



Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

March 30, 2016

Subject: 2016/2017 Sovereignty Submerged Lands Annual Lease Fee and
Wet Slip Revenue Reporting

Dear Sir or Madam:

Enclosed you will find your 2016/2017 annual lease fee invoice and wet slip revenue reporting package for your sovereignty submerged lands lease with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.

As Lessee, you are required to submit your annual lease fee and provide wet slip rental and income information annually based on the previous year's income to the Department of Environmental Protection's Division of State Lands, as agent for the Lessor. Any reporting forms due from previous years are also included and need to be completed. You will receive a supplemental invoice if any additional fees are due based on the wet slip rental information you submit.

Please complete the enclosed forms, providing accurate and legible information, and return them along with your annual payment within 30 days of the invoice date to the following address:

**Florida Department of Environmental Protection
Division of State Lands - Revenue Section, MS 550
Post Office Box 3070
Tallahassee, FL 32315-3070**

All fees must be received in full within 30 days of the invoice date or a twelve percent (12%) late fee will be assessed pursuant to section 4 of your lease agreement. Any partial payment received will be returned unless previously approved.

If you have any questions regarding invoice payments please contact Alicia Ruffin at (850) 245-2760, and for questions regarding the enclosed wet slip revenue reporting package please contact Starla Wagner at (850) 245-2616.

Enclosures

DEPARTMENT OF ENVIRONMENTAL PROTECTION
 RECEIPTS SECTION
 POST OFFICE BOX 3070
 TALLAHASSEE, FL 32315-3070



INVOICE

Bill To:
 THE HAMPTONS ASSOCIATES, LTD
 PO BOX 31417
 CHARLESTON, SC 39417

**** INVOICE / INSTRUMENT INFORMATION ****

Invoice #: 88548 Instrument #: **050002964**
 Invoice Date: 03/30/2016 Expiration Date: 04/25/2019
 Due Date: **04/29/2016** Extended Term Fee: NO
 Rate: BASE RATE
 Location: THE HAMPTONS APARTMENTS DOCKING

**** IMPORTANT REMINDERS ****

If paying by mail, please return invoice with your payment to the above address.
 Online payment by check, credit card or debit card is available at
<http://www.fldepportal.com/go/pay-invoices/>.
 Late payments are subject to a 12% Interest fee pursuant to FAC 18-21.011(1)(b)11.

INFORMATION			ANNUAL LEASE FEE DATA					
Description	Memo	Object	Net Square Feet	Rate	Discount	Extended Term Fee	*Amount	
ANNUAL LEASE FEE 2016/2017		021017	29,686	0.171906	N/A	Y	\$5,103.20	
Note: PLEASE COMPLETE THE ENCLOSED INCOME REPORTING FORMS AND RETURN WITH YOUR REMITTANCE							Subtotal	\$5,103.20
							Sales Tax (6.0%)	\$306.19
							County Tax (0.5%)	\$25.52
							Total	\$5,434.91
							Invoice Balance Due	\$5,434.91
							Instrument/Lease Balance Due	\$5,434.91

ANNUAL LEASE FEE FORMULA = BASE FEE* - DISCOUNT + EXTENDED TERM FEE

**BASE FEE = Base Rate x Net Square Feet OR*

**BASE FEE = Minimum Rate*

DISCOUNT = Base Fee x Discount Percentage

EXTENDED TERM FEE = Base Fee x Extended Term Fee Percentage

For any questions concerning this invoice, please call the Division of State Lands at (850) 245-2555.



SOVEREIGNTY SUBMERGED LANDS LEASE ANNUAL WET SLIP REVENUE REPORT

As a submerged lands lessee, you are required to report annually to the Division of State Lands all income derived directly or indirectly from the lease area, to report the number and type of wet slips and to certify that all information provided is correct. This includes reporting any income collected by you *or* someone else. The three attached forms must be completed and returned by all lessees.

Directions for completing forms

WET SLIP INFORMATION FORM - This form is for reporting the number and type of wet slips. Please enter the correct number of each type of wet slip at the lease facility and total.

GROSS INCOME REPORTING FORM - This form is for reporting direct and indirect income that has been generated within the lease boundary during the timeframe specified. This is required under the terms of your lease and under subsection 18-21.011(1)(a)2, Florida Administrative Code. Please enter the amount of both direct and indirect income generated by month within the lease boundary. The definition of **income** can be found at the bottom of the form.

CERTIFICATION FORM - This form is the lessee's confirmation that all information provided is true and correct. This form must be **notarized**.

General Lease Fee Information

Income is defined in Rule 18-21.003, Florida Administrative Code, as the gross revenue derived directly or indirectly from the use of state-owned submerged lands such as **slip rental, lease or sublease fees, dock or pier admission fees, club membership, stock ownership or equity interest** in activities where increased revenue is attributable to the use of the submerged land. However, gross revenue shall not include pass-through fees for utility services, sale of the facility or sales of products not occurring on sovereignty submerged lands. Gross revenue shall include all future payments made for the transfer of the interest in a slip originally obtained from the Board's lessee, including transfer of slip rights by slip sublessee, slip "sellers", slip interest transfers, new club memberships, and other similar transactions.

If you are required to pay 6% of the income generated on the lease area, you will receive a supplemental invoice which will include **State and County Tax** on any additional fees owed. To view Chapter 18-21 Florida Administrative Code, on Sovereignty Submerged Lands Management in its entirety go to: <http://www.flrules.org/gateway/ChapterHome.asp?Chapter=18-21>

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF STATE LANDS
3900 COMMONWEALTH BOULEVARD, MS 100
TALLAHASSEE, FLORIDA 32399-3000
(850) 245-2616

2015/2016 Wet Slip Information Form

Lessee: Hampton Associates

Instrument No: 050002964

I. INFORMATION ON WET SLIPS LOCATED ON STATE-OWNED LANDS

1. Number of **Temporary Slips** - Slips that are not rented and are used as fuel docking, launching or removing boats, restaurants, or store purchases. These slips should be **Non revenue generating slips**.

N/A

2. Number of **Transient Slips**- Slips that are rented on a short term basis.

N/A

3. Number of **Public Slips** - open to the public on a "first come, first served" basis. - Rental term shall be no longer than one year and with no automatic renewal rights or conditions.

42 - Property devastated by hurricanes Francis & Jean. Site is fenced and locked.

4. Number of Slips **Not Usable** - Slips that are silted in or are in low water.

N/A

5. Number of Slips **Sold, Subleased, Licensed, Assigned, etc.** - Attach a copy of the document which represents the sale, sublease, license or assignment. The document should include the sublessee's name, unit number, the slip number, and the amount of the transaction.

N/A

6. Number of **Private Slips**, not rented to the public - Slips used for personal mooring, Association common area, etc.

N/A

Total Number of Slips on State-Owned Lands, Add lines 1 through 6

Is your facility a Pier with Admission Fees?

YES

NO

Circle One

Boating has a tremendous economic impact on the State of Florida each year. In an effort to learn if boaters have an adequate number of slips around the state, we are requesting information on wet slips that are not within a state-owned submerged land lease. **No income generated from these slips is to be reported.**

II. INFORMATION ON WET SLIPS LOCATED ON PRIVATELY-OWNED LAND

1. Number of Slips **Sold, Subleased, Licensed, Assigned, etc.**

2. Number of **Public Slips** - open to the public on a "first come, first served" basis.

3. Number of **Private Slips**, not rented to the public - Slips used for personal mooring, Association common area, etc.

Total Number of Slips on Privately-Owned Lands, Add lines 1 through 3

2015/2016 GROSS INCOME REPORTING FORM

Lessee: Hamptons Associates

Instrument #: 050002964

		Direct Income	Indirect Income
		All income received directly by Lessee from transactions within the lease boundary. *	All income received by someone other than the Lessee for transactions involving the use of state-owned submerged land
April	2015	\$ 0	\$ 0
May	2015	\$ 0	\$ 0
June	2015	\$ 0	\$ 0
July	2015	\$ 0	\$ 0
August	2015	\$ 0	\$ 0
September	2015	\$ 0	\$ 0
October	2015	\$ 0	\$ 0
November	2015	\$ 0	\$ 0
December	2015	\$ 0	\$ 0
January	2016	\$ 0	\$ 0
February	2016	\$ 0	\$ 0
March	2016	\$ 0	\$ 0
TOTALS		\$ 0	\$ 0

Every month must be filled out even if income for the month is zero.

"Enter Zero if slips are non-revenue generating or generated \$0.00"

* Income is defined in chapter 18-21.003, Florida Administrative Code, as the gross revenue derived directly or indirectly from the use of state-owned submerged lands such as slip rental, lease or sublease fees, dock or pier admission fees, club membership, stock ownership or equity interest in activities where increased revenue is attributable to the use of the submerged land. However, gross revenue shall not include pass-through fees such as fees for utility services, sale of the facility or sales of products not occurring on sovereignty submerged lands. Gross revenue shall include all future payments made for the transfer of the interest in a slip originally obtained from the Board's lessee, including transfer of slip rights by slip sublessee's, slip "sellers", slip interest transfers, new club memberships, and other similar transactions.

PLEASE ATTACH A LIST OF ANY SLIP TRANSFERS AS DEFINED ABOVE INCLUDING THE SLIP NUMBER, AMOUNT OF INCOME RECEIVED, SUBLESSEE'S NAME AND UNIT NUMBER, IF APPLICABLE.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
 OFFICE OF OPERATIONS
 3900 COMMONWEALTH BOULEVARD, MS #550
 TALLAHASSEE, FLORIDA 32399-3000
 (850) 245-2616

CERTIFICATION

Instrument No.

050002964

Lessee Name:

The Hamptons Associates

Management Co.

HPI Property Management Inc.

Billing Address:

P.O. Box 31417

City/State/Zip

Charleston, SC 29417

Billing Contact Person:

Chris Hankins

Telephone Number:

(843) 853-2311

(Please provide area code)

Fax Number:

(843) 853-6312

(Please provide area code)

E-Mail Address

Chris@harleyproperty.com

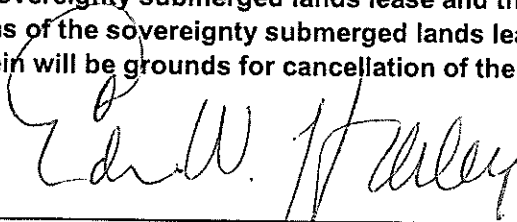
Facility Address:

160 Versailles Dr.

City/State/Zip

Melbourne Beach, Brevard County, FL 32951

By signing below I certify that (1) To the best of my knowledge and belief, the information contained on the Wet Slip Information Form and the Gross Income Reporting Form is true and correct; (2) I am authorized to submit this information on behalf of the lessee; (3) I have read and understand the terms and conditions of the signed sovereignty submerged lands lease and the facility is in full compliance with all the terms and conditions of the sovereignty submerged lands lease; (4) I am aware that any intentional false statement herein will be grounds for cancellation of the sovereignty submerged lands lease.



Signature of Lessee

Edwin W. Harley

Printed Name

04/07/2016

Date

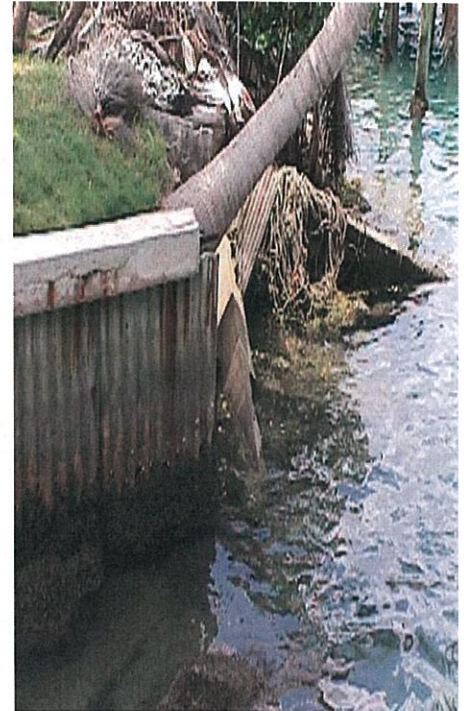
Dock
need a lift?



Mangroves
need a trim?



Seawall
crumbling?



Call us first . . . we have answers!

You may need a permit or a lease modification.

Avoid problems associated with violations by requesting approval for any dock or seawall repairs, finger pier modifications or any other lease area modifications.

For more information:

www.dep.state.fl.us or www.dep.state.fl.us/water/wetlands/index.htm

HAMPTONS ASSOCIATES LTD.

P.O. BOX 31417
CHARLESTON, SC 29417
(843) 853-6311



4/7/2016

PAY TO THE ORDER OF Department of Environmental Protection

\$ **5,434.91

Five Thousand Four Hundred Thirty-Four and 91/100***** DOLLAR

Department of Environmental Protections
Receipts Section
Post Office Box 3070
Tallahassee, FL 32315-3070

Ed W. Harley

AUTHORIZED SIGNATURE

MEMO

⑈0000 1645⑈ ⑆053 200666⑆ 280777 284701⑈

HAMPTONS ASSOCIATES LTD.

1645

Department of Environmental Protection

Date	Type	Reference	Original Amt.	Balance Due	4/7/2016 Discount	Payment
3/30/2016	Bill	88548	5,434.91	5,434.91		5,434.91
					Check Amount	5,434.91

Hamptons Associates

5,434.91

HAMPTONS ASSOCIATES LTD.

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Department of Environmental Protection

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