

Memorandum of Understanding

This Memorandum of Understanding ("MOU") entered into this 13th day of May, 2025, by and between DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY, ("Duke Energy") and the HERNANDO COUNTY, FLORIDA (the "County"), (hereinafter individually, a "Party," or collectively referred to as the "Parties").

WITNESSETH

WHEREAS, the County is the fee simple owner of that certain property located in Brooksville, Florida, currently as recreational park property defined as Hernando County Parcel ID: R22-421-20-0000-0010-0010 (the "Subject Property"); and

WHEREAS, Duke Energy wishes to construct certain passive and underground improvements within the Subject Property as further shown, indicated, and described on **Exhibit A** (the Easement Area); and

WHEREAS, the Parties have entered into this MOU for the purpose of establishing ground restoration conditions for the installation of a new underground distribution line with above ground junction boxes to connect with an existing substation that is located close to the Subject Property.

NOW, THEREFORE, for and in consideration of the benefits herein provided the Parties agree as follows:

1. Duke Energy shall pay \$100,000.00 to County for restoration purposes associated with Duke Energy's construction activities in the Easement Area and any parts of the Subject Property that are affected by Duke Energy.
2. Duke Energy agrees to indemnify and hold harmless the County and its employees and officials from and against any and all claims, damages, losses and expenses, including reasonable attorney's fees, arising out of or resulting from Duke Energy's and its contractors use of the Easement Area including, but not limited to, the construction, location, repair, replacement, and maintenance of any improvements installed within the Easement Area, except in any situation where such injury, loss or damage as shall have been caused by the negligent or intentional act of the County and its employees and officials.

Duke Energy will continue to work with the Community Services Department and Parks and Recreation to minimize impacts to the Subject Property and community members that utilize the horse and walking trails. The use of the Easement will not diminish the recreational opportunities of the Subject Property. The Easement will be passive operationally and will not diminish the use of the land as a public park.

3. The County shall retain the right to use the Easement Area in any manner provided such use is not inconsistent with the rights granted herein to Duke Energy for underground operating facilities. Under no circumstances, shall the County be obligated to maintain the Easement Area. Any maintenance of the Easement Area shall be at the sole expense of the Duke Energy.

4. Duke Energy shall survey the Easement Area for majestic trees. Additionally, Duke Energy shall ensure the Easement Area includes a minimum of 15 trees per acre. Duke Energy shall work with County staff to ensure there is an adequate tree buffer between the Easement Area and the horse trails on the Subject Property.
5. This MOU constitutes the entire agreement between the parties with respect to the actions completed herein, and, except as set forth herein, it supersedes all prior understandings or agreements between the parties related to this Agreement. The provisions of Section 1 of the Memorandum of Understanding shall remain in full force and effect.
6. This MOU shall be binding on the parties hereto and their representative, successors, and assigns. Neither party shall assign this Agreement or the rights and obligations to any other party without the prior written consent of the other party hereto, which may not be unreasonably withheld.
7. This MOU shall be governed by and construed in accordance with the laws of Florida. Venue for any legal proceeding related to this MOU shall be Hernando County, Florida. This MOU may be executed in multiple counterparts, each of which shall constitute an original, but all of which, taken together, shall constitute one and the same agreement.

[SIGNATURE PAGE(S) TO FOLLOW, REMAINDER OF PAGE LEFT BLANK
INTENTIONALLY]

IN WITNESS WHEREOF, the Parties have executed this MOU by their respective authorized signors as of the day and year first written above.

Duke Energy:

DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY

By: _____

Title: Director, Renewable Development

Printed Name: Vanessa Goff

Date: _____

County:

HERNANDO COUNTY, FLORIDA

By: [Signature]

Title: Chairman

Printed Name: Brian Hawkins

Date: 5-13-2025

Attest:

Signature: Heidi Prouse, Deputy Clerk

Title: Doug A. Chorvat, Clerk of Court

Printed Name: HEIDI PROUSE, DEPUTY CLERK

Approved as to form and legal sufficiency:

Melissa Tartaglia

County Attorney

IN WITNESS WHEREOF, the Parties have executed this MOU by their respective authorized signors as of the day and year first written above.

Duke Energy:

DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY

By: Vanessa A Goff Vanessa A Goff

Title: Director, Renewables Development

Printed Name: Vanessa Goff

Date: 5/20/2025



County:

HERNANDO COUNTY, FLORIDA

By: _____

Title: Chairman

Printed Name: Brian Hawkins

Date: 5-13-2025

Attest:

Signature: _____

Title: _____

Printed Name: _____

Approved as to correctness and form:

Melissa Tartaglia

County Attorney

Legal Description:

EASEMENT E-1:

A PORTION OF THE PARCEL RECORDED IN OFFICIAL RECORD BOOK 339, PAGE 222, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING AND SITUATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE N00°46'16"W A DISTANCE OF 119.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LAKE LINDSEY ROAD/ STATE ROAD 476, SAID POINT BEING ON CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1004.93 FEET, A CENTRAL ANGLE OF 02°53'57"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF DALY ROAD (CHORD BEARING AND DISTANCE BEING N78°46'15"E, 50.84 FEET), BEING ALSO THE POINT OF BEGINNING; THENCE N00°46'16"W ALONG SAID EAST RIGHT-OF-WAY LINE OF DALY ROAD, A DISTANCE OF 2455.09 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OSAGE STREET; THENCE N89°24'24"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OSAGE STREET, A DISTANCE OF 611.46 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF LONE ROBERTS ROAD; THENCE S00°21'47"E ALONG SAID SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF LONE ROBERTS ROAD, A DISTANCE OF 100.00 FEET; THENCE S89°24'24"W PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF OSAGE STREET, A DISTANCE OF 510.75 FEET; THENCE S00°46'16"E PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF DALY ROAD, A DISTANCE OF 2344.03 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF LAKE LINDSEY ROAD/ STATE ROAD 476, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1004.93 FEET, A CENTRAL ANGLE OF 05°44'12"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.62 FEET (CHORD BEARING AND DISTANCE BEING S83°05'20"W, 100.58 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.795 ACRES OR 295,982 SQUARE FEET MORE OR LESS.

Surveyor's Notes:

1. BASIS OF BEARING OF N89°24'24"E WAS MEASURED ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 20 EAST.
2. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 902, NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011).
3. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO (WGI, INC) ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
5. LEGAL DESCRIPTION WAS PREPARED BY (WGI, INC) PER CLIENT REQUEST AND IS BASED ON DEEDS OF RECORD AND A FIELD SURVEY TO LOCATE THE CONTROLLING CORNERS NEEDED TO ESTABLISH THE PARCELS, RIGHT-OF-WAY AND EASEMENT SHOWN IN THE LEGAL DESCRIPTION AND SKETCH HEREON.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

07/19/2024

ALVIN SANTIAGO, P.S.M.
WGI, INC

FLORIDA REGISTRATION No. 7160
FLORIDA REGISTRATION No. LB 7055

DATE

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CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

FUTURE EASEMENT PARCEL
RATTLER SOLAR



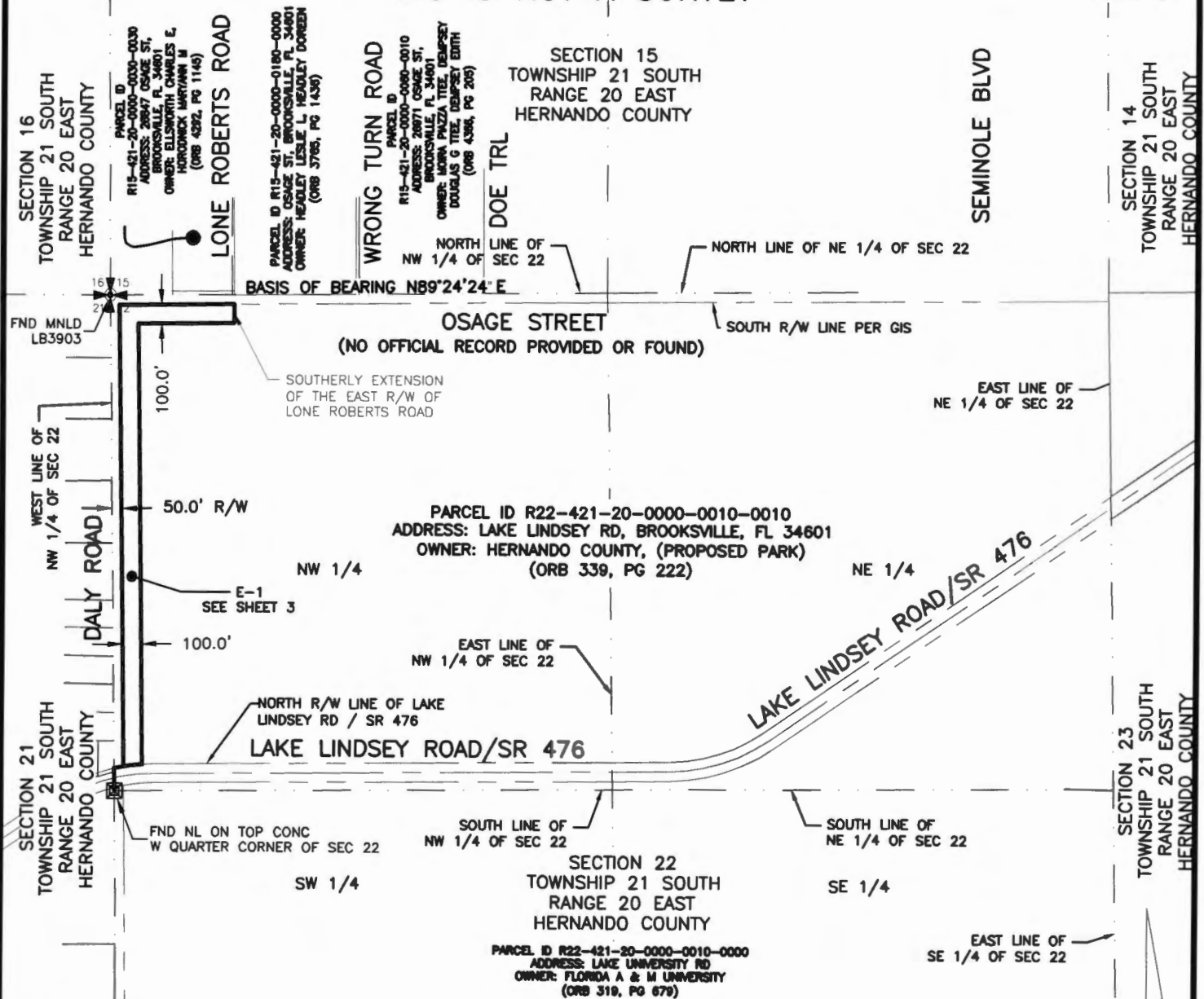
550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

PROJECT

REVISIONS	1		
	2		
VENDOR PROJECT No.	6017.84		
VENDOR DRAWING No.	02		

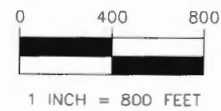
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LEGEND:

- | | | | |
|--------|----------------------------------|---------|-------------------------------|
| ORB | OFFICIAL RECORDS BOOK | L | LENGTH |
| P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER | R | RADIUS |
| LB | LICENSED BUSINESS | Δ | DELTA |
| R/W | RIGHT-OF-WAY | CD | CHORD BEARING |
| PB | PLAT BOOK | CB | CHORD DISTANCE |
| SEC | SECTION | Sq. Ft. | SQUARE FEET |
| MNLD | MAG NAIL & DISC | PG | PAGE |
| CONC | CONCRETE MONUMENT | GIS | GEOGRAPHIC INFORMATION SYSTEM |
| SR | STATE ROAD | | |
| BLVD | BOULEVARD | | |
| RD | ROAD | | |



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REVISIONS	1		
	2		

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

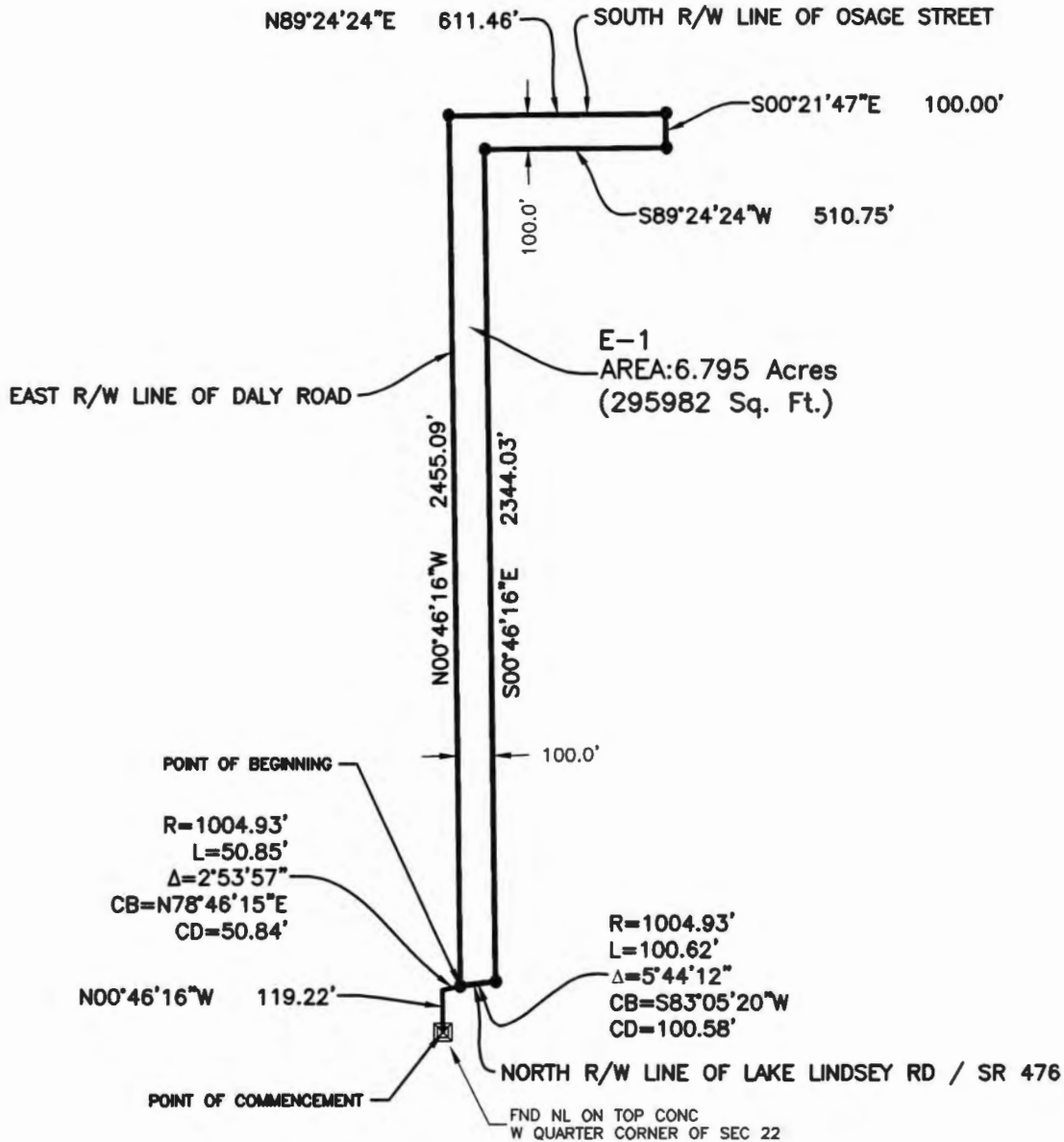
FUTURE EASEMENT PARCEL
RATTLER SOLAR

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VENDOR DRAWING No.	02	FS	AS	DATE: 07/19/2024

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SITE: 000000	LU: 0000000



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CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH
FUTURE EASEMENT PARCEL
RATTLER SOLAR



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REVISIONS	1		
	2		

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VENDOR DRAWING No.	02

DRAWN	CHECK	SCALE: N/A
FS	AS	DATE: 07/19/2024

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