Exhibit U

Acquired Substations and Certain Other FPUA Joint Facilities

Fee Lands.

SUBSTATION 3:

That portion of the Northeast quarter (NE ¼) of the Northeast quarter (NE ¼) of Section 5, Township 33 South, Range 39 East, Indian River County, Florida, being more particularly described as follows:
Beginning at a point that is 30.00 feet South of and 25.00 feet West of the Northeast corner of said Section 5;
Thence South and parallel with the East line of said Section 5 a distance of 235.00 feet;
Thence West and parallel with the North line of said Section 5 a distance of 367.95 feet;
Thence North and parallel with the said East line of Section 5 a distance of 235.00 feet to a point, said point being 30 feet South of, as measured perpendicular to, the said North line of Section 5;
Thence East and parallel with the said North line of Section 5 a distance of 367.95 feet to the POINT OF BEGINNING;

LESS AND EXCEPT:
The East 35.00 feet thereof for additional road right-of-way purposes.

SUBSTATION 7:

A parcel of land being a portion of Tracts 12 and 13, Section 4, Township 33 South, Range 39 East, Indian River County, Florida, according to the last general plat of lands of the INDIAN RIVER FARMS COMPANY SUBDIVISION, recorded in Plat Book 2, Page 25, of the Public Records of St. Lucie County, Florida, said lands now situate, lying and being in Indian River County, Florida, being more particularly described as follows:

From the Southwest corner of said Tract 12, run East along the South line of said Tract 12 a distance of 30 feet to the East right-of-way of Kings Highway and POINT OF BEGINNING; thence run North on a line parallel to the West line of said Tract 12 a distance of 50 feet; thence run East parallel to the South line of said Tract 12 a distance of 242.05 feet; thence run South on a line parallel to the West line of said Tract 12 and Tract 13, a distance of 199.35 feet to the North right-of-way of the Main Relief Canal; thence run Southwest along said canal right-of-way a distance of 258.70 feet to the East right-of-way of Kings Highway; thence run North along said East right-of-way a distance of 245.45 feet to the POINT OF BEGINNING.

SUBSTATION 8:

Two (2) parcels of land lying in Section 13, Township 33 South, Range 39 East, Indian River County, Florida, being more particularly described as follows:

Parcel 1

Commencing at the Southeast corner of the Southwest quarter of Section 13, Township 33 South, Range 39 East, Indian River County, Florida; run North along the quarter Section line a distance of 399.84 feet to the POINT OF BEGINNING; thence continue North along the quarter Section line a distance of 200.0 feet to a point on the South right-of-way line of the South Relief Canal; thence run Southwesterly along said South right-of-way line a distance of 200.0 feet; thence run South and parallel to the aforesaid quarter Section line a distance of 200.0 feet; thence run Northeasterly and parallel to the aforesaid South right-of-way line a distance of 200.0 feet to the POINT OF BEGINNING.

Parcel 2

Beginning at the intersection of the South right of way of the South Relief Canal with the West line of the Southwest one-quarter of the Southeast one-quarter of Section 13, Township 33 South, Range 39 East, Indian River County, Florida; thence run Northeasterly along said South right of way line a distance of 240.0 feet; thence run South and parallel to said West line of Southwest one-quarter of Southeast one-quarter a distance of 337.0 feet; thence run West a distance of 230.97 feet to a point on the said West line of Southwest one-quarter of Southeast one-quarter; said point lying 271.78 feet South of the point of beginning; thence run North along said West line a distance of 271.78 feet to the POINT OF BEGINNING.

SUBSTION 9:

The Southeast one acre of Government Lot 10, Section 18, Township 32 South, Range 40 East, Indian River County, Florida, shown as the Water Plant Site on the Plat of Fred R. Tuerk Drive as filed in Plat Book 7, Page 86, of the Public Records of Indian River County, Florida, LESS AND EXCEPT therefrom that portion thereof conveyed to the Town of Indian River Shores by Quit Claim Deed recorded in Official Records Book 884, Page 2669, of the Public Records of Indian River County, Florida.

NOTE: FPL MUST BE FURNISHED WITH THE METES AND BOUNDS DESCRIPTION OF THE ABOVE LANDS. THE ABOVE LEGAL DESCRIPTION IS SUBJECT TO REVISION UPON THE PURCHASER'S AND PURCHASER'S TITLE COMPANY'S RECEIPT AND APPROVAL OF THE SURVEY AS REQUIRED BY THE TITLE COMMITMENT ISSUED IN CONNECTION WITH THIS PURCHASE.

SUBSTATION 10:

That portion of Tract A, PELICAN COVE, according to the Plat thereof, as recorded in Plat Book 3, Page 75, of the Public Records of Indian River County, Florida, being more particularly described as follows:

From the Northeast corner of Government Lot 7, Section 5, Township 33 South, Range 40 East, Indian River County, Florida, run Westerly along the North boundary of said Government Lot 7 a distance of 45 feet to the West right-of-way line of Avenue "K", said point being the Northeast corner of said Tract A;

thence run South 0° 4' 32" East along the West right-of-way line of Avenue "K", which said line is also the East boundary line of said Tract A, a distance of 277.76 feet to the POINT OF BEGINNING;

thence continue along the said West right-of-way line of Avenue "K" and the East boundary line of said Tract A in a Southerly direction, a distance of 173.00 feet;

thence run South 89° 56' 28" West, a distance of 140.48 feet to the West boundary line of said Tract A, which is also the East boundary line of State Road A1A;

thence run North 16° 54' 02" West along the Western boundary line of said Tract A, which is also the Easterly right-of-way line of said State Road, a distance of 178.05 feet;

thence run parallel to the North boundary line of said Tract A on a line which bears North 89° 10' 05" East, a distance of 192.37 feet to the POINT OF BEGINNING.

SUBSTATION 11:

The North one-half (N ½) of Government Lot 3, Section 16, Township 33 South, Range 40 East, Indian River County, Florida, lying West of State Highway A-1-A, less the North 546.245 feet thereof; and the North one-half (N ½) of Government Lot 2, Section 17, Township 33 South, Range 40 East, Indian River County, Florida, less the North 546.245 feet thereof, and also, the South 10 acres of the North 40 acres of Government Lot 2, Section 17, Township 33 South, Range 40 East, Indian River County, Florida.

SUBSTATION 20:

~~Five~~Four (~~5~~4) parcels of land and an easement lying in Section 31, Township 33 South, Range 40 East, Indian River County, Florida, and Section 36, Township 33 South, Range 39 East, Indian River County, Florida, being more particularly described as follows:

Parcel 1
The South 404.00 feet of the Southwest one-quarter (SW ¼) of Section 31, Township 33 South, Range 40 East, Indian River County, Florida, lying East of the East right-of-way line of Lateral "J" Canal, LESS AND EXCEPT therefrom the East 25 feet thereof for road right-of-way purposes.

Parcel 2
Easement for the benefit of Parcel 1 over, under and across the following described parcel of land:

An easement 40 feet in width lying parallel and adjacent to the East right-of-way line of the Lateral "J" Canal extending from the North line of said Southwest one-quarter (SW ¼) South to a point 416.82 feet North of the South line of said Southwest one-quarter (SW ¼) as measured along the said right-of-way line of Lateral "J" Canal in Section 31, Township 33 South, Range 40 East, Indian River County, Florida.

Parcel 3
Tract "B", VERO BEACH HIGHLANDS UNIT FIVE, according to the Plat thereof, as recorded in Plat Book 8, Page 56, of the Public Records of Indian River County, Florida.

Parcel 4
Tract "C", VERO BEACH HIGHLANDS UNIT FIVE, according to the Plat thereof, as recorded in Plat Book 8, Page 56, of the Public Records of Indian River County, Florida.

Parcel 5
The North 25 feet of the South 145 feet of the Southwest one-quarter (SW ¼) of Section 31, Township 33 South, Range 40 East, Indian River County, Florida, lying West of the West right-of-way line of Lateral "J" Canal, LESS AND EXCEPT therefrom the West 40 feet thereof for road right-of-way purposes.

FORT PIERCE CO-OWNED PROPERTY:

Two (2) parcels of land lying in the North one-half (N ½) of the Southeast one-quarter (SE ¼) in Section 10, Township 34 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:

Parcel A

The South 200 feet of the South 863.18 feet of the North (N ½) of the Southeast (SE ¼) in Section 10, Township 34 South, Range 39 East, St. Lucie County, Florida, LESS the West 60 feet and the East 775 feet thereof.

Parcel B

The West 40 feet of the East 775 feet of the North 460 feet of the South 660 feet of the North (N ½) of the Southeast (SE ¼) in Section 10, Township 34 South, Range 39 East, St. Lucie County, Florida.

TOGETHER WITH THE FOLLOWING LAND:

~~Three~~Two (~~3~~2) parcels of land and easements lying in Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Parcel 1

The North 60 feet of the West one-half (W ½) of the East two-fifths (E 2/5) of the North one-half (N ½) of the North one-half (N ½) of the Northeast one-quarter (NE ¼) of the Northeast one-quarter (NE ¼) of the Northwest one-quarter (NW ¼) of Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida. (Also identified as Tract 19, as shown on Location Map "A" as drawn by McLaughlin Engineering Co., dated April 8, 1966.)

Parcel 2

The North 60 feet of the East one-fifth (E 1/5) of the North one-half (N ½) of the North one-half (N ½) of the Northeast one-quarter (NE ¼) of the Northeast one-quarter (NE ¼) of the Northwest one-quarter (NW ¼) of Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida. (Also identified as Tract 20, as shown on Location Map "A" as drawn by McLaughlin Engineering Co., dated April 8, 1966.)

Parcel 3

~~Easement~~An undivided one-half (1/2) interest as a tenant in common to that certain easement created by Easement Deed granted by Violet Klatt and Bill R. Winchester, as a majority of the Special Trustees of the Revocable Trust Agreement created by Ernest F. Klatt, also known as Ernest Klatt, dated May 18, 1990, in favor of the City of Vero Beach, a municipal corporation of the State of Florida, said Easement dated March 18, 1993, recorded April 2, 1993, in Official Records Book **834**, Page **2265**, in the Public Records of St. Lucie County, Florida, over, across and upon the following described property situate in the County of St. Lucie, State of Florida and being more particularly bounded and described as follows:

The North 60 feet of the West one-third (W 1/3) of the East three-fifths (E 3/5) of the North one-half (N ½) of the North one-half (N ½) of the Northeast one-quarter (NE ¼) of the Northeast one-quarter (NE ¼) of the Northwest one-quarter (NW ¼) of Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida. (Also identified as Tract 18, as shown on Location Map "A" as drawn by McLaughlin Engineering Co., dated April 8, 1966.)

AND

The North 35 feet of the West 235 feet of the Northwest one-quarter (NW ¼) of the Northwest one-quarter (NW ¼) of the Northeast one-quarter (NE ¼) of Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida.

AND

The North 60 feet of the Northwest one-quarter (NW ¼) of the Northwest one-quarter (NW ¼) of the Northeast one-quarter (NE ¼), LESS the West 235 feet thereof, in Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida.

AND

The North 60 feet of the Northeast one-quarter (NE ¼) of Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida, lying West of the West right-of-way line of U.S. Highway No. 1, LESS the Northwest one-quarter NW ¼) of the Northwest one-quarter (NW ¼) of the Northeast one-quarter (NE ¼) thereof in said Section 6.

Leased Substation Property.

SUBSTATION 5:

Parcel 45, of VERO BEACH MUNICIPAL AIRPORT, being a portion of Section 3, Township 33 South, Range 39 East, Indian River County, Florida, more particularly described as follows:

Commencing at the Northeast corner of Section 3, Township 33 South, Range 39 East, run North 89° 45' 39" West along the North line of said Section 3 for a distance of 633.00 feet to a point of intersection with the West line of a 55 foot wide drainage right-of-way.

Thence South 0° 09' 00" West along the West line of said drainage right-of-way for a distance of 92.09 feet to the POINT OF BEGINNING;

Thence from the POINT OF BEGINNING, continue South 0° 09' 00" West along said West right-of-way line for a distance of 180.35 feet;

Thence South 21° 18' 00" East along said West right-of-way line for a distance of 122.79 feet to a point of intersection with the North right-of-way line of the Main Canal;

Thence South 69° 21' 47" West along said North right-of-way line of the Main Canal for a distance of 360.18 feet;

Thence North 20° 41' 28" West for a distance of 290.73 feet;

Thence North 69° 15' 05" East for a distance of 423.10 feet to the POINT OF BEGINNING.

Said parcel subject to a 25-foot drainage and maintenance easement across the East 25 feet.

SUBSTATION 6:

~~Parcels 71, 72 and 73, VERO BEACH MUNICIPAL AIRPORT, being a portion~~East 225.0' of the North 350.0' of the West 260.0' of the NE 1/4 of the SE 1/4 of Section ~~27,~~27 Township 32 South~~,~~ Range 39 ~~Range~~East, Indian River County, Florida~~, more particularly described in EXHIBIT "A" attached hereto and made a part hereof~~. Said parcel containing 65,250 square feet, more or less.

NOTE: FPL MUST BE FURNISHED WITH THE METES AND BOUNDS DESCRIPTION OF THE ABOVE LANDS. THE ABOVE LEGAL DESCRIPTION IS SUBJECT TO REVISION UPON THE PURCHASER'S AND PURCHASER'S TITLE COMPANY'S RECEIPT AND APPROVAL OF THE SURVEY AS REQUIRED BY THE TITLE COMMITMENT ISSUED IN CONNECTION WITH THIS PURCHASE.

Leased T&D WAREHOUSE:

Tract C, AIRPORT - WEST, less the West 90' thereof, according to the Plat thereof, as recorded in Plat Book 10, Page 89, of the Public Records of Indian River County, Florida.

NOTE: FPL MUST BE FURNISHED WITH THE METES AND BOUNDS DESCRIPTION OF THE ABOVE LANDS. THE ABOVE LEGAL DESCRIPTION IS SUBJECT TO REVISION UPON THE PURCHASER'S AND PURCHASER'S TITLE COMPANY'S RECEIPT AND APPROVAL OF THE SURVEY AS REQUIRED BY THE TITLE COMMITMENT ISSUED IN CONNECTION WITH THIS PURCHASE.

Document comparison by Workshare Compare on Friday, February 08, 2013 4:44:02 PM

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Padding cell	

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