.27 feet to a point; run thence North 79°28'07" East, a distance of 751.68 feet to a point; run thence North 53°38'14" East, a distance of 226.55 feet to a point; run thence North 63°51'10" East, a distance of 297.92 feet to the Point of Beginning.

LESS AND EXCEPT:

A portion of Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 and said subdivision (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot Public Right of Way as now established); run thence North 10° 23' 56" West along said Westerly right of way line, a distance of 890.02 feet to a point on said Westerly right of way line; run thence South 79°36'04" West, a distance of 508.51 feet to a point at the Northeasterly corner of those lands described and recorded in Official Records Volume 6652, Pages 2217-2228 of the Current Public Records of said Duval County, Florida; run thence along the Northerly and Westerly line of said lands recorded in Official Records Volume 6652, Pages 2217-2228, the following three courses and distances: First Course; South 67°49'32" West, a distance of 316.23 feet to a point; Second Course; South 49° 13' 44" West, a distance of 270.00 feet to a point; Third Course; South 40°46'16" East, a distance of 644.88 feet to an intersection with said Westerly prolongation of said Northerly line of said Section 22; run thence South 89°57'56" West, along last said line a distance of 618.79 feet to a point; run thence North 40°49'39" West, a distance of 128.34 feet to a point; run thence South 49°11' 04" West, a distance of 100.00 feet to a point; run thence North 40°49'39" West, a distance of 275.00 feet to a point; run thence South 49°10'21" West, a distance of 100 feet to a point; run thence South 40°49'39" East, a distance of 230.77 feet to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision; run thence South 89°57'56" West, along said line, a distance of 134.73 feet to the Point of Beginning.

From the Point of Beginning thus described, run South 40°49'39" East, a distance of 427.65 feet to a point; run thence South 03°45'19" West, a distance of 74.96 feet to a point; run thence South 41°14'41" East, a distance of 54.38 feet to a point; run thence South 49°09'38" West, a distance of 42.00 feet to a point; run thence South 41°14'41" East, a distance of 10.00 feet to a point; run thence South 49°09'38" West, a distance of 269.67 feet to a point; run thence South 40°50'22" East, a distance of 485.00 feet to a point; run thence South 49°09'38" West, a distance of 155.00 feet to a point; run thence South 40°50'22" East, a distance of 220.00 feet to a point; run thence South 49°09'38" West, a distance of 210.00 feet to a point; run thence South 40°50'22" East, a distance of 188.96 feet to a point; run thence South 49°09'38" West, a distance of 175 feet, more or less, to the Mean High Water Line of the Broward River; run thence in a General Northwesterly and Northeasterly direction, along said Mean High Water Line, a distance of 2,350 feet, more or less, to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision, said point lying South 89°57'56" West, a distance of 395 feet, more or less, from the Point of Beginning; run thence North 89°57'56" East, along aforementioned line, a distance of 395 feet, more or less to the Point of Beginning.

AND:

A portion of Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For a Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot Public Right of Way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 890.02 feet to a point on said Westerly right of way line; run thence South 79°36'04" West, a distance of 508.51 feet to a point at the Northeasterly corner of those lands described and recorded in Official Records Volume 6652, Pages 2217-2228 of the Current Public Records of said Duval County, Florida; run thence along the Northerly and Westerly line of said lands recorded in Official Records Volume 6652, Pages 2217-2228, the following Three Courses and Distances: First Course, South 67°49'32" West, a distance of 316.23 feet to a point; Second Course, South 49°13'44" West, a distance of 270.00 feet to a point; Third Course, South 40°46'16" East, a distance of 644.88 feet to an intersection with said Westerly prolongation of said Northerly line of said Section 22; run thence South 89°57'56" West, along last said line, a distance of 618.79 feet to a point; run thence North 40°49'39" West, a distance of 128.34 feet to a point; run thence South 49°11'04" West, a distance of 100.00 feet to a point; run thence North 40°49'39" West, a distance of 275.00 feet to a point; run thence South 49°10'21" West, a distance of 100.00 feet to a point; run thence South 40°49'39" East, a distance of 230.77 feet to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision; run thence South 89°57'56" West, along last said line, a distance of 134.73 feet to a point; run thence South 40°49'39" East, a distance of 427.65 feet to a point; run thence South 03°45'19" West, a distance of 74.96 feet to a point; run thence South 41°14'41" East, a distance of 54.38 feet to a point; run thence South 49°09'38" West, a distance of 42.00 feet to a point; run thence South 41°14'41" East, a distance of 10.00 feet to a point; run thence South 49°09'38" West, a distance of 269.67 feet to a point; run thence South 40°50'22" East, a distance of 485.00 feet to a point; run thence South 49°09'38" West, a distance of 155.00 feet to a point; run thence South 40°50'22" East, a distance of 220.00 feet to a point; run thence South 49°09'38" West, a distance of 15.00 feet to a point for the Point of Beginning.

From the Point of Beginning thus described, run South 49°09'38" West, a distance of 195.00 feet to a point; run thence South 40°50'22" East, a distance of 188.96 feet to a point; run thence North 49°09'38" East, a distance of 93.32 feet to a point on a curve, concave Southeasterly; run thence Northeasterly, along and around the arc of a curve, concave Southeasterly and having a radius of 118.15 feet, an arc distance of 105.15 feet, said arc being subtended by a chord bearing of North 50°21'58" East, a distance of 101.71 feet; run thence North 40°50'22" West, a distance of 191.10 feet to the Point of Beginning.

CERTIFIED TO:
Barclays Bank PLC, a Public Limited Company as Administrative and Collateral Agent;
Cedar Bay Generating Company LP, a Delaware Limited Partnership; and
Fidelity National Title Insurance Company, a California Corporation.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 8, 9, 11(b), 13, 14, 15, 16, 17, 18, 20(a) AND 21 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON JANUARY 24, 2013.

REVISED MARCH 17, 2013 TO DEPICT ALL LANDS DESCRIBED IN REVISED TITLE COMMITMENT. (WO No. 12-146.01)

SHEET 1 OF 9
SEE SHEET 5 FOR GENERAL NOTES.

RMA
ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

DATE: JANUARY 24, 2013

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA LS No. 6284
KellyD@rmaainc.com

CAD FILE: I:\Survey\RMApro7\Cogentrix Cedar Bay\Bndy\Generating Site Sup 2013 Alta.dwg FIELD BOOK: EFB "ZION" DRAWN BY: DMS CHECKED BY: DJK COUNTY: DUVAL ORDER NO.: 12-146.00 FILE NO.: 122C-38.004

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF WEBB PLACE, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AS DEPICTED IN PLAT BOOK 1, PAGES 7 AND 8, OF THE FORMER PUBLIC RECORDS OF SAID COUNTY, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 504, TOGETHER WITH A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7101, PAGE 1756, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

EASEMENT DESCRIPTIONS (per Title Commitment):

SOUTH RAILROAD EASEMENT (Official Records Book 7101, Page 1756):
A portion of Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325,83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 890.02 feet to a point on said Westerly right of way line; run thence South 79°36'04" West, a distance of 508.51 feet to a point at the Northeasterly corner of those lands described and recorded in Official Record Volume 6652, Pages 2217–2228 of the current Public Records of said Duval County, Florida; run thence along the Northerly and Westerly line of said lands recorded in Official Records Volume 6652, Pages 2217–2228, the following three courses and distances; First Course: South 67°49'32" West, a distance of 316.23 feet to a point; Second Course: South 49°13'44" West, a distance of 270.00 feet to a point, Third Course: South 40°46'16" East, a distance of 644.88 feet to an intersection with said Westerly prolongation of said Northerly line of said Section 22; run thence South 89°57'56" West, along last said line, a distance of 618.79 feet to a point; run thence North 40°49'39" West, a distance of 128.34 feet to a point; run thence South 49°11'04" West, a distance of 100.00 feet to a point; run thence North 40°49'39" West, a distance of 275.00 feet to a point; run thence South 49°10'21" West, a distance of 100.00 feet to a point; run thence South 40°49'39" East, a distance of 230.77 feet to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision; run thence South 89°57'56" West, along last said line, a distance of 134.73 feet; run South 40°49'39" East, a distance of 427.65 feet to a point; run thence South 03°45'19" West, a distance of 74.96 feet to a point; run thence South 41°14'41" East, a distance of 54.38 feet to a point; run thence South 49°09'38" West, a distance of 42.00 feet to a point; run thence South 41°14'41" East, a distance of 10.00 feet to a point; run thence South 49°09'38" West, a distance of 269.67 feet to a point; run thence South 40°50'22" East, a distance of 485.00 feet to a point; run thence South 49°09'38" West, a distance of 155.00 feet to a point; run thence South 40°50'22" East, a distance of 220.00 feet to a point; run thence South 49°09'38" West, a distance of 210.00 feet to a point; run thence South 40°50'22" East, a distance of 188.96 feet to a point for Point of Beginning.

From the Point of Beginning thus described, run South 54°16'48" East, a distance of 103.22 feet to a point on a curve leading Southeasterly; run thence Southeasterly, along and around the arc of a curve, concave Easterly and having a radius of 118.15 feet, an arc distance of 70.04 feet, said arc being subtended by a chord bearing and distance of South 54°16'48" East, 69.02 feet; run thence South 54°16'48" East, a distance of 564.62 feet to a point; run thence South 33°14'16" West, a distance of 125 feet, more or less, to the Mean High Waterline of the Broward River; run thence along last said line in a general Northwesterly, Westerly and Easterly direction, a distance of 1,530 feet, more or less, to a point which lies South 49°09'38" West, a distance of 175 feet, more or less, from the Point of Beginning; run thence North 49°09'38" East, a distance of 175 feet, more or less, to the Point of Beginning.

TRANSMISSION RIGHT OF WAY EASEMENT (Official Records Book 7101, Page 1756):
A portion of Section 19 and Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 1,341.87 feet to the Point of Beginning.

From the Point of Beginning thus described, run South 59°21'07" West, a distance of 1,959.89 feet; run thence North 40°49'39" West, a distance of 53.60 feet; run thence South 87°08'54" West, a distance of 155 feet, more or less, to the Mean High Waterline of the Broward River; run thence in a general Southerly direction, along said Mean High Water Line of the Broward River, a distance of 360 feet, more or less, to an intersection with said Westerly prolongation of the Northerly line of said Section 22, of the subdivision of the John Broward Grant; run thence North 89°57'56" East, along last said line (also being the Northerly line of those lands known as the Cogeneration Plant Site), a distance of 395 feet, more or less, to the Easterly line of said lands known as the Cogeneration Plant Site, run thence along last said line, the following courses: First Course, South 40°49'39" East, a distance of 427.65 feet; Second Course, South 03°45'19" West, a distance of 74.96 feet; Third Course, South 41°14'41" East, a distance of 54.38 feet; Fourth Course, South 49°09'38" West, a distance of 42.00 feet; Fifth Course, South 41°14'41" East, a distance of 10.00 feet; Sixth Course, South 49°09'38" West, a distance of 269.67 feet; Seventh Course, South 40°50'22" East, a distance of 150.00 feet; run thence North 12°28'54" West, a distance of 125.00 feet to a point which lies 40.0 feet, when measured perpendicular to the line of those lands known as the Cogeneration Plant Site; run thence North 49°09'38" East, parallel to last said line, a distance of 233.19 feet; run thence North 03°45'19" East, a distance of 172.74 feet to a point which lies 50.0 feet when measured perpendicular to said Easterly line known as the Cogeneration Plant site; run thence North 40°49'39" West, parallel to last said line, a distance of 605.14 feet; run thence North 49°10'21" East, a distance of 127.00 feet; run thence South 40°49'39" East, a distance of 300.00 feet; run thence North 49°11'04" East, a distance of 50.00 feet; run thence North 40°49'39" West, a distance of 300.00 feet; run thence North 49°10'21" East, a distance of 196.55 feet; run thence North 59°21'07" East, a distance of 683.87 feet; run thence North 79°36'04" East, a distance of 791.45 feet to an intersection with said Westerly right of way line of Eastport Road; run thence North 10°23'56" West, along last said line, a distance of 40.00 feet; run thence South 79°36'04" West, a distance of 479.92 feet; run thence North 05°09'16" West, a distance of 122.19 feet; run thence North 59°21'07" East, a distance of 499.62 feet to an intersection with said Westerly right of way line of Eastport Road; run thence North 10°23'56" West, along last said line, a distance of 117.25 feet to the Point of Beginning.

PIPELINE EASEMENT (Official Records Book 7101, Page 1756):
A portion of Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at the concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established): run thence North 10°23'56" West, along said Westerly right of way line, a distance of 890.02 feet to a point on said Westerly right of way line; run thence South 79°36'04" West, a distance of 508.51 feet to a point at the Northeasterly corner of those lands described and recorded in Official Records Volume 6652, Pages 2217–2228 of the current Public Records of said Duval County, Florida, run thence along the Northerly and Westerly line of said lands recorded in Official Records Volume 6652, Pages 2217–2228, the following three courses and distances: First Course, South 67°49'32" West, a distance of 316.23 feet to a point; Second Course, South 49°13'44" West, a distance of 270.00 feet to a point; Third Course, South 40°46'16" East, a distance of 644.88 feet to an intersection with said Westerly prolongation of said Northerly line of said Section 22; run thence South 89°57'56" West, along last said line, a distance of 618.79 feet to a point; run thence North 40°49'39" West, a distance of 128.34 feet to a point; run thence South 49°11'04" West, a distance of 100.00 feet to a point; run thence North 40°49'39" West, a distance of 275.00 feet to a point; run thence South 49°10'21" West, a distance of 100.00 feet to a point; run thence South 40°49'39" East, a distance of 230.77 feet to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision; run thence South 89°57'56" West, along last said line, a distance of 134.73 feet; run South 40°49'39" East, a distance of 427.65 feet to a point; run thence South 03°45'19" West, a distance of 74.96 feet to a point; run thence South 41°14'41" East, a distance of 54.38 feet to a point; run thence South 49°09'38" West, a distance of 42.00 feet to a point; run thence South 41°14'41" East, a distance of 10.00 feet to a point; run thence South 49°09'38" West, a distance of 269.67 feet to a point; run thence South 40°50'22" East, a distance of 485.00 feet to a point; run thence South 49°09'38" West, a distance of 155.00 feet to a point; run thence South 40°50'22" East, a distance of 220.00 feet to a point; run thence South 49°09'38" West, a distance of 210.00 feet to a point; run thence South 40°50'22" East, a distance of 188.96 feet to a point; run thence South 54°16'48" East, a distance of 103.22 feet to a point on the arc of a curve, leading Southeasterly; run thence Southeasterly, along and around the arc of a curve, concave Easterly and having a radius of 118.15 feet, an arc distance of 70.04 feet, said arc being subtended by a chord bearing and distance of South 54°16'48" East, 69.02 feet; run thence South 54°16'48" East, a distance of 516.34 feet to a point; run thence North 46°03'56" East, a distance of 75.72 feet to a point; run thence South 43°56'04" East, a distance of 105.22 feet to a point; run thence South 33°14'16" West, a distance of 5.06 feet to a point for the Point of Beginning.

From the Point of Beginning thus described continue South 33°14'16" West, a distance of 40.05 feet to a point; run thence South 53°57'14" East, a distance of 87.85 feet to a point; run thence North 85°18'30" East, a distance of 219.06 feet to a point of curvature of a curve, leading Southeasterly; run thence Southeasterly, along and around the arc of a curve, concave Southwesterly and having a radius of 569.94 feet, an arc distance of 471.19 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 71°00'27" East, 457.89 feet; run thence South 47°19'24" East, along said tangency, a distance of 206.72 feet to the point of curvature, leading Southerly; run thence Southerly, along and around the arc of a curve concave Westerly and having a radius of 150.00 feet, an arc distance of 117.81 feet to the point of reverse curvature of a curve, leading Southerly, said arc being subtended by a chord bearing and distance of South 24°49'24" East, 114.81 feet; run thence Southerly, along and around the arc of said curve, an arc distance of 209.63 feet, said arc being subtended by a chord bearing and distance of South 18°24'04" East, 206.89 feet; run thence North 55°31'17" East, 179.60 feet to a point; run thence North 34°28'43" West, a distance of 12.50 feet to a point; run thence North 55°31'17" East, a distance of 6.26 feet to a point; run thence North 47°19'24" West, a distance of 790.54 feet to a point; run thence South 85° 18' 30" West, a distance of 471.75 feet to a point; run thence North 53°57'14" West, a distance of 74.96 feet to the Point of Beginning.

LIME MUD STORAGE PARCEL (Official Records Book 7101, Page 1756):
A portion of Section 19 of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 3,231.34 feet to an intersection with the Northerly line of Parcel 'A', Exhibit 'B' (Plant Site), as recorded in Official Records Volume 6222, Pages 511–535, of the current Public Records of said Duval County, Florida; run thence South 89°21'22" West, along last said line, a distance of 901.78 feet to the Point of Beginning.

From the Point of Beginning thus described, continue South 89°21'22" West, along said Northerly line of Parcel 'A', Exhibit 'B' (Plant Site), a distance of 487.97 feet; run the South 00°20'37" West, a distance of 637.57 feet; run thence North 84°01'01" East, a distance of 583.72 feet; run thence South 35°40'41" East, a distance of 502.30 feet; run thence North 34°15'20" East, a distance of 569.33 feet; run thence North 53°29'51" West, a distance of 873.57 feet to the Point of Beginning.

PIPELINE EASEMENT No. 2 (Official Records Book 7101, Page 1756):
A portion of Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 890.02 feet to a point on said Westerly right of way line; run thence South 79°36'04" West, a distance of 508.51 feet to a point at the Northeasterly corner of those lands described and recorded in Official Records Volume 6652, Page 2217–2228 of the current Public Records of said Duval County, Florida; run thence along the Northerly and Westerly line of said lands recorded in Official Records Volume 6652, Pages 2217–2228, the following three courses and distances; First Course, South 67°49'32" West, a distance of 316.23 feet to a point; Second Course, South 49°13'44" West, a distance of 270.00 feet to a point; Third Course, South 40°46'16" East, a distance of 644.88 feet to an intersection with said Westerly prolongation of said Northerly line of said Section 22; run thence South 89°57'56" West, along last said line, a distance of 618.79 feet to a point; run thence North 40°49'39" West, a distance of 128.34 feet to a point; run thence South 49°11'04" West, a distance of 100.00 feet to a point; run thence North 40°49'39" West, a distance of 275.00 feet to a point; run thence South 49°10'21" West, a distance of 100.00 feet to a point; run thence South 40°49'39" East, a distance of 230.77 feet to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision; run thence South 89°57'56" West, along last said line, a distance of 134.73 feet to a point; run thence South 40°49'39" East, a distance of 427.65 feet to a point; run thence South 03°45'19" West, a distance of 74.96 feet to a point; run thence South 41°14'41" East, a distance of 54.38 feet to a point; run thence South 49°09'38" West, a distance of 42.00 feet to a point; run thence South 41°14'41" East, a distance of 10.00 feet to a point; run thence South 49°09'38" West, a distance of 269.67 feet to a point; run thence South 40°50'22" East, a distance of 485.00 feet to a point; run thence South 49°09'38" West, a distance of 135.00 feet to a point for the Point of Beginning.

From the Point of Beginning thus described, run South 49°09'38" West, a distance of 20.00 feet to a point; run thence South 40°50'22" East, a distance of 322.59 feet to a point; run thence South 49°25'03" West, a distance of 26.97 feet to a point; run thence South 40°34'57" East, a distance of 70.00 feet to a point; run thence North 49°25'07" East, a distance of 95.00 feet to a point; run thence South 40°34'57" East, a distance of 463.42 feet to a point; run thence South 21°23'12" East, a distance of 233.68 feet to a point; run thence North 46°03'56" East, a distance of 37.90 feet to a point; run thence South 43°56'04" East, a distance of 91.28 feet to a point; run thence North 21°23'12" West, a distance of 254.46 feet to a point; run thence North 40°34'57" West, a distance of 602.70 feet to a point; run thence South 49°25'03" West, a distance of 98.03 feet to a point; run thence North 40°50'22" West, a distance of 322.68 feet to the Point of Beginning.

PUMP STATION EASEMENT (Official Records Book 7101, Page 1756):
A portion of Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 890.02 feet to a point on said Westerly line; run thence South 79°36'04" West, a distance of 508.51 feet to a point at the Northeasterly corner of those lands described and recorded in Official Records Volume 6652, Pages 2217–2228 of the current Public Records of said Duval County, Florida; run thence along the Northerly and Westerly line of said lands recorded in Official Records Volume 6652, Pages 2217–2228, the following three courses and distances: First Course, South 67°49'32" West, a distance of 316.23 feet to a point; Second Course, South 49°13'44" West, a distance of 270.00 feet to a point; Third Course, South 40°46'16" East, a distance of 644.88 feet to an intersection with said Westerly prolongation of said Northerly line of said Section 22; run thence South 89°57'56" West, along last said line, a distance of 618.79 feet to a point, run thence North 40°49'39" West, a distance of 128.34 feet to a point; run thence South 49°11'04" West, a distance of 100.00 feet to a point; run thence North 40°49'39" West, a distance of 275.00 feet to a point; run thence South 49°10'21" West, a distance of 100.00 feet to a point; run thence South 40°49'39" East, a distance of 230.77 feet to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision; run thence South 89°57'56" West, along last said line, a distance of 134.73 feet; run South 40°49'39" East, a distance of 427.65 feet to a point; run thence South 03°45'19" West, a distance of 74.96 feet to a point; run thence South 41°14'41" East, a distance of 54.38 feet to a point; run thence South 49°09'38" West, a distance of 42.00 feet to a point; run thence South 41°14'41" East, a distance of 10.00 feet to a point; run thence South 49°09'38" West, a distance of 269.67 feet to a point; run thence South 40°50'22" East, a distance of 485.00 feet to a point; run thence South 49°09'38" West, a distance of 155.00 feet to a point; run thence South 40°50'22" East, a distance of 220.00 feet to a point; run thence South 49°09'38" West, a distance of 210.00 feet to a point; run thence South 40°50'22" East, a distance of 188.96 feet to a point; run thence South 54°16'48" East, a distance of 103.22 feet to a point on the arc of a curve, leading Southeasterly; run thence Southeasterly, along and around the arc of a curve, concave Easterly and having a radius of 118.15 feet, an arc distance of 70.04 feet, said arc being subtended by a chord bearing and distance of South 54°16'48" East, 69.02 feet; run thence South 54°16'48" East, a distance of 564.62 feet to the Point of Beginning.

From the Point of Beginning thus described, run North 54°16'48" West, a distance of 48.28 feet to a point; run thence North 46°03'56" East, a distance of 75.72 feet to a point; run thence South 43°56'04" East, a distance of 105.22 feet to a point; run thence South 33°14'16" West, 160 feet, more or less, to the Mean High Water Line of the Broward River (formerly known as Cedar Creek); run thence, in a general Northwesterly direction, along last said line, a distance of 80 feet, more or less, to a point which bears South 33°14'16" West, 125 feet, more or less, from the Point of Beginning; run thence North 33°14'16" East, a distance of 125 feet, more or less, to the Point of Beginning.

LIFT STATION EASEMENT (Official Records Book 7101, Page 1756):
A portion of Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 890.02 feet to a point on said Westerly right of way line; run thence South 79°36'04" West, a distance of 508.51 feet to a point at the Northeasterly corner of those lands described and recorded in Official Records Volume 6652, Pages 2217–2228 of the current Public Records of said Duval County, Florida; run thence along the Northerly and Westerly line of said lands recorded in Official Records Volume 6652, Pages 2217–2228, the following three courses and distances: First Course, South 67°49'32" West, a distance of 316.23 feet to a point; Second Course, South 49°13'44" West, a distance of 270.00 feet to a point; Third Course, South 40°46'16" East, a distance of 644.88 feet to an intersection with said Westerly prolongation of said Northerly line of said Section 22; run thence South 89°57'56" West, along last said line, a distance of 618.79 feet to a point; run thence North 40°49'39" West, a distance of 128.34 feet to a point; run thence South 49°11'04" West, a distance of 100.00 feet to a point; run thence North 40°49'39" West, a distance of 275.00 feet to a point; run thence South 49°10'21" West, a distance of 100.00 feet to a point; run thence South 40°49'39" East, a distance of 230.77 feet to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision; run thence South 89°57'56" West, along last said line, a distance of 134.73 feet; run South 40°49'39" East, a distance of 427.65 feet to a point; run thence South 03°45'19" West, a distance of 74.96 feet to a point; run thence South 41°14'41" East, a distance of 54.38 feet to a point; run thence South 49°09'38" West, a distance of 42.00 feet to a point; run thence South 41°14'41" East, a distance of 10.00 feet to a point; run thence South 49°09'38" West, a distance of 269.67 feet to a point; run thence South 40°50'22" East, a distance of 485.00 feet to a point; run thence South 49°09'38" West, a distance of 155.00 feet to a point; run thence South 40°50'22" East, a distance of 220.00 feet to a point; run thence South 49°09'38" West, a distance of 210.00 feet to a point; run thence South 40°50'22" East, a distance of d188.96 feet to a point; run thence South 54°16'48" East, a distance of 103.22 feet to a point on the arc of a curve, leading Southeasterly; run thence Southeasterly, along and around the arc of a curve, concave Easterly and having a radius of 118.15 feet, an arc distance of 70.04 feet, said arc being subtended by a chord bearing and distance of South 54°16'48" East, 69.02 feet; run thence South 54°16'48" East, a distance of 516.34 feet to a point; run thence North 46°03'56" East, a distance of 75.72 feet to a point; run thence South 43°56'04" East, a distance of 105.22 feet to a point; run thence South 33°14'16" West, a distance of 5.06 feet to a point; run thence South 53°57'14" East, a distance of 74.96 feet to a point; run thence North 85°18'30" East, a distance of 471.75 feet to a point; run thence South 47°19'24" East, a distance of 590.54 feet to a point for the Point of Beginning.

From the Point of Beginning thus described, run North 55°31'17" East, a distance of 63.20 feet to a point; run thence South 34°28'43" East, a distance of 340.00 feet to a point; run thence South 55°31'17" West, a distance of 99.55 feet to a point on a curve and the Northwesterly right of way line of Heckscher Drive, State Road No. 105 (as said right of way is now established); run thence along said right of way line, the following two courses: First Course, along the arc of said curve, concave Southeasterly and having a radius of 766.78 feet, an arc distance of 104.65 feet to a point on a non–tangent curve, said arc being subtended by a chord bearing and distance of South 62°02'26" West, 104.57 feet; Second Course, along the arc of said curve, concave Southeasterly and having a radius of 483.06 feet, an arc distance of 17.53 feet to a point, said arc being subtended by a chord bearing and distance of South 74°40'02" West, 17.52 feet; thence departing from said right of way line, run North 34°28'43" West, a distance of 322.38 feet to a point; run thence North 55°31'17" East, a distance of 156.80 feet to the Point of Beginning.

EASEMENT FOR ROAD (Official Records Book 7101, Page 1756):
A portion of Section 19 and Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 1,745.28 feet to the Point of Beginning.

From the Point of Beginning thus described, run South 29°53'29" West, a distance of 626.29 feet; run thence South 08°42'09" West, a distance of 15.66 feet; run South 05°09'16" East, a distance of 64.63 feet; run South 59°21'07" West, a distance of 88.63 feet; run North 05°09'16" West, a distance of 112.50 feet; run North 08°42'09" East, a distance of 163.84 feet; run North 02°24'20" West, a distance of 190.16 feet; run North 01°22'46" East, a distance of 54.12 feet; run North 10°03'24" West, a distance of 206.69 feet; run North 27°56'55" West, a distance of 610.19 feet; run North 34°15'20" East, a distance of 90.43 feet; run South 27°56'55" East, a distance of 500.27 feet; run North 35°01'15" East, a distance of 62.78 feet; run North 79°37'58" East, a distance of 321.43 feet to an intersection with said Westerly right of way line of Eastport Road; run South 10°23'56" East, along last said line, a distance of 80.00 feet; thence South 79°37'58" West, a distance of 288.65 feet; run South 35°01'15" West, a distance of 70.78 feet; run South 27°56'55" East, a distance of 74.88 feet; run South 10°03'24" East, a distance of 227.29 feet; run South 01°22'46" West, a distance of 59.49 feet; run South 02°24'20" East, a distance of 144.49 feet; run North 29°53'29" East, a distance of 541.37 feet to said Westerly right of line of Eastport Road; run South 10°23'56" East, along last said line, a distance of 123.71 feet to the Point of Beginning.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

SHEET 2 OF 9
SEE SHEET 5 FOR GENERAL NOTES.

CAD FILE: I:\Survey\RMAproj\Cogentrix Cedar Bay\Bndy\Generating Site Sup 2013 Alta.dwg FIELD BOOK: EFB 'ZION' DRAWN BY: DMS CHECKED BY: DJK COUNTY: DUVAL ORDER NO.: 12-146.00 FILE NO.: 122C-38.00A

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF WEBB PLACE, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AS DEPICTED IN PLAT BOOK 1, PAGES 7 AND 8, OF THE FORMER PUBLIC RECORDS OF SAID COUNTY, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 504, TOGETHER WITH A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7101, PAGE 1756, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

EASEMENT DESCRIPTIONS (per Title Commitment) (continued):

CAUSEWAY EASEMENT (Official Records Book 7101, Page 1756):
A portion of Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 890.02 feet to a point on said Westerly right of way line; run thence South 79°36'04" West, a distance of 508.51 feet to a point at the Northeasterly corner of those lands described and recorded in Official Records Volume 6652, Pages 2217 thru 2228 of the current Public Records of said Duval County, Florida; run thence along the Northerly and Westerly line of said lands recorded in Official Records Volume 6652, Pages 2217 thru 2228, the following three courses and distances: First Course: South 67°49'32" West, a distance of 316.23 feet to a point; Second Course: South 49°13'44" West, a distance of 270.00 feet to a point, Third Course: South 40°46'16" East, a distance of 644.88 feet to an intersection with said Westerly prolongation of said Northerly line of said Section 22; run thence South 89°57'56" West, along last said line, a distance of 618.79 feet to a point; run thence North 40°49'39" West, a distance of 128.34 feet to a point; run thence South 49°11'04" West, a distance of 100.00 feet to a point; run thence North 40°49'39" West, a distance of 275.00 feet to a point; run thence South 49°10'21" West, a distance of 100.00 feet to a point; run thence South 40°49'39" East, a distance of 230.77 feet to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision; run thence South 89°57'56" West, along last said line, a distance of 332.50 feet to the Point of Beginning.

From the Point of Beginning thus described, run North 02°51'06" West, a distance of 2,025.47 feet; run thence South 86°59'53" West, a distance of 112.66 feet to an intersection with the Westerly line of Parcel A, of those lands described and recorded in Official Records Volume 6222, Pages 511 thru 535, of the current Public Records of said county; run thence along last said line the following three courses and distances: first course, South 02°51'06" East, a distance of 699.63 feet to a point; second course, South 87°08'54" West, a distance of 40 feet, more or less, to the Mean High Water Line of the Broward River; third course, thence in a general Southerly direction, along said Mean High Water Line of the Broward River, a distance of 1,320 feet, more or less, to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said Subdivision, and lying South 87°57'56" West, a distance of 198 feet, more or less, from the Point of Beginning; run thence North 89°57'56" East, along said Westerly prolongation, a distance of 198 feet, more or less, to the Point of Beginning.

Less and Except those easements, right–of ways, and rights of easements recorded in the following instruments, in the current Public Records of said County:

A.) Deed Book 1769, Page 253 et seq
B.) Deed Book 190, Page 156 et seq
C.) Official Records Volume 452, Page 337 et seq
D.) Official Records Volume 2517, Page 291 et seq

CAUSEWAY EASEMENT No. 2 (Official Records Book 7101, Page 1756):
A portion of Section 19 and Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 890.02 feet to a point on said Westerly right of way line; run thence South 79°36'04" West, a distance of 508.51 feet to a point at the Northeasterly corner of those lands described and recorded in Official Records Volume 6652, Pages 2217 thru 2228 of the current Public Records of said Duval County, Florida; run thence along the Northerly and Westerly line of said lands recorded in Official Records Volume 6652, Pages 2217 thru 2228, the following three courses and distances: First Course: South 67°49'32" West, a distance of 316.23 feet to a point; Second Course: South 49°13'44" West, a distance of 270.00 feet to a point, Third Course: South 40°46'16" East, a distance of 644.88 feet to an intersection with said Westerly prolongation of said Northerly line of said Section 22; run thence South 89°57'56" West, along last said line, a distance of 618.79 feet to a point; run thence North 40°49'39" West, a distance of 128.34 feet to a point; run thence South 49°11'04" West, a distance of 100.00 feet to a point; run thence North 40°49'39" West, a distance of 275.00 feet to a point; run thence South 49°10'21" West, a distance of 100.00 feet to a point; run thence South 40°49'39" East, a distance of 230.77 feet to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision; run thence South 89°57'56" West, along last said line, a distance of 1029.79 feet to the Point of Beginning.

From the Point of Beginning thus described, continue North 02°51'06" West, a distance of 600.00 feet to a point; run thence North 87°08'54" East, a distance of 150.00 feet to a point; run thence South 02°51'06" East, a distance of 600.00 feet to a point; run thence South 87°08'54" West, a distance of 150.00 feet to the Point of Beginning.

PERMANENT ACCESS ROAD EASEMENT (Official Records Book 7101, Page 1756):
A portion of Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence South 10°23'56" East, along said Westerly right of way line, a distance of 144.81 feet to the Point of Beginning.

From the Point of Beginning thus described, continue South 10°23'56" East, along said Westerly right of way line of Eastport Road, a distance of 40.04 feet; thence South 77°06'14" West, 158.21 feet; thence South 61°04'42" West, 416.47 feet to the point of curvature, of a curve leading Southwesterly, thence Southwesterly, along and around the arc of a curve, concave Northwesterly and having a radius of 469.48 feet, an arc distance of 162.33 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 70°59'02" West, 161.53 feet; thence South 80°53'23" West, along said tangency, a distance of 31.76 feet, to the point of curvature, of a curve leading Southwesterly; thence Southwesterly, along and around the arc of a curve, concave Southeasterly and having a radius of 249.08 feet, an arc distance of 126.46 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 66°20'43" West, 125.10; thence South 51°48'04" West, along said tangency, a distance of 42.83 feet, to the point of curvature, of a curve leading Northwesterly; thence Northwesterly, along and around the arc of a curve, concave Northerly, and having a radius of 100.00 feet, an arc distance of 152.46 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 84°31'18" West, 138.12 feet; thence North 40°50'41" West, along said tangency, a distance of 141.15 feet, to the point of curvature, of a curve leading Westerly; thence Westerly, along and around the arc of a curve, concave Southerly and having a radius of 20.11 feet, an arc distance of 29.56 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 82°56'42" West, 26.97 feet; thence South 54°57'18" West, along said tangency, a distance of 131.41 feet, to the point of curvature of a curve leading Northwesterly; thence Northwesterly, along and around the arc of a curve, concave Northeasterly and having a radius of 60 feet an arc distance of 88.19 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 82°56'11" West, 80.46 feet; thence North 40°49'39" West, along said tangency a distance of 653.03 feet, to an intersection with said Westerly prolongation of the Northerly line of said Section 22, of the subdivision of the John Broward Grant; thence North 89°57'56" East, along last said line, a distance of 52.83 feet, to a point; thence South 40°49'39" East, 618.51 feet to the point of curvature of a curve leading Southeasterly; thence Southeasterly along and around the arc of a curve, concave Northeasterly, and having a radius of 20.00 feet, an arc distance of 29.40 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 82°56'11" East, 26.82 feet; thence North 54°57'18" East, along said tangency, a distance of 131.41 feet, to the point of curvature of a curve, leading Southeasterly; thence Southeasterly, along and around the arc of a curve, concave Southerly, and having a radius 60.11 feet, an arc distance of 88.34 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 82°56'42" East, 80.60 feet; thence South 40°50'41" East, along said tangency, a distance of 141.15 feet, to the point of curvature of a curve leading Southeasterly; thence Southeasterly, along and around the arc of a curve, concave Northeasterly, having a radius of 60.00 feet, and arc distance of 91.48 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 84°31'18" East, 82.87 feet; thence North 51°48'04" East, along said tangency, a distance of 42.83 feet, to the point curvature of a curve leading Northeasterly; thence Northeasterly, along and around the arc of a curve, concave Southeasterly, and having a radius of 289.08 feet, an arc distance of 146.76 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 66°20'43" East, 145.19 feet; thence North 80°53'23" East, along said tangency, a distance of 31.76 feet, to the point of curvature, of a curve leading Northeasterly; thence Northeasterly, along and around the arc of a curve, being concave Northwesterly, and having a radius of 429.48 feet, an arc distance of 148.50 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 70°59'02" East, 147.76 feet; thence North 61°04'42" East, along said tangency, a distance of 422.10 feet, to a point; thence North 77°06'14" East, a distance of 165.58 feet, to an intersection with said Westerly right of way line of Eastport Road, and the Point of Beginning.

CONSTRUCTION WAREHOUSE AND OFFICE AREA (Official Records Book 7101, Page 1756):
A portion of Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 890.02 feet to a point on said Westerly right of way line; run thence South 79°36'04" West, a distance of 508.51 feet to a point at the Northeasterly corner of those lands described and recorded in Official Records Volume 6652, Pages 2217 thru 2228 of the current Public Records of said Duval County, Florida; run thence along the Northerly and Westerly line of said lands recorded in Official Records Volume 6652, Pages 2217 thru 2228, the following three courses and distances: First Course: South 67°49'32" West, a distance of 316.23 feet to a point; Second Course: South 49°13'44" West, a distance of 270.00 feet to a point, Third Course: South 40°46'16" East, a distance of 644.88 feet to an intersection with said Westerly prolongation of said Northerly line of said Section 22; run thence South 89°57'56" West, along last said line, a distance of 618.79 feet to the Point of Beginning.

From the Point of Beginning thus described, run North 40°49'39" West, a distance of 128.34 feet to a point; run thence South 49°11'04" West, a distance of 100.00 feet to a point; run thence South 40°49'39" West, a distance of 275.00 feet to a point; run thence South 49°10'21" West, a distance of 100.00 feet to a point; run thence South 40°49'39" East, a distance of 688.13 feet to a point; run thence North 49°09'38" East, a distance of 200.00 feet to a point; run thence North 40°49'39" West, a distance of 284.73 feet to the Point of Beginning.

CONSTRUCTION LAYDOWN AREA 1 (Official Records Book 7101, Page 1756):
A portion of Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 890.02 feet to a point on said Westerly right of way line; run thence South 79°36'04" West, a distance of 508.51 feet to a point at the Northeasterly corner of those lands described and recorded in Official Records Volume 6652, Pages 2217 thru 2228 of the current Public Records of said Duval County, Florida; run thence along the Northerly and Westerly line of said lands recorded in Official Records Volume 6652, Pages 2217 thru 2228, the following three courses and distances: First Course: South 67°49'32" West, a distance of 316.23 feet to a point; Second Course: South 49°13'44" West, a distance of 270.00 feet to a point, Third Course: South 40°46'16" East, a distance of 644.88 feet to an intersection with said Westerly prolongation of said Northerly line of said Section 22; run thence South 89°57'56" West, along last said line, a distance of 618.79 feet to a point; run thence North 40°49'39" West, a distance of 128.34 feet to a point; run thence South 49°11'04" West, a distance of 100.00 feet to a point; run thence North 40°49'39" West, a distance of 275.00 feet to a point; run thence South 49°10'21" West, a distance of 100.00 feet to a point; run thence South 40°49'39" East, a distance of 230.77 feet to an intersection with said Westerly prolongation of the Northerly line of Section 22 of said subdivision; run thence South 89°57'56" West, along last said line, a distance of 134.73 feet; run thence South 40°49'39" East, a distance of 427.65 feet to a point; run thence South 03°45'19" West, a distance of 74.96 feet to a point; run thence South 41°14'41" East, a distance of 54.38 feet to a point; run thence South 49°09'38" West, a distance of 42.00 feet to a point; run thence South 41°14'41" East, a distance of 10.00 feet to a point; run thence South 49°09'38" West, a distance of 269.67 feet to a point; run thence South 40°50'22" East, a distance of 485.00 feet to a point; run thence South 49°09'38" West, a distance of 155.00 feet to a point; run thence South 40°50'22" East, a distance of 220.00 feet to a point; run thence South 49°09'38" West, a distance of 210.00 feet to a point; run thence South 40°50'22" East, a distance of 188.96 feet to a point for Point of Beginning.

From the Point of Beginning thus described, run North 40°50'22" West, a distance of 188.96 feet to a point; run thence North 49°09'38" East, a distance of 195.00 feet to a point; run thence South 40°50'22" East, a distance of 191.10 feet to a point on a curve, leading Southwesterly; run thence Southwesterly, along and around the arc of a curve, concave Southerly and having a radius of 118.15 feet, an arc distance of 454.61 feet, said arc being subtended by a chord bearing and distance of South 34°22'10" East, 221.72 feet to a point on said curve; thence departing from said curve, run South 40°50'22" East, a distance of 330.00 feet; run thence South 49°09'38" West, a distance of 195 feet, more or less, to the Mean High Water Line of the Broward River; run thence along last said line, in a general Northwesterly, Westerly and Easterly direction, a distance of 1,310 feet, more or less, to a point which lies South 49°09'38" West, 175 feet, more or less, from the Point of Beginning; run thence North 49°09'38" East, a distance 175 feet, more or less, to the Point of Beginning.

CONSTRUCTION LAYDOWN AREA 2 (Official Records Book 7101, Page 1756):
A portion of Section 19 and Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 1341.87 feet to a point; run thence South 59°21'07" West, a distance of 1493.54 feet to the Point of Beginning.

From the Point of Beginning thus described, run thence North 39°57'23" West, a distance of 330.35 feet; run thence North 70°51'19" West, a distance of 355.62 feet; run thence South 02°55'20" East, a distance of 435.27 feet to the point of curve, leading Southeasterly; run thence Southeasterly, along and around the arc of a curve, being concave Easterly and having a radius of 88.46 feet, an arc distance of 58.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°52'30" East, a distance of 57.46 feet; run thence along said tangent, South 40°49'39" East, a distance of 292.28 feet; run thence North 49°10'21" East, a distance of 351.77 feet; run thence North 59°21'07" East, a distance of 107.85 feet; run thence North 39°57'23" West, a distance of 70.93 feet to the Point of Beginning.

CONSTRUCTION LAYDOWN AREA 3 (Official Records Book 7101, Page 1756):
A portion of Section 19 and Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 1341.87 feet to a point; run thence South 59°21'07" West, a distance of 532.07 feet to the Point of Beginning.

From the Point of Beginning thus described, run thence South 05°09'16" East, a distance of 77.55 feet; run thence South 59°21'07" West, a distance of 458.07 feet; run thence North 17°54'38" West, a distance of 923.07 feet; run thence South 87°31'54" East, a distance of 676.01 feet; run thence South 10°03'24" East, a distance of 20.71 feet; run thence South 01°22'46" West, a distance of 54.12 feet; run thence South 02°24'20" East, a distance of 190.16 feet; run thence South 08°42'09" West, a distance of 163.84 feet; run thence South 05°09'16" East, a distance of 112.50 feet to the Point of Beginning.

CONSTRUCTION LAYDOWN AREA 4 (Official Records Book 7101, Page 1756):
A portion of Section 19 and Webb Place of the subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, as recorded in Plat Book 1, Pages 7 and 8, of the former Public Records of said Duval County, Florida, and being more particularly described as follows:

For Point of Reference, commence at a concrete monument located at the point of intersection of the Northerly line of Section 22 of said subdivision, (also being the Southerly line of Section 19 of said subdivision), with the Easterly line of said subdivision, said monument lying South 89°57'56" West, a distance of 1,325.83 feet from a concrete monument located at the Northeasterly corner of said Section 22; run thence South 89°57'56" West, along the Westerly prolongation of the Northerly line of said Section 22, a distance of 578.30 feet to a point on the Westerly right of way line of Eastport Road (a 66 foot public right of way, as now established); run thence North 10°23'56" West, along said Westerly right of way line, a distance of 1341.87 feet to a point; run thence South 59°21'07" West, a distance of 443.44 feet to the Point of Beginning.

From the Point of Beginning thus described, continue South 59°21'07" West, a distance of 44.31 feet; run thence South 05°09'16" East, a distance of 180.16 feet; run thence North 47°18'53" East, a distance of 122.13 feet; run thence North 03°53'21" West, a distance of 180.40 feet; run thence North 58°09'11" East, 153.94 feet; run thence North 10°55'34" West, a distance of 711.30 feet; run thence South 79°37'58" West, a distance of 75.01 feet; run thence South 35°01'15" West, a distance of 70.78 feet; run thence South 27°56'55" East, a distance of 74.88 feet; run thence South 10°03'24" East, a distance of 227.29 feet; run thence South 01°22'46" West, a distance of 59.49 feet; run thence South 02°24'20" East, a distance of 195.29 feet; run thence South 08°42'09" West, a distance of 161.89 feet; run thence South 05°09'16" East, a distance of 64.63 feet to the Point of Beginning.

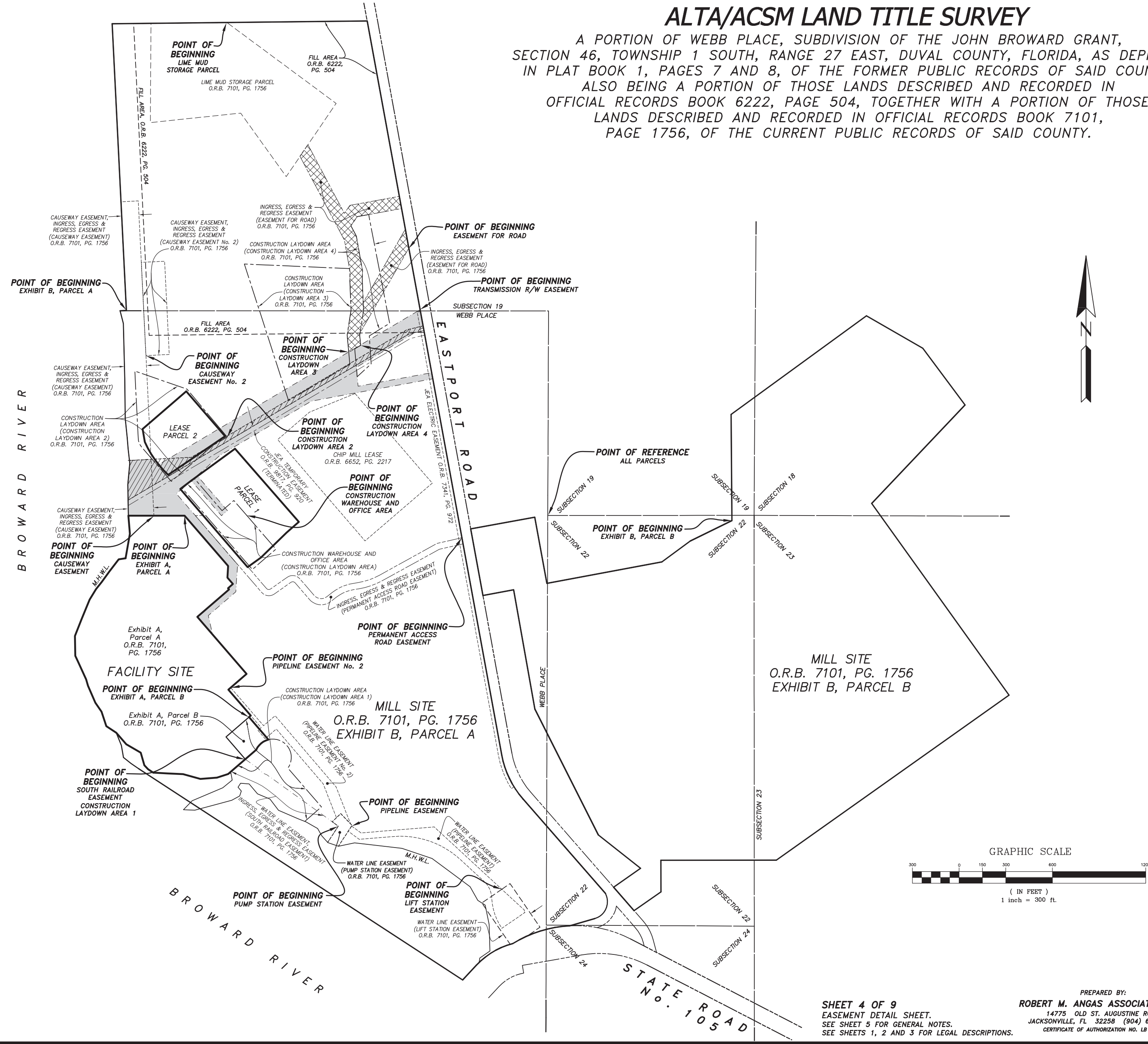
SHEET 3 OF 9
SEE SHEET 5 FOR GENERAL NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

CAD FILE: I:\Survey\RMAproj\Cogentrix Cedar Bay\Bndy\Generating Site Sup 2013 Alta.dwg FIELD BOOK: EFB 'ZION' DRAWN BY: DMS CHECKED BY: DJK COUNTY: DUVAL ORDER NO.: 12-146.00 FILE NO.: 122C-38.00A

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF WEBB PLACE, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AS DEPICTED IN PLAT BOOK 1, PAGES 7 AND 8, OF THE FORMER PUBLIC RECORDS OF SAID COUNTY, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 504, TOGETHER WITH A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7101, PAGE 1756, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT OF WAY
C/L	CENTERLINE
POC	POINT ON CURVE
M.H.W.L.	MEAN HIGH WATER LINE
LB	LICENSED BUSINESS
ID	IDENTIFICATION
(R)	DATA OF RECORD
(M)	MEASURED DATA
FND	FOUND
CM	CONCRETE MONUMENT
RB	REBAR
RB&C	REBAR AND CAP
IP	IRON PIPE
IP&C	IRON PIPE AND CAP
N&D	NAIL AND DISK
L1	TABULATED LINE DATA
C1	TABULATED CURVE DATA
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
CONC	CONCRETE
CLF	CHAIN LINK FENCE
FWF	FIELD WIRE FENCE
TWPB	TELEPHONE WIRE PULL BOX
–OH–	OVERHEAD UTILITIES
MUP	METAL UTILITY POLE
WUP	WOOD UTILITY POLE
CUP	CONCRETE UTILITY POLE
WLP	WOOD LIGHT POLE
CLP	CONCRETE LIGHT POLE
GYA	GUY ANCHOR
WGP	WOOD GUY POLE
ELMK	ELECTRIC LINE MARKER
EWPB	ELECTRIC WIRE PULL BOX
RWV	RECLAIMED WATER VALVE
WV	WATER VALVE
FH	FIRE HYDRANT
BFP	BACK FLOW PREVENTER
SV	SANITARY SEWER VALVE
SMH	SANITARY MAN HOLE
RR	RAILROAD
XING	CROSSING
SLS	SPEED LIMIT SIGN
(symbol)	SIGN
(symbol)	RAILROAD TRACK
(shaded)	DENOTES TELEPHONE LINE EASEMENT, WATER LINE EASEMENT, INGRESS, EGRESS & REGRESS EASEMENT, POWER LINE EASEMENT (TRANSMISSION R/W EASEMENT), O.R.B. 7101, PG. 1756
(hatched)	DENOTES JEA EASEMENT O.R.B. 9817, PG. 916
(cross-hatched)	DENOTES INGRESS, EGRESS & REGRESS EASEMENT (EASEMENT FOR ROAD) O.R.B. 7101, PG. 1756

SHEET 4 OF 9
EASEMENT DETAIL SHEET.
SEE SHEET 5 FOR GENERAL NOTES.
SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTIONS.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

CAD FILE: I:\Survey\RMApro\Cogentrix Cedar Bay\Bndy\Generating Site Sup 2013 Alta.dwg FIELD BOOK: EFB "ZION" DRAWN BY: DMS CHECKED BY: DJK COUNTY: DUVAL ORDER NO.: 12-146.00 FILE NO.: 122C-38.00A

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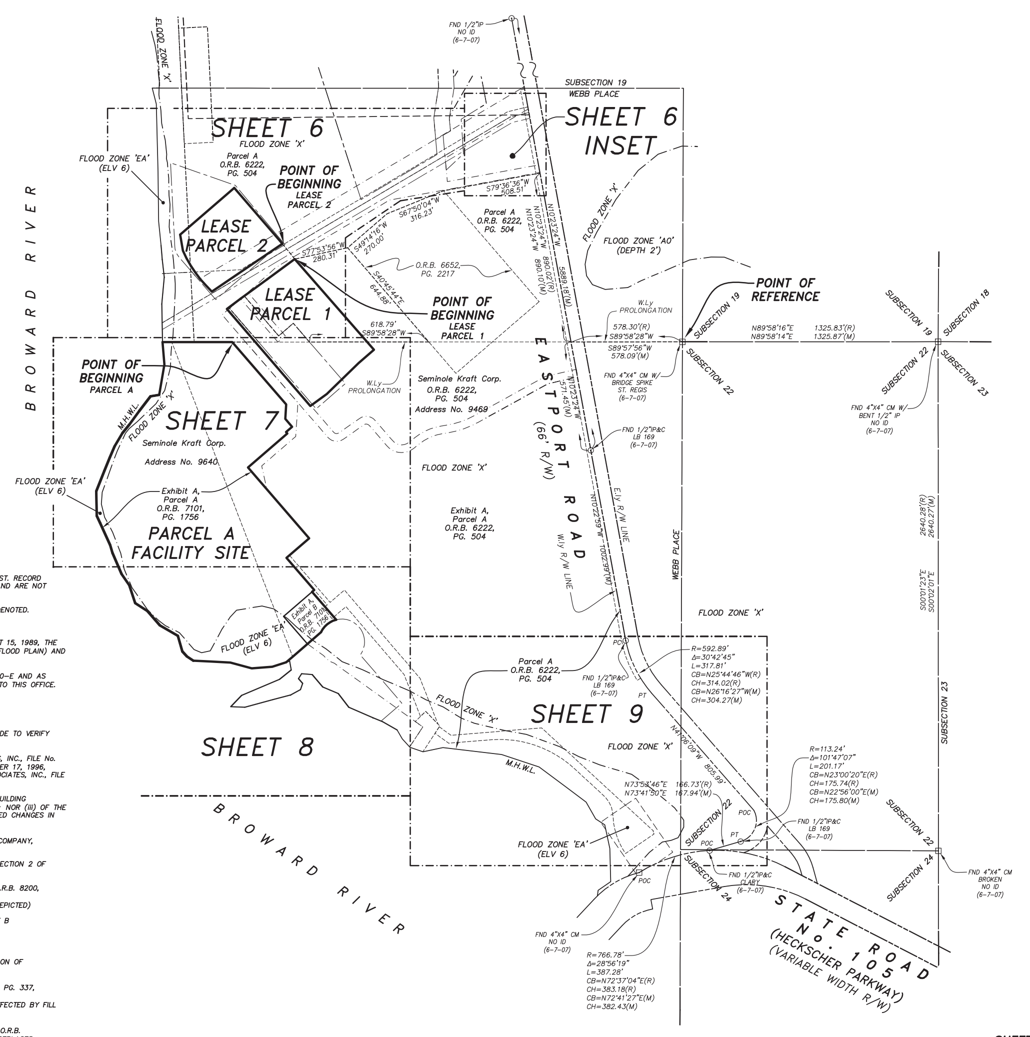

ACREAGE SUMMARY TABLE	
PARCEL A	30.4 ACRES±
LEASE PARCEL 1	6.51 ACRES±
LEASE PARCEL 2	3.49 ACRES±
TOTAL	40.40 ACRES±

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
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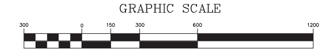
−OH−	OVERHEAD UTILITIES
MUP	METAL UTILITY POLE
WUP	WOOD UTILITY POLE
CUP	CONCRETE UTILITY POLE
WLP	WOOD LIGHT POLE
CLP	CONCRETE LIGHT POLE
GYA	GUY ANCHOR
WGP	WOOD GUY POLE
ELMK	ELECTRIC LINE MARKER
EWPB	ELECTRIC WIRE PULL BOX
RWV	RECLAIMED WATER VALVE
WV	WATER VALVE
FH	FIRE HYDRANT
BFP	BACK FLOW PREVENTER
SV	SANITARY SEWER VALVE
SMH	SANITARY MAN HOLE
RR	RAILROAD
XING	CROSSING
SLS	SPEED LIMIT SIGN
(symbol)	SIGN
(symbol)	RAILROAD TRACK

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

GENERAL NOTES:

1) THIS IS A BOUNDARY SURVEY.

2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF EASTPORT ROAD AS BEING NORTH 10°23'24" WEST. RECORD BEARINGS DEPICTED HEREON ARE REFLECTIVE OF ADJUSTMENT FROM DEED TO STATE PLANE COORDINATES AND ARE NOT TRANSCRIBED VERBATIM FROM DEEDS OF RECORD.

3) SECTION LINES AND LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATION ONLY UNLESS OTHERWISE DENOTED.

4) UNDERGROUND IMPROVEMENTS NOT LOCATED, EXCEPT AS EVIDENCED BY ABOVE GROUND FEATURES THEREOF.

5) EXAMINATION OF DUVAL COUNTY FLOOD INSURANCE RATE MAP, MAP NUMBER 120077 0158 E, DATED AUGUST 15, 1989, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) AND "AE" (BASE FLOOD ELEVATION 6 FEET), NO ATTEMPT WAS MADE TO FIELD VERIFY.

6) ZONING FOR THE DESCRIBED PROPERTY IS PLANNED UNIT DEVELOPMENT (PUD) BY ORDINANCE No. 1997–0030–E AND AS AMENDED, PER DUVAL COUNTY PROPERTY APPRAISER'S DATABASE. NO OTHER INFORMATION WAS PROVIDED TO THIS OFFICE.

7) NO ATTEMPT WAS MADE TO LOCATE OR VERIFY BUILDING FOUNDATIONS OR FOOTERS, IF ANY.

8) INTERIOR SITE IMPROVEMENTS ARE FROM AERIAL PHOTOGRAMMETRY AS PROVIDED BY CLIENT.

9) OUTSIDE PARCEL OF "A", THERE ARE NOT ANY PAVED AND STRIPED PARKING SPACES. NO ATTEMPT WAS MADE TO VERIFY PARKING SPACES WITHIN PARCEL "A".

10) SOME BOUNDARY INFORMATION DEPICTED HEREON PER PREVIOUS SURVEY BY ROBERT M. ANGAS ASSOCIATES, INC., FILE No. 119D–09(BND), DATED JUNE 7, 2007 AND FILE No. 96D–4C, DATED MAY–JULY 1983, LAST REVISED DECEMBER 17, 1996, MEAN HIGH WATER LINE INFORMATION DEPICTED HEREON PER PREVIOUS SURVEY BY ROBERT M. ANGAS ASSOCIATES, INC., FILE No. 122C–38.00B, DATED JANUARY 2, 2013, LAST REVISED JANUARY 24, 2013.

11) FOR THE DEPICTED PROPERTY THERE WAS NO OBSERVED EVIDENCE (i) OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS; (ii) OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS; NOR (iii) OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. AT THIS TIME THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES.

12) SURVEY PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. NT12–3449, FILE No. COGENTRIX, EFFECTIVE DATE FEBRUARY 27, 2013.

THE PROPERTY IS SUBJECT TO, BENEFITED OR AFFECTED BY THE FOLLOWING ITEMS LISTED IN SCHEDULE B SECTION 2 OF SAID TITLE COMMITMENT:

ITEM 7) TERMS, CONDITIONS AND PROVISIONS RECORDED IN O.R.B. 7101, PG. 1756, AS MODIFIED BY O.R.B. 8200, PAGE 944. (AS TO PARCEL A AND LEASE PARCELS 1 AND 2) (AS DEPICTED)
ITEM 10) GRANT OF EASEMENT RECORDED IN O.R.B 9817, PAGE 916. (AS TO LEASE PARCEL 2) (AS DEPICTED)

THE PROPERTY IS NOT SUBJECT TO, BENEFITED OR AFFECTED BY THE FOLLOWING ITEMS LISTED IN SCHEDULE B SECTION 2 OF SAID TITLE COMMITMENT:

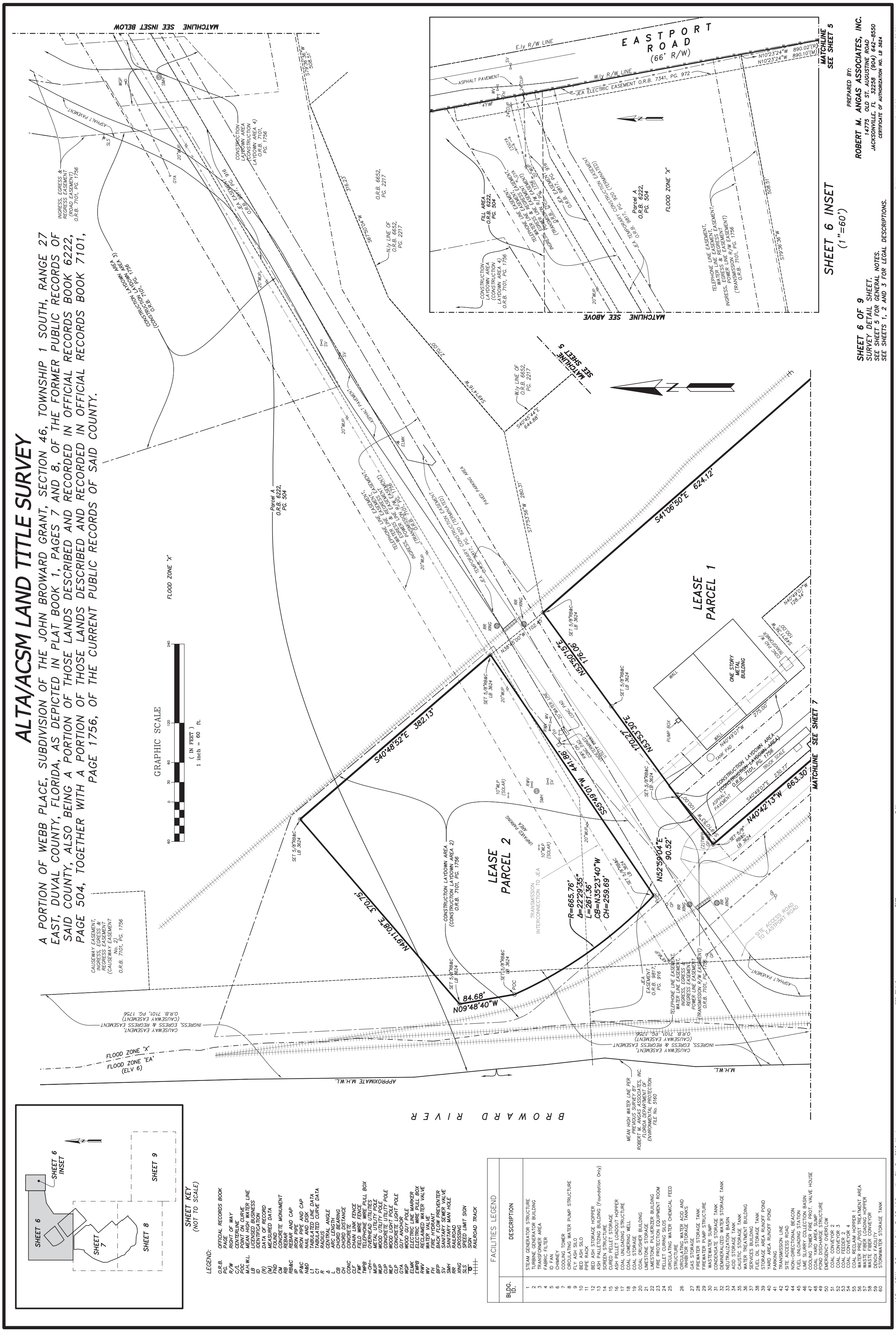
ITEM 8) JEA SPECIAL EASEMENT RECORDED IN O.R.B. 7341, PG. 972.
ITEM 9) REVOCABLE PERMIT ND INDEMNIFICATION AGREEMENT RECORDED IN O.R.B. 7374, PG. 1654.
ITEM 11) TEMPORARY EASEMENT RECORDED IN O.R.B. 9817, PG. 920. (TERMINATED DUE TO INSTALLATION OF IMPROVEMENTS)
ITEM 12) FLORIDA SPECIAL WARRANTY DEED RECORDED IN O.R.B. 14321, PG. 284.
ITEM 13) EASEMENTS RECORDED IN DEED BOOK 190, PG. 156, DEED BOOK 1769, PG. 253, O.R.B. 452, PG. 337, AND O.R.B. 2517, PG. 291. (RELEASED AND TERMINATED IN O.R.B. 8200, PG. 944)
ITEM 16) TERMS, CONDITIONS AND RIGHTS OF REVERTER RECORDED IN O.R.B. 6222, PG. 504. (NOT AFFECTED BY FILL LICENCE OF GROUND LEASE)
ITEM 17) RESERVATIONS RECORDED IN O.R.B. 1344, PG. 261.
ITEM 18) SIDETRACK AND LICENSE AGREEMENT RECORDED IN O.R.B. 7101, PG. 1707, AS AMENDED BY O.R.B. 7101, PG. 1746, AND SECOND AMENDMENT IN O.R.B. 8203, PG. 722. (SECOND AMENDMENT REPLACES EASEMENTS WHICH ARE SUBSEQUENTLY RELEASED AND TERMINATED BY O.R.B. 8200, PG. 944)

ALL THE ABOVE ITEMS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SHEET 5 OF 9
SURVEY DETAIL SHEET.
SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTIONS.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642–8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

CAD FILE: I:\Survey\RMAproj\Cogentrix Cedar Bay\Bndy\Generating Site Sup 2013 Alta.dwg FIELD BOOK: EFB 'ZION' DRAWN BY: DMS CHECKED BY: DJK COUNTY: DUVAL ORDER NO.: 12–146.00 FILE NO.: 122C–38.00A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GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
LEASE PARCEL 1
LEASE PARCEL 2
SHEET 6 INSET
(1"=60')
EASTPORT ROAD
(66' R/W)
BROWARD RIVER
SHEET 6 OF 9
SURVEY DETAIL SHEET.
SEE SHEET 5 FOR GENERAL NOTES.
SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTIONS.
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CERTIFICATE OF AUTHORIZATION NO. LB 3624
SHEET KEY
(NOT TO SCALE)
FACILITIES LEGEND
LEGEND:

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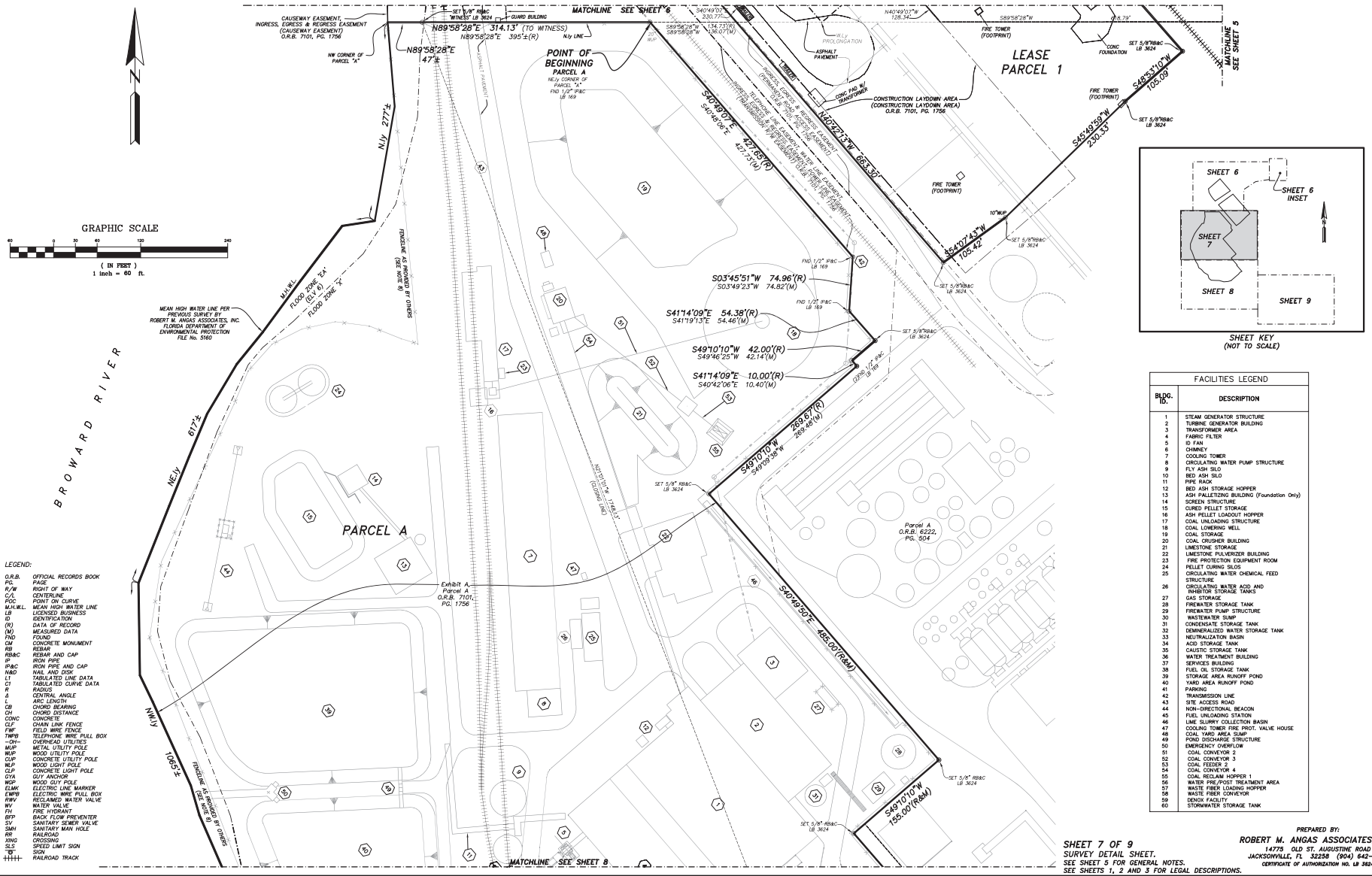

SHEET KEY
(NOT TO SCALE)

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT OF WAY
C/L	CENTERLINE
POC	POINT ON CURVE
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LB	LICENSED BUSINESS
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(R)	DATA OF RECORD
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SMH	SANITARY MAN HOLE
RR	RAILROAD
XING	CROSSING
SLS	SPEED LIMIT SIGN
S	SIGN
	RAILROAD TRACK

FACILITIES LEGEND

BLDG. ID.	DESCRIPTION
1	STEAM GENERATOR STRUCTURE
2	TURBINE GENERATOR BUILDING
3	TRANSFORMER AREA
4	FABRIC FILTER
5	ID FAN
6	CHIMNEY
7	COOLING TOWER
8	CIRCULATING WATER PUMP STRUCTURE
9	FLY ASH SILO
10	BED ASH SILO
11	PIPE RACK
12	BED ASH STORAGE HOPPER
13	ASH PALLETIZING BUILDING (Foundation Only)
14	SCREEN STRUCTURE
15	CURED PELLET STORAGE
16	ASH PELLET LOADOUT HOPPER
17	COAL UNLOADING STRUCTURE
18	COAL LOWERING WELL
19	COAL STORAGE
20	COAL CRUSHER BUILDING
21	LIMESTONE STORAGE
22	LIMESTONE PULVERIZER BUILDING
23	FIRE PROTECTION EQUIPMENT ROOM
24	PELLET CURING SILOS
25	CIRCULATING WATER CHEMICAL FEED STRUCTURE
26	CIRCULATING WATER ACID AND INHIBITOR STORAGE TANKS
27	GAS STORAGE
28	FIREWATER STORAGE TANK
29	FIREWATER PUMP STRUCTURE
30	WASTEWATER SUMP
31	CONDENSATE STORAGE TANK
32	DEMINERALIZED WATER STORAGE TANK
33	NEUTRALIZATION BASIN
34	ACID STORAGE TANK
35	CAUSTIC STORAGE TANK
36	WATER TREATMENT BUILDING
37	SERVICES BUILDING
38	FUEL OIL STORAGE TANK
39	STORAGE AREA RUNOFF POND
40	YARD AREA RUNOFF POND
41	PARKING
42	TRANSMISSION LINE
43	SITE ACCESS ROAD
44	NON-DIRECTIONAL BEACON
45	FUEL UNLOADING STATION
46	LIME SLURRY COLLECTION BASIN
47	COOLING TOWER FIRE PROT. VALVE HOUSE
48	COAL YARD AREA SUMP
49	POND DISCHARGE STRUCTURE
50	EMERGENCY OVERFLOW
51	COAL CONVEYOR 2
52	COAL CONVEYOR 3
53	COAL FEEDER 2
54	COAL CONVEYOR 4
55	COAL RECLAIM HOPPER 1
56	WATER PRE/POST TREATMENT AREA
57	WASTE FIBER LOADING HOPPER
58	WASTE FIBER CONVEYOR
59	DENOX FACILITY
60	STORMWATER STORAGE TANK

SHEET 7 OF 9
SURVEY DETAIL SHEET.
SEE SHEET 5 FOR GENERAL NOTES.
SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTIONS.

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CAD FILE: I:\Survey\RMApro\Cogentrix Cedar Bay\Bndy\Generating Site Sup 2013 Alta.dwg FIELD BOOK: EFB "ZION" DRAWN BY: DMS CHECKED BY: DJK

COUNTY: DUVAL ORDER NO.: 12-146.00 FILE NO.: 122C-38.00A

FPL 000782
Indiantown Cogen

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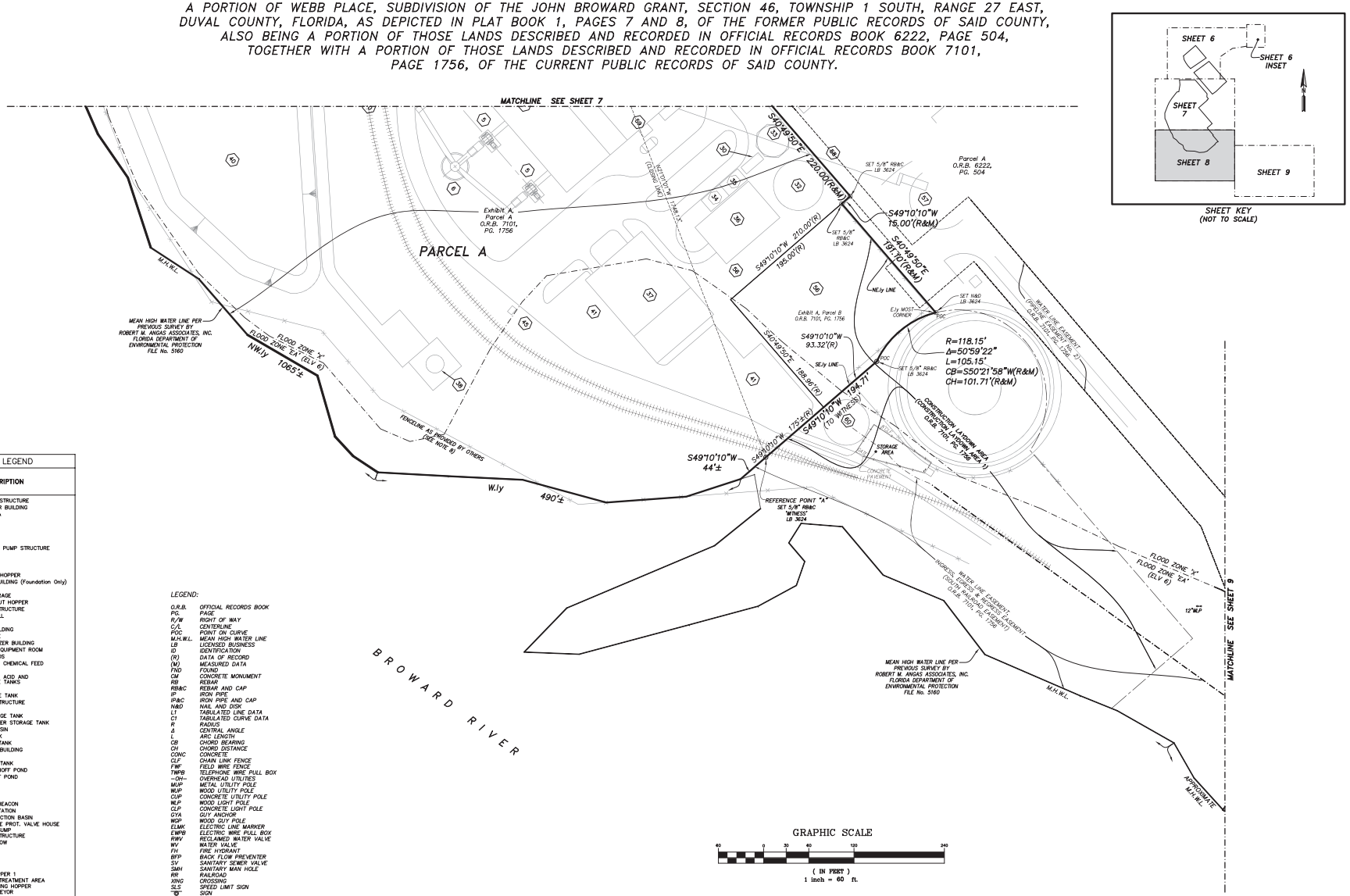

SHEET KEY
(NOT TO SCALE)

GRAPHIC SCALE

40 0 30 60 120 240

(IN FEET)
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FACILITIES LEGEND	
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SHEET 8 OF 9
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Indiantown Cogen

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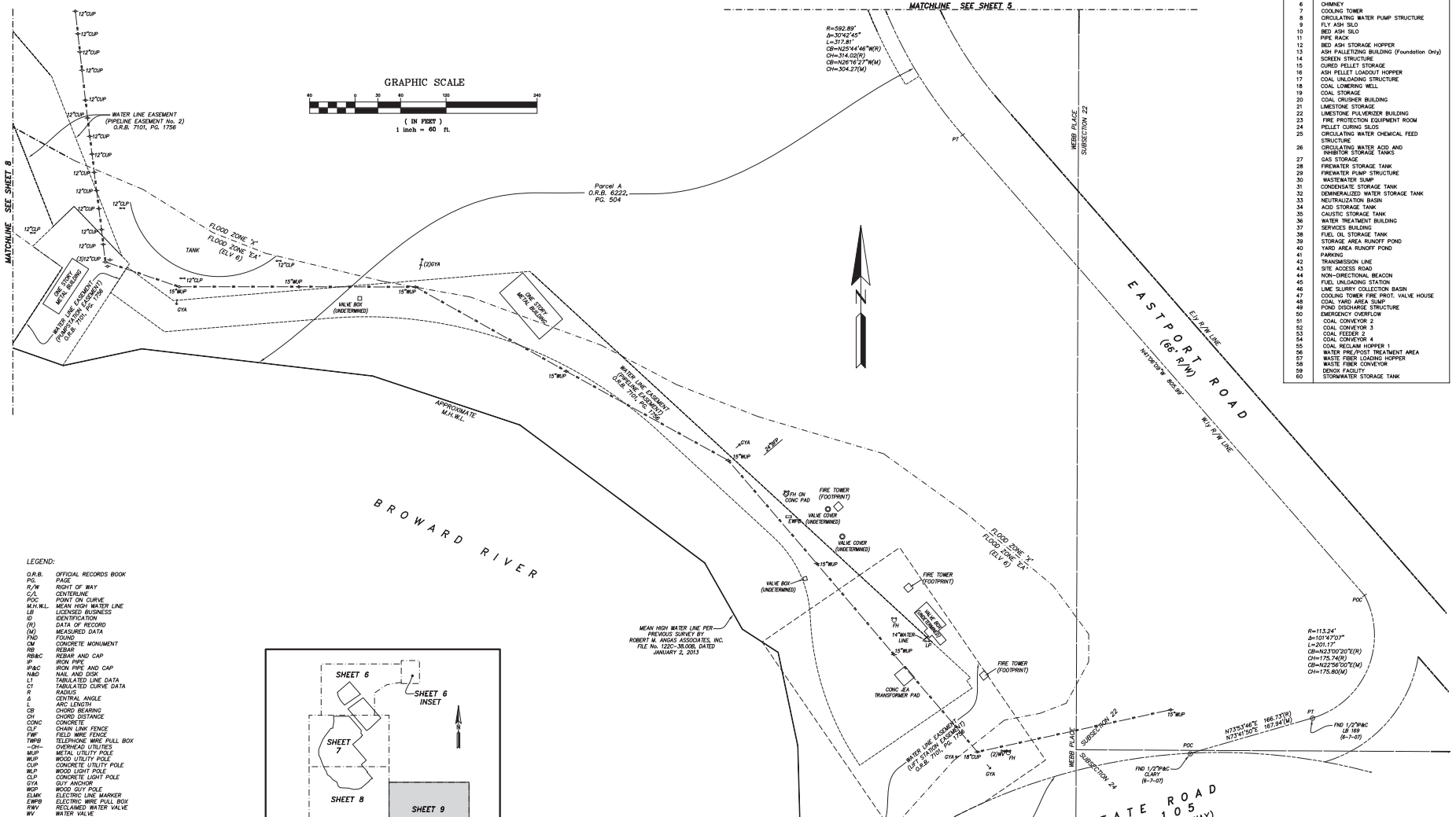

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SHEET KEY
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CAD FILE: I:\Survey\RMApro\Cogentrix Cedar Bay\Bndy\Generating Site Sup 2013 Alta.dwg FIELD BOOK: EFB "ZION" DRAWN BY: DMS CHECKED BY: DJK

COUNTY: DUVAL ORDER NO.: 12-146.00 FILE NO.: 1220-38.00A

FPL 000784
Indiantown Cogen

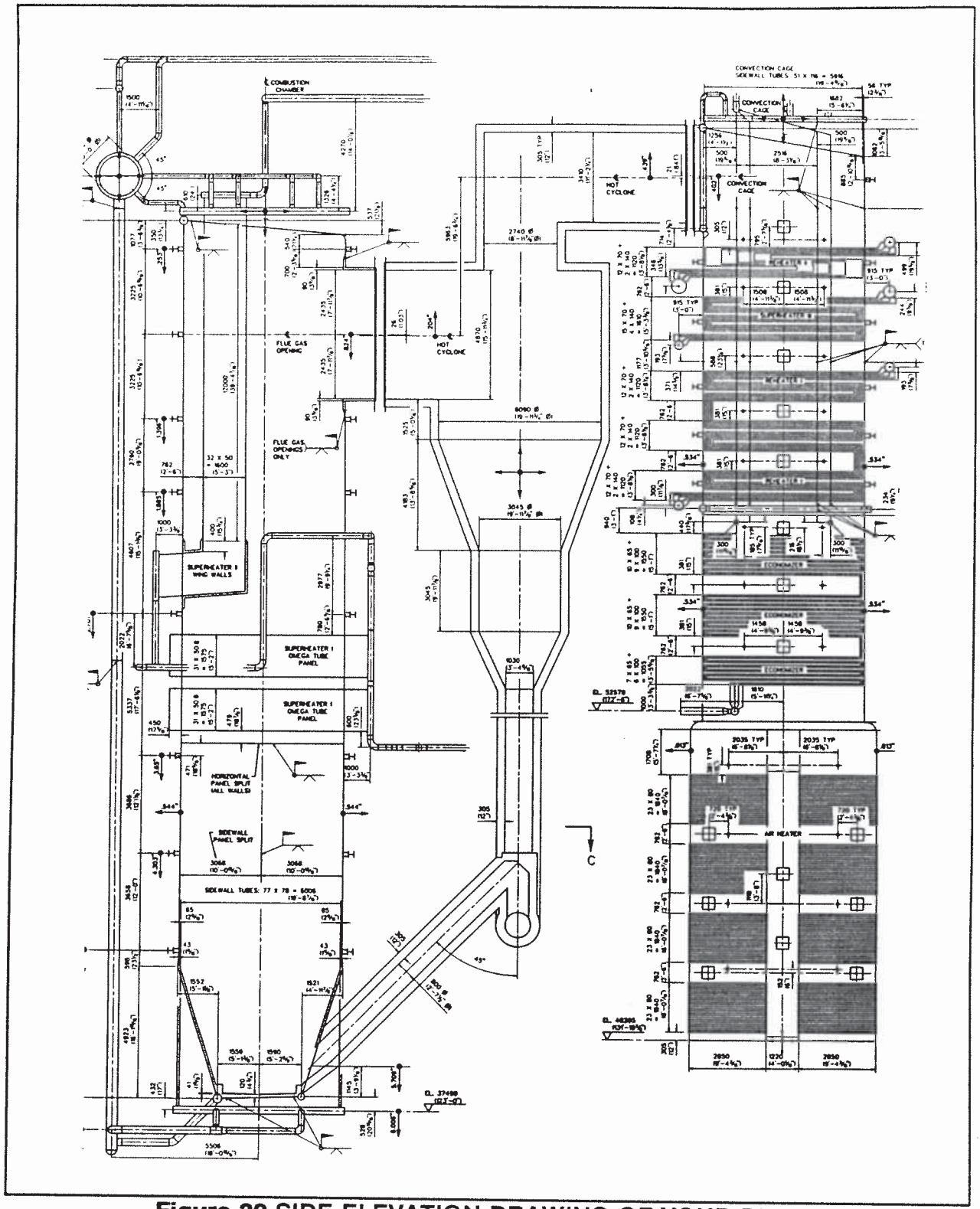


Figure 32 SIDE ELEVATION DRAWING OF YOUR PLANT

TOSHIBA

E- KC00478

INSTRUCTION MANUAL

DESIGN DATA AND CONSTRUCTION

FOR 343,000 kVA GENERATOR

TOSHIBA CORPORATION

KF2011

1.1 GENERAL DESCRIPTION

1.1.1 General

This instruction manual gives overall design data and descriptions of 343,000kVA generator and its auxiliary units installed at AES CEDAR BAY COGEN.PLANT

The electrical power output capability of a single generator is 291,550kW at a power factor of 0.85 lagging. The generator which is located in the power house at EL 132'-0", is mechanically driven by its associated steam turbine, electrically excited by the static thyristor rectifier excitation system and internally cooled by hydrogen gas and stator cooling water.

1.1.2 Design Data

a. Type

Three phase synchronous generator totally enclosed, direct coupled to steam turbine.

b. Cooling System

Stator winding : Direct water cooled

Stator core : Hydrogen cooled

Rotor winding : Direct hydrogen cooled

c. Rating

Rating	Continuous
Nominal rated capacity at 45Psi g hydrogen pressure	343 MVA
Power factor	0.85 (lagging)
Rated hydrogen pressure	45Psi g
Number of phases	3
Number of poles	2
Frequency	60 Hz
Rates speed	360 rpm
Terminal voltage	20 kV
Short circuit ratio at rated MVA	Not less than 0.58 (343 MVA base)
Insulation Class-Stator	Class F
-Rotor	Class F
Excitation	Static excitation system with thyristor

d. Cooling Gas

Cooling gas flow rate through generator : 1059 ^{Cf}/s(at 45psi g)

Cooling gas inlet temperature : 115 ° F

Cooling gas outlet temperature : 151 ° F

e. Water flow through stator winding : 174 g/min

f. Hydrogen Gas cooler

Quantity : 4 units/one generator

Cooling water flow rate per unit : 343 g/min

Total cooling water flow : 1372 g/min

Cooling water inlet temperature : 97 °F

Cooling water outlet temperature : 1106 °F

Head loss : Approx. 10.8 ft Aq

Cooling water quality : Fresh water

TOSHIBA

E-KS100195
-a

INSTRUCTION MANUAL

GENERAL DESCRIPTION

TOSHIBA CORPORATION

KF2011

92. 5. 11

92. 5. 12

E-KS100195-a

General Description

This turbine is a tandem-compound reheat unit with double-flow ,low pressure stages. The design incorporates features which have proved their reliability and efficiency in a large number of units operting at comparable condltions.

This turbine has an opposed-flow, high-pressure reheat section and double-flow, low-pressure section. The high-pressure steam initially enters the turbine near the middle of the high pressure span and flows through the high-pressure stages toward the turbine end of the unit. The steam leaves the high-pressure section and returns to the reheat section of the boiler. Ihe reheated steam returns to the turbine through the combined reheat valves, and again enters the turbine near the middle. of the high-pressure span. The steam then flows toward the generator through the reheat stages. After passing through the reheat stages, the steam enters the single crossover pipe from which steam enters the double-flow section. After passing through the low-pressure stages, the steam is exhaused downward into the condenser.

The exhaust hood is keyed to the foundation plates around its side of the hood to prevent axial movement.
The turbine expands axially from this point. The front standard is free to slide axially on its foundation plate, but the standard and hood are guided to prevent transverse movement.

All of the shells and hood are provided with bolted, horizontal joints for access to the steam path parts for inspection and maintenance. The joints of the shells and hood are accurately machined to give full metal-to metal contact and to assure a steam-tight joint.

TOSHIBA

E-KS200243α

INSTRUCTION MANUAL

RATING AND DESIGN DATA

TOSHIBA CORPORATION

KF2011

TOSHIBA

E-KS200243a
PAGE 1

Rating and Design Data

1. Type of Turbine	Tandem Compound 2 Cylinders 2 Flow Exhaust Reheat Turbine
2. Rated Output	285,000 kW
3. Rated Speed	3,600 rpm
4. Direction of Rotation	Counter-clock-wise (seeing from turbine end)

5. Steam Conditions

Main Steam Pressure at MSV inlet	1,890 psig
Main Steam Temperature at MSV inlet	1000 F
Reheat Steam Temperature at CRV inlet	1000 F

6. Exhaust Vacuum	3" Hg abs.
7. Number of Extractions	6

8. Number of Stages

HP Turbine	7 Stages
IP Turbine	4 Stages
LP Turbine	6 Stages x 2 Flows
Number of Wheels	23

KF2006

Sec. 2

DWG.NO.4KA39752

SHIPPING DIMENSION AND WEIGHT

FOR

MAJOR ITEMS

FOR

AES CEDAR BAY INC.

CEDAR BAY COGENERATION

JUN 1992

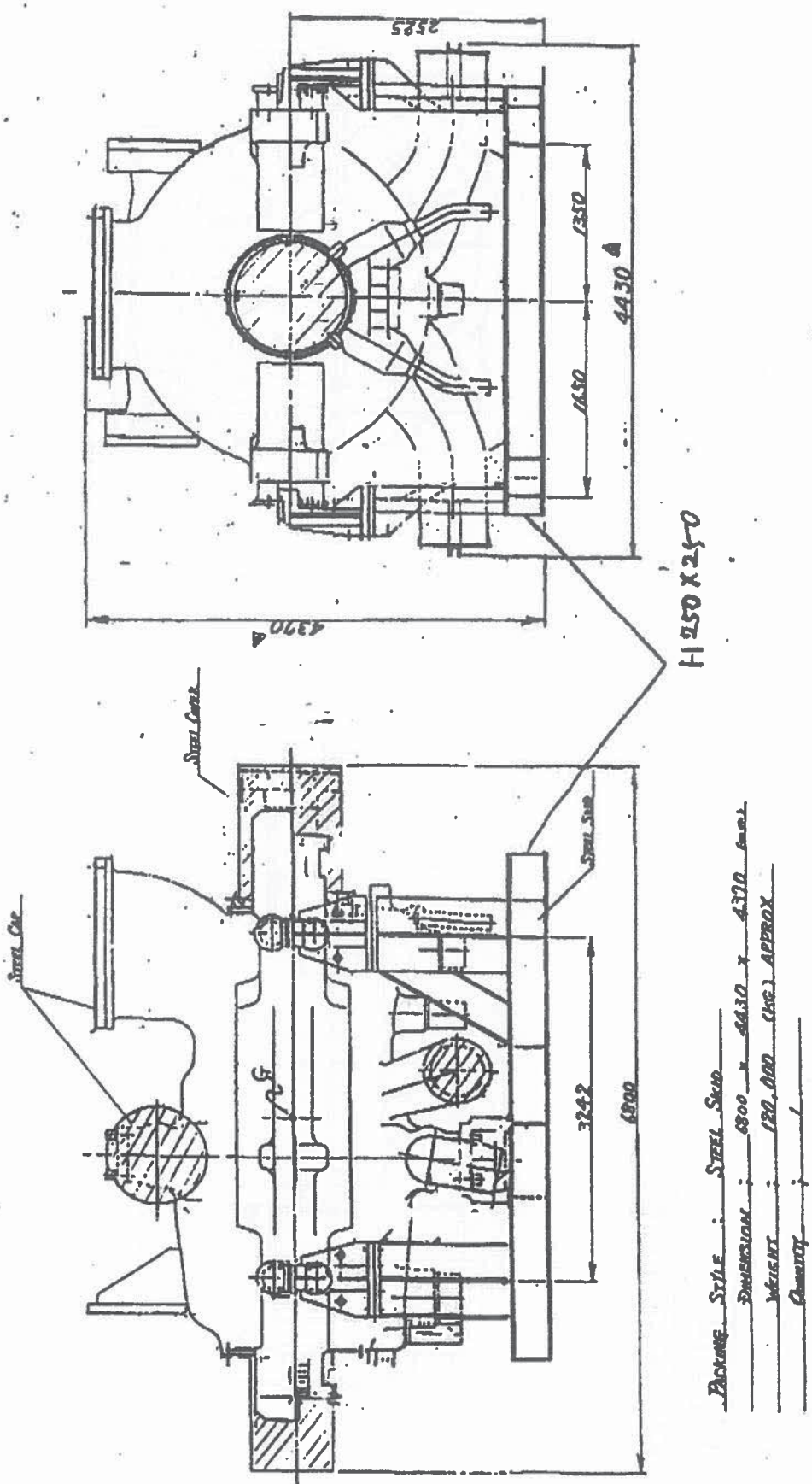
TOSHIBA CORPORATION

APPROVED BY	CHECKED BY	DRAFTED BY
15/Jun/92	15/Jun/92	12-JUN-'92
T. Kato	T. Kato	R. Ishiwaki

- I N D E X -

PRELIMINARY

SHIPPING DIMENSION AND WEIGHT OF HIP TURBINE ASSEMBLY



AES CEDAR BAY, INC.
CEDAR BAY COGENERATION PLANT
1X285MW TURBINE AND GENERATOR
SPECIFICATION 15637.62.1001
CONTRACT 15637.62.1001

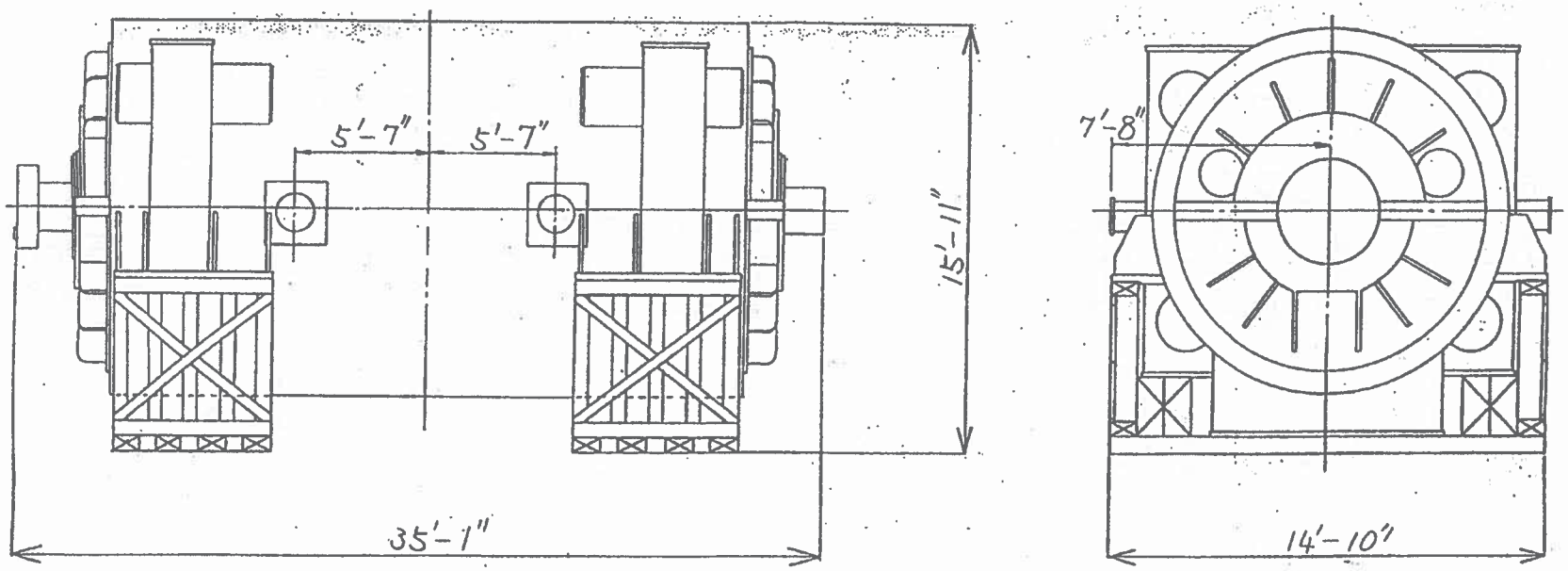
C/H F1 | 図面 3 | DRAWING NO. C000781 | 改訂 REV. | 組別 CIG. | 名称 TITLE (ABBR.) ABSHIPP.INC DIMENSION | 品質管理 REMARKS 1 | 担当 PREP. FD4 | M.F. 1 | 普通許容差ハ下記ニヨル

MODEL CODE ETA32A05. 0040,343M,36R,L,XUCB1

CERTIFIED

FOR APPROVAL

APPROX WEIGHT 555500 LBS



承認 APPROVED BY		M. Fuzaki May 15 '91	調査 REVIEWED BY	T. Yamadori May 15 '91	名称 TITLE: SHIPPING DIMENSION OF GENERATOR USA AES CEDAR BAY
調査 REVIEWED BY			担当 PREPARED BY	N. Mizukami May 15 '91	
担当 PREPARED BY					
REV. 改訂					
記事 CONTENTS					

尺度 SCALE
単位 UNITS
REVISIONS 改訂

株式会社 東芝
TOSHIBA CORPORATION
TOKYO JAPAN

保管 REGISTERED T

図面番号 DRAWING NO. 3KC000781 ⊖ | 改訂回数 REV. MARK A

記布先 PRESENT TO

3KC000781 ⊖ | REV. MARK A

- 7 -

FPL 000798
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TOSHIBA

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PAGE 1

Weight List of Main Parts of Steam Turbine(lbs)

1. HIP Turbine

Outer Casing Upper	60,000
Outer Casing Lower	63,000
HP Inner Casing Upper	10,800
HP Inner Casing Lower	11,000
Rotor(with Blades)	33,800

2. LP Turbine

Outer Casing Upper	33,000
Outer Casing Lower	93,000
Inner Casing Upper	39,000
Inner Casing Lower	39,000
Rotor(with Blades)	78,100

3. Cross-over Pipe	16,600
4. Front Standard	42,000

5. Main Steam Valves

Main Stop Valve	22,000
Control Valves No.1 No.6	19,000
Combined Reheat Valve(per one set)	33,000

6. Oil Tank with AOP,TOP and EOP Motors	excluding lube oil	34,000
	including lube oil	67,700
7. Oil Conditioner	excluding lube oil	4,321
	including lube oil	8,179

KF2006

TOSHIBA

E-KS200244 2
PAGE 1

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	including lube oil	67,700
7. Oil Conditioner	excluding lube oil	4,321
	including lube oil	8,179

KF 2006

Florida Power and Light Company
Dismantlement Reserve - Company Adjustment Impact - Rate Base Only
Exhibit KF-7

Line No.		2017			2018		
			Revised			Revised	
1		Beginning Balance	Accrual	Ending Balance	Beginning Balance	Accrual	Ending Balance
2		A	B	C	D	E	F
3							
4	December						($7,373,046)
5	January	$0	($614,421)	($614,421)	($7,373,046)	($614,421)	($7,987,467)
6	February	(614,421)	(614,421)	(1,228,841)	(7,987,467)	(614,421)	(8,601,887)
7	March	(1,228,841)	(614,421)	(1,843,262)	(8,601,887)	(614,421)	(9,216,308)
8	April	(1,843,262)	(614,421)	(2,457,682)	(9,216,308)	(614,421)	(9,830,728)
9	May	(2,457,682)	(614,421)	(3,072,103)	(9,830,728)	(614,421)	(10,445,149)
10	June	(3,072,103)	(614,421)	(3,686,523)	(10,445,149)	(614,421)	(11,059,569)
11	July	(3,686,523)	(614,421)	(4,300,944)	(11,059,569)	(614,421)	(11,673,990)
12	August	(4,300,944)	(614,421)	(4,915,364)	(11,673,990)	(614,421)	(12,288,410)
13	September	(4,915,364)	(614,421)	(5,529,785)	(12,288,410)	(614,421)	(12,902,831)
14	October	(5,529,785)	(614,421)	(6,144,205)	(12,902,831)	(614,421)	(13,517,251)
15	November	(6,144,205)	(614,421)	(6,758,626)	(13,517,251)	(614,421)	(14,131,672)
16	December	($6,758,626)	($614,421)	($7,373,046)	($14,131,672)	($614,421)	($14,746,092)
17							
18	13-Mo Avg			($3,686,523)			($11,059,569)
19							
20	Jurisd % [1]			0.950595			0.951284
21				($3,504,391) [2]			($10,520,788) [2]
22							

23 Notes:
24 [1] Jurisdictional factor per originally filed MFR B-2 for both 2017 Test Year and 2018 Subsequent Year (Page 3 of 8, Line 12)
25 [2] Represents rate base impact related to the corrected 2016 Dismantlement Study per the 1st Notice of Identified Adjustments

ORDER NO. PSC-12-0613-FOF-EI
DOCKET NO. 120007-EI
Page 15 and 16

M. Capital Cost Recovery Schedule:
Port Everglades Electrostatic Precipitators

FPL is currently recovering the costs associated with the Electrostatic Precipitators (ESPs) on the existing Units 1 through 4 at the Port Everglades Plant (PPE) through the ECRC. The Commission granted FPL an affirmative determination of need to modernize the PPE into a high-efficiency combined cycle natural gas energy center.[9] Assuming final approval of site certification for this modernization plan, all of the existing PPE units will be retired effective January 2013. FPL proposed to complete recovery of the PPE ESPs project in the ECRC through a capital recovery schedule.

The four ESPs at the PPE were placed in-service during the period April 2005 through May 2007. The original capital investment associated with the project is $81,901,169. As the year progressed, these capital expenditures have been recovered through the ECRC, leaving a net book value of $65,372,158, or 80% of the original investments, to be recovered as of March 31, 2012. The ESPs at PPE cannot be removed, modified, and reinstalled to serve other units, such as the 800 MW units at PMR and PMT for which new ESPs will be installed.[10] Therefore, FPL is requesting to include in its 2013 ECRC factors the recovery of the unrecovered net investment balance of the PPE ESPs at the time of the planned retirement.

FPL proposed a 4-year capital cost recovery schedule for the PPE ESPs beginning January 1, 2013. Given that the PPE ESPs were included in the overall plant-in-service and reserve balances used in establishing the depreciation rates currently approved at the generating unit and plant account level for the PPE,[11] and that the overall unrecovered plant investments at the PPE will be recovered in a 4-year schedule,[12] FPL's proposed 4-year capital cost recovery schedule in the ECRC for the PPE ESPs is appropriate.

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[9] Order No. PSC-12-0187-FOF-EI, in Docket No. 110309-EI, issued April 9, 2012, In re: Petition to determine need for modernization of Port Everglades Plant, by Florida Power & Light Company.

[10] his is due to their specific design and size for the 200 and 400 MW units at the PPE, which are significantly different from what would be required for the 800 MW units at PMR and PMT. The ESPs at PMR and PMT are retrofits into existing plants and are custom designed to fit in the limited and specific space between the boilers and stacks. Each ESP is sized for the specific exhaust gas volumes and flows of the specific unit.

[11] The depreciation rates FPL utilizes to depreciate the ESPs at PPE were approved in Order No. PSC-10-0153-FOF-EI, in Docket Nos. 080677-EI and 090130-EI (consolidated), issued March 17, 2010, In re: Petition for increase in rates by Florida Power & Light Company and In re: 2009 depreciation and dismantlement study by Florida Power & Light Company, at page 42.

[12] Addressed in Issue No. 23, stipulated, in Docket No. 120015-EI, In re: Petition for increase in rates by Florida Power & Light Company, which is currently before the Commission.