

From: Steve Scaggs <scaggss@me.com>
Sent: Friday, April 10, 2026 9:05 AM
To: Susanna Kenerson <skenerson@martin.fl.us>
Subject: Fwd: Questions regarding Red Sky SLL BOT 430125408



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Susie,

I wanted to update you with the latest on the SLL. The survey has been approved and Mrs Ramsey is going to draw up the new lease with 2GPS as the lessee. Red Sky had some questions and wanted to speak with management about the change however they have decided all is good and to move forward. The email below from Mr Richardson confirms this and they will move forward with the new lease. Feel free to call or email me with any questions.

Sincerely,
Steve

Begin forwarded message:

From: "Richardson, Brad W" <Brad.Richardson@FloridaDEP.gov>
Subject: RE: Questions regarding Red Sky SLL BOT 430125408
Date: April 10, 2026 at 7:45:15 AM EDT
To: Michael Harman <harmanfiore@gmail.com>
Cc: "Dennis, Ramsey L" <Ramsey.Dennis@FloridaDEP.gov>, "Cruz, Lauren" <Lauren.Cruz@floridadep.gov>, steve scaggs <smscaggs21@gmail.com>, Steve Scaggs <scaggsd@comcast.net>, Melody Fortier <melodytherealtor1@gmail.com>, John Hennessee <john.hennessee@gmail.com>

Good morning,

To provide clarity, it's not the Department's preference. It's required by rule and that's what we had hoped to iron out during the meeting. Perhaps the information herein can help to understand, however.

Chapter 18-21, F.A.C requires that the Department grant authorization to use sovereign submerged lands to an individual or entity that has sufficient upland interest. Upland interest is typically in the form of a warranty deed or in a less-than fee simple interest such as a lease or riparian rights easement. As we understand the lease between Red Sky and 2 GPS, the premises includes the area of shoreline abutting sovereign submerged lands. Leases inherently include riparian rights unless expressly reserved unto the Lessor (the fee simple owner). Therefore, 2 GPS has the sufficient upland interest that requires the Department to grant a sovereign submerged lands lease to that entity.

In the future, there are several ways in which to revise the sufficient upland interest, such that Red Sky becomes our Lessee:

1. The upland lease can be amended to expressly reserve all riparian rights unto Red Sky.
2. The upland leased premises can be redefined that excludes a small strip of uplands abutting sovereign submerged lands. By which the upland interest is Red Sky's fee simple interest.
3. The upland lease is cancelled, not renewed, or otherwise terminated in any way.

Options are not limited to the 3 listed above, but they are the most common. We thank you for your time and patience and agree that, for now, moving forward with 2 GPS as Lessee, is correct way to proceed. Should the upland lease change in any manner in the future, please ensure to reach out so our lease can be adjusted accordingly. We are always available to answer questions as they arise, of course.

Hopefully, the information above is helpful and replaces the need for a meeting. Unless you feel a meeting is still warranted, Ramsey will put together the draft lease, and we'll expedite the review through counsel the best we can.

Thank you again and we hope you have a wonderful weekend

B. Richardson
850-245-2563

From: Michael Harman <harmanfiore@gmail.com>

Sent: Thursday, April 9, 2026 8:20 PM

To: Richardson, Brad W <Brad.Richardson@FloridaDEP.gov>

Cc: Dennis, Ramsey L <Ramsey.Dennis@FloridaDEP.gov>; Cruz, Lauren <Lauren.Cruz@floridadep.gov>; steve scaggs <smcaggs21@gmail.com>; Steve Scaggs <scaggsd@comcast.net>; Melody Fortier <melodytherealtor1@gmail.com>; John Hennessee <john.hennessee@gmail.com>

Subject: Re: Questions regarding Red Sky SLL BOT 430125408

EXTERNAL MESSAGE

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Hello All,

In the spirit of wrapping this up, along with the assurance we will be able to transfer the lease back to Red Sky with minimal effort and expense in the future, let's put the lease in 2GPS's name if that is what the DEP would prefer.

Could you please confirm that this missive will suffice as agreement from Red Sky, Inc., and also that we will not need to set up the phone/video meeting to discuss?

Thank you,

Michael Harman, President
Red Sky, Inc.

On Thu, Apr 9, 2026 at 11:23 AM Richardson, Brad W <Brad.Richardson@floridadep.gov> wrote:
Oh and to your question, you can look to the last lease (attached for ease of reference). The annual lease fee is listed in paragraph 2. Keep in mind it goes up a bit each year based on CPI (sales tax not included in that figure). Other than that, as Lessee, you'd be responsible for maintaining the dock in a functional state. Every 5 years when we renew the lease, there is a processing fee of around \$700 (give or take).

Does that answer your question or at least help a bit?

B. Richardson
850-245-2563

From: Michael Harman <harmanfiore@gmail.com>
Sent: Thursday, April 9, 2026 2:16 PM
To: Richardson, Brad W <Brad.Richardson@FloridaDEP.gov>
Cc: Dennis, Ramsey L <Ramsey.Dennis@FloridaDEP.gov>; Cruz, Lauren <Lauren.Cruz@floridadep.gov>; Steve Scaggs <scaggss@icloud.com>
Subject: Re: Questions regarding Red Sky SLL BOT 430125408

EXTERNAL MESSAGE

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Unfortunately I have plans at 3pm eastern time today that I cannot reschedule. I would be available at 2:45 if you can make it a little earlier and everyone else is available.
Otherwise can we do it a bit later on Monday perhaps?

We may be able to skip the meeting entirely if I can get information on the risk and assurance of the ease and cost to return the lease into Red Sky's name once 2GPS no longer has a leasehold on the property.

Michael Harman

On Thu, Apr 9, 2026 at 10:54 AM Richardson, Brad W <Brad.Richardson@floridadep.gov> wrote:
My apologies to all. I just had a motion for summary judgment hearing scheduled for a case the Department is involved in at this same date/time. I cannot be absent from that hearing. I know this was rescheduled partly due to Lauren's travel this week and I hate to keep moving things around.

I have some time today around 3:15 for phone call if that works for you. Otherwise, please let Ramsey know a good date and time as your schedule allows.

Again, sorry for the inconvenience.

B. Richardson
850-245-2563

-----Original Appointment-----

From: Dennis, Ramsey L <Ramsey.Dennis@FloridaDEP.gov>

Sent: Tuesday, April 7, 2026 2:48 PM

To: Dennis, Ramsey L; Richardson, Brad W; Cruz, Lauren; Steve Scaggs; Michael Harman

Subject: Questions regarding Red Sky SLL BOT 430125408

When: Monday, April 13, 2026 2:00 PM-2:30 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

Meeting for discussion about BOT 430125408 Red Sky and the upland lease with 2GPS, Inc.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/28570959954792?p=oONgwiGRhDKZFU4207>

Meeting ID: 285 709 599 547 92

Passcode: DB9iR7pT

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