

## NEGOTIATION SUMMARY REPORT

TO: Mike Knight / Tracie Kaszok  
FROM: Charles Donaldson, Florida Field Representative, The Conservation Fund  
RE: Tesauro-Rabel  
Parcel IDs: 21-35-05-00-761  
DATE: May 6, 2026

On February 24<sup>th</sup>, 2026, The Conservation Fund (“TCF”) submitted a Negotiation Strategy to Brevard County’s Environmentally Endangered Lands program (“EEL”) to begin negotiations on a property containing approximately for the 10 acres located a half mile south of the Indian River Sanctuary and bordering the west boundary of existing county land currently under the management of Brevard County Natural Resources Management Office. Mike Knight authorized TCF to proceed with negotiations for an initial offer of \$119,000 and up to a maximum offer of \$121,000. TCF’s suggested offer was based on an appraisal report obtained from Integra Realty Resources. dated December 23, 2025, with a date of value December 12, 2025. The fee simple appraised value was \$121,000. Mike Knight authorized TCF to negotiate up to the appraised value of \$121,000 and pay the Phase I Environmental Site Assessment, survey and title work.

TCF presented the following offers to the landowner:

1. February 3, 2026, purchase price offer of \$119,000 with landowner responsible for recording fees and documentary stamp tax. The offer also included an initial option period of 120 days with an additional 120 days following assignment of the Option Agreement to Brevard County.
2. Offer accepted on February 3, 2026.

Please contact me if you have any questions or require any additional information.

Sincerely,

*Charles Donaldson*

Charles Donaldson  
Florida Field Representative  
The Conservation Fund