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April 1, 2002

VIA HAND DELIVERY
Blanca S. Bayo, Director
Division of Records and Reporting
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

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COMMISSION CLERK

Re: Ten-Year Site Plan for Oleander Power Project, L.P.

Dear Ms. Bayo:

As required by Commission Rule 25-22.071(1), F.A.C., enclosed for filing are fifteen (15) copies of the 2002-2011 Ten-Year Site Plan of Oleander Power Project, L.P. I will appreciate your confirming receipt of these materials by stamping the attached filing copy.

Pursuant to an agreement discussed at the Florida Public Service Commission Ten-Year Site Plan Workshop, Oleander Power Project, L.P. will provide a copy of the ten-year site plan to federal, state, and locate agencies, water management districts, and regional planning councils.

As always, thanks to you and your Staff for your considerate and professional assistance.

If you have any questions, please do not hesitate to give me a call.

Cordially yours,

John T. LaVia, III

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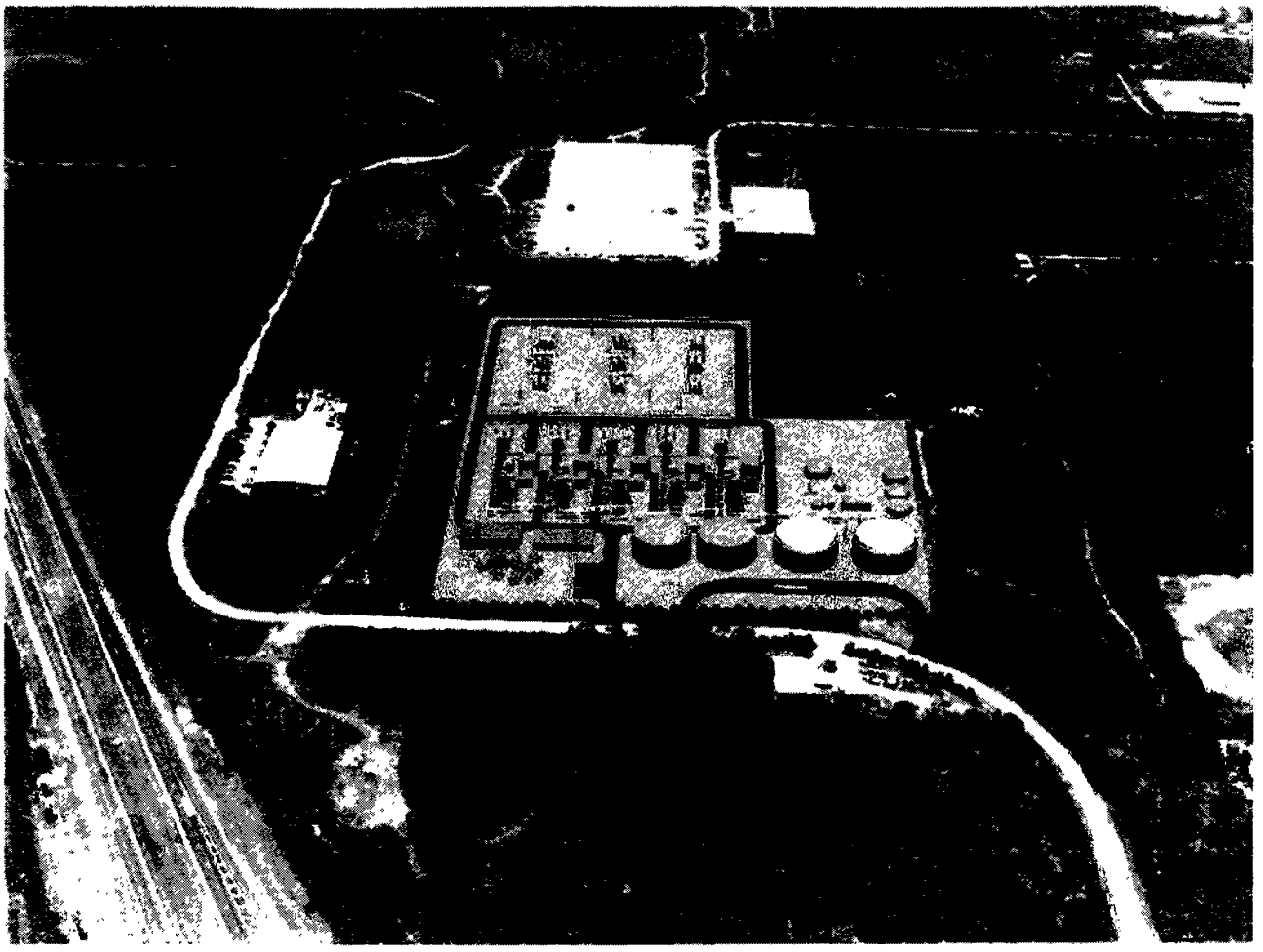

OLEANDER POWER PROJECT, LIMITED PARTNERSHIP

TEN-YEAR SITE PLAN, 2002-2011

April 2002

OLEANDER POWER PROJECT, LIMITED PARTNERSHIP

TEN-YEAR SITE PLAN FOR ELECTRICAL GENERATING FACILITY, 2002-2011

Submitted to:

STATE OF FLORIDA
PUBLIC SERVICE COMMISSION

April 2002

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EXECUTIVE SUMMARY

Oleander Power Project, Limited Partnership ("Oleander"), pursuant to Section 186.801, Florida Statutes, and Rule 25-22.071, Florida Administrative Code, hereby submits its Ten-Year Site Plan for an Electrical Generating Facility, 2002-2011.

Oleander owns and will operate the Oleander Power Project (the "Project"), an approximately 680 MW (average ambient conditions) natural gas-fired simple cycle combustion turbine generating facility that will be located in Brevard County, Florida. Expected to achieve commercial in-service status in June 2002, the Project will supply peaking capacity and energy for sale at wholesale to other utilities in Peninsular Florida. The Project has the option of adding an additional 170 MW combustion turbine but has made no plans for construction at this time.

The Project includes four advanced technology General Electric 7FA combustion turbine generators in simple cycle configuration. Each combustion turbine is fueled by natural gas with low-sulfur distillate fuel oil as a back-up fuel. Each combustion turbine generator will have a heat rate (based upon the Lower Heating Values of the respective fuels) of 9,528 Btu per kWh when fueled by natural gas and 10,215 Btu per kWh when fueled by distillate fuel oil. The Project will satisfy all applicable environmental requirements. Most of the Project's process water will be

reclaimed wastewater and stormwater supplied by the City of Cocoa. Any additional water requirements will also be supplied by the City of Cocoa.

The Project is designed to serve the peak load requirements of Peninsular Florida. Oleander's current projections indicate that, at its fully built-out capacity, the Project will operate approximately 800 hours per year with projected generation of approximately 544,000 MWH per year, all of which will be sold at wholesale to other utilities.

The Project will be interconnected to the Peninsular Florida transmission grid at the Florida Power & Light Company ("FPL") Brevard Substation. Natural gas for the Project will be purchased from a variety of suppliers and delivered to the site by Florida Gas Transmission Company. Distillate fuel oil for the Project will be purchased from nearby suppliers and delivered to on-site storage facilities by truck.

The Project is located on Townsend Road in Brevard County, north and east of the intersection of Interstate Highway 95 and State Road 520. The site consists of approximately 38 acres immediately adjacent to and south of the FPL Brevard Substation.

The Project's direct construction cost, including all engineering, procurement, and construction functions, is expected to be approximately $250 million, reflecting a cost of

approximately $367 per kW of installed capacity at buildout. The cost of interconnection to the Peninsular Florida transmission grid, payable by Oleander, has been determined by FPL pursuant to its tariffs and is included in the project cost.

CHAPTER 1

OLEANDER POWER PROJECT, LIMITED PARTNERSHIP

Oleander Power Project, Limited Partnership is the owner of, and will have operational responsibility for, the Oleander Power Project. Oleander Power Project, Limited Partnership is a Florida limited partnership and a wholly-owned indirect affiliate of Constellation Power, Inc., a Maryland corporation.

Oleander has received from the Federal Energy Regulatory Commission authorization to enter into negotiated arrangements for the sale of electric capacity and energy (i.e., market-based rate authority) pursuant to Section 201 of the Federal Power Act (16 USCA §824(b)(1)&(e)(1994)) and its certification as an Exempt Wholesale Generator pursuant to the Public Utility Holding Company Act of 1935 (15 USCA §§79 et seq.).

CHAPTER 2

DESCRIPTION OF EXISTING FACILITIES

Oleander has no existing electric generation or transmission facilities in Florida. (See Schedule 1.)

CHAPTER 3

FORECAST OF ELECTRIC POWER DEMAND AND ENERGY

Over the planning horizon covered in this Ten-Year Site Plan, the Oleander Power Project is projected to operate approximately 800 hours per year, with total generation of approximately 544,000 MWH per year, reflecting an estimated total capacity factor of 9.1 percent and an estimated load factor of 8.5 percent, based upon an annual peak demand of 728 MW, at the Project's built-out capacity of four units.

As noted elsewhere in this Ten-Year Site Plan, all of the Project's sales will be made at wholesale to other utilities. Thus, Schedules 2.1 and 2.2, which require data for retail power sales, are not applicable. Schedule 2.3 presents the forecasted number of wholesale customers and sales for resale. Schedules 3.1, 3.2, and 3.3 present forecasted summer peak demand, winter peak demand, and net energy for load for the Project. Because of the high demand for capacity during peak use periods and the Project's relatively low-cost position among all peaking plants available to serve Peninsular Florida, Oleander projects that the Project's sales at the times of the summer and winter peaks (both the system peak experienced by Oleander and the Peninsular Florida coincident system peak) will be at the Project's full rated output, i.e., 620 MW at the time of the summer peak and 728 MW at the time of the

winter peak.

Schedule 4 is not applicable to Oleander because it calls for retail sales and peak demand data.

Schedules 5, 6.1, and 6.2 present information regarding fuel requirements and energy sources for Oleander.

CHAPTER 4

FORECASTING METHODS AND PROCEDURES

Based upon studies performed by Oleander, Oleander is confident that demand for peaking capacity in Peninsular Florida will be strong during the life of the Project, so that the market price for peaking capacity will be high enough to cover fixed costs and provide a reasonable return on investment in the Project. These studies include projections of peak demands and energy requirements for Peninsular Florida and estimations of when the Oleander Project would be economically dispatched within the Peninsular Florida power supply grid. Oleander is also confident that, based upon an analysis of fuel prices and heat rates for existing and planned generation in Peninsular Florida, utilities purchasing Oleander's capacity will require the Project to run approximately 800 full load hours per year. Energy payments during those 800 hours will cover all the estimated variable costs for operating the Project. Oleander has several short-term and medium-term contracts for the full output of the Project with Florida Power & Light Company ("FPL") and Seminole Electric Cooperative, Inc. ("Seminole").

Oleander's long-term planning approach is to construct the Oleander Power Project and to operate it as efficiently as possible, in order to be a long-term participant in the Peninsular

Florida wholesale power market. Oleander generally assumes that other Peninsular Florida utilities will construct and acquire generation and transmission resources in accordance with their stated plans. The analyses are based on appropriate assumptions regarding existing and future fuel costs, new generating capacity costs, and projected additions to and retirements from the Peninsular Florida generation and transmission systems. Oleander plans to operate the Project reliably and cost-effectively and to make mutually cost-effective sales at wholesale to other Peninsular Florida utilities.

CHAPTER 5

FORECAST OF FACILITIES REQUIREMENTS

Oleander Power Project, Limited Partnership anticipates making wholesale sales (sales for resale) to other electric utilities in Peninsular Florida. Oleander plans to construct the Project in order to deliver firm contract capacity and energy and to make other wholesale power sales to other Peninsular Florida electric utilities. As described above, Oleander needs the Project to make its projected wholesale energy sales, at the Project's full built-out capacity, of approximately 544,000 MWH per year and to make peak capacity sales of approximately 620 MW (summer) and 728 MW (winter).

At present, the capacity of the Oleander Project's Units 2, 3, and 4 is committed to Seminole pursuant to a long-term firm power purchase agreement (the "PPA"). Pursuant to the PPA, the output of Units 3 and 4 is committed to Seminole from December 1, 2002 through December 2009, and the output of Unit 2 is committed to Seminole from May 1, 2003 through December 2009. Unit 1 capacity is committed to FPL from June 1, 2002 through May 30, 2005, and Unit 2 capacity is committed to FPL from June 1, 2002 until April 30, 2003 when the Seminole contract begins.

Schedules 7.1 and 7.2 present information regarding forecasts of capacity, demand, and scheduled maintenance at the time of summer and winter peaks. Because of its relatively low-cost

position within the available peaking generation resources in Peninsular Florida, Oleander expects that in both summer and winter peak conditions, all of the Project's capacity will be committed on a firm basis to other Peninsular Florida utilities, even if only on a day-ahead or hourly basis. Accordingly, Oleander projects that its firm summer and winter peak demands will in fact be the full rated output of the Project for each respective season. Oleander believes that this information will be representative of Oleander's peak demands both at the time that peak seasonal demands are imposed on Oleander and also at the time of the Peninsular Florida summer and winter coincident peaks. Schedule 8 presents information regarding planned and prospective generating facility additions and changes.

The Oleander Power Project

The Oleander Power Project will be a dual-fuel, simple cycle combustion turbine electrical power plant. The Project will consist of four GE 7FA Model 7431 advanced technology combustion turbine generators ("CTGs") with an optional fifth unit that can be added at a later date. The total electrical output of the plant will be 680 MW at average temperature and humidity conditions. Additional information regarding the Project's characteristics and specifications is presented in Schedule 9.

Directly Associated Transmission Facilities

There will be no new transmission lines directly associated

with the Project. The Project is designed to be interconnected to the Peninsular Florida transmission grid via a 230 kV connection to FPL's Brevard Substation located on the north boundary of the Project site. Oleander and FPL have entered into an Interconnection Agreement for the Project which has been filed and accepted by FERC. Figure 1 is an electrical one-line diagram for the Project, and Figure 2 is a regional transmission map for the Project. Additional information concerning transmission facilities is contained in Schedule 10.

Fuel Supply Arrangements and Facilities

Natural gas supply to the Project will be provided via a lateral pipeline consisting of approximately 1200 feet of twelve-inch pipe that will connect the Project to the Florida Gas Transmission ("FGT") main line. Gas transportation will be provided through a combination of interruptible service directly from FGT and both firm and interruptible service on the FGT system purchased from others who own capacity on that system. Commodity gas will be purchased through a combination of short-term and long-term arrangements; some of these purchase arrangements may include transportation to the site.

Distillate fuel oil will be purchased from nearby wholesalers and delivered by truck to the Project site. This backup fuel will be stored in an on-site storage facility sufficient to operate the Project for 60 hours solely on distillate fuel oil.

Status of Permits

Oleander has received or entered into, as applicable, the environmental and land use permits, approvals, and agreements necessary to construct and operate the Project. Any additional permits required for commercial operation and continued operation will be obtained on a timely basis by Oleander.

CHAPTER 6

ENVIRONMENTAL AND LAND USE INFORMATION

This chapter provides a brief description of the Project and discussions of land and environmental features of the site, water supply for the Project, and projected air and noise emissions from the Project.

Site Description

The Oleander Power Project is located on a 38 acre tract within the City of Cocoa in central Brevard County. The site consists of approximately 38 acres situated northeast of the intersection of State Road 520 and Interstate Highway 95, as shown in Figure 3. Approximately 17 acres of the 38 acre parcel will actually be developed for the Project. The site is zoned for industrial use, and it is surrounded primarily by land of similar zoning. The majority of the surrounding land is undeveloped or used for commercial or industrial purposes. (See Figure 4.) Adjacent to the site is the FPL Brevard Substation, an industrial facility, and vacant land zoned as Planned Industrial Park or Light Industrial. Townsend Road runs along the south side of the Project site, and additional land south of Townsend Road will be set aside for a conservation easement. Also to the south is vacant land zoned Transient Tourist Commercial. There is a small industrial facility located to the southeast of the site. To the east lies vacant land zoned for light and heavy industrial use and additional

properties occupied by various types of industrial and commercial businesses fronting on Cox Road. The FPL Brevard Substation occupies property immediately to the north of the site and is zoned for light industrial use.

Land and Environmental Features

The 38 acre site presently comprises several different land uses and land covers, including some wetlands which are not being disturbed and a pond. Several existing FPL transmission lines occupy the westernmost portion of the site and the easternmost portion of the site is comprised of disturbed marsh that is being enhanced as a component of the development of the Project.

Enhancement of the easternmost marsh and preservation of several small marshes will mitigate any on-site impacts. No threatened or endangered species were observed during the listed species surveys of the site.

The nearest residential dwellings are located approximately 1,400 feet to the west of the site perimeter on the west side of Interstate 95, i.e., across Interstate 95 from the Project site. This area will be buffered by significant on-site setbacks and landscape buffers. Existing and future development to the south and east of the site will be buffered from the proposed facility by significant on-site landscape buffers and wildlife habitat under conservation easements.

Water Supply

Most of the Project's water requirements will be supplied by reclaimed wastewater and stormwater provided by the City of Cocoa. The City of Cocoa will provide potable water and any additional water necessary if the reclaimed water supply is insufficient when facility operation is required. Potable water and reclaimed water pipelines have been constructed by Oleander and deeded to the City of Cocoa. Relatively small amounts of potable water will be used for domestic purposes, e.g., drinking, cleaning, and sanitation. The remainder of the Project's water supply will be used for NO_x control when firing oil and for other processes. Based on a five unit plant, the maximum daily water use when firing oil will be 950,000 gallons per day and the maximum daily water use when firing natural gas will be 122,000 gallons per day. On an annual average basis, the facility as planned will use no more than 210,000 gallons of water per day based on a five unit plant.

Air Emissions

The Project will use natural gas as its primary fuel. When natural gas is not available, the Project will use low-sulfur (0.05% sulfur) distillate fuel oil. When operating with natural gas, the Project will use state-of-the-art dry low-nitrogen oxide (NO_x) combustion technology to control emissions of NO_x. When using distillate fuel oil, NO_x will be controlled by water injection. Low-sulfur distillate fuel oil will be used to control sulfur

dioxide (SO_2) emissions when the Project is operating on fuel oil. Good combustion practices and clean fuels will minimize potential emissions of particulate matter, carbon monoxide, volatile organic compounds, and other potential pollutants such as trace metals. With a five unit plant and a projected output level of 680,000 MWH per year, the Project is expected to have the emissions profile set forth in Table 1. The emissions profile for a four unit plant would be 80 percent of these values.

Noise Emissions

A noise impact analysis was performed in order to determine the effect the Project would have upon ambient conditions and its ability to meet applicable noise standards. Ambient noise levels at the site are relatively high due to vehicular traffic on Interstate 95 and State Road 520 and other nearby activities. The Project will cause slight increases in ambient noise levels at the property lines, but the levels will be well within EPA guidelines. By agreement with Brevard County, Oleander will limit noise levels at the Project site property lines to 65 dBA (L_{eq}).

Oleander Power Project, Limited Partnership
Schedule 1
Existing Generating Facilities
As of December 31, 2001

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
				Fuel		Fuel Transport		Alt. Fuel	Commercial	Expected	Gen. Max.	Net Capability	
Plant Name	Unit No.	Location	Unit Type	Pri	Alt	Pri	Alt	Days Use	In-Service Month/Year	Retirement Month/Year	Nameplate KW	Summer MW	Winter MW
None													

Oleander Power Project, Limited Partnership
Schedule 2.1
History and Forecast of Energy Consumption and Number of Customers by Customer Class

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Rural and Residential					Commercial		
Year	Population	Members Per Household	GWH	Average No. of Customers	Agerage KWH Consumption Per Customer	GWH	Average Number of Customers	Average KWH Consumption Per Customer

Not Applicable

Oleander Power Project, Limited Partnership
Schedule 2.2
History and Forecast of Energy Consumption and Number of Customers by Customer Class

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
		Industrial					
Year	GWH	Average Number of Customers	Average KWH Consumption Per Customer	Railroads and Railways GWH	Street & Highway Lighting GWH	Other Sales to Public Authorities GWH	Total Sales to Ultimate Consumers GWH

Not Applicable

Oleander Power Project, Limited Partnership
Schedule 2.3
History and Forecast of Energy Consumption and Number of Customers by Customer Class

(1)	(2)	(3)	(4)	(5)	(6)
Year	Sales For Resale GWH	Utility Use & Losses GWH	Net Energy For Load GWH	Wholesale Customers (Average No.)	Total Number Of Customers
2002	318		318	2	2
2003	544		544	2	2
2004	544		544	2	2
2005	544		544	2	2
2006	544		544	2	2
2007	544		544	2	2
2008	544		544	2	2
2009	544		544	2	2
2010	544		544	2	2
2011	544		544	2	2

Oleander Power Project, Limited Partnership
Schedule 3.1
History and Forecast of Summer Peak Demand in MW

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Year	Total	Wholesale	Retail	Interruptible	Residential Load Management	Residential Conservation	Comm./Ind. Load Management	Comm./Ind. Conservation	Net Firm Demand
2002	620	620	0						620
2003	620	620	0						620
2004	620	620	0						620
2005	620	620	0						620
2006	620	620	0						620
2007	620	620	0						620
2008	620	620	0						620
2009	620	620	0						620
2010	620	620	0						620
2011	620	620	0						620

Oleander Power Project, Limited Partnership
Schedule 3.2
History and Forecast of Winter Peak Demand in MW

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Year	Total	Wholesale	Retail	Interruptible	Residential Load Management	Residential Conservation	Comm./Ind. Load Management	Comm./Ind. Conservation	Net Firm Demand
2002/03	728	728	0						728
2003/04	728	728	0						728
2004/05	728	728	0						728
2005/06	728	728	0						728
2006/07	728	728	0						728
2007/08	728	728	0						728
2008/09	728	728	0						728
2009/10	728	728	0						728
2010/11	728	728	0						728
2011/12	728	728	0						728

Oleander Power Project, Limited Partnership
Schedule 3.3
History and Forecast of Annual Net Energy for Load - GWH

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Year	Total	Residential Conservation	Comm./Ind. Conservation	Retail	Wholesale	Utility Use & Losses	Net Energy for Load	Load * Factor %
2002	318				318		318	5.0
2003	544				544		544	8.5
2004	544				544		544	8.5
2005	544				544		544	8.5
2006	544				544		544	8.5
2007	544				544		544	8.5
2008	544				544		544	8.5
2009	544				544		544	8.5
2010	544				544		544	8.5
2011	544				544		544	8.5

* Load factor calculations are based on projected annual peak demand of 182 MW per unit.

Oleander Power Project, Limited Partnership
Schedule 4
Previous Year and 2-Year Forecast of Retail Peak Demand and Net Energy For Load by Month

(1)	(2)	(3)	(4)	(5)	(6)	(7)
	Actual		Forecast		Forecast	
	Peak Demand	NEL	Peak Demand	NEL	Peak Demand	NEL
Month	MW	GWH	MW	GWH	MW	GWH
January	Not Applicable					
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						

Oleander Power Project, Limited Partnership
Schedule 5
Fuel Requirements

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(14)
	Fuel Requirements		Units	Actual 2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
(1)	Nuclear		Trillion BTU											
(2)	Coal		1000 Ton											
(3)	Residual	Total	1000 BBL											
(4)		Steam	1000 BBL											
(5)		CC	1000 BBL											
(6)		CT	1000 BBL											
(7)		Diesel	1000 BBL											
(8)	Distillate	Total	1000 BBL	NA	146.4	250.4	250.4	250.4	250.4	250.4	250.4	250.4	250.4	250.4
(9)		Steam	1000 BBL											
(10)		CC	1000 BBL											
(11)		CT	1000 BBL	NA	146.4	250.4	250.4	250.4	250.4	250.4	250.4	250.4	250.4	250.4
(12)		Diesel	1000 BBL											
(13)	Natural Gas	Total	1000 MCF	NA	2,387	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092
(14)		Steam	1000 MCF											
(15)		CC	1000 MCF											
(16)		CT	1000 MCF	NA	2,387	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092
(17)	Other (Specify)		Trillion BTU											

Oleander Power Project, Limited Partnership
Schedule 6.1
Energy Sources (Units)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	Energy Sources		Units	Actual 2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
(1)	Annual Firm Interchange		GWH											
(2)	Nuclear		GWH											
(3)	Residual	Total	GWH											
(4)		Steam	GWH											
(5)		CC	GWH											
(6)		CT	GWH											
(7)		Diesel	GWH											
(8)	Distillate	Total	GWH	NA	79	136	136	136	136	136	136	136	136	136
(9)		Steam	GWH											
(10)		CC	GWH											
(11)		CT	GWH	NA	79	136	136	136	136	136	136	136	136	136
(12)		Diesel	GWH											
(13)	Natural Gas	Total	GWH	NA	238	408	408	408	408	408	408	408	408	408
(14)		Steam	GWH											
(15)		CC	GWH											
(16)		CT	GWH	NA	238	408	408	408	408	408	408	408	408	408
(17)	Other (Specify)		GWH											

Oleander Power Project, Limited Partnership
Schedule 6.2
Energy Sources (Percent)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	Energy Sources		Units	Actual 2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
(1)	Annual Firm Interchange		%											
(2)	Nuclear		%											
(3)	Residual	Total	%											
(4)		Steam	%											
(5)		CC	%											
(6)		CT	%											
(7)		Diesel	%											
(8)	Distillate	Total	%	NA	24.9	25	25	25	25	25	25	25	25	25
(9)		Steam	%											
(10)		CC	%											
(11)		CT	%	NA	24.9	25	25	25	25	25	25	25	25	25
(12)		Diesel	%											
(13)	Natural Gas	Total	%	NA	75.1	75	75	75	75	75	75	75	75	75
(14)		Steam	%											
(15)		CC	%											
(16)		CT	%	NA	75.1	75	75	75	75	75	75	75	75	75
(17)	Other (Specify)		%											
(18)	Net Energy for Load		%	NA	100	100	100	100	100	100	100	100	100	100

Oleander Power Project, Limited Partnership
Schedule 7.1
Forecast of Capacity, Demand, and Scheduled Maintenance at Time of Summer Peak

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Year	Total Installed Capacity MW	Firm Capacity Import MW	Firm Capacity Export MW	QF MW	Total Capacity Available MW	System Firm Summer Peak Demand MW	Reserve Margin before Maintenance MW	Reserve Margin before Maintenance % of Peak	Scheduled Maintenance MW	Reserve Margin after Maintenance MW	Reserve Margin after Maintenance % of Peak
2002	620	0	0	0	620	620	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2003	620	0	0	0	620	620	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2004	620	0	0	0	620	620	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2005	620	0	0	0	620	620	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2006	620	0	0	0	620	620	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2007	620	0	0	0	620	620	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2008	620	0	0	0	620	620	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2009	620	0	0	0	620	620	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2010	620	0	0	0	620	620	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2011	620	0	0	0	620	620	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)

Notes:
(1) As a peaking plant, Oleander expects to deliver the full rated output of the Project's installed capacity at the time of summer peak.
(2) Given the relatively low number of operating hours each year, Oleander plans to perform all scheduled maintenance outside of those hours.

Oleander Power Project, Limited Partnership
Schedule 7.2
Forecast of Capacity, Demand, and Scheduled Maintenance at Time of Winter Peak

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Year	Total Installed Capacity MW	Firm Capacity Import MW	Firm Capacity Export MW	QF MW	Total Capacity Available MW	System Firm Winter Peak Demand MW	Reserve Margin before Maintenance MW	Reserve Margin before Maintenance % of Peak	Scheduled Maintenance MW	Reserve Margin after Maintenance MW	Reserve Margin after Maintenance % of Peak
2002	728	0	0	0	728	728	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2003	728	0	0	0	728	728	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2004	728	0	0	0	728	728	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2005	728	0	0	0	728	728	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2006	728	0	0	0	728	728	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2007	728	0	0	0	728	728	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2008	728	0	0	0	728	728	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2009	728	0	0	0	728	728	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2010	728	0	0	0	728	728	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)
2011	728	0	0	0	728	728	N/A (1)	N/A (1)	N/A (2)	N/A (1)	N/A (1)

Notes:
(1) As a peaking plant, Oleander expects to deliver the full rated output of the Project's installed capacity at the time of winter peak.
(2) Given the relatively low number of operating hours each year, Oleander plans to perform all scheduled maintenance outside of those hours.

Oleander Power Project, Limited Partnership
Schedule 8
Planned and Prospective Generating Facility Additions and Changes

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
Plant Name	Unit No.	Location	Unit Type	Fuel Pri	Fuel Alt	Fuel Transpor Pri	Fuel Transpor Alt	Const. Start Date	Commercial In-Service Mo/Yr	Expected Retirement Mo/Yr	Gen. Max. Nameplate KW	Net Capability Summer MW	Net Capability Winter MW	Status
Oleander	1	Brevard Co.	CT	NG	FO2	PL	TK	4/2001	6/2002	unknown	190,000	155	182	Under Const.
Oleander	2	Brevard Co.	CT	NG	FO2	PL	TK	4/2001	6/2002	unknown	190,000	155	182	Under Const.
Oleander	3	Brevard Co.	CT	NG	FO2	PL	TK	4/2001	7/2002	unknown	190,000	155	182	Under Const.
Oleander	4	Brevard Co.	CT	NG	FO2	PL	TK	4/2001	7/2002	unknown	190,000	155	182	Under Const.
Oleander	5	Brevard Co.	CT	NG	FO2	PL	TK	N/A	N/A	unknown	190,000	155	182	Uncommitted

Oleander Power Project, Limited Partnership
Schedule 9
Status Report and Specifications of Proposed Generating Facilities

(1)	Plant Name and Unit Number	Oleander Power Project #1
(2)	Capacity	
	a. Summer:	155 MW
	b. Winter:	182 MW
(3)	Technology Type:	Combustion Turbine Generator
(4)	Anticipated Construction Timing	
	a. Field construction start - date:	4/15/2001
	b. Commercial in service - date:	6/2002
(5)	Fuel	
	a. Primary fuel:	Natural Gas
	b. Alternate fuel:	Distillate Oil
(6)	Air Pollution Control Strategy:	Dry Low-NOx Combustors, Low Sulfur Fuel, Natural Gas Fuel, Good Combustion Practices, Water Injection when firing oil.
(7)	Cooling Method:	N/A
(8)	Total Site Area:	38 acres
(9)	Construction Status:	Under Construction
(10	Certification Status:	Not Applicable with Respect to the Power Plant Siting Act; permits have been issued by the FDEP.
(11	Status With Federal Agencies:	Oleander has obtained Market-Based Rate authority and Exempt Wholesale Generator Status from the Federal Energy Regulatory Commission.
(12	Projected Unit Performance Data	
	Planned Outage Factor (POF):	3.0%
	Forced Outage Factor (FOF):	0.2%
	Equivalent Availability Factor (EAF):	96.8%
	Estimated Capacity Factor (%):	8.5%
	Average Net Operating Heat Rate (ANOR):	9,700 BTU/kWH (LHV) based on 9,528 BTU/kWH when fueled by natural gas 75% of running hours and 10,215 BTU/kWH when fueled by distillate fuel oil 25% of running hours (projected).
(13	Projected Unit Financial Data	
	Book Life (Years):	30
	Total Installed Cost (In-Service Year $/kW):	N/A
	Estimated Direct Construction Cost ($/kW):	367/kW
	AFUDC Amount ($/kW):	N/A
	Escalation ($/kW):	N/A

Oleander Power Project, Limited Partnership
Schedule 9
Status Report and Specifications of Proposed Generating Facilities

(1)	Plant Name and Unit Number	Oleander Power Project #2
(2)	Capacity	
	a. Summer:	155 MW
	b. Winter:	182 MW
(3)	Technology Type:	Combustion Turbine Generator
(4)	Anticipated Construction Timing	
	a. Field construction start - date:	4/15/2001
	b. Commercial in service - date:	6/2002
(5)	Fuel	
	a. Primary fuel:	Natural Gas
	b. Alternate fuel:	Distillate Oil
(6)	Air Pollution Control Strategy:	Dry Low-NOx Combustors, Low Sulfur Fuel, Natural Gas Fuel, Good Combustion Practices, Water Injection when firing oil.
(7)	Cooling Method:	N/A
(8)	Total Site Area:	38 acres
(9)	Construction Status:	Under Construction
(10	Certification Status:	Not Applicable with Respect to the Power Plant Siting Act; permits have been issued by the FDEP.
(11	Status With Federal Agencies:	Oleander has obtained Market-Based Rate authority and Exempt Wholesale Generator status from the Federal Energy Regulatory Commission.
(12	Projected Unit Performance Data	
	Planned Outage Factor (POF):	3.0%
	Forced Outage Factor (FOF):	0.2%
	Equivalent Availability Factor (EAF):	96.8%
	Estimated Capacity Factor (%):	8.5%
	Average Net Operating Heat Rate (ANOR):	9,700 BTU/kWH (LHV) based on 9,528 BTU/kWH when fueled by natural gas 75% of running hours and 10,215 BTU/kWH when fueled by distillate fuel oil 25% of running hours (projected).
(13	Projected Unit Financial Data	
	Book Life (Years):	30
	Total Installed Cost (In-Service Year $/kW):	N/A
	Estimated Direct Construction Cost ($/kW):	367/kW
	AFUDC Amount ($/kW):	N/A
	Escalation ($/kW):	N/A

Oleander Power Project, Limited Partnership
Schedule 9
Status Report and Specifications of Proposed Generating Facilities

(1)	Plant Name and Unit Number	Oleander Power Project #3
(2)	Capacity	
	a. Summer:	155 MW
	b. Winter:	182 MW
(3)	Technology Type:	Combustion Turbine Generator
(4)	Anticipated Construction Timing	
	a. Field construction start - date:	4/15/2001
	b. Commercial in service - date:	7/2002
(5)	Fuel	
	a. Primary fuel:	Natural Gas
	b. Alternate fuel:	Distillate Oil
(6)	Air Pollution Control Strategy:	Dry Low-NOx Combustors, Low Sulfur Fuel, Natural Gas Fuel, Good Combustion Practices, Water Injection when firing oil.
(7)	Cooling Method:	N/A
(8)	Total Site Area:	38 acres
(9)	Construction Status:	Under Construction
(10	Certification Status:	Not Applicable with Respect to the Power Plant Siting Act; permits have been issued by the FDEP.
(11	Status With Federal Agencies:	Oleander has obtained Market-Based Rate authority and Exempt Wholesale Generator Status from the Authority and Exempt Wholesale Generator Status.
(12	Projected Unit Performance Data	
	Planned Outage Factor (POF):	3.0%
	Forced Outage Factor (FOF):	0.2%
	Equivalent Availability Factor (EAF):	96.8%
	Estimated Capacity Factor (%):	8.5%
	Average Net Operating Heat Rate (ANOR):	9,700 BTU/kWH (LHV) based on 9,528 BTU/kWH when fueled by natural gas 75% of running hours and 10,215 BTU/kWH when fueled by distillate fuel oil 25% of running hours (projected).
(13	Projected Unit Financial Data	
	Book Life (Years):	30
	Total Installed Cost (In-Service Year $/kW):	N/A
	Estimated Direct Construction Cost ($/kW):	367/kW
	AFUDC Amount ($/kW):	N/A
	Escalation ($/kW):	N/A

Oleander Power Project, Limited Partnership
Schedule 9
Status Report and Specifications of Proposed Generating Facilities

(1)	Plant Name and Unit Number	Oleander Power Project #4
(2)	Capacity	
	a. Summer:	155 MW
	b. Winter:	182 MW
(3)	Technology Type:	Combustion Turbine Generator
(4)	Anticipated Construction Timing	
	a. Field construction start - date:	4/15/2001
	b. Commercial in service - date:	7/2002
(5)	Fuel	
	a. Primary fuel:	Natural Gas
	b. Alternate fuel:	Distillate Oil
(6)	Air Pollution Control Strategy:	Dry Low-NOx Combustors, Low Sulfur Fuel, Natural Gas Fuel, Good Combustion Practices, Water Injection when firing oil.
(7)	Cooling Method:	N/A
(8)	Total Site Area:	38 acres
(9)	Construction Status:	Under Construction
(10	Certification Status:	Not Applicable with Respect to the Power Plant Siting Act; permits have been issued by the FDEP.
(11	Status With Federal Agencies:	Oleander has obtained Market-Based Rate authority and Exempt Wholesale Generator Status from the Federal Energy Regulatory Commission.
(12	Projected Unit Performance Data	
	Planned Outage Factor (POF):	3.0%
	Forced Outage Factor (FOF):	0.2%
	Equivalent Availability Factor (EAF):	96.8%
	Estimated Capacity Factor (%):	8.5%
	Average Net Operating Heat Rate (ANOR):	9,700 BTU/kWH (LHV) based on 9,528 BTU/kWH when fueled by natural gas 75% of running hours and 10,215 BTU/kWH when fueled by distillate fuel oil 25% of running hours (projected).
(13	Projected Unit Financial Data	
	Book Life (Years):	30
	Total Installed Cost (In-Service Year $/kW):	N/A
	Estimated Direct Construction Cost ($/kW):	367/kW
	AFUDC Amount ($/kW):	N/A
	Escalation ($/kW):	N/A

Oleander Power Project, Limited Partnership
Schedule 9
Status Report and Specifications of Proposed Generating Facilities

(1)	Plant Name and Unit Number	Oleander Power Project #5
(2)	Capacity	
	a. Summer:	155 MW
	b. Winter:	182 MW
(3)	Technology Type:	Combustion Turbine Generator
(4)	Anticipated Construction Timing	
	a. Field construction start - date:	Uncommitted
	b. Commercial in service - date:	Uncommitted
(5)	Fuel	
	a. Primary fuel:	Natural Gas
	b. Alternate fuel:	Distillate Oil
(6)	Air Pollution Control Strategy:	Dry Low-NOx Combustors, Low Sulfur Fuel, Natural Gas Fuel, Good Combustion Practices, Water Injection when firing oil.
(7)	Cooling Method:	N/A
(8)	Total Site Area:	38 acres
(9)	Construction Status:	Uncommitted
(10	Certification Status:	Not Applicable with Respect to the Power Plant Siting Act; permits have been issued by the FDEP.
(11	Status With Federal Agencies:	Oleander has obtained Market-Based Rate authority and Exempt Wholesale Generator status from the Federal Energy Regulatory Commission.
(12	Projected Unit Performance Data	
	Planned Outage Factor (POF):	3.0%
	Forced Outage Factor (FOF):	0.2%
	Equivalent Availability Factor (EAF):	96.8%
	Estimated Capacity Factor (%):	8.5%
	Average Net Operating Heat Rate (ANOR):	9,700 BTU/kWH (LHV) based on 9,528 BTU/kWH when fueled by natural gas 75% of running hours and 10,215 BTU/kWH when fueled by distillate fuel oil 25% of running hours (projected).
(13	Projected Unit Financial Data	
	Book Life (Years):	N/A
	Total Installed Cost (In-Service Year $/kW):	N/A
	Estimated Direct Construction Cost ($/kW):	N/A
	AFUDC Amount ($/kW):	N/A
	Escalation ($/kW):	N/A

Oleander Power Project, Limited Partnership
Schedule 10
Status Report and Specifications of Proposed Directly Associated Transmission Lines

(1) Point of Origin and Termination: Oleander Project Site / Brevard Substation

(2) Number of Lines: See notes.

(3) Right - of - Way: See notes.

(4) Line Length: See notes.

(5) Voltage: See notes.

(6) Anticipated Construction Time: See notes.

(7) Anticipated Capital Investment: See notes.

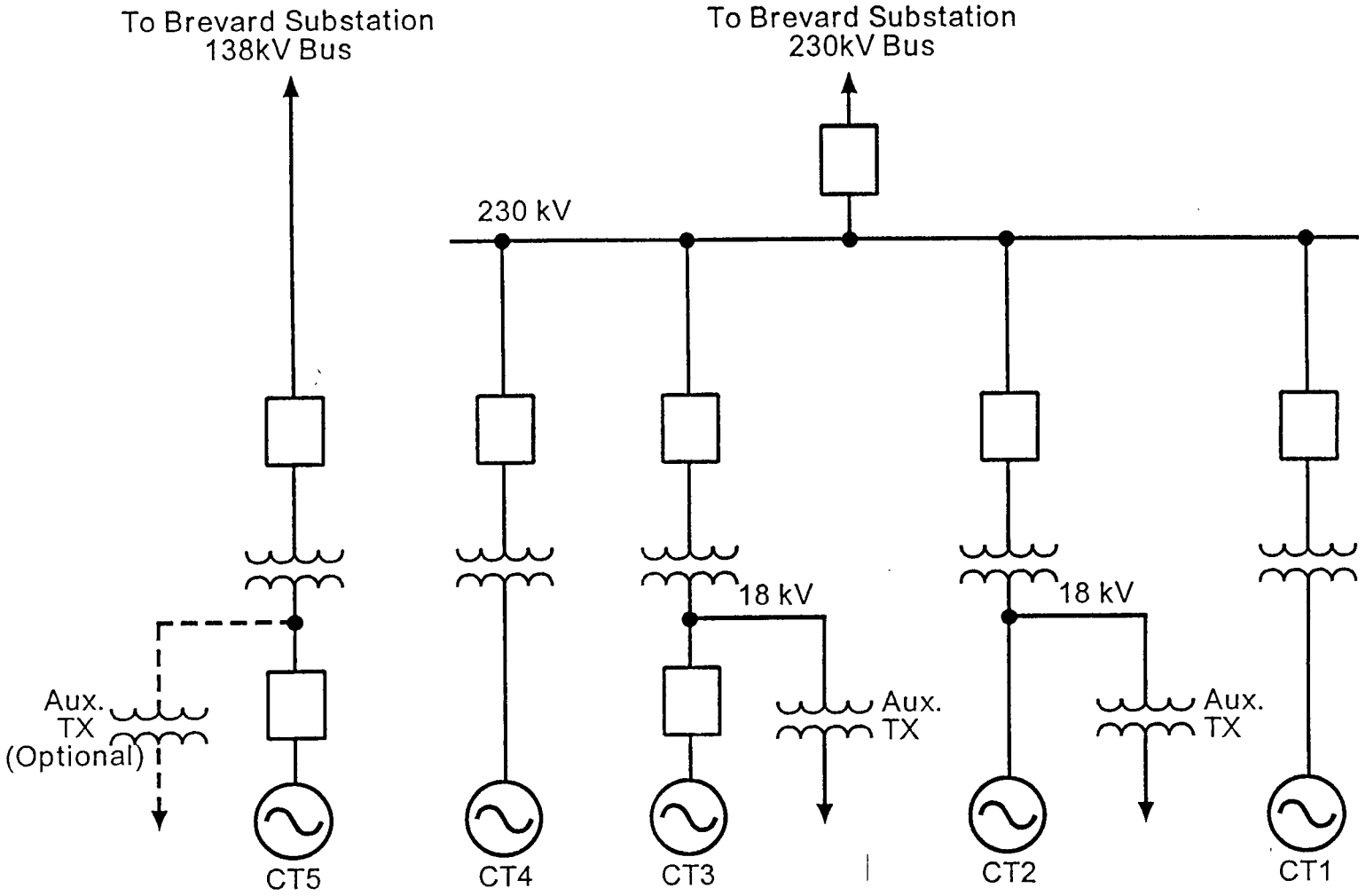
(8) Substations: See notes.

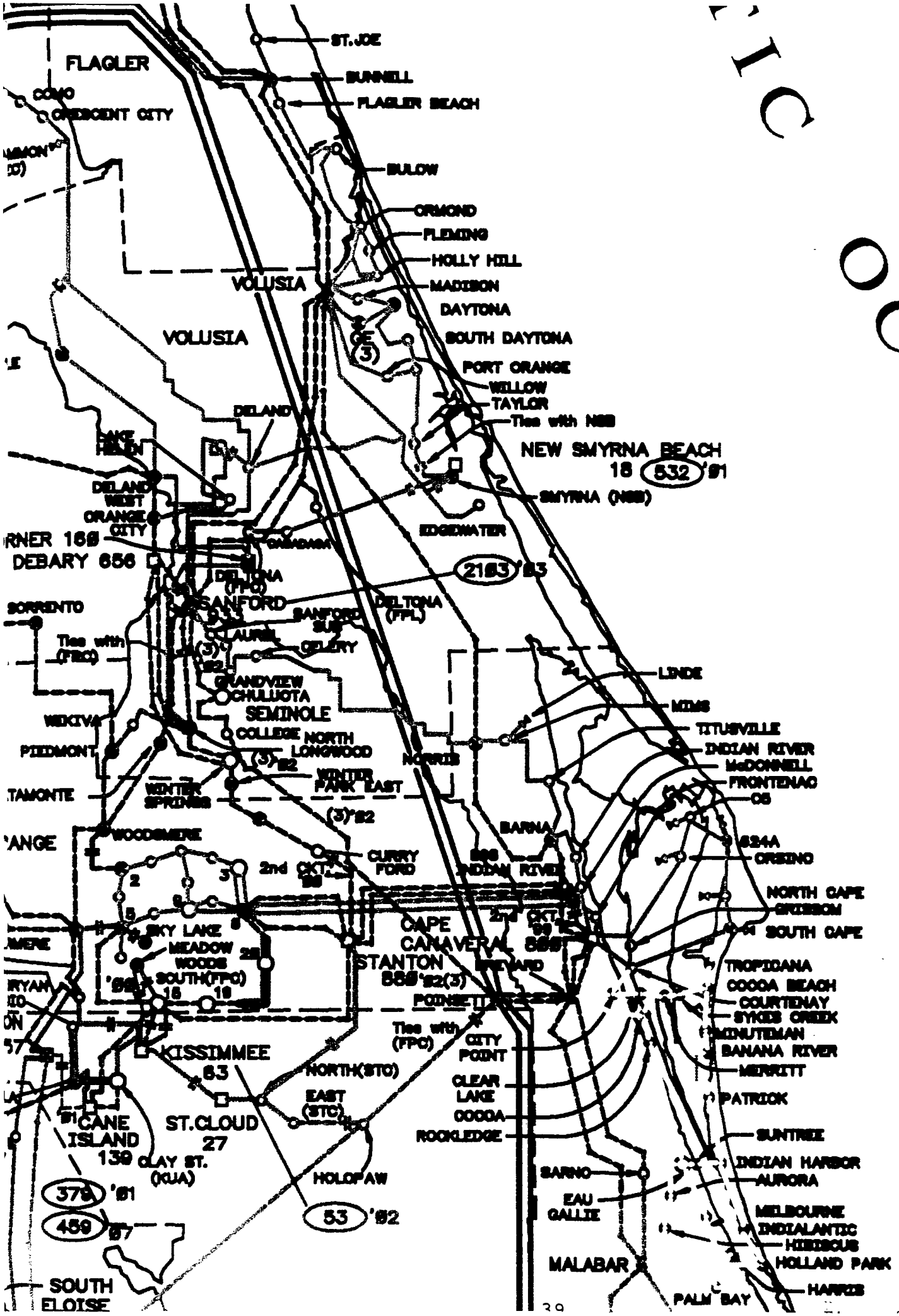
(9) Participation with Other Utilities: None

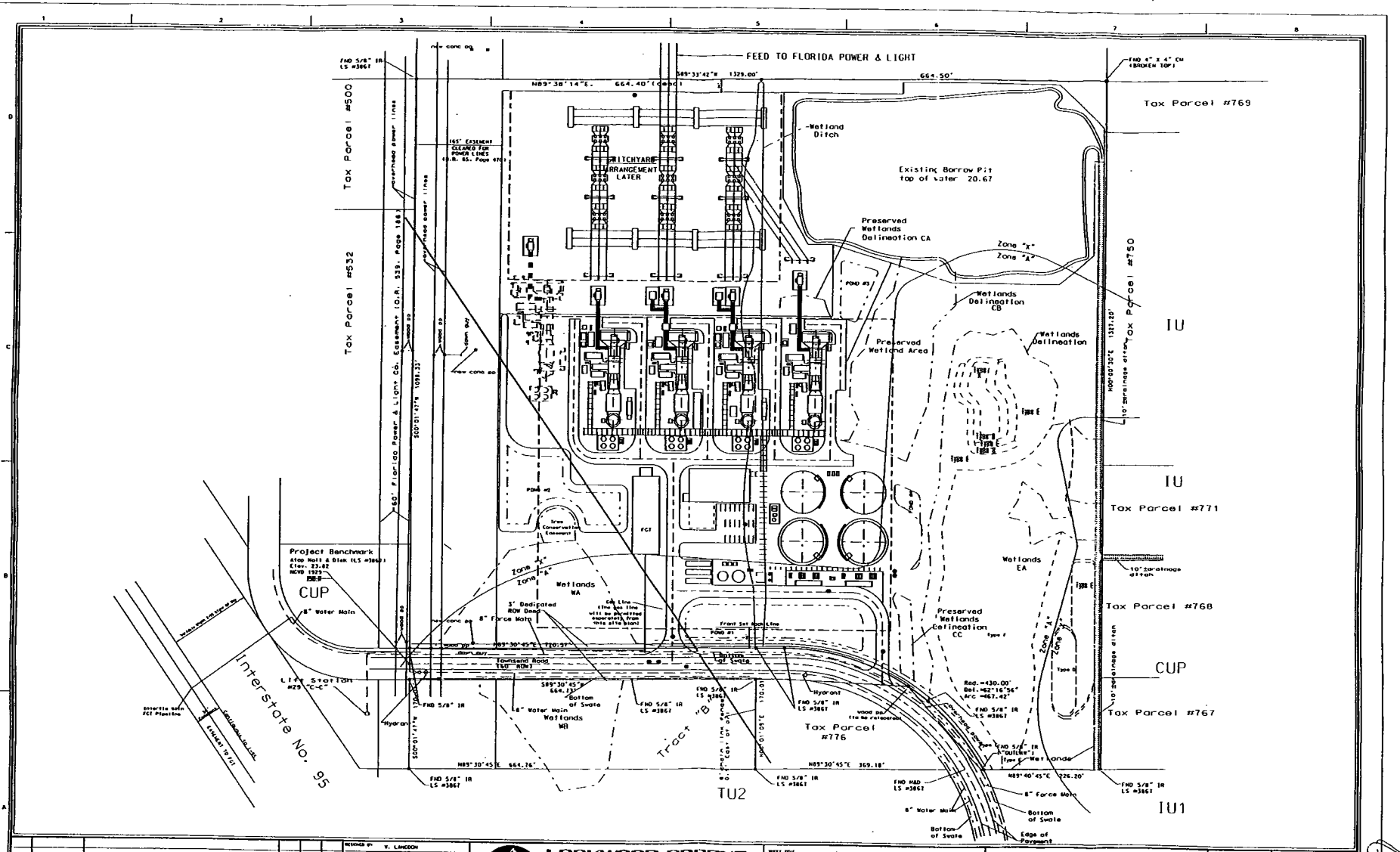
Notes:
(1) No additional transmission lines are required to connect the Oleander Power Project to the Peninsular Florida grid.
(2) The actual interconnection will be made to FPL's Brevard Substation prior to the Project's in-service date, with the costs, which will be paid by Oleander, determined in accordance with FPL's transmission tariffs.

Figure 1

Oleander Power Project
Interconnection Configuration for Units 1-5




FLAGLER
ST.JOE
BUNNELL
FLAGLER BEACH
CRESCENT CITY
BULOW
ORMOND
FLEMING
HOLLY HILL
VOLUSIA
MADISON
DAYTONA
SOUTH DAYTONA
PORT ORANGE
WILLOW
TAYLOR
Ties with NSB
NEW SMYRNA BEACH
18 532 '91
SMYRNA (NSB)
EDGEWATER
DELAND
DELAND WEST
ORANGE CITY
DEBARY 656
2163 '83
DELTONA (FPC)
SANFORD
DELTONA (FPL)
SORRENTO
Ties with (FPC)
LAUREL
CELERY
GRANDVIEW
CHULUOTA
SEMINOLE
WEKIVA
COLLEGE
NORTH LONGWOOD
PIEDMONT
WINTER PARK EAST
WINTER SPRINGS
TAMONTE
WOODSMERE
CURRY FORD
2nd CKT.
SKY LAKE
MEADOW WOODS SOUTH(FPC)
CAPE CANAVERAL
STANTON
POINSETTIA
Ties with (FPC)
KISSIMMEE
63
NORTH(STC)
EAST (STC)
CANE ISLAND
139
ST.CLOUD
27
CLAY ST. (KUA)
HOLOPAW
53 '92
SOUTH ELOISE
LINDE
MIMS
TITUSVILLE
INDIAN RIVER
McDONNELL
FRONTENAC
BARNA
524A
ORSINO
NORTH CAPE
SOUTH CAPE
TROPICANA
COCOA BEACH
COURTENAY
SYKES CREEK
MINUTEMAN
BANANA RIVER
MERRITT
PATRICK
SUNTREE
CITY POINT
CLEAR LAKE
COCOA
ROCKLEDGE
INDIAN HARBOR
AURORA
BARNO
EAU GALLIE
MELBOURNE
INDIALANTIC
HIBISCUS
HOLLAND PARK
MALABAR
PALM BAY
HARRIS



C	12/20/2000	ISSUED FOR CONTRACT	CMC			
B	9/15/2000	REVISE FOR SCOPE CHANGES	VTL			
A	8/3/2000	FOR REVIEW	VTL			
NO	DATE	REVISION	BY	CK	APPD	

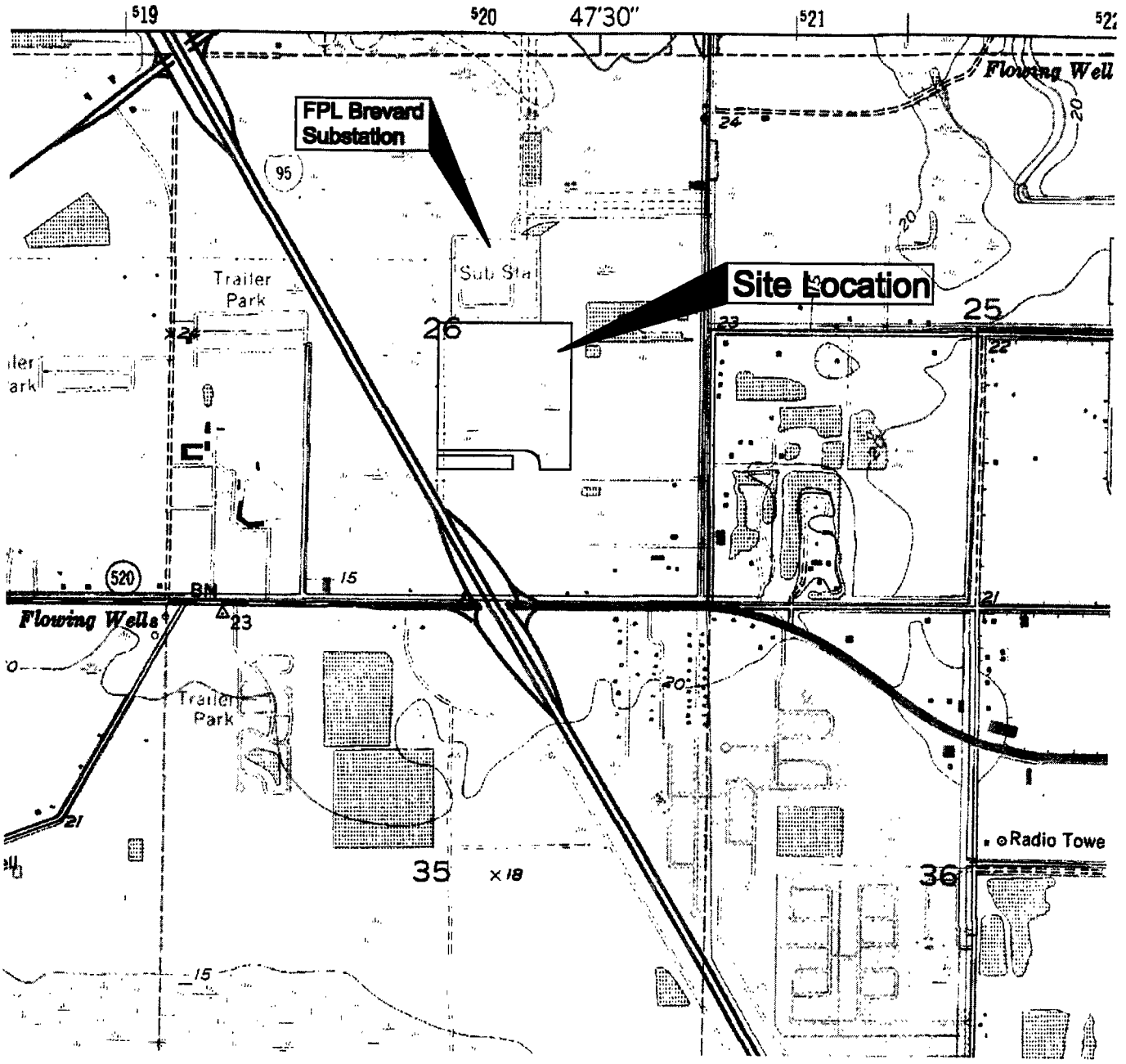
DESIGNED BY: V. LANGDON
CHECKED BY:
APPD. BY:
CLIENT APPD.

LOCKWOOD GREENE
A J.A. JONES COMPANY
ENGINEERING & CONSTRUCTION
Certificate: EB-0000384
250 Williams Street
Atlanta, GA 30303-1036

SHEET TITLE: Figure 3
SITE PLAN

JOB NAME: Oleander Power Project

JOB NO.	012023.04
FILENAME	P0009001.DGN
SCALE	1" = 80'
DATE	8-03-2000
REV NO	C
DWG NO	P-9001



USGS 7.5 Minute Topographic Quadrangle Map
Lake Poinsett, Florida
Section 26, Township 24S, Range 35E

0 750' 1500'
Scale: 1"=1500'

Golder Associates

Figure 4

Tampa, Florida

FAA Notice of Construction
Site Location and Topographic Map

Client / Project	CAD BY: CDT	SCALE: 1"=2000'	Job No. 983-9514-0800
Oleander Power Project, L.P.	CHK BY: RAZ	DATE: 12/30/99	FIGURE 1
41	REV BY: -	FILE No.: usgs.dwg	

OIL-FIRING

Combustion turbine load (%)	100	100	100	75	75	75	50	50	50
Ambient temperature (oF)	32	59	95	32	59	95	32	59	95
Relative humidity (%)	80	60	45	80	60	45	80	60	45
Evaporative cooler status/ efficiency (%)	Off	On	On	Off	Off	Off	Off	Off	Off
Net plant power output (kW)	975.8	975.9	908.6	793.4	723.6	635.4	523.7	477.5	418.6
Net CT power output (kW)	195.2	195.2	181.7	158.7	144.7	127.1	104.7	95.5	83.7
Net plant heat rate, LHV basis (Btu/kWh)	9,875	9,831	10,005	10,541	10,880	11,388	11,905	12,368	13,088
Net plant heat rate, HHV basis (Btu/kWh)	10,468	10,421	9,954	11,173	11,533	12,071	12,619	13,110	13,873
Net CTG heat rate, LHV basis (Btu/kWh)	9,875	9,831	10,005	10,541	10,880	11,388	11,905	12,368	13,088
Net CTG heat rate, HHV basis (Btu/kWh)	10,468	10,421	9,954	11,173	11,533	12,071	12,619	13,110	13,873
CTG fuel flow (lb/h)- total for five CTGs	519,210	516,885	489,795	450,610	424,200	389,835	335,880	318,190	295,200
CTG heat input, LHV basis (mmBtu/h)- total for five CTGs	9,636	9,594	9,091	8,364	7,873	7,235	6,234	5,906	5,479
CTG exhaust gas flow (lb/h)- total for five CTGs	19,000,000	19,315,000	18,510,000	16,420,000	15,755,000	14,885,000	15,135,000	14,590,000	13,715,000
CTG exhaust gas composition (% by volume)									
Nitrogen & Argon	72.0	71.8	70.6	72.0	71.8	70.6	72.0	71.8	70.6
Oxygen	10.6	10.7	10.5	10.6	10.7	10.5	10.6	10.7	10.5
Carbon dioxide	5.7	5.6	5.5	5.5	5.6	5.5	5.7	5.6	5.5
Water	11.8	11.9	13.3	11.8	11.9	13.3	11.8	11.9	13.3
NOx as NO2 (lb/h)- total for five stacks	1,721	1,722	1,639	1,487	1,405	1,318	1,371	1,301	1,215
based on ppmvd @ 15% O2	42	42	42	42	42	42	42	42	42
CO (lb/h)- total for five stacks	330	335	319	286	274	257	264	254	232
based on ppmvd @ 15% O2	13.3	13.4	13.4	13.3	13.4	13.4	13.3	13.4	13.4
VOC as CH4 (lb/h)- total for five stacks	56.5	57.5	55	48.5	46.5	45.0	45.0	43.0	41.0
based on ppmvd @ 15% O2	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
SO2 (lb/h)- total for five stacks	519	517	490	451	424	390	336	318	295
Particulates as PM10 (lb/h)- total for five stacks	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
CT exit gas velocity (ft/s) based on 22 ft diameter stack	112.7	114.4	111.4	100.6	97.5	93.3	83.2	81.2	78.4
CT exit gas temperature (oF)	1,114	1,109	1,123	1,166	1,179	1,190	998	1,014	1,043