

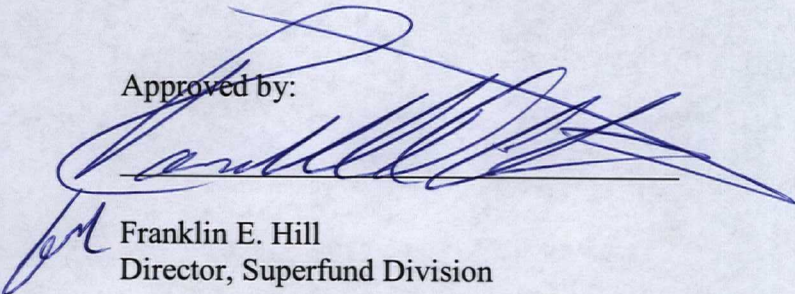
**First Five-Year Review Report
for
Stauffer Chemical Co. (Tarpon Springs)
FLD010596013**

**Tarpon Springs
Pinellas County, Florida**

April 2015

United States Environmental Protection Agency
Region 4
Atlanta, Georgia

Approved by:



Franklin E. Hill
Director, Superfund Division

Date:

5/4/15



10989976

**First Five-Year Review Report
for
Stauffer Chemical Co. (Tarpon Springs)
Anclote Boulevard
Tarpon Springs
Pinellas County, Florida**

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List of Acronyms

AOC	Administrative Order on Consent
ARAR	Applicable or Relevant and Appropriate Requirement
bgs	below ground surface
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CFR	Code of Federal Regulations
CIC	Community Involvement Coordinator
COC	Contaminant of Concern
CPAHs	Carcinogenic Polycyclic Aromatic Hydrocarbons
EPA	United States Environmental Protection Agency
ESD	Explanation of Significant Differences
FDEP	Florida Department of Environmental Protection
FDOH	Florida Department of Health
FS	Feasibility Study
ft	Feet
FYR	Five-Year Review
HI	Hazard Index
IC	Institutional Control
mg/kg	Milligrams per Kilogram
mg/L	Milligrams per Liter
MCL	Maximum Contaminant Level
NCP	National Oil and Hazardous Substances Pollution Contingency Plan
ng/L	Nanograms per Liter
NPL	National Priorities List
O&M	Operation and Maintenance
OU	Operable Unit
PAH	Polycyclic Aromatic Hydrocarbons
pCi/g	Pico Curie Per Gram
PDWS	Primary Drinking Water Standard
PRP	Potentially Responsible Party
RAO	Remedial Action Objective
RI	Remedial Investigation
ROD	Record of Decision
RPM	Remedial Project Manager
RSL	Regional Screening Level
SCL	Semi-Confining Layer
SDWS	Secondary Drinking Water Standards
SMC	Stauffer Management Company
SWQS	Surface Water Quality Standards
SWS	Surface Water Standard
TBC	To-Be-Considered
UMTRCA	Uranium Mill Tailings Radiation Control Act

Executive Summary

The approximately 130-acre Stauffer Chemical Co. (Tarpon Springs) Superfund site (the Site) is located on Anclote Road in a residential, light industrial and commercial area of Tarpon Springs, Pinellas County, Florida. Victor Chemical Company began operating chemical manufacturing facilities at the Site in 1947. Stauffer Chemical Company acquired the facilities from Victor Chemical Company in 1960 and continued manufacturing operations until 1981. Operations contaminated portions of the Site with metals, radium-226 and polycyclic aromatic hydrocarbons (PAHs). The U.S. Environmental Protection Agency added the Site to the Superfund program's National Priorities List (NPL) in May 1994. For the purposes of remediation, the EPA designated the Site as two operable units (OUs). OU1 consists of source material at the Site and OU2 consists of contaminated groundwater in the surficial aquifer. Remedial goals for OU1 include limiting contaminant mobility, preventing further groundwater contamination by addressing source materials and preventing contact with contaminated materials. OU1's final remedy included the excavation and consolidation of contaminated material/soil beneath a cap on site, construction of a groundwater cutoff wall to reduce contaminant migration, and the implementation of institutional controls to alert users of prohibitive site conditions, including land use and groundwater well installation. The OU1 final remedy included soil cleanup goals for arsenic, antimony, beryllium, elemental phosphorus, thallium, radium-226, and total carcinogenic polycyclic aromatic hydrocarbons (CPAHs). Operations and maintenance (O&M) for OU1 remains ongoing and the EPA is still developing a remedy for OU2.

The triggering action for this five-year review (FYR) is the start of the soil remedial action on April 5, 2010.

The remedy at OU1 is protective of human health and the environment because remedial activities for contaminated soil and source materials have adequately addressed all exposure pathways that could result in unacceptable risks to human health and the environment.

Five-Year Review Summary Form

SITE IDENTIFICATION		
Site Name: Stauffer Chemical Co. (Tarpon Springs)		
EPA ID: FLD010596013		
Region: 4	State: FL	City/County: Tarpon Springs/Pinellas
SITE STATUS		
NPL Status: Final		
Multiple OUs? Yes	Has the site achieved construction completion? No	
REVIEW STATUS		
Lead agency: EPA		
Author name: Sarah Alfano and Johnny Zimmerman-Ward (Reviewed by the EPA)		
Author affiliation: Skeo Solutions		
Review period: 07/09/2014 – 04/20/2015		
Date of site inspection: 10/23/2014		
Type of review: Statutory		
Review number: 1		
Triggering action date: 4/5/2010		
Due date (five years after triggering action date): 4/5/2015		

Five-Year Review Summary Form (continued)

Issues/Recommendations

OU(s) without Issues/Recommendations Identified in the Five-Year Review:

OU1

Protectiveness Statement

Operable Unit:
OU1

Protectiveness Determination:
Protective

Protectiveness Statement:

The remedy at OU1 is protective of human health and the environment because remedial activities for contaminated soil and source materials have adequately addressed all exposure pathways that could result in unacceptable risks to human health and the environment.

Environmental Indicators

- Current human exposures at the Site are under control.
- Current groundwater migration is under control.

Are Necessary Institutional Controls in Place?

All Some None

Has EPA Designated the Site as Sitewide Ready for Anticipated Use?

Yes No

Has the Site Been Put into Reuse?

Yes No

First Five-Year Review Report for Stauffer Chemical Co. (Tarpon Springs) Superfund Site

1.0 Introduction

The purpose of a five-year review (FYR) is to evaluate the implementation and performance of a remedy in order to determine if the remedy will continue to be protective of human health and the environment. FYR reports document FYR methods, findings and conclusions. In addition, FYR reports identify issues found during the review, if any, and document recommendations to address them.

The U.S. Environmental Protection Agency prepares FYRs pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Section 121 and the National Oil and Hazardous Substances Pollution Contingency Plan (NCP). CERCLA Section 121 states:

If the President selects a remedial action that results in any hazardous substances, pollutants, or contaminants remaining at the site, the President shall review such remedial action no less often than each 5 years after the initiation of such remedial action to assure that human health and the environment are being protected by the remedial action being implemented. In addition, if upon such review it is the judgment of the President that action is appropriate at such site in accordance with section [104] or [106], the President shall take or require such action. The President shall report to the Congress a list of facilities for which such review is required, the results of all such reviews, and any actions taken as a result of such reviews.

The EPA interpreted this requirement further in the NCP, 40 Code of Federal Regulations (CFR) Section 300.430(f)(4)(ii), which states:

If a remedial action is selected that results in hazardous substances, pollutants, or contaminants remaining at the site above levels that allow for unlimited use and unrestricted exposure, the lead agency shall review such action no less often than every five years after initiation of the selected remedial action.

Skeo Solutions, an EPA Region 4 contractor, conducted the FYR and prepared this report regarding the remedy implemented at the Stauffer Chemical Co. (Tarpon Springs) Superfund site (the Site) in Tarpon Springs, Pinellas County, Florida. The EPA's contractor conducted this FYR from July 2014 to April 2015. The EPA is the lead agency for developing and implementing the remedy for the potentially responsible party (PRP)-financed cleanup at the Site. Florida Department of Environmental Protection (FDEP), as the support agency representing the State of Florida, has reviewed all supporting documentation and provided input to EPA during the FYR process.

This is the first FYR for the Site. The triggering action for this statutory review is the start of the soil remedial action on April 5, 2010. The FYR is required due to the fact that hazardous

substances, pollutants or contaminants remain at the Site above levels that allow for unlimited use and unrestricted exposure. The Site consists of two operable units (OUs). This FYR Report addresses OU1.

2.0 Site Chronology

Table 1 lists the dates of important events for the Site.

Table 1: Chronology of Site Events

Event	Date
Victor Chemical Company began operating chemical manufacturing facilities on site	1947
Stauffer Chemical Company acquired the facilities from Victor Chemical Company	1960
Stauffer Chemical Company discontinued operating chemical manufacturing facilities on site	1981
The EPA discovered contamination on site	December 1, 1984
FDEP conducted a preliminary site assessment	June 30, 1987
The EPA began an expanded site inspection	March 30, 1989
The EPA completed an expanded site inspection	April 5, 1989
The EPA proposed the Site to the National Priorities List (NPL)	February 7, 1992
PRP began remedial investigation/feasibility study (RI/FS); Stauffer Management Company (SMC) voluntarily entered into an Administrative Order on Consent (AOC) with EPA Region 4	July 28, 1992
The EPA finalized the Site on the NPL	May 31, 1994
The EPA issued a Baseline Risk Assessment for the Site.	July 21, 1995
Remedial workers removed on-site phosphorus water and disposed of it at off-site facility	October 1997
PRP completed RI/FS; the EPA issued a Record of Decision (ROD) for OU1	July 2, 1998
The EPA issued an Explanation of Significant Differences (ESD) for OU1	June 1999
PRP began remedial design for OU1	July 6, 1999
The EPA issued a second ESD for OU1	August 16, 1999
The EPA and the PRP entered into a Consent Decree	September 2, 1999
The EPA issued a third ESD for OU1	March 27, 2000
The EPA and the PRP entered into a second Consent Decree	October 19, 2005
Elemental phosphorus fire in test area at Site during stabilization pilot test	February 15, 2006
The EPA issued a fourth ESD for OU1	May 24, 2007
PRP completed remedial design for OU1	September 30, 2008
Site contractor began soil remedial action	April 5, 2010
Site contractor completed soil remedial action	January 14, 2011
PRP submitted the final Remedial Action Report for OU1	September 16, 2011
Declaration of Restrictive Covenants filed with Pinellas County	April 7, 2015

3.0 Background

3.1 Physical Characteristics

The approximately 130-acre Site is located on Anclote Road in a residential, light industrial and commercial area of Tarpon Springs, Pinellas County, Florida (Figure 1). As shown on Figure 2 and discussed in Section 6.3, the Site occupies areas located to the north and south of Anclote Road and includes nine parcels.

The Site includes both the manufacturing and processing areas where Victor Chemical Company, and later Stauffer Chemical Company, operated chemical manufacturing facilities from 1947 to 1981. The Site abuts the Anclote River, which flows into the Gulf of Mexico approximately two miles downstream of the Site. Immediately north of the Site is an elementary school, and there is also a mix of residential and commercial uses near the Site.

The Site is generally flat with an average elevation of 10 feet above sea level. The perimeter of the Site is fenced, and there is one maintenance building and an administrative trailer on the property south of Anclote Road.

The Site is underlain by two primary aquifers, the surficial aquifer and the Floridan aquifer. The thin nature of the surficial aquifer limits its usefulness as a drinking water supply; however, the aquifer provides local inhabitants with water for irrigation purposes. The surficial aquifer is separated from the Floridan aquifer by a semi-confining, relatively continuous bed of clay and sandy clay. Site groundwater in both the Floridan and surficial aquifers flow southwest, toward the Anclote River. Pumping tests conducted for the 2004 Final Groundwater Studies Report indicate that there is not a strong hydraulic connection between the two aquifers.

Five types of estuarine habitats exist along the site shoreline or in adjacent portions of the Anclote River. These include saltwater emergent communities, tidal flats, oyster bars, mangrove forest and brackish open water. In addition to these estuarine habitats, a freshwater emergent community was observed in two depressions located within the scrub/shrub area on the eastern part of the Site.

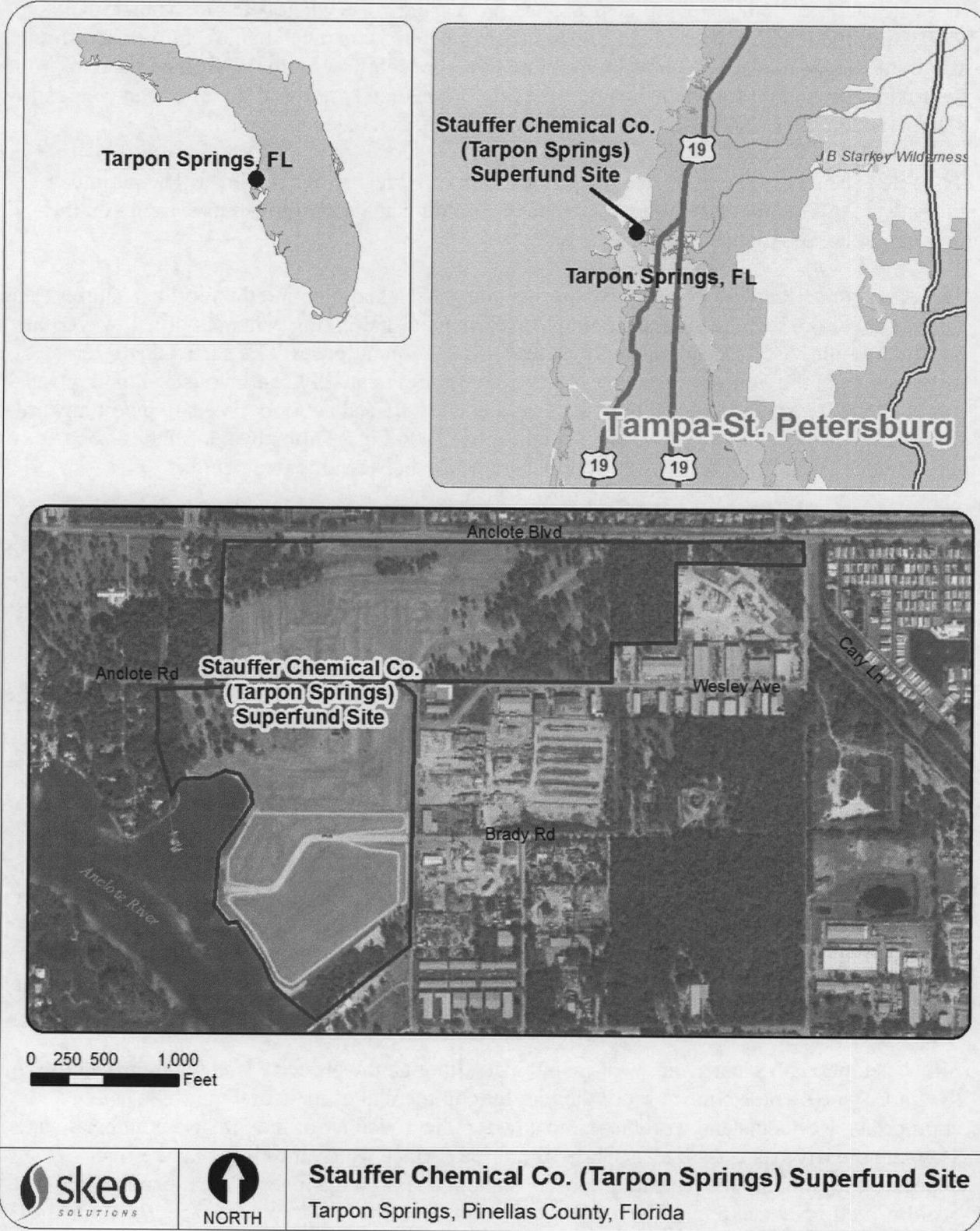
Seven distinct terrestrial vegetative habitats have been identified at the Site. These communities include the following: turkey oak/pine forest, longleaf pine/palm forest, xeric hammock, scrub/shrub, old field, lawn and lawn/scattered trees. The Site serves as habitat for a population of gopher tortoises, which are an endangered species in the State of Florida.

3.2 Land and Resource Use

Victor Chemical Company began operating chemical manufacturing facilities in 1947. Stauffer Chemical Company acquired the facilities from Victor Chemical Company in 1960 and continued manufacturing operations until 1981. Stauffer Chemical Company decommissioned the facilities in 1983. In 1987, the Stauffer Management Company (SMC) formed because of a divestiture of the Stauffer Chemical Company. SMC now owns the Site.

Site vegetation and security are well-maintained although the property is not currently in use. In the future, site owners hope to reuse the Site for commercial or industrial purposes as appropriate. Residents and workers in the downgradient vicinity of the Site use municipal water. The Anclote River is classified as Class III marine surface water, meaning that the river's expected uses include fish consumption, recreation, and propagation and maintenance of a healthy, well-balanced population of fish and wildlife. Class III Marine Surface Water Quality Standards (SWQS) were established based upon the expected uses of the water, recreation, and propagation and maintenance of fish and wildlife.

Figure 1: Site Location Map



Disclaimer: This map and any boundary lines within the map are approximate and subject to change. The map is not a survey. The map is for informational purposes only regarding the EPA's response actions at the Site.

3.3 History of Contamination

In 1984, the EPA discovered contamination at the Site. The Site includes the former phosphate slag area north of Anclote Road and the elemental phosphorus production and manufacturing facilities to the south of Anclote Road. Elemental phosphorus is air reactive and burns uncontrollably when exposed to air. Operations included production of phosphorous using phosphate ore mined from deposits in Florida. One of the byproducts of this phosphorus production process was slag that exhibits concentrations of metals and radium-226 above that naturally occurring in the phosphate rock. Radium-226 is a radiological isotope which emits gamma radiation (and degrades to radon) and contributed to the contamination of site soils and groundwater. The other wastes associated with the phosphorus processing included phosphorus ore and fines, silica, raw coal and calcium fluoride. Operators disposed of over 500,000 tons of phosphate ore process wastes on site during the years of facility operation. Between 1947 and 1981, operators used a series of unlined settling ponds as part of the manufacturing operations for water recovery. The main pond area was located on the property south of Anclote Road but there was also a large pond on the northeast property, Pond 39, and a pond at Meyers Cove, Pond 42. These ponds, in addition to an anomalous area of fill material referred to as the North Anomaly, were the main areas of contamination at the Site. See Appendix G for historic pond numbers and the location of the North Anomaly.

3.4 Initial Response

Beginning in June 1987, FDEP and additional consultants conducted multi-media investigations to assess site contamination. Although SMC decommissioned all site operations in 1983, production facility structures were not demolished until 1991 and 1992, and remaining supporting facilities (with the exception of four buildings) were demolished in 2001.

In February 1992, the EPA proposed the Site for inclusion on the Superfund program's National Priorities List (NPL). In July 1992, SMC voluntarily entered into an Administrative Order on Consent (AOC) with the EPA Region 4. The AOC required the company to perform a remedial investigation and feasibility study (RI/FS). In May 1994, the EPA finalized the Site on the NPL.

In 1996, remedial crews discovered clarifier tanks containing phosphorus water. As a result, crews installed a temporary containment structure in October 1997 and removed the phosphorus water, which was disposed of at a Monsanto facility in Tennessee.

3.5 Basis for Taking Action

SMC began the RI/FS in July 1992 and completed it in July 1998. The main contaminants of concern (COC) for soils were radiological constituents including radium-226 primarily located in the former slag processing area, roads and parking lots. Under a residential scenario, the RI/FS identified arsenic, antimony, beryllium, cadmium, chromium, thallium and carcinogenic polycyclic aromatic hydrocarbons (PAHs) as COCs for soil. The 1995 Baseline Risk Assessment confirmed previously identified COCs but noted that there was inadequate evidence for the carcinogenicity of cadmium and chromium by oral or dermal routes. Therefore, the EPA did not

list them as COCs in the OU1 remedy. The RI/FS did not detect site-related contamination in the surface water and air-monitoring results indicated that airborne volatile organic compounds were not problematic.

Site-related contaminant concentrations in the Floridan aquifer did not exceed drinking water standards. Site related contaminants were detected at levels above drinking water Maximum Contaminant Levels (MCLs) and FDEP SWQS in some monitoring wells in the surficial aquifer, including wells located in and immediately adjacent to the former processing ponds. Assessors expected surficial aquifer groundwater quality to improve once source material remediation began.

In 1995, the Site's risk assessment concluded that the Site principally posed a threat to future residential receptors and maintenance workers through potential exposure to surface soil and groundwater. Due to the nature of these threats, the remedy would need to address the source of the soil and groundwater contamination by treating and containing the source material, thereby eliminating continuing and potential impacts to groundwater, surface water and sediment and preventing human and ecological exposure to soil. The EPA would also need to address the contaminated groundwater in the surficial aquifer.

In November 1997, due to local concern, FDEP conducted sampling and analysis of off-site slag for metals of concern and worked with the Florida Department of Health (FDOH) on a radiological assessment. After completing the analysis, FDEP and FDOH concluded that there was no elevated health risk based on gamma radiation or metals due to off-site slag exposure.

4.0 Remedial Actions

In accordance with CERCLA and the NCP, the overriding goals for any remedial action are protection of human health and the environment and compliance with applicable or relevant and appropriate requirements (ARARs). A number of remedial alternatives were considered for the Site, and final selection was made based on an evaluation of each alternative against nine evaluation criteria that are specified in Section 300.430(e)(9)(iii) of the NCP. The nine criteria are:

1. Overall Protection of Human Health and the Environment
2. Compliance with ARARs
3. Long-Term Effectiveness and Permanence
4. Reduction of Toxicity, Mobility or Volume through Treatment
5. Short-Term Effectiveness
6. Implementability
7. Cost
8. State Acceptance
9. Community Acceptance

4.1 Remedy Selection

To allow groundwater contamination to be addressed in a separate OU, as requested by FDEP, the EPA designated two OUs at the Site. OU1 consists of source material at the Site and OU2 consists of contaminated groundwater in the surficial aquifer. OU1 remedial goals include limiting contaminant mobility, preventing further groundwater contamination by addressing source materials and preventing contact with contaminated materials.

OU1

The EPA issued a Record of Decision (ROD) for OU1 in July 1998 and later issued four Explanations of Significant Differences (ESDs); two in 1999, one in 2000 and the last one in 2007. The major components of the selected remedial action for the Site, as described in the 1998 ROD and amended by the ESDs, include:

- Limited excavation of radiological and chemically-contaminated material/soil that exceeds residential cleanup standards for those contaminants.
- Consolidation of contaminated material/soil in the main pond area, slag area and/or other areas on site.
- Construction of a cap, which meets the Florida Administrative Code Section 62-701.600.5(g), over the consolidation area.
- Construction of a groundwater cutoff wall to reduce the potential for contaminant migration from the former wastewater ponds.
- Implementation of institutional controls for the Site, including deed restrictions, land use ordinances, physical barriers and surficial aquifer water supply well permitting prohibitions. Institutional controls need to alert prospective buyers of site conditions, which prohibit future excavation or development of the capped areas. In addition, institutional controls should restrict the installation of surficial groundwater wells on any portion of the property for any purpose.

The final OU1 remedy includes soil cleanup goals for arsenic, antimony, beryllium, elemental phosphorus, thallium, radium-226 and total carcinogenic polycyclic aromatic hydrocarbons (CPAHs) (see Table 2). Cleanup levels are based on the federal MCL, other ARARs or risk-based concentrations. The remedy requires that soil be remediated up to a 10^{-6} residential risk level for cancer-causing contaminants and a Hazard Index (HI) of 1 for non-carcinogenic chemicals.

Table 2: OU1 Soil Cleanup Goals

Contaminant of Concern (COC)	Cleanup Goal ^a (mg/kg)
Arsenic	3.7 ^b
Antimony	28.1
Beryllium	120 ^c
Phosphorus (white phosphorus)	1.4
Thallium ^c	1.4
Radium-226 (Lead-210)	5 pCi/g ^f
CPAHs ^d	0.089
<i>Notes:</i>	
mg/kg – milligrams per kilogram	
a. As listed in Table 6-8 of the 1998 ROD.	

Contaminant of Concern (COC)	Cleanup Goal* (mg/kg)
b. Current cleanup goal as per the March 2000 ESD.	
c. Current cleanup goal as per the August 1999 ESD.	
d. Includes Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Dibenzo(a,h)anthracene, and Indeno(1,2,3-cd)pyrene converted to benzo(a)pyrene equivalents.	
e. The Baseline Risk Assessment assumed toxicity values for thallium oxide obtained from the EPA's Health Effects Assessment Summary Table dated March 1993; however, toxicity values for this compound are no longer available in the EPA databases.	
f. Cleanup level established by the ROD is 5 pico curie per gram (pCi/g) above the background concentration. The background concentration is 0.206 pCi/g based on the results of investigations conducted during design as discussed in the Pre-Design Field Investigations Report (O'Brien & Gere, 2006a).	

OU2

According to the 1998 ROD for OU1, groundwater contamination in the surficial aquifer will be addressed as a second OU, at which time the EPA will select ARARs and remedial actions for groundwater. While a separate remedial investigation for OU2 has not been performed, annual groundwater monitoring and limited surface water monitoring continue as part of the O&M requirements for OU1.

4.2 Remedy Implementation

In December 1999, the EPA entered into a Consent Decree with the Site's PRP for implementing the OU1 remedy. After the completion of additional groundwater and geophysical studies and the issuance of three ESDs, the EPA and the Site's PRP entered into another Consent Decree in October 2005 to implement the remedial actions. Pre-design fieldwork was conducted in the fall of 2005. The fieldwork consisted of testing to determine the limits of the ponds. In February 2006, SMC initiated field-scale studies for the 1998 ROD's remedial component of in situ solidification and stabilization. Remedial crews used an auger to mix contaminated sludge with a cement slurry. However, the cement curing caused the elemental phosphorus to ignite and created a fire. Site stakeholders proposed that a new remedial technique should be used and the EPA approved the construction of a cutoff wall as replacement for in situ stabilization in the May 2007 ESD. After the May 2007 ESD, the PRP completed the remedial design in September 2008. SMC contractors initiated the Site's OU1 remedial action at the Site on April 5, 2010, and completed it on January 14, 2011.

To prepare the Site for material removal, contractors installed erosion and sediment controls. Remedial workers also captured and relocated on-site gopher tortoises to ready the property for cleanup activities. Clearing activities included the clearing of 50 acres of brush and dense vegetation for on-site stockpiling. Remedial workers properly abandoned 51 groundwater monitoring wells that would not be used as part of the remedial efforts. Concurrent with remedial action construction, SMC demolished three of the four remaining structures on site, including the former administration building, lunchroom building and guardhouse. Building demolition involved some asbestos-containing materials, which were properly handled and disposed. The current grounds maintenance building is the only structure remaining after the OU1 remedial work.

Workers completed the excavation, handling and consolidation of 222,103 cubic yards of roadway and former railroad bed slag, waste fill, and contaminated soil and sediment from the North Anomaly, Pond 39, Pond 42 (Meyers Cove) and other impacted areas on site.

Remedial workers performed perimeter air monitoring during intrusive activities as part of the Community Air Monitoring Program. There were separate perimeter monitoring processes for the northern and southern portions of the Site when intrusive activity occurred on the respective areas, because these areas are separated by Anclote Road, a public right-of-way.

Remedial actions also included construction of a groundwater cutoff wall using fiberglass composite sheeting. Contractors drove the sheeting down vertically until it was approximately two feet into the semi-confining layer where present. If the semi-confining layer was not present, the sheeting was installed to a depth of approximately 10 feet below mean sea level unless obstruction was encountered at shallower depths. A total of 2,632 horizontal linear feet (55,218.33 vertical square feet) of sheet pile wall was constructed to encompass the hydraulically upgradient and side gradient sides of the southern ponds area.

Remedial efforts also included the restoration of Meyers Cove to its former size and construction of a seawall using vinyl sheet pile. A total of 1,327 horizontal linear feet (21,068 vertical square feet) of seawall was installed along the shore of the Anclote River and Meyers Cove. Remediation activities included sloping the north portion of Meyers Cove and adding riprap. In addition, the portion of shoreline west of the main ponds area in the southern portion of the Site, south of the newly constructed seawall and north of the undisturbed eastern shoreline of the southern portion of the Site, was armored with riprap.

As required by the remedy, contractors completed the construction of two low-permeability geomembrane caps meeting the requirements of Florida Administrative Code 62-701.600(5)(g). One cap covers an area of approximately 26 acres over the southern ponds area (see Figure 2) and the south portion of the former main plant area. The southern cap construction included five passive gas vents to allow monitoring for the potential generation of phosphine. A similar low-permeability cap of approximately 18 acres covers the former slag processing area in the northern portion of the Site.

Remediation included restricting access by surrounding any land access points to the Site with fencing. Institutional controls are discussed in 6.3. The EPA completed a site inspection of the remedial work on December 14, 2010, and FDEP completed their inspection the following day. However, heavy rains in early January 2011 caused erosion on the southeast corner of the south parcel cap. Contractors completed the erosion repair efforts the same week. Subsequently, on January 18, 2011, observations determined the same area had eroded after additional heavy rains. This prompted a redesign of the drainage swale outlet for the area, which was constructed during the week of January 31, 2011.

4.3 Operation and Maintenance (O&M)

According to the 2008 O&M Plan, O&M procedures include inspections of the seawall and shoreline, low-permeability caps, and surface water runoff facilities. Previously, these inspections occurred monthly until vegetation was established, but now are required only periodically or after 5-year storm events. There is a caretaker on site approximately 20 hours per week, whose duties include monitoring site conditions by inspecting for erosion following storm

events and facilitating maintenance and monitoring activities such as mowing and the annual groundwater monitoring.

The remedy included gas monitoring on a monthly basis for a period of six months and on an annual basis for four years thereafter (ending in 2015). Gas monitoring would detect a potentially unsafe accumulation of phosphine gas below the southern geomembrane cap. SMC's contractor O'Brien & Gere performs the gas monitoring inspections. The void space below the geomembrane for the north capped area required initial sampling for radon, a gas that results from the nuclear decay of radium-226, which is present in the slag at levels higher than typical for native soil.

The total cost for the selected remedy as presented in the FS was \$9,356,000. However, the Site's selected remedy was updated by four ESDs. The O&M costs reported over the past three years were consistent with what is expected for project management, groundwater monitoring, property caretaking and utilities. O'Brien & Gere supplied the annual O&M costs from 2012 through 2014 as presented in Table 3. O&M costs were lower in 2012 because O'Brien & Gere assumed caretaker responsibilities midway through the year.

Table 3: Annual O&M Costs

Year	Total Cost (rounded to the nearest \$1,000)
2012	\$136,000
2013	\$160,000
2014	\$150,000

5.0 Progress Since the Last Five-Year Review

This is the first FYR for the Site.

6.0 Five-Year Review Process

6.1 Administrative Components

EPA Region 4 initiated the FYR in June 2014 and scheduled its completion for April 2015. The EPA remedial project manager (RPM) Randy Bryant led the EPA site review team, which also included the EPA site attorney Rudy Tanasijevich, the EPA community involvement coordinator (CIC) Angela Miller and contractor support provided to the EPA by Skeo Solutions. The review schedule established consisted of the following activities:

- Community notification.
- Document review.
- Data collection and review.
- Site inspection.
- Local interviews.
- FYR Report development and review.

6.2 Community Involvement

In February 2015, the EPA published a public notice in the Tampa Tribune newspaper announcing the commencement of the FYR process for the Site, providing contact information for Randy Bryant and Angela Miller and inviting community participation. The press notice is available in Appendix B. No one contacted the EPA as a result of the advertisement.

The EPA will make the final FYR Report available to the public. Upon completion of the FYR, the EPA will place copies of the document in the designated site repository: Tarpon Springs Public Library located at 138 East Lemon Street, Tarpon Springs, Florida 34689.

6.3 Document Review

This FYR included a review of relevant, site-related documents including the ROD, remedial action reports and recent monitoring data. A complete list of the documents reviewed can be found in Appendix A.

ARARs Review

CERCLA Section 121(d)(1) requires that Superfund remedial actions attain “a degree of cleanup of hazardous substance, pollutants, and contaminants released into the environment and of control of further release at a minimum which assures protection of human health and the environment.” The remedial action must achieve a level of cleanup that at least attains those requirements that are legally applicable or relevant and appropriate.

- Applicable requirements are those cleanup standards, standards of control, and other substantive requirements, criteria, or limitations promulgated under federal environmental or state environmental or facility siting laws that specifically address a hazardous substance, remedial action, location or other circumstance found at a CERCLA site.
- Relevant and appropriate requirements are those standards that, while not “applicable,” address problems or situations sufficiently similar to those encountered at the CERCLA site that their use is well suited to the particular site. Only those state standards that are more stringent than federal requirements may be applicable or relevant and appropriate.
- To-Be-Considered (TBC) criteria are non-promulgated advisories and guidance that are not legally binding, but should be considered in determining the necessary remedial action. For example, TBCs may be particularly useful in determining health-based levels where no ARARs exist or in developing the appropriate method for conducting a remedial action.

Chemical-specific ARARs are health- or risk-based numerical values or methodologies which, when applied to site-specific conditions, result in the establishment of numerical values. These values establish an acceptable amount or concentration of a chemical that may remain in, or be discharged to, the ambient environment. Examples of chemical-specific ARARs include MCLs

under the federal Safe Drinking Water Act and ambient water quality criteria enumerated under the federal Clean Water Act.

Action-specific ARARs are technology- or activity-based requirements or limits on actions taken with respect to a particular hazardous substance. These requirements are triggered by a particular remedial activity, such as discharge of contaminated groundwater or in-situ remediation.

Location-specific ARARs are restrictions on hazardous substances or the conduct of the response activities solely based on their location in a special geographic area. Examples include restrictions on activities in wetlands, sensitive habitats and historic places.

Remedial actions are required to comply with the chemical-specific ARARs identified in the ROD. In performing the Five-Year Review for compliance with ARARs, only those ARARs that address the protectiveness of the remedy are reviewed.

Groundwater ARARs

According to the 1998 ROD, groundwater contamination in the surficial aquifer will be addressed as a second OU, at which time the groundwater ARARs will be established.

Soil ARARs

The 1998 ROD specified ARAR for the radionuclide radium-226 includes its decay product lead-210 (see Table 4). The Uranium Mill Tailings Radiation Control Act (UMTRCA) established soil cleanup standards for radium-226; these standards have been codified in 40 CFR 192. The UMTRCA standards limit the concentration of radium-226 within surface soil to no more than 5pCi/g over background. Cleanup goals for the remaining soil COCs were risk-based calculations based on a 10^{-6} residential cancer risk level and a noncancer HI of 1 for non-carcinogenic chemicals. The validity of the health-based cleanup goals is further evaluated in Section 7.2.

Table 4: Summary of Soil ARARs Review

COC	1998 ROD ARARs (pCi/g)	Current ^a ARARs (pCi/g)	ARARs Change
Radium-226 (Lead-210)	5 ^b	5	No change
<i>Notes:</i> a. Federal Standards for the Cleanup of Land and Buildings Contaminated with Residual Radioactive Material 40 CFR 192 http://www.ecfr.gov/cgi-bin/text-idx?node=40:25.0.1.1.3&rgn=div5 (accessed 11/13/14). b. Cleanup level established by the ROD is 5 pCi/g above the background concentration. The background concentration is 0.206 pCi/g based on the results of investigations conducted during design as discussed in the Pre-Design Field Investigations Report (O'Brien & Gere, 2006a).			

Institutional Control Review

On April 7, 2015, SMC filed a Declaration of Restrictive Covenants with Pinellas County. The Declaration of Restrictive Covenants prohibits the following without prior approval:

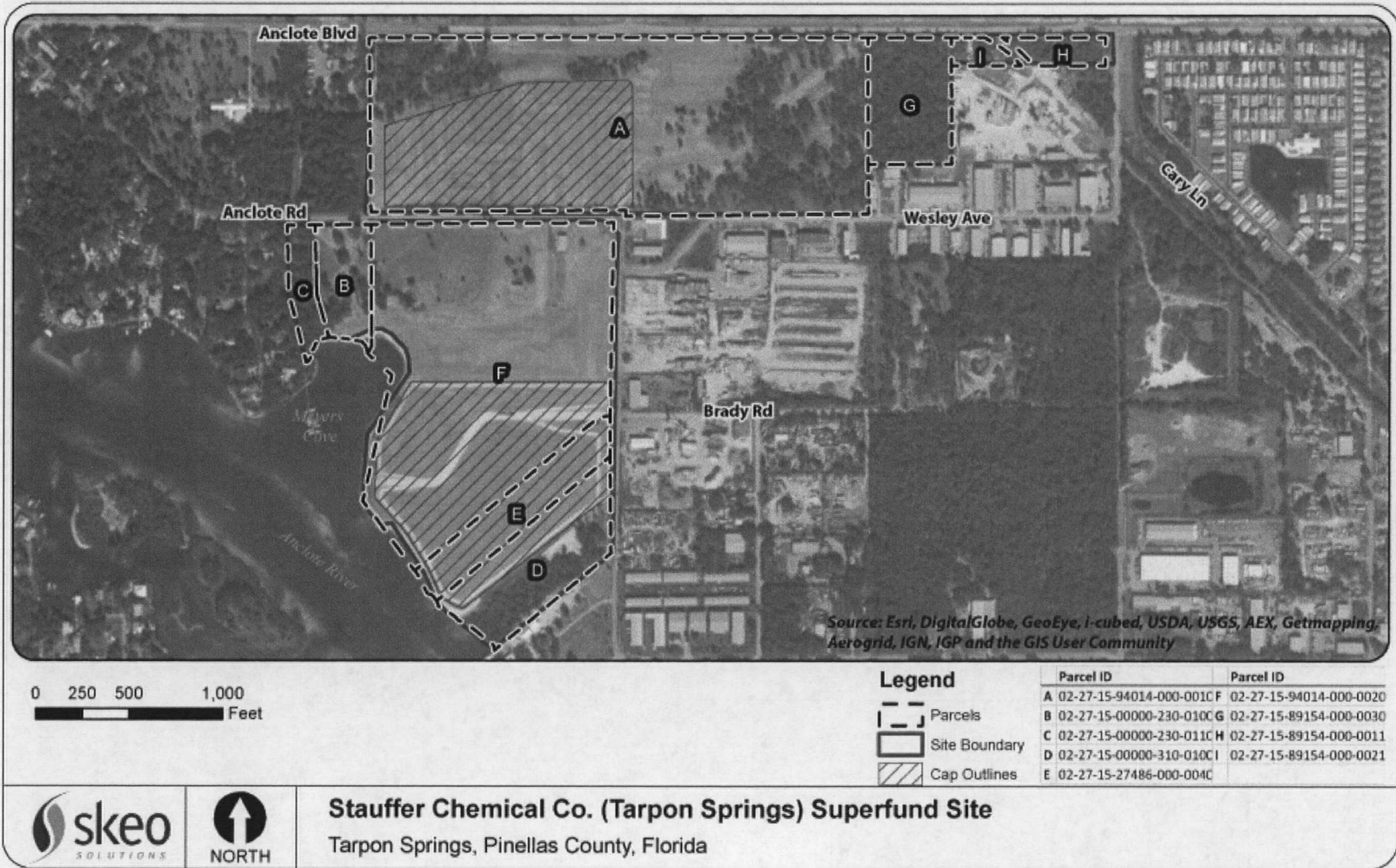
- Groundwater use or drilling;
- Altering existing stormwater features (e.g., swales and ditches);
- Use such as agricultural, lodging, residential, educational or day cares; and
- Penetrating or physically altering on-site engineering controls.

Affected parcels are listed in Table 5 and shown in Figure 2. The complete Declaration of Restrictive Covenants is available in Appendix H.

Table 5: Institutional Control (IC) Summary Table

Area of Interest – OU1 Soil at the Site (Parcels: 02-27-15-94014-000-0010, 02-27-15-00000-230-0100, 02-27-15-00000-230-0110, 02-27-15-00000-310-0100, 02-27-15-27486-000-0040, 02-27-15-94014-000-0020, 02-27-15-89154-000-0011, 02-27-15-89154-000-0021, 02-27-15-89154-000-0030)					
Media	ICs Needed	ICs Called for in the Decision Documents	Impacted Parcel(s)	IC Objective	Instrument in Place
Groundwater	Yes	Yes	02-27-15-94014-000-0010, 02-27-15-00000-230-0100, 02-27-15-00000-230-0110, 02-27-15-00000-310-0100, 02-27-15-27486-000-0040, 02-27-15-94014-000-0020, 02-27-15-89154-000-0011, 02-27-15-89154-000-0021, 02-27-15-89154-000-0030	Restrict the installation of surficial groundwater wells for any purpose.	2015 Declaration of Restrictive Covenants
Capped Areas	Yes	Yes	02-27-15-94014-000-0010, 02-27-15-94014-000-0020, 02-27-15-27486-000-0040, 02-27-15-00000-310-0100	Prohibit future development and excavation of the capped areas.	2015 Declaration of Restrictive Covenants

Figure 2: Parcel Map



Disclaimer: This map and any boundary lines within the map are approximate and subject to change. The map is not a survey. The map is for informational purposes only regarding the EPA's response actions at the Site.

6.4 Data Review

SMC contractors completed a final Remedial Action Report for OU1 in September 2011 that documents the proper completion of remedial efforts for soil. SMC is currently monitoring surface water and groundwater at the Site to ensure that the OU1 remedy (soil and source material) is functioning as intended while the EPA assesses the need for and a remedy for OU2 (groundwater). SMC has also conducted monitoring for radon below the north parcel cap and for phosphine below the south parcel cap.

Contractors excavated non-capped areas of the Site, including Meyers Cove, slag roads, former railroad beds, pavement, a pond area and another isolated area in the northern portion of the Site, until residential cleanup levels for COCs were achieved, or as specified in the Remedial Action Report. SMC field screened the remaining native material at the base and walls of the excavation area for radiation using a Ludlam 2221 device and tested the area to ensure soil met cleanup levels for site COCs. A gamma survey was also performed on both parcels following construction of the caps.

Over the past five years, SMC contractors sampled three monitoring wells (MW-02-1S, MW-1F and MW-03-8F) in the northern portion of the Site and eight monitoring wells (MW-93-2, MW-93-5, MW-02-3F, MW-2F, MW-03-03F, MW-02-10F, MW-12-1 and MW-12-2) in the southern portion of the Site. In addition, contractors collected one surface water sample from the natural, non-process pond located on the western edge of the Site (see Figure 3).

For a full list of analytes and sampled groundwater monitoring wells, see Appendix F. Included below in Table 6 are contaminants listed as COCs for soil cleanup in the remedy with the exception of CPAHs. Monitoring for CPAHs is not required for groundwater or surface water because the RI demonstrated that CPAHs were below detection levels and the risk assessment demonstrated there was no unacceptable risk due to CPAHs in soil for current/future site worker or future residents.

Only monitoring wells that exhibited contaminant levels exceeding screening levels are listed below. As such, this table excludes MW-02-10F, MW-03-3F, MW-03-8F, MW-02-1S and MW-93-2. For purposes of monitoring soil remediation, SMC uses drinking water and surface water standards to assess the prevalence of metals, inorganic contaminants and radiological contaminants in site groundwater since the completion of the remedial construction.

Table 6: Groundwater Sampling

Monitoring Well	Contaminant	Antimony (mg/L)	Arsenic (mg/L)	Beryllium (mg/L)	Thallium (mg/L)	Radium-226 (pCi/L)	Elemental Phosphorus (ng/L)
	Screening Basis	PDWS	PDWS	PDWS	PDWS	PDWS	SWS
	Screening Level	0.006	0.01	0.004	0.002	5	100
MW-1F	3/18/2010	<0.0023	0.0017J	<0.00025	<0.0005	<0.2+/-0.1	<23
MW-1F	3/6/2012	<0.0023	0.0017 J	<0.00025	<0.0005	0.991+/-0.369P	<50 UJ
MW-1F	3/27/2013	< 0.005 U	0.0017 J	< 0.0005 U	< 0.001 U	4.8+/-0.713	<21 UJ
MW-1F	5/6/2014	0.005 U	0.0017 J	0.0005 U	0.001 U	1.37+/-0.559 B	50 UJ
MW-2F	3/8/2012	<0.0023 J	0.020 J	<0.00025 J	<0.0005 J	5.06+/-0.749P	<50
MW-2F	3/28/2013	< 0.005 U	0.018	< 0.0005 U	< 0.001 U	4.82+/-0.653	<21 UJ
MW-2F	5/6/2014	0.005 U	0.018	0.0005 U	0.001 U	4.65+/-0.798 B	50 U
MW-02-3F	3/8/2012	<0.0023 J	0.014 J	<0.00025 J	<0.0005 J	2.10+/-0.509P	<50
MW-02-3F	3/28/2013	< 0.005 U	0.013	< 0.0005 U	< 0.001 U	2.76+/-0.501	<21 UJ
MW-02-3F	5/6/2014	0.005 U	0.014	0.0005 U	0.001 U	9.45+/-1.17 B	50 UJ
MW-12-1	3/8/2012	0.0083 J	0.0021 J	<0.00025 J	<0.0005 J	0.515+/-0.285P	<50
MW-12-1	3/28/2013	< 0.005 U	0.0022 J	< 0.0005 U	< 0.001 U	1.84+/-0.430	<21 UJ
MW-12-1	5/6/2014	0.005 U	0.0045	0.0005 U	0.001 U	2.67+/-0.793 B	50 UJ
MW-12-2	3/8/2012	<0.0023 J	0.0041 J	<0.00025 J	<0.0005 J	10.6+/-0.993P	<50
MW-12-2	3/26/2013	< 0.005 U	.0015 J	< 0.0005 U	< 0.001 U	11.8+/-1.09	<21 UJ
MW-12-2	5/5/2014	0.005 U	0.0014 J	0.0005 U	0.001 U	9.8+/-1.13 B	50 U
MW-93-5	3/8/2012	0.057 J	0.016 J	<0.00025 J	0.039 J	<0.374+/-0.286	<50
MW-93-5	3/27/2013	0.0044 J	0.0065	< 0.0005 U	0.0047	1.08+/-0.349	<21 UJ
MW-93-5	5/6/2014	0.005 U	0.0064	0.0005 U	0.0044	0.45+/-0.229 U	50 UJ

Notes:

mg/L – milligrams per Liter

ng/L – nanograms per Liter

PDWS - Primary Drinking Water Standard,

SWS - Surface Water Standard - Ch. 62-302, FAC

bold - Exceeds screening criteria.

J - Estimated value.

U - Compound was analyzed for but not detected.

< - Actual result is less than amount reported.

P - A result with an associated duplicate result that exceeds the control limit; the associated samples are qualified "P" to indicate precision excursion

B - A result with associated blank result, which is outside the control limit, "B+" or "B-" used to indicate high or low results

Contaminant levels do not appear to be increasing as per sampling completed during the last five years. However, some wells are exhibiting contaminant levels that exceed their screening levels.

- MW-93-5 shows levels of thallium exceeding Primary Drinking Water Standards (PDWS).
- MW-02-3F and MW-2F have both exhibited detectable levels of arsenic that exceed PDWS. MW 93-5 had an estimated exceedance of arsenic in 2012 only.
- MW-12-2 and MW-2F, which are both in the southern capped area, have exhibited detectable levels of radium-226 above PDWS over the past three years. The cutoff wall is

designed to help divert water in the surficial aquifer but both of these wells monitor the Floridan aquifer.

- MW-1F and MW-02-3F have each shown a detectable level of radium-226 once in the past two years, but these levels do not appear to be consistent with the entire set of monitoring results for those wells.

Elemental phosphorus has never exceeded the screening level in any monitoring wells. Other analytes that were not listed as soil COCs in the remedy exceeded screening levels in on-site groundwater monitoring. These included aluminum, iron, manganese, sodium, chloride, fluoride, sulfate and gross alpha. Some of these analytes may have occurred naturally in the area due to the Site's proximity to the Anclote River.

As indicated by Table 7 below, there have been no site-related contaminants detected in surface water above applicable regulatory criteria since post-construction monitoring began. See the full sampling results through 2014 in Appendix F.

Table 7: Surface Water Sampling

	Surface Water Location	SW-12-1	Pond	Pond
	Sample Date	3/8/2012	3/28/2013	6/6/2014
Contaminant	Screening Level			
Antimony (mg/L)	0.006	<.0023 J	<.0023	.050 U
Arsenic (mg/L)	0.01	.0020 J	.0018 J	.0026
Beryllium (mg/L)	0.004	<0.00025 J	<0.00025	0.00050 U
Thallium (mg/L)	0.002	<0.00050 J	<0.00050	.001 U
Radium-226 (pCi/L)	5	1.41+/-0.433 P	1.29+/-0.368	1.21+/-0.437 B
Elemental Phosphorus (ng/L)	100	<50,000,000	NS	50,000,000 UJ

Notes:
bold - Exceeds screening criteria.
 B - Analyte detected in the associated method blank.
 J - Estimated value.
 U - Compound was analyzed for but not detected.
 NS - Analyte not sampled.
 P - A result with an associated duplicate result that exceeds the control limit; the associated samples are qualified "P" to indicate precision excursion
 < - Actual result is less than amount reported.

SMC contractors conduct gas sampling to check for phosphine gas accumulations in the southern cap area. The need for this sampling process may be reassessed after four years. Thus far, samples have not detected phosphine gas. The void space below the geomembrane for the northern parcel has also been sampled for radon. Contractors have not found elevated levels of radon gas.

Figure 3: Detailed Site Map



Disclaimer: This map and any boundary lines within the map are approximate and subject to change. The map is not a survey. The map is for informational purposes only regarding the EPA's response actions at the Site. Remedial component details provided by O'Brien & Gere, November 2014.

6.5 Site Inspection

On October 23, 2014, site stakeholders participated in a site inspection. Parties in attendance included: Randy Bryant (EPA), Walsta Jean-Baptiste (FDEP), John-Paul Rossi (The Dextra Group, an environmental business consulting firm, representing the PRP), Stephen W. Anagnost (O'Brien & Gere), Johnny Zimmerman-Ward (Skeo Solutions) and Sarah Alfano (Skeo Solutions). For a full list of site inspection activities, see the Site Inspection Checklist in Appendix D. For photographs of the Site, see Appendix E.

All participants met in the parking lot by the on-site maintenance building on Anclote Road prior to the site inspection to discuss the current status of activities at the Site. Following the meeting, the site inspection participants began a walking inspection of the site property south of Anclote Road. Participants viewed surface water discharge locations, monitoring wells, the southern cap, Meyers Cove and the seawall. All components appeared to be in good condition. Site contractors explained that they still discover gopher tortoise burrows occasionally and the gopher tortoises are relocated as needed. The site inspection participants conducted a walking inspection of the northern capped area and found it to be in good condition. Both areas of the Site, north and south of Anclote Road, had perimeter fencing with appropriate signage and locked gates where needed. Vandalism has not been an issue at the Site and owners are hoping to reuse the Site in the future.

On October 22, 2014, Skeo Solutions staff visited the designated site repository, Tarpon Springs Public Library located at 138 East Lemon Street, Tarpon Springs, Florida 34689, as part of the site inspection. At the repository, site documents were available by request from the periodical room. The repository had relevant site documents from 1990 through 2010, including pertinent administrative records and decision documents.

6.6 Interviews

The FYR process included interviews with Site stakeholders, including the PRPs and their representatives, regulatory agencies involved in site activities or aware of the Site, and a local resident. The purpose was to document the perceived status of the Site and any perceived problems or successes with the phases of the remedy implemented to date. All of the interviews took place by email following the site inspection on October 23, 2014. The interviews are summarized below. Appendix C provides the complete interviews.

John-Paul Rossi

John-Paul Rossi, who works for The Dextra Group, an environmental business consulting firm representing SMC, the PRP, completed his interview on November 11, 2014. Overall, Mr. Rossi believes that remedial activities at the Site are successful and functioning as designed in line with ongoing maintenance and operation. Mr. Rossi stated that SMC feels well informed about site activities and remedial progress. When asked about effects on the surrounding community, Mr. Rossi explained that there was some opposition to the selected remedy prior to construction. Following construction, SMC has not observed any negative community interactions or complaints. Mr. Rossi suggested modifying or eliminating sampling parameters for groundwater and surface water, specifically for analytes that are absent or consistently fall below regulatory limits, such as phosphorous.

Stephen W. Anagnost

Stephen Anagnost is an O&M contractor with O'Brien & Gere. He completed his interview on November 11, 2014. Overall, Mr. Anagnost believes that remedial activities at the Site are successful and functioning as designed in line with ongoing maintenance and operation. Regarding monitoring data and contaminant levels at the Site, Mr. Anagnost referenced a July 2004 Groundwater Characterization Studies Report and stated that contamination in the surficial aquifer appeared as "hot spots" at pond areas on site. Mr. Anagnost also stated that most monitoring wells only contained one or two metals or COCs. Because low permeable geomembrane caps cover the contamination source areas, Mr. Anagnost anticipates no impact to groundwater. According to Mr. Anagnost, there are no site-related contaminants detected in surface water above regulatory criteria and the cap continues to function as designed.

Regarding continued site O&M, Mr. Anagnost noted an on-site caretaker and explained that site O&M continues in accordance with the O&M plan. Mr. Anagnost mentioned activities undertaken for O&M cost saving, such as subcontracting landscaping and eliminating redundant water lines and unnecessary production wells. One suggestion he mentioned included updating sampling parameters to eliminate analytes that are not present at the Site or those that consistently test below regulatory limits.

Walsta Jean-Baptiste

Walsta Jean-Baptiste works for FDEP and completed her interview on November 7, 2014. Overall, Ms. Jean-Baptiste believes the site remediation is performing adequately. She is not aware of any site O&M issues or any complaints from the surrounding community. Ms. Jean-Baptiste stated that FDEP previously responded to requests for information about the Site's remediation. In addition, Ms. Jean-Baptiste stated there has been interest in the Site's reuse. She had no further comments or suggestions about the Site's remedy or management of ongoing O&M activities.

Local Resident

A local resident interviewed was aware of the former environmental issues and cleanup at the Site and thought that the cleanup went well. The resident believes the community to be appreciative of the Site's cleanup and does not know of any recent vandalism or emergency actions at the Site. The interviewee noted that the EPA kept the community informed during cleanup but future correspondence regarding the Site by email would still be appreciated. The resident has a municipal water supply connection and an irrigation well.

7.0 Technical Assessment

7.1 Question A: Is the remedy functioning as intended by the decision documents?

Yes. The OU1 remedy is functioning as intended by the ROD and subsequent ESDs. Remedial efforts included the excavation and consolidation of contaminated materials and soils, particularly from the pond areas, followed by installation of geomembrane covers, soil barrier protection layers and vegetation rooting layers. These efforts have effectively limited the potential for direct exposure to any surficial contaminants in the soil on all areas of the Site. Gas

monitoring samples from the southern portion of the Site have not indicated an accumulation of phosphine gas, which could indicate a chemical reaction involving remaining elemental phosphorus.

In addition, SMC contractors constructed a fiberglass composite groundwater cutoff wall to encompass the ponds area on the southern portion of the Site to divert groundwater in the surficial aquifer around the pond materials and impacted soil beneath the ponds. This remedial feature may be functioning as intended though there is no surface water monitoring and no surficial aquifer monitoring wells operating downgradient of the structure to indicate this. In order to confirm remedial performance, surface water monitoring should be implemented downgradient of the cutoff wall.

Coastal Floridan aquifer monitoring wells in the southern capped area directly west and southwest of the cutoff wall, MW-12-2 and MW-2F have exhibited detectable levels of radium-226 above PDWS over the past three years. Groundwater monitoring at MW-12-2 and MW-2F will continue. There are no current groundwater users are downgradient of these wells. Groundwater flow for both aquifers at the Site is south and southwest, discharging into the Anclote River.

Floridan aquifer MW-03-3F, which is located inland within the cutoff wall structure, has not shown ROD-based contaminant levels above screening levels. In addition, MW-2F and MW-02-3F (downgradient Floridan aquifer coastal wells) have both exhibited levels of arsenic that exceed screening levels. There are no private wells downgradient of the Site in either aquifer. The EPA is continuing with long-term monitoring of groundwater until a remedy is selected for OU2.

Perimeter fencing effectively prohibits trespassing and site use and institutional controls in the form of a Declaration of Restrictive Covenants are in place to prevent inappropriate site uses, groundwater use, and well installation.

SMC is currently conducting groundwater sampling for 35 analytes, but a few of them, for example, elemental phosphorus, have never been detected over screening levels. SMC contractors have suggested an opportunity for O&M optimization that would eliminate analyses for contaminants that have never been detected above screening levels.

7.2 Question B: Are the exposure assumptions, toxicity data, cleanup levels and remedial action objectives (RAOs) used at the time of remedy selection still valid?

Yes. The exposure assumptions, cleanup levels and RAOs (or cleanup goals) used at the time of remedy selection are still valid. ARARs used at the time of remedy selection are also still valid. The soil cleanup goals were established to prevent unacceptable cancer or noncancer risks to residents however, to prevent residential exposure in areas where soil concentrations exceed residential limits, the soil remedy limits future use of the site to commercial/industrial. Cleanup

goals for soil were not warranted for ecological exposures because potential ecological risks were based on by site contaminants in sediment and surface water.

To evaluate the effect of the toxicity value changes on the cleanup goals established in the ROD, the cleanup goals were compared to the EPA Regional Screening Levels (RSLs) for direct contact (Tables 8). The analysis indicates except for thallium, the cleanup goals are more stringent than or equivalent to a residential cancer risk within the EPA's risk management range of 1×10^{-6} to 1×10^{-4} or equivalent to or less than the noncancer HI threshold of 1.0. However, the soil remedy restricts land use to industrial/commercial and as demonstrated in Table 8, the cleanup goals remain valid for such use as the cleanup goals fall within the EPA's risk management range or are below a noncancer HI of 1.0.

The 1998 ROD established a cleanup goal of 1.4 mg/kg assuming thallium is in the thallium oxide form and using toxicity information from the EPA's Health Effects Assessment Summary Tables of March 1993. The EPA no longer lists a toxicity value for thallium oxide, but RSLs are available for various thallium compounds. As shown in Table 8, some of these RSLs are slightly more stringent or less stringent than the 1998 ROD cleanup goal. However, the cleanup goal for thallium is expected to remain protective because thallium cleanup would be captured by the remediation of other COCs (e.g., arsenic, phosphorus and the radionuclides) that were more widely dispersed relative to thallium according to the RI report (Weston, 1993). Further, the remedial goal for thallium remains protective for industrial receptors as summarized in Table 8.

An RSL was not available for radium-226; therefore, the EPA's preliminary remediation goal calculator was used to estimate the equivalent residential and industrial risk level associated with the cleanup goal of 5 pCi/g. Table 8 shows the cleanup goal is equivalent to residential and industrial risks that are within or below the EPA's risk management range of 1×10^{-6} to 1×10^{-4} .

Table 8: Risk Evaluation of the Soil Cleanup Goals

COC	Cleanup Goal (mg/kg)	Residential RSL ^a		Industrial RSL		Screening Level Risk Evaluation			
		Risk-based (1×10^{-6})	HI-based (HI=1)	Risk-based (1×10^{-6})	HI-based (HI=1)	Residential		Industrial	
						Risk	HI	Risk	HI
Arsenic	3.7	0.67	34	3.0	480	5.5×10^{-6}	0.1	1.2×10^{-6}	0.01
Antimony	28.1	ND	31	ND	470	-	0.9	-	0.06
Beryllium	120 ^c	1600	160	6900	2300	7.5×10^{-8}	0.75	1.7×10^{-8}	0.05
Phosphorus	1.4	ND	1.6	ND	23	-	0.87	-	0.06
Thallium			ND		ND		-		-
Thallium Acetate			0.47		7.0		3.0		0.2
Thallium Chloride			0.47		7.0		3.0		0.2
Thallium Nitrate			0.55		8.2		2.5		0.2
Thallium (Soluble Salts)	1.4	ND	0.78	-	12	-	1.8	-	0.1
Thallium Carbonate			1.6		23		0.87		0.06
Thallium Sulfate			1.6		23		0.87		0.06
Radium-226 (Lead-210) ^b	5 pCi/g	0.011	ND	0.24	ND	3.6×10^{-5}	-	2.1×10^{-5}	-
CPAHs	0.089	0.015	ND	0.29	ND	5.9×10^{-6}	-	3.1×10^{-7}	-

Notes:

a. Cancer risk calculated by multiplying the cleanup goal by 1×10^{-6} and dividing by the RSL; noncancer HI is calculated by dividing the cleanup goal by the RSL.

b. RSL calculated for default residential exposure to include ingestion, inhalation, external exposure to soil and selecting calculator climate data for Miami, Florida; the most conservative slab size (1 square meter) and cover layer thickness of 0 centimeters (http://epa-prgs.ornl.gov/cgi-bin/radionuclides/rprg_search).

ND = RSL not determined

- = not calculated because RSL not determined

bold – cancer risk exceeds the upper bound the EPA risk level of 1×10^{-4} or the target HI of 1.0.

7.3 Question C: Has any other information come to light that could call into question the protectiveness of the remedy?

No other information has come to light that could call into question the protectiveness of the OU1 remedy.

7.4 Technical Assessment Summary

The OU1 remedy is functioning as intended by decision documents. Remedial efforts including the excavation, consolidation and capping of contaminated materials and soils are effectively preventing direct exposure to contaminants in those materials. In addition, remedial efforts have included the construction of a fiberglass composite groundwater cutoff wall to divert groundwater in the surficial aquifer around the pond materials and impacted soil beneath the ponds. This remedial feature may require downgradient surface water monitoring to ensure the remedy is functioning as intended. There are site-related contaminants (arsenic and radium-226) in the Floridan aquifer; however, there are no current groundwater users downgradient of the Site. Site groundwater flows into the Anclote River. OU2 includes groundwater in the surficial aquifer.

A Declaration of Restrictive Covenants was filed with Pinellas County in April 2015 to prevent inappropriate site uses, groundwater use, and well installation. The exposure assumptions, cleanup levels, cleanup goals and ARARs used at the time of remedy selection are still valid. The soil cleanup goals were established to prevent unacceptable cancer or noncancer risks to residents.

8.0 Issues, Recommendations and Follow-up Actions

There are no issues or recommendations for this FYR that affect current or future protectiveness. The following items, though not expected to affect protectiveness, warrant additional follow-up:

- Consistent radium-226 concentrations above Primary Drinking Water Standards (PDWS) in two Floridan aquifer groundwater monitoring wells (MW-12-2 and MW-2F) will continue to be monitored.
- Surface water in the Anclote River in the vicinity of the Site should be sampled to document the effectiveness of the remedy.

9.0 Protectiveness Statement

Protectiveness Statement	
<i>Operable Unit:</i> OU1	<i>Protectiveness Determination:</i> Protective
<i>Protectiveness Statement:</i> The remedy at OU1 is protective of human health and the environment because remedial activities for contaminated soil and source materials have adequately addressed all exposure pathways that could result in unacceptable risks to human health and the environment.	

10.0 Next Review

The next FYR will be due within five years of the signature/approval date of this FYR.

Appendix A: List of Documents Reviewed

Explanation of Significant Differences Superfund Fact Sheet for Stauffer Chemical Company Site, Tarpon Springs, Pinellas County, Florida. U.S. EPA. June 1999.

Explanation of Significant Differences Superfund Fact Sheet for Stauffer Chemical Company Site, Tarpon Springs, Pinellas County, Florida. U.S. EPA. August 16, 1999.

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Explanation of Significant Differences Superfund Fact Sheet for Stauffer Chemical Company Site, Tarpon Springs, Pinellas County, Florida. U.S. EPA. June 2007.

Final Design for Operable Unit 1 (OU1), Stauffer Chemical Superfund Site, Tarpon Springs, Florida. Prepared by O'Brien & Gere for Stauffer Management Company. November 2008.

Final Groundwater Studies Report for Stauffer Management Company, Tarpon Springs, Florida. Prepared by Parsons Engineering Science, Inc. July 2004.

Final Feasibility Study Report for Stauffer Management Company, Tarpon Springs, Florida Site. Prepared by Roy F. Weston, Inc. January 1996.

Final Site Remedial Investigation Report, Volume I, for Stauffer Management Company, Tarpon Springs, Florida. Prepared by Roy F. Weston, Inc. December 1993.

Record of Decision, Operable Unit 1, Stauffer Chemical Tarpon Springs Site, Pinellas County, Florida. Prepared by U.S. EPA Region 4. July 2, 1998.

Remedial Action Work Plan for Operable Unit 1 (OU1), Stauffer Chemical Superfund Site, Tarpon Springs, Florida. Prepared by O'Brien & Gere for Stauffer Management Company. March 2009.

Revised Final Baseline Risk Assessment Parts A and B for Stauffer Chemical Company, Tarpon Springs, Florida. Prepared for U.S. EPA Region 4 by Black & Veatch Waste Science, Inc. July 21, 1995.

Stauffer Chemical Company (Tarpon Springs) NPL Site Summary. June 18, 2013. Accessed June 17, 2014. <http://www.epa.gov/region4/superfund/sites/npl/florida/stachemtsfl.html>.

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Superfund Information Systems Site Progress Profile, Stauffer Chemical Co. (Tarpon Springs). Accessed June 17, 2014. <http://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0400578>.

Appendix B: Press Notice



**The U.S. Environmental Protection Agency, Region 4
Announces the First Five-Year Review for
the Stauffer Chemical Co. (Tarpon Springs) Superfund Site,
Tarpon Springs, Pinellas County, Florida**

Purpose/Objective: EPA is conducting a Five-Year Review of the remedy for the Stauffer Chemical Co. (Tarpon Springs) Superfund site (the Site) in Tarpon Springs, Florida. The purpose of the Five-Year Review is to make sure the selected cleanup actions effectively protect human health and the environment.

Site Background: The 130-acre site is located on Anclote Road, about two miles southeast of Tarpon Springs. The Anclote River borders the Site to the south and west; the Site is located two miles upstream from the Gulf of Mexico. Victor Chemical Company began manufacturing chemicals on site in 1947. Stauffer Chemical Company acquired the facilities from Victor Chemical Company in 1960 and continued manufacturing operations until 1981. Operations included production of phosphorous using phosphate ore mined from deposits in Florida. Site investigations revealed that past operations had contaminated groundwater, sediment and soil with arsenic, antimony, beryllium, phosphorous, polynuclear aromatic hydrocarbons (PAHs), radium-226 and thallium. As a result of these findings, the EPA placed the Site on the Superfund program's National Priorities List (NPL) in 1994.

Cleanup Actions: EPA designated two operable units (OUs) to address the Site's soil, groundwater and sediment contamination. OU1 addresses the source of groundwater contamination. The final OU1 remedy, selected in the Site's 1998 Record of Decision (ROD) and updated in 2007, included excavation of contaminated material and soil; on-site consolidation of contaminated materials and soil; capping of consolidation areas; institutional controls to limit land use and groundwater use at the Site; and installation of a groundwater cutoff wall to reduce the potential for contaminant migration from former waste ponds. Construction of the OU1 remedy took place from 2010 to 2011, in addition to earlier removal actions. The State of Florida's Underground Storage Tank Program will address diesel fuel product identified during site investigations. OU2 will address contaminated groundwater. The EPA has not finalized a remedy for OU2.

Five-Year Review Schedule: The National Contingency Plan requires review of remedial actions that result in any hazardous substances, pollutants or contaminants remaining at the Site above levels that allow for unlimited use and unrestricted exposure every five years to ensure the

protection of human health and the environment. The first of the Five-Year Reviews for the Site will be completed by April 2015.

EPA Invites Community Participation in the Five-Year Review Process: The EPA is conducting this Five-Year Review to evaluate the effectiveness of the Site's remedy and to ensure that the remedy remains protective of human health and the environment. As part of the Five-Year Review process, the EPA staff is available to answer any questions about the Site. Community members who have questions about the Site or the Five-Year Review process, or who would like to participate in a community interview, are asked to contact:

Randy Bryant, EPA Remedial Project Manager

Phone: (404) 562-8794

Email: bryant.randy@epa.gov

Angela Miller, EPA Community
Involvement Coordinator

Phone: (404) 562-8561

Email: miller.angela@epa.gov

Mailing Address: U.S. EPA Region 4, 61 Forsyth Street, S.W., 11th Floor, Atlanta, GA 30303-8960

Additional information is available at the Site's local document repository, located at Tarpon Springs Public Library, 138 East Lemon Street, Tarpon Springs, Florida 34689, and online at: <http://www.epa.gov/region4/superfund/sites/npl/florida/stachemtsfl.html>.

Appendix C: Interview Forms

Stauffer Chemical Co. (Tarpon Springs) Superfund Site

Five-Year Review Interview Form

Site Name: Stauffer Chemical Co. (Tarpon Springs) EPA ID No.: FLD010596013
Interviewer Name: _____ Affiliation: _____
Subject Name: John-Paul Rossi Affiliation: The Dextra Group
Subject Contact Information: 302-886-3725
Time: _____ Date: 11/11/2014
Interview Format (circle one): In Person Phone Mail Other: Email

Interview Category: Potentially Responsible Parties

1. What is your overall impression of the remedial activities at the Site?
This has been a successful project. Remedial goals were achieved during construction, as documented in the Completion Report. Ongoing maintenance and monitoring activities continue to demonstrate that the remedy is functioning as designed.
2. What have been the effects of this Site on the surrounding community, if any?
Prior to remediation, some elements of the surrounding community were opposed to the selected remedy. Since completion of remedial construction, SMC is not aware of any community interaction.
3. What is your assessment of the current performance of the remedy in place at the Site?
As documented by ongoing maintenance and monitoring activities, the remedy is functioning as designed.
4. Are you aware of any complaints or inquiries regarding environmental issues or the remedial action from residents since implementation of the cleanup?
SMC is not aware of any community interaction since the completion of the remedial construction.
5. Do you feel well-informed regarding the Site's activities and remedial progress? If not, how might the EPA convey site-related information in the future?
SMC feels well informed regarding the Site's activities and remedial progress.
6. Do you have any comments, suggestions or recommendations regarding the management or operation of the Site's remedy?
Consideration should be given to modifying the sampling parameters to eliminate groundwater and/or surface water analytes that have either never been detected or have consistently detected below regulatory limits (e.g. phosphorus).

Stauffer Chemical Co. (Tarpon Springs) Five-Year Review Interview Form Superfund Site

Site Name: Stauffer Chemical Co. (Tarpon Springs) EPA ID No.: FLD010596013

Subject Name: Walsta Jean-Baptiste Affiliation: FDEP

Subject Contact

Information: Walsta.jeanbaptiste@dep.state.fl.us

Time: _____ Date: 11/07/14

Interview Format (circle one): In Person Phone Mail Other: Email

Interview Category: State Agency

1. What is your overall impression of the project, including cleanup, maintenance and reuse activities (as appropriate)?
The project is going well. I am not aware of any maintenance issues and there has been interest in reuse.
2. What is your assessment of the current performance of the remedy in place at the Site?
According to reports forwarded to the Department by the EPA, the remedy is performing well.
3. Are you aware of any complaints or inquiries regarding site-related environmental issues or remedial activities from residents in the past five years?
No.
4. Has your office conducted any site-related activities or communications in the past five years? If so, please describe the purpose and results of these activities.
The Department has responded to information requests for site information regarding the status of site remediation.
5. Are you aware of any changes to state laws that might affect the protectiveness of the Site's remedy?
No.
6. Are you comfortable with the status of the institutional controls at the Site? If not, what are the associated outstanding issues?
Yes.
7. Are you aware of any changes in projected land use(s) at the Site?
No.
8. Do you have any comments, suggestions or recommendations regarding the management or operation of the Site's remedy?
No.

**Stauffer Chemical Co. (Tarpon Springs) Five-Year Review Interview Form
Superfund Site**

Site Name:	<u>Stauffer Chemical Co. (Tarpon Springs)</u>	EPA ID No.:	<u>FLD010596013</u>
Subject Name:	<u>Stephen W. Anagnost</u>	Affiliation:	<u>O'Brien & Gere</u>
Subject Contact Information:	<u>315-956-6259</u>		
Time:	_____	Date:	<u>11/11/14</u>
Interview Format (circle one):	<input type="checkbox"/> In Person	<input type="checkbox"/> Phone	<input type="checkbox"/> Mail
			<input checked="" type="checkbox"/> Other: <u>Email</u>

Interview Category: O&M Contractor

1. What is your overall impression of the project, including cleanup, maintenance and reuse activities (as appropriate)?

This has been a successful project. Remedial goals were achieved during construction, as documented in the Completion Report. Ongoing maintenance and monitoring activities continue to demonstrate that the remedy is functioning as designed.

2. What is your assessment of the current performance of the remedy in place at the Site?

As documented by ongoing maintenance and monitoring activities, the remedy is functioning as designed.

3. What are the findings from the monitoring data? What are the key trends in contaminant levels that are being documented over time at the Site?

The Site hydrogeology is a relatively flat, low flow system with ultimate discharge to the Anclote River by both the surficial and the Upper Floridan aquifers. The surficial aquifer is present above a depth of approximately 20 feet (ft) below grade, and the Upper Floridan aquifer is present between approximately 20 ft to 50 ft below grade. The two aquifers are separated by a semi-confining layer (SCL), composed of fine sands with clays or clays with sand, encountered at depths ranging from 10 to 26 ft below ground surface.

As presented in the July 2004 Groundwater Characterization Studies Report (Parsons, 2004) (prepared prior to remediation), contamination in the surficial aquifer appeared as "hot spots" at pond areas in the North and South Parcels. Metals of concern at the Site that exceeded the Primary Drinking Water Standards (PDWS) included antimony, arsenic, cadmium, nickel and thallium. Most of the wells containing these constituents only had one or two each, while one South Parcel monitoring well had four of the constituents and another had three. These localized "hot spots" were closely associated with source areas and large areal plumes of these constituents do not exist at the Site. Only one Upper Floridan well contained any of these constituents above the PDWS (antimony and thallium as well as gross alpha). This well was located next to a source area and was originally installed with the screen compromising the SCL and allowing connection between the aquifers. A new adjacent Upper Floridan well contained none of these constituents.

Metal constituents exceeding Secondary Drinking Water Standards (SDWS) in either aquifer included aluminum, iron, manganese, and zinc. Inorganic constituents exceeding the SDWS included chloride, fluoride and sulfate. Fluoride is the most widespread constituent at the Site, being found in eighteen surficial and four Upper Floridan wells at levels above the SDWS. Elevated sodium and chloride levels were found in wells near the shoreline, a result of the proximity of the river and salt water intrusion. One surficial well in a source area in the South Parcel contained elemental phosphorus and two contained gross alpha above the PDWS.

Groundwater flow in both aquifers is generally to the south or southwest and discharges into the Anclote River. The flat gradients, in combination with the relatively low hydraulic conductivities of both aquifers, are indicative of a low flow velocity groundwater system. Pumping tests conducted in both aquifers showed no measurable effect on the non-pumping aquifer. This indicates that there is not a strong hydraulic connection between the two aquifers.

Review of the groundwater data collected in 2014 indicates the following

Monitoring Well	Remarks
<i>Surficial Monitoring Well</i>	
MW-02-1S	Aluminum and iron were detected above screening criteria; however, their concentrations (1.8 mg/L aluminum and 0.7 mg/L iron) are lower than those observed in the prior samples collected in 2012 and 2013. The well contained only 1.4-feet of water column and was bailed to collect the sample during 2014. The sample collected was visually turbid, which may account for the higher concentrations.
MW-93-5	Thallium and fluoride were detected at concentrations above the screening criteria, but the concentrations are similar to those previously observed.
<i>Floridan Monitoring Wells</i>	
MW-1F, MW-2F, MW-02-3F, MW-03-3F, MW-03-8F, MW-12-2	Each of these monitoring wells exhibit concentrations of several metals and inorganic parameters above of the screening criteria, but the concentrations are similar to those previously observed.
MW-12-1	Concentrations of iron and manganese were detected slightly above screening criteria during the 2014 monitoring event, and at concentrations slightly higher than those detected in 2012 and 2013. Antimony, detected slightly above screening criteria during the 2012 monitoring event, was not detected during the 2013 or 2014 monitoring events.

There continues to be no indication of a groundwater plume on site, and since the source areas (South Ponds and North Parcel Slag area) are covered by low permeable

geomembrane caps, no impact to groundwater is expected. There have been no site-related contaminants detected in surface water above applicable regulatory criteria.

Monitoring of the soil gas collected below the caps also indicates that the source areas are not causing impact since radon has not accumulated below the North Parcel Slag area cap nor has phosphine accumulated below the South Parcel cap. The caps on both parcels have not been compromised by erosion and continue to prevent access to slag and contaminated soil.

4. Is there a continuous on-site O&M presence? If so, please describe staff responsibilities and activities. Alternatively, please describe staff responsibilities and the frequency of site inspections and activities if there is not a continuous on-site O&M presence.
There is a caretaker on site approximately 20 hours per week. His duties include monitoring site conditions, including inspecting for erosion following storm events, and facilitating maintenance and monitoring activities like mowing and the annual groundwater monitoring.
5. Have there been any significant changes in site O&M requirements, maintenance schedules or sampling routines since start-up or in the last five years? If so, do they affect the protectiveness or effectiveness of the remedy? Please describe changes and impacts.
There have not been any significant changes since completion of remedial construction.
6. Have there been unexpected O&M difficulties or costs at the Site since start-up or in the last five years? If so, please provide details.
There have not been any unexpected O&M activities or costs.
7. Have there been opportunities to optimize O&M activities or sampling efforts? Please describe changes and any resulting or desired cost savings or improved efficiencies.
Monitoring has been conducted in accordance with the approved O&M Plan. Site maintenance has been optimized by subcontracting mowing rather than having it performed by the site caretaker, eliminating redundant water supply lines and abandoning a production well that was no longer needed.
8. Do you have any comments, suggestions or recommendations regarding O&M activities and schedules at the Site?
Consideration should be given to modifying the sampling parameters to eliminate groundwater analytes that have either never been detected or have been consistently detected below regulatory limits (e.g. phosphorus).

**Stauffer Chemical Co. (Tarpon Springs)
Superfund Site**

**Five-Year Review Interview
Form**

Site Name: Stauffer Chemical Co. (Tarpon Springs) EPA ID No.: FLD010596013

Interviewer Name: Sarah Alfano Affiliation: Skeo Solutions

Subject Name: Local Resident Affiliation: Local Resident

Subject Contact Information: _____

Time: 3:00PM Date: 11.21.14

Interview Format (circle one): In Person **Phone** Mail Other:

Interview Category: Residents

1. Are you aware of the former environmental issues at the Site and the cleanup activities that have taken place to date?
Yes.
2. What is your overall impression of the project, including cleanup, maintenance and reuse activities (as appropriate)?
I thought it all went very well. There has not been any reuse yet. I saw something on the news a while back about reuse but I do not think anything came of it.
3. What have been the effects of this Site on the surrounding community, if any?
At this point, there are none. I am sure the community is appreciative that the Site has been cleaned up. They put Meyers Cove back the way that it should be. All in all, I thought it was done well.
4. Have there been any problems with unusual or unexpected activities at the Site, such as emergency response, vandalism or trespassing?
No. Actually, there are two buildings on the Site. One has been there for a while and one is a maintenance building on the Site. Workers come to mow the lawn, etc. but no other kinds of activity.
5. Has the EPA kept involved parties and surrounding neighbors informed of activities at the Site? How can the EPA best provide site-related information in the future?
Throughout the whole process yes, they did. There has not been any correspondence recently but for future contact and information, email would be appreciated.
6. Do you own a private well in addition to or instead of accessing city/municipal water supplies? If so, for what purpose(s) is your private well used?
I have a municipal water connection. I also have an irrigation well, used only for irrigation.
7. Do you have any comments, suggestions or recommendations regarding any aspects of the project?

No, it has been quiet for some time over there. It is zoned light commercial so something could go in at some point but I do not see how that would impact our neighborhood.

Appendix D: Site Inspection Checklist

FIVE-YEAR REVIEW SITE INSPECTION CHECKLIST			
I. SITE INFORMATION			
Site Name: Stauffer Chemical Co. (Tarpon Springs)		Date of Inspection: 10/23/14	
Location and Region: Tarpon Springs, FL, R4		EPA ID: FLD010596013	
Agency, Office or Company Leading the Five-Year Review: EPA		Weather/Temperature: Warm and Sunny	
Remedy Includes: (Check all that apply) <input checked="" type="checkbox"/> Landfill cover/containment <input checked="" type="checkbox"/> Access controls <input checked="" type="checkbox"/> Institutional controls <input type="checkbox"/> Groundwater pump and treatment <input type="checkbox"/> Surface water collection and treatment <input checked="" type="checkbox"/> Other: <u>Groundwater monitoring is occurring though no final remedy for groundwater has been selected.</u>			
Attachments: <input type="checkbox"/> Inspection team roster attached <input type="checkbox"/> Site map attached			
II. INTERVIEWS (check all that apply)			
1. O&M Site Manager	<u>Stephen Anagnost</u> Name	<u>Senior Managing Engineer</u> Title	<u>10/23/2014</u> Date
Interviewed <input type="checkbox"/> at site <input checked="" type="checkbox"/> at office <input type="checkbox"/> by phone : _____ Problems, suggestions <input checked="" type="checkbox"/> Report attached: <u>By Email</u>			
2. O&M Staff	_____ Name	_____ Title	<u>mm/dd/yyyy</u> Date
Interviewed <input type="checkbox"/> at site <input type="checkbox"/> at office <input type="checkbox"/> by phone : _____ Problems/suggestions <input type="checkbox"/> Report attached: _____			

3. **Local Regulatory Authorities and Response Agencies** (i.e., state and tribal offices, emergency response office, police department, office of public health or environmental health, zoning office, recorder of deeds, or other city and county offices). Fill in all that apply.

Agency Florida Department of Environmental Protection

Contact Walsta Jean-Baptiste State 10/23/2014 _____
 Name Representative Date Phone No.
 Title

Problems/suggestions Report attached: By Email

Agency EPA Region 4

Contact Randy Bryant RPM 10/23/2014 404-217-1315
 Name Title Date Phone No.

Problems/suggestions Report attached: By Email

Agency _____

Contact _____
 Name Title Date Phone No.

Problems/suggestions Report attached: _____

Agency _____

Contact _____
 Name Title Date Phone No.

Problems/suggestions Report attached: _____

Agency _____

Contact _____
 Name Title Date Phone No.

Problems/suggestions Report attached: _____

4. **Other Interviews** (optional) Report attached: _____

John-Paul Rossi, PRP Representative, interviewed by email. 10/23/2014

III. ON-SITE DOCUMENTS AND RECORDS VERIFIED (check all that apply)

1. **O&M Documents**

- | | | | |
|---|---|--|------------------------------|
| <input checked="" type="checkbox"/> O&M manual | <input checked="" type="checkbox"/> Readily available | <input checked="" type="checkbox"/> Up to date | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> As-built drawings | <input checked="" type="checkbox"/> Readily available | <input type="checkbox"/> Up to date | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> Maintenance logs | <input type="checkbox"/> Readily available | <input type="checkbox"/> Up to date | <input type="checkbox"/> N/A |

Remarks: _____

2. **Site-Specific Health and Safety Plan** Readily available Up to date N/A

- | | | | |
|--|---|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> Contingency plan/emergency response plan | <input checked="" type="checkbox"/> Readily available | <input type="checkbox"/> Up to date | <input type="checkbox"/> N/A |
|--|---|-------------------------------------|------------------------------|

Remarks: Stored in site trailer.

3. **O&M and OSHA Training Records** Readily available Up to date N/A

Remarks: Stored in site trailer.

4.	Permits and Service Agreements	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Air discharge permit	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Effluent discharge	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Waste disposal, POTW	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Other permits: _____	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
	Remarks: _____			
5.	Gas Generation Records	<input checked="" type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input type="checkbox"/> N/A
	Remarks: _____			
6.	Settlement Monument Records	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
	Remarks: _____			
7.	Groundwater Monitoring Records	<input checked="" type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input type="checkbox"/> N/A
	Remarks: _____			
8.	Leachate Extraction Records	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
	Remarks: _____			
9.	Discharge Compliance Records			
	<input type="checkbox"/> Air	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Water (effluent)	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
	Remarks: _____			
10.	Daily Access/Security Logs	<input checked="" type="checkbox"/> Readily available	<input checked="" type="checkbox"/> Up to date	<input type="checkbox"/> N/A
	Remarks: _____			
IV. O&M COSTS				
1.	O&M Organization			
	<input type="checkbox"/> State in-house	<input type="checkbox"/> Contractor for state		
	<input type="checkbox"/> PRP in-house	<input checked="" type="checkbox"/> Contractor for PRP		
	<input type="checkbox"/> Federal facility in-house	<input type="checkbox"/> Contractor for Federal facility		
	<input type="checkbox"/> _____			

2. **O&M Cost Records**

Readily available Up to date
 Funding mechanism/agreement in place Unavailable
Original O&M cost estimate: \$9,356,000 total Breakdown attached

Total annual cost by year for review period if available

From: <u>01/01/2012</u>	To: <u>12/31/2012</u>	<u>\$136,405.81</u>	<input type="checkbox"/> Breakdown attached
Date	Date	Total cost	
From: <u>01/01/2013</u>	To: <u>12/31/2013</u>	<u>\$160,354.70</u>	<input type="checkbox"/> Breakdown attached
Date	Date	Total cost	
From: <u>01/01/2014</u>	To: <u>11/14/2014</u>	<u>\$150,250.55</u>	<input type="checkbox"/> Breakdown attached
Date	Date	Total cost	

3. **Unanticipated or Unusually High O&M Costs during Review Period**
Describe costs and reasons: None

V. ACCESS AND INSTITUTIONAL CONTROLS Applicable N/A

A. Fencing

1. **Fencing Damaged** Location shown on site map Gates secured N/A
Remarks: _____

B. Other Access Restrictions

1. **Signs and Other Security Measures** Location shown on site map N/A
Remarks: Signs in place where necessary.

C. Institutional Controls (ICs)

1. **Implementation and Enforcement**

Site conditions imply ICs not properly implemented Yes No N/A

Site conditions imply ICs not being fully enforced Yes No N/A

Type of monitoring (e.g., self-reporting, drive by): On-site presence of site caretaker

Frequency: Daily

Responsible party/agency: PRP

Contact	<u>John-Paul Rossi</u>	<u>PRP</u> <u>Representative</u>	<u>10/23/2014</u>	<u>302-740-5656</u>
	Name	Title	Date	Phone no.

Reporting is up to date Yes No N/A

Reports are verified by the lead agency Yes No N/A

Specific requirements in deed or decision documents have been met Yes No N/A

Violations have been reported Yes No N/A

Other problems or suggestions: Report attached

2. **Adequacy** ICs are adequate ICs are inadequate N/A

Remarks: A Declaration of Restrictive Covenants was filed in Pinellas County in April 2015.

D. General

1. **Vandalism/Trespassing** Location shown on site map No vandalism evident

Remarks: _____

2. **Land Use Changes On Site** N/A

Remarks: _____

3. **Land Use Changes Off Site** N/A

Remarks: _____

VI. GENERAL SITE CONDITIONS

A. Roads Applicable N/A

1. **Roads Damaged** Location shown on site map Roads adequate N/A

Remarks: Roads are overgrown but are not in use so this is not an issue.

B. Other Site Conditions

Remarks: _____

VII. LANDFILL COVERS Applicable N/A

A. Landfill Surface (will apply to both northern and southern landfills)

1. **Settlement (low spots)** Location shown on site map Settlement not evident

Arial extent: _____ Depth: _____

Remarks: _____

2.	Cracks Lengths: _____ Widths: _____ Depths: _____ Remarks: _____	<input type="checkbox"/> Location shown on site map	<input checked="" type="checkbox"/> Cracking not evident
3.	Erosion Aerial extent: _____ Remarks: _____	<input type="checkbox"/> Location shown on site map	<input checked="" type="checkbox"/> Erosion not evident Depth: _____
4.	Holes Aerial extent: _____ Remarks: _____	<input type="checkbox"/> Location shown on site map	<input checked="" type="checkbox"/> Holes not evident Depth: _____
5.	Vegetative Cover <input checked="" type="checkbox"/> No signs of stress Remarks: _____	<input checked="" type="checkbox"/> Grass <input type="checkbox"/> Trees/shrubs (indicate size and locations on a diagram)	<input checked="" type="checkbox"/> Cover properly established
6.	Alternative Cover (e.g., armored rock, concrete) Remarks: _____		<input checked="" type="checkbox"/> N/A
7.	Bulges Aerial extent: _____ Remarks: _____	<input type="checkbox"/> Location shown on site map	<input checked="" type="checkbox"/> Bulges not evident Height: _____
8.	Wet Areas/Water Damage <input type="checkbox"/> Wet areas <input type="checkbox"/> Ponding <input type="checkbox"/> Seeps <input type="checkbox"/> Soft subgrade Remarks: _____	<input checked="" type="checkbox"/> Wet areas/water damage not evident <input type="checkbox"/> Location shown on site map <input type="checkbox"/> Location shown on site map <input type="checkbox"/> Location shown on site map <input type="checkbox"/> Location shown on site map	Aerial extent: _____ Aerial extent: _____ Aerial extent: _____ Aerial extent: _____
9.	Slope Instability <input checked="" type="checkbox"/> No evidence of slope instability Aerial extent: _____ Remarks: _____	<input type="checkbox"/> Slides	<input type="checkbox"/> Location shown on site map
B. Benches <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A (Horizontally constructed mounds of earth placed across a steep landfill side slope to interrupt the slope in order to slow down the velocity of surface runoff and intercept and convey the runoff to a lined channel.)			
1.	Flows Bypass Bench Remarks: _____	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> N/A or okay
2.	Bench Breached Remarks: _____	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> N/A or okay

3.	Bench Overtopped	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> N/A or okay
Remarks: _____			
C. Letdown Channels <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A			
(Channel lined with erosion control mats, riprap, grout bags or gabions that descend down the steep side slope of the cover and will allow the runoff water collected by the benches to move off of the landfill cover without creating erosion gullies.)			
1.	Settlement (Low spots)	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> No evidence of settlement
Aerial extent: _____		Depth: _____	
Remarks: _____			
2.	Material Degradation	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> No evidence of degradation
Material type: _____		Aerial extent: _____	
Remarks: _____			
3.	Erosion	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> No evidence of erosion
Aerial extent: _____		Depth: _____	
Remarks: _____			
4.	Undercutting	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> No evidence of undercutting
Aerial extent: _____		Depth: _____	
Remarks: _____			
5.	Obstructions	Type: _____	<input type="checkbox"/> No obstructions
<input type="checkbox"/> Location shown on site map		Aerial extent: _____	
Size: _____			
Remarks: _____			
6.	Excessive Vegetative Growth	Type: _____	
<input type="checkbox"/> No evidence of excessive growth			
<input type="checkbox"/> Vegetation in channels does not obstruct flow			
<input type="checkbox"/> Location shown on site map		Aerial extent: _____	
Remarks: _____			
D. Cover Penetrations <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A			
1.	Gas Vents	<input checked="" type="checkbox"/> Active	<input type="checkbox"/> Passive
<input checked="" type="checkbox"/> Properly secured/locked		<input checked="" type="checkbox"/> Functioning	<input checked="" type="checkbox"/> Routinely sampled
<input checked="" type="checkbox"/> Good condition		<input type="checkbox"/> Needs maintenance	<input type="checkbox"/> N/A
<input type="checkbox"/> Evidence of leakage at penetration			
Remarks: _____			

2.	Gas Monitoring Probes	<input type="checkbox"/> Properly secured/locked	<input type="checkbox"/> Functioning	<input type="checkbox"/> Routinely sampled	<input type="checkbox"/> Good condition
		<input type="checkbox"/> Evidence of leakage at penetration	<input type="checkbox"/> Needs maintenance	<input checked="" type="checkbox"/> N/A	
Remarks: _____					
3.	Monitoring Wells (within surface area of landfill)	<input checked="" type="checkbox"/> Properly secured/locked	<input checked="" type="checkbox"/> Functioning	<input checked="" type="checkbox"/> Routinely sampled	<input checked="" type="checkbox"/> Good condition
		<input type="checkbox"/> Evidence of leakage at penetration	<input type="checkbox"/> Needs maintenance	<input type="checkbox"/> N/A	
Remarks: _____					
4.	Extraction Wells Leachate	<input type="checkbox"/> Properly secured/locked	<input type="checkbox"/> Functioning	<input type="checkbox"/> Routinely sampled	<input type="checkbox"/> Good condition
		<input type="checkbox"/> Evidence of leakage at penetration	<input type="checkbox"/> Needs maintenance	<input checked="" type="checkbox"/> N/A	
Remarks: _____					
5.	Settlement Monuments	<input type="checkbox"/> Located	<input type="checkbox"/> Routinely surveyed	<input checked="" type="checkbox"/> N/A	
Remarks: _____					
E. Gas Collection and Treatment		<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A		
1.	Gas Treatment Facilities	<input type="checkbox"/> Flaring	<input type="checkbox"/> Thermal destruction	<input type="checkbox"/> Collection for reuse	
		<input type="checkbox"/> Good condition	<input type="checkbox"/> Needs maintenance		
Remarks: _____					
2.	Gas Collection Wells, Manifolds and Piping	<input type="checkbox"/> Good condition	<input type="checkbox"/> Needs maintenance		
Remarks: _____					
3.	Gas Monitoring Facilities (e.g., gas monitoring of adjacent homes or buildings)	<input type="checkbox"/> Good condition	<input type="checkbox"/> Needs maintenance	<input type="checkbox"/> N/A	
Remarks: _____					
F. Cover Drainage Layer		<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> N/A		
1.	Outlet Pipes Inspected	<input checked="" type="checkbox"/> Functioning	<input type="checkbox"/> N/A		
Remarks: _____					
2.	Outlet Rock Inspected	<input checked="" type="checkbox"/> Functioning	<input type="checkbox"/> N/A		
Remarks: _____					
G. Detention/Sedimentation Ponds		<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A		
1.	Siltation	Area extent: _____	Depth: _____	<input type="checkbox"/> N/A	
	<input type="checkbox"/> Siltation not evident				
Remarks: _____					

2.	Erosion	Area extent: _____	Depth: _____
	<input checked="" type="checkbox"/> Erosion not evident		
	Remarks: _____		
3.	Outlet Works	<input type="checkbox"/> Functioning	<input checked="" type="checkbox"/> N/A
	Remarks: _____		
4.	Dam	<input type="checkbox"/> Functioning	<input checked="" type="checkbox"/> N/A
	Remarks: _____		
H. Retaining Walls		<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> N/A
1.	Deformations	<input type="checkbox"/> Location shown on site map	<input checked="" type="checkbox"/> Deformation not evident
	Horizontal displacement: _____	Vertical displacement: _____	
	Rotational displacement: _____		
	Remarks: _____		
2.	Degradation	<input type="checkbox"/> Location shown on site map	<input checked="" type="checkbox"/> Degradation not evident
	Remarks: _____		
I. Perimeter Ditches/Off-Site Discharge		<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A
1.	Siltation	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> Siltation not evident
	Area extent: _____	Depth: _____	
	Remarks: _____		
2.	Vegetative Growth	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> N/A
	<input type="checkbox"/> Vegetation does not impede flow		
	Area extent: _____	Type: _____	
	Remarks: _____		
3.	Erosion	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> Erosion not evident
	Area extent: _____	Depth: _____	
	Remarks: _____		
4.	Discharge Structure	<input type="checkbox"/> Functioning	<input type="checkbox"/> N/A
	Remarks: _____		
VIII. VERTICAL BARRIER WALLS		<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> N/A
1.	Settlement	<input checked="" type="checkbox"/> Location shown on site map	<input checked="" type="checkbox"/> Settlement not evident
	Area extent: _____	Depth: _____	
	Remarks: _____		

2.	Performance Monitoring	Type of monitoring: _____
	<input checked="" type="checkbox"/> Performance not monitored	
	Frequency: _____	<input type="checkbox"/> Evidence of breaching
	Head differential: _____	
	Remarks: _____	
IX. GROUNDWATER/SURFACE WATER REMEDIES <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A		
A. Groundwater Extraction Wells, Pumps and Pipelines <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A		
1.	Pumps, Wellhead Plumbing and Electrical	
	<input type="checkbox"/> Good condition	<input type="checkbox"/> All required wells properly operating
	<input type="checkbox"/> Needs maintenance	<input type="checkbox"/> N/A
	Remarks: _____	
2.	Extraction System Pipelines, Valves, Valve Boxes and Other Appurtenances	
	<input type="checkbox"/> Good condition	<input type="checkbox"/> Needs maintenance
	Remarks: _____	
3.	Spare Parts and Equipment	
	<input type="checkbox"/> Readily available	<input type="checkbox"/> Good condition
	<input type="checkbox"/> Requires upgrade	<input type="checkbox"/> Needs to be provided
	Remarks: _____	
B. Surface Water Collection Structures, Pumps and Pipelines <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A		
1.	Collection Structures, Pumps and Electrical	
	<input type="checkbox"/> Good condition	<input type="checkbox"/> Needs maintenance
	Remarks: _____	
2.	Surface Water Collection System Pipelines, Valves, Valve Boxes and Other Appurtenances	
	<input type="checkbox"/> Good condition	<input type="checkbox"/> Needs maintenance
	Remarks: _____	
3.	Spare Parts and Equipment	
	<input type="checkbox"/> Readily available	<input type="checkbox"/> Good condition
	<input type="checkbox"/> Requires upgrade	<input type="checkbox"/> Needs to be provided
	Remarks: _____	
C. Treatment System <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A		

<p>1. Treatment Train (check components that apply)</p> <p><input type="checkbox"/> Metals removal <input type="checkbox"/> Oil/water separation <input type="checkbox"/> Bioremediation</p> <p><input type="checkbox"/> Air stripping <input type="checkbox"/> Carbon adsorbers</p> <p><input type="checkbox"/> Filters: _____</p> <p><input type="checkbox"/> Additive (e.g., chelation agent, flocculent): _____</p> <p><input type="checkbox"/> Others: _____</p> <p><input type="checkbox"/> Good condition <input type="checkbox"/> Needs maintenance</p> <p><input type="checkbox"/> Sampling ports properly marked and functional</p> <p><input type="checkbox"/> Sampling/maintenance log displayed and up to date</p> <p><input type="checkbox"/> Equipment properly identified</p> <p><input type="checkbox"/> Quantity of groundwater treated annually: _____</p> <p><input type="checkbox"/> Quantity of surface water treated annually: _____</p> <p>Remarks: _____</p>
<p>2. Electrical Enclosures and Panels (properly rated and functional)</p> <p><input type="checkbox"/> N/A <input type="checkbox"/> Good condition <input type="checkbox"/> Needs maintenance</p> <p>Remarks: _____</p>
<p>3. Tanks, Vaults, Storage Vessels</p> <p><input type="checkbox"/> N/A <input type="checkbox"/> Good condition <input type="checkbox"/> Proper secondary containment <input type="checkbox"/> Needs maintenance</p> <p>Remarks: _____</p>
<p>4. Discharge Structure and Appurtenances</p> <p><input type="checkbox"/> N/A <input type="checkbox"/> Good condition <input type="checkbox"/> Needs maintenance</p> <p>Remarks: _____</p>
<p>5. Treatment Building(s)</p> <p><input type="checkbox"/> N/A <input type="checkbox"/> Good condition (esp. roof and doorways) <input type="checkbox"/> Needs repair</p> <p><input type="checkbox"/> Chemicals and equipment properly stored</p> <p>Remarks: _____</p>
<p>6. Monitoring Wells (pump and treatment remedy)</p> <p><input type="checkbox"/> Properly secured/locked <input type="checkbox"/> Functioning <input type="checkbox"/> Routinely sampled <input type="checkbox"/> Good condition</p> <p><input type="checkbox"/> All required wells located <input type="checkbox"/> Needs maintenance <input type="checkbox"/> N/A</p> <p>Remarks: _____</p>

D. Monitoring Data	
1. Monitoring Data	<input checked="" type="checkbox"/> Is routinely submitted on time <input checked="" type="checkbox"/> Is of acceptable quality
2. Monitoring Data Suggests:	<input checked="" type="checkbox"/> Groundwater plume is effectively contained <input type="checkbox"/> Contaminant concentrations are declining
E. Monitored Natural Attenuation	
1. Monitoring Wells (natural attenuation remedy)	<input type="checkbox"/> Properly secured/locked <input type="checkbox"/> Functioning <input type="checkbox"/> Routinely sampled <input type="checkbox"/> Good condition <input type="checkbox"/> All required wells located <input type="checkbox"/> Needs maintenance <input checked="" type="checkbox"/> N/A
Remarks: _____	
X. OTHER REMEDIES	
If there are remedies applied at the site and not covered above, attach an inspection sheet describing the physical nature and condition of any facility associated with the remedy. An example would be soil vapor extraction.	
XI. OVERALL OBSERVATIONS	
A. Implementation of the Remedy	Describe issues and observations relating to whether the remedy is effective and functioning as designed. Begin with a brief statement of what the remedy is designed to accomplish (e.g., to contain contaminant plume, minimize infiltration and gas emissions). <u>The remedy was designed to reduce contaminant mobility and contain the toxicity of contaminants at the Site. This FYR is assessing the effectiveness of institutional controls, excavation and consolidation efforts, caps and cut-off wall, and saturation zone source control. The consolidation areas, cut-off walls and capped areas which include gas monitoring and groundwater monitoring appear to be functioning as designed. Surface water also indicates the remedy functions as intended.</u>
B. Adequacy of O&M	Describe issues and observations related to the implementation and scope of O&M procedures. In particular, discuss their relationship to the current and long-term protectiveness of the remedy. <u>O&M efforts at the Site appear to be functioning as intended and are effective.</u>
C. Early Indicators of Potential Remedy Problems	Describe issues and observations such as unexpected changes in the cost or scope of O&M or a high frequency of unscheduled repairs that suggest that the protectiveness of the remedy may be compromised in the future. <u>No issues in O&M were noted during the site inspection.</u>
D. Opportunities for Optimization	Describe possible opportunities for optimization in monitoring tasks or the operation of the remedy. <u>None, monitoring for groundwater at the Site continues.</u>

Appendix E: Photographs from Site Inspection Visit



North landfill looking towards south landfill.



North landfill fence along Anclothe Road.



Fence line around south landfill along Anclote Road.



South landfill area.



Meyers Cove at south landfill.



Monitoring well MW-2F.



South landfill drainage flapper valve to Meyers Cove.



Superfund site signage on north landfill fence along Anclote Boulevard.

Appendix F: Monitoring Data

Table 1
Groundwater Analytical Data
2002-2014
Stauffer Management Company
Tarpon Springs, Florida

Floridan aquifer		MW-3F	MW-1F	MW-1F	MW-1F	MW-1F	MW-2F	dupMW-2F	MW-2F	MW-2F	MW-2F	MW-02-3F	MW-02-3F	
Parameters	Screening Criteria	8/1/2002	3/18/2010	3/6/2012	03/27/2013	5/6/2014	8/1/2002	8/1/2002	1/8/2012	03/28/2013	5/6/2014	7/30/2002	3/8/2012	
Metals mg/L	Basic**	Level												
Aluminum	SDWS	0.2	<0.038	<0.023	0.023 J	< 0.05 U	0.05 U	0.047J	0.047J	0.031 J	< 0.05 U	0.05 U	0.0565U	<0.023 J
Antimony	PDWS	0.006	<0.0050	<0.0023	<0.0023	< 0.005 U	0.005 U	<0.0050	<0.0050	<0.0023 J	< 0.005 U	0.005 U	0.0039U	<0.0023 J
Arsenic	PDWS	0.01	<0.010	0.0017J	0.0017 J	0.0017 J	0.0017 J	0.018	0.018	0.020 J	0.019	0.019	0.013	0.014 J
Barium	PDWS	2	0.012	0.011	0.012	0.013	0.014 J*	0.01	0.01	0.016 J	0.019	0.021 J*	0.02218	0.015 J
Beryllium	PDWS	0.004	<0.00054	<0.00025	<0.00025	< 0.0005 U	0.0005 U	<0.00054	<0.00054	<0.00025 J	< 0.0005 U	0.0005 U	0.0001U	<0.00025 J
Cadmium	PDWS	0.005	<0.00071	<0.00095	<0.00095	< 0.0005 U	0.0005 U	<0.00071	<0.00071	<0.00095 J	0.0001 J	0.0005 U	0.0005U	<0.00095 J
Calcium	*	*	39	40	42	46	51	83	84	140 J	180	180	62 J	99 J
Chromium	PDWS	0.1	<0.010	<0.0025	<0.0025	< 0.005 U	0.005 U	<0.010	<0.010	<0.0025 J	< 0.005 U	0.005 U	0.0009U	<0.0025 J
Cobalt	*	*	<0.010	<0.00015	<0.00015	< 0.0005 U	0.0005 U	<0.010	<0.010	0.00669 J	0.00089	0.0007U	0.00015 J	<0.00015 J
Copper	SDWS	1	<0.00090	<0.0011	<0.0011	< 0.005 U	0.005 U	<0.00090	<0.00090	<0.0011 J	< 0.005 U	0.005 U	0.00070U	<0.0011 J
Iron	SDWS	0.3	<0.050	<0.033	<0.033	< 0.1 U	0.1 U	0.99	1	2.5 J	2.7	0.30 J	0.78 J	
Lead	PDWS	0.015	<0.0050	<0.0002	0.00029 J	< 0.0015 U	0.0015 U	<0.0050	<0.0050	<0.0002 J	< 0.0015 U	0.0015 U	0.0021U	<0.0002 J
Magnesium	*	*	39	38 J	5.2	5.8	5.8	57	58	97 J	140	140	33.9	54 J
Manganese	SDWS	0.05	<0.010	0.0017J	0.0045 J	0.003 J	0.002 J	0.053	0.053	0.075 J	0.086	0.097	0.0422	0.034 J
Mercury	PDWS	0.002	<0.000072	<0.000091	<0.000091	< 0.0002 U	0.0002 U	<0.000072	<0.000072	<0.000091 J	< 0.0002 U	0.0002 U	0.0001U	<0.000091 J
Nickel	PDWS	0.1	<0.040	<0.002	<0.002	< 0.005 U	0.005 U	<0.040	<0.040	0.021 J	0.0038 J	0.003 J	0.0015U	<0.002 J
Potassium	*	*	<1.0	0.69	0.73	0.79	0.81	82	83	67 J	74	82	34.5	37 J
Selenium	PDWS	0.05	<0.0042	<0.001	<0.001	< 0.0025 U	0.0025 U	<0.0042	<0.0042	0.0016 J	< 0.0025 U	0.0025 U	0.0031U	<0.001 J
Silver	SDWS	0.1	<0.0019	<0.00025	<0.00025	< 0.001 U	0.001 U	<0.0019	<0.0019	<0.00025 J	< 0.001 U	0.001 U	0.0014U	<0.00025 J
Sodium	PDWS	160	22	17	23	24	400	410	700 J	840	840	258	310 J	
Thallium	PDWS	0.002	<0.0020	<0.0005	<0.0005	< 0.001 U	0.001 U	<0.0020	<0.0020	<0.0005 J	< 0.001 U	0.001 U	<0.0002	<0.0005 J
Vanadium	*	*	<0.010	0.0048J	0.0057 J	0.0071 J	0.0087 J	<0.010	<0.010	<0.0038 J	< 0.01 U	0.01 U	0.00238	<0.0038 J
Zinc	SDWS	5.0	<0.020	<0.0083	<0.0083	< 0.02 U	0.02 U	<0.020	<0.020	<0.0083 J	< 0.02 U	0.02 U	0.00288	<0.0083 J
Inorganic Parameters mg/L														
Bicarbonate Alkalinity	*	*	100	NA	NA	NA	NA	270	270	NA	NA	NA	250	NA
Carbonate Alkalinity	*	*	<1.0	NA	NA	NA	NA	<1.0	<1.0	NA	NA	NA	1.0U	NA
Cyanide	PDWS	0.2	<0.010	<0.0025	<0.0025	< 0.01 U	0.01 U	<0.010	<0.010	0.0061 J	0.0049 J	0.0057 J	0.00228	0.0069 J
Chloride	SDWS	250	24	18J	27	27	23	780	770	1500 J	1400	1600	33	0.036 UJ
Fluoride	SDWS	2.0	<0.20	0.22J	0.16	< 1 U	0.14	<0.20	<0.20	0.10 J	< 1 U	0.12	0.43	0.29 J
Total Phosphorus	*	*	<0.10	<0.10	<0.10	< 0.1 U	0.1 U	1.1	1	1.4 J	1.5	1.3	1.2	0.77 J
Sulfate	SDWS	250	27	19J	30	30	28	250	250	340 J	370	340	86	140 J
Radiochemical pCi/L														
Gross Alpha	PDWS	15	1.4+/-0.5	<0.9+/-0.6	5.90+/-2.87	<2.97+/-1.92 U	1.52 +/-0.790	11.3+/-4.3	6.8+/-3.5	13.2+/-7.97	<9.96+/-6.18 U	3.75+/-10.6 UJ	6.7+/-2.6	7.24+/-2.62
Gross Beta	*	*	1.1+/-0.5	<1.4+/-0.7	<1.93+/-1.49	3.97+/-1.78	1.91 +/-0.910	121+/-5.4	50+/-4.0	32.8+/-6.24	59.5+/-7.26	61.6 +/-8.00	32+/-2	27.9+/-2.45
Radium-226	PDWS	5.0	0.4+/-0.1	<0.2+/-0.1	0.991+/-0.369P	4.8+/-0.713	1.37+/-0.559 B	2.6+/-0.2	2.3+/-0.2	5.06+/-0.749P	4.82+/-0.653	4.65+/-0.798 B	1.5+/-0.2	2.10+/-0.509P
Radon-222	*	*	94.2+/-56.8	1298+/-26J	2330+/-105	1870+/-98.2	1700+/-103 P	697+/-89.0	990+/-66.5	642+/-65.1	652+/-79.1 P	92.1+/-33.7	706+/-62.8	
Polonium-210	*	*	0.172+/-0.200U	<0.219+/-0.430	<0.615+/-0.729J	< 0.904+/-0.716 U	<1.1 +/-0.435	1.52+/-0.615	2.20+/-0.744	3.39+/-1.22	5.01+/-1.85 B	2.44 +/-1.08	0.228+/-0.231U	<0.275+/-0.421
Elemental Phosphorus ng/L														
SWS	100	0.050 ND	<23	<50 UJ	<21 UJ	50 UJ	0.050 ND	0.050 ND	<50	<21 UJ	50 U	0.050 ND	<50	

Notes: PDWS - Primary Drinking Water Standard, SDWS - Secondary Drinking Water Standard Ch. 62-550, FAC.
 SWS - Surface Water Standard - Ch. 62-302, FAC.
 BOLD - Exceeds screening criteria.
 * - No screening criteria available.
 B - Analyte detected in the associated method blank.
 D - Sample diluted due to abundance of analyte in sample.
 J - Estimated value.
 N - Spiked sample recovery is not within control limits.
 ND - Not detected at the detection limit.
 U - Compound was analyzed for but not detected.
 < - Actual result is less than amount reported.
 *† - Exceeds detection limits were reported due to sample matrix interference which required sample or extract dilution.
 *† estimate is well below lowest calibrator - suspect result

Table 1
Groundwater Analytical Data
2002-2014
Stauffer Management Company
Tarpon Springs, Florida

Parameters	Sample Data	MW-02-3F	MW-02-3F	MW-02-10F	MW-02-10F	MW-02-10F	MW-02-10F	MW-02-10F	Duplicate-0113	MW-02-10F	MW-03-3F	MW-03-3F	MW-03-3F	MW-03-3F
		3/28/2013	5/6/2014	7/29/2002	3/19/2010	3/7/2012	05/26/2013	3/26/2013	(duplicate of MW-02-10F)	5/6/2014	2/5/2003	3/19/2010	3/7/2012	05/27/2013
Minerals mg/L	Screening Criteria													
	Regis**	Limit												
Aluminum	SDWS	0.2	< 0.05 U	0.05 U	0.05B	<0.023	<0.023	< 0.05 U	< 0.05 U	0.061	0.62	0.23J	0.23	0.17
Antimony	PDWS	0.006	<0.005 U	0.005 U	<0.0050	<0.0023	<0.0023	< 0.005 U	< 0.005 U	0.005 U	<0.0050	<0.0023	<0.0023	< 0.005 U
Arsenic	PDWS	0.01	0.013	0.014	<0.010	<0.0013	<0.0013	<0.0025 U	< 0.0025 U	0.0025 U	<0.010	0.0013J	<0.0013	<0.0025 U
Barium	PDWS	2	0.015	0.025 J+	0.031	0.02	0.03	0.037	0.033	0.032 J+	<0.010	0.0015J	0.0027 J	0.0032 J
Beryllium	PDWS	0.004	< 0.0005 U	0.0005 U	<0.00054	<0.00025	<0.00025	< 0.0005 U	< 0.0005 U	0.0005 U	<0.00054	<0.00025	<0.00025	< 0.0005 U
Cadmium	PDWS	0.005	< 0.0005 U	0.0005 U	0.0015J	<0.000095	<0.000095	< 0.0005 U	< 0.0005 U	0.0005 U	<0.00071	<0.000095	<0.000095	< 0.0005 U
Calcium	*	*	100	150	54	45J	70	93	77	76	21	26J	37	41
Chromium	PDWS	0.1	< 0.005 U	0.005 U	<0.010	<0.0025	<0.0025	< 0.005 U	< 0.005 U	0.005 U	<0.010	<0.0025	<0.0025	< 0.005 U
Cobalt	*	*	0.00015 J	0.00048 J	<0.010	<0.00015	<0.00015	< 0.0005 U	< 0.0005 U	0.00016 J	<0.010	<0.00015	<0.00015	0.00016 J
Copper	SDWS	1	< 0.005 U	0.005 U	0.0032J	<0.0011	<0.0011	< 0.005 U	< 0.005 U	0.005 U	<0.00090	<0.0011	<0.0011	< 0.005 U
Iron	SDWS	0.3	0.84	1.4	<0.050	<0.033	0.058 J	< 0.1 U	< 0.1 U	0.1 U	0.5	2.2	3.2	4.4
Lead	PDWS	0.015	< 0.0015 U	0.0015 U	<0.0050	<0.0002	<0.0002	< 0.0015 U	< 0.0015 U	0.0015 U	<0.0050	<0.0002	<0.0002	< 0.0015 U
Magnesium	*	*	55	110	7.9	8.4J	15	19	15	15	8.7	10	14	17
Manganese	SDWS	0.05	0.0300	0.056	<0.010	<0.001	<0.001	< 0.005 U	< 0.005 U	0.005 U	0.005	0.048	0.048	0.063
Mercury	PDWS	0.002	< 0.0002 U	0.0002 U	<0.000072	<0.000091	<0.000091	< 0.0002 U	< 0.0002 U	0.0002 U	<0.00072	<0.000091	<0.000091	< 0.0002 U
Nickel	PDWS	0.1	< 0.005 U	0.005 U	<0.040	<0.002	<0.002	< 0.005 U	< 0.005 U	0.005 U	<0.040	<0.002	<0.002	0.0050
Potassium	*	*	35	52	3.8	4	4.5	5.8	4.7	4.7	38	26	34	38
Selenium	PDWS	0.05	<0.0025 U	0.0025 U	<0.0042	<0.001	0.0025	0.0019 J	0.0013 J	0.0021 J	<0.0042	<0.001	<0.0012 J	< 0.0025 U
Silver	SDWS	0.1	< 0.001 U	0.001 U	<0.0019	<0.00025	<0.00025	< 0.001 U	< 0.001 U	0.001 U	<0.0019	<0.00025	<0.00025	< 0.001 U
Sodium	PDWS	160	350	690	50	60	83	110 J	86	94	11	6.5	18	28
Thallium	PDWS	0.002	< 0.001 U	0.001 U	<0.0020	<0.0005	<0.0005	< 0.001 U	< 0.001 U	0.001 U	<0.0020	<0.0005	<0.0005	< 0.001 U
Vanadium	*	*	< 0.01 U	0.01 U	<0.010	0.0042J	<0.0038	< 0.01 U	< 0.01 U	0.0039 J	<0.010	<0.0038	<0.0038	< 0.01 U
Zinc	SDWS	5.0	< 0.02 U	0.02 U	<0.020	<0.0083	<0.0083	< 0.02 U	< 0.02 U	0.02 U	<0.020	<0.0083	<0.0083	0.021
Inorganic Parameters mg/L														
Bicarbonate Alkalinity	*	*	NA	NA	100	NA	NA	NA	NA	NA	94	NA	NA	NA
Carbonate Alkalinity	*	*	NA	NA	<1.0	NA	NA	NA	NA	NA	<1.0	NA	NA	NA
Cyanide	PDWS	0.2	0.0028 J	0.01 U	<0.010	<0.0025	<0.0025	< 0.01 U	0.0019 J	0.01 U	<0.010	<0.0025	<0.0025	< 0.01 U
Chloride	SDWS	250	640	1300	880	110J	190	220	220	150	5.7	6.4J	25	51
Fluoride	SDWS	2.0	0.32 J	0.32 J	1.4	1.5J	1.3	1.3	1.3	1.5	12	9.7J	10	9.9
Total Phosphorus	*	*	0.85	1.1	<0.10	<0.10	<0.10	< 0.1 U	< 0.1 U	0.1 U	14	10	9.8	18
Sulfate	SDWS	250	150	210	21	28J	48	45	84.0	62	<5.0	1.6J	14	35
Radiological pCi/L														
Gross Alpha	PDWS	15	< 5.04 +/- 3.15 UJ	12.9 +/- 7.08 UJ	2.0 +/- 0.7	< 0.3 +/- 0.7	< 1.49 +/- 1.30	< 2.95 +/- 1.90 U	< 2.99 U	3.72 +/- 1.96 UJ	0.5 +/- 0.4	< 0.4 +/- 0.5	< 0.547 +/- 1.05	< 2.91 U
Gross Beta	*	*	37.4 +/- 3.30	41.8 +/- 4.01	3.8 +/- 0.7	3.9 +/- 0.8J	15.6 +/- 1.59	4.16 +/- 1.68	5.9	19.3 +/- 1.95	38 +/- 1	26 +/- 1J	31.7 +/- 2.18	36.6
Radium-226	PDWS	5.0	2.76 +/- 0.501	9.45 +/- 1.17 B	0.3 +/- 0.1	0.5 +/- 0.02J	1.27 +/- 0.359P	0.889 +/- 0.311 B	1.03 B	2.31 +/- 0.558 B	0.1 +/- 0.1	< 0.1 +/- 0.09	0.320 +/- 0.175P	1.05
Radon-222	*	*	542 +/- 60.6	348 +/- 60.6 P	469 +/- 52.6	824 +/- 181	1070 +/- 81.9	907 +/- 72.3	944	575 +/- 58.2 P	106 +/- 31.2	< 182 +/- 8J	700 +/- 68.5	637
Poisonium-210	*	*	< 1.10 +/- 0.778 UJ	0.728 +/- 0.370 U	0.00203 +/- 0.112U	< 0.363 +/- 0.627	< 0.216 +/- 0.488J	< 1.02 +/- 0.277 U	< 0.679 U	1.04 +/- 0.465 UJ	0.298 +/- 0.365	< 0.0806 +/- 0.196	< 0.171 +/- 0.302J	< 0.596 U
Elemental Phosphorus ug/L	SWS	100	< 21 UJ	50 UJ	0.050 ND	< 23	< 50 UJ	< 21 UJ	< 21 U	50 UJ	0.50 ND	< 23	< 50 UJ	< 21 UJ

Notes: PDWS - Primary Drinking Water Standard, SDWS - Secondary Drinking Water Standard, Ch. 62-550, FAC.
SWS - Surface Water Standard, Ch. 62-302, FAC.
BOLD - Exceeds screening criteria.
* - No screening criteria available.
B - Analyte detected in the associated method blank.
U - Sample diluted due to abundance of analyte in sample.
J - Estimated value.
N - Spike-d sample recovery is not within control limits.
ND - Not detected at the detection limit.
U - Compound was analyzed for but not detected.
< - Actual result is less than amount reported.
** - Detected detection limits were reported due to sample matrix interference which required sample or extract dilutions.
*J - estimate is well below lowest calibration - suspect result

**Table 1
Groundwater Analytical Data
2002-2014
Stauffer Management Company
Tarpon Springs, Florida**

Floridan aquifer		MW-03-3F	MW-03-8F	MW-03-8F	MW-03-8F	MW-12-1	MW-12-1	MW-12-1	MW-12-2	MW-12-2	MW-12-2
Sample Date		5/6/2014	3/6/2012	03/27/2013	5/6/2013	3/8/2012	03/28/2013	5/6/2014	3/8/2012	03/26/2013	5/5/2014
Parameters	Screening Criteria										
Metals mg/L	Basis** Level										
Aluminum	SDWS 0.2	0.11	0.046 J	0.039 J	0.069	0.059 J	0.037 J	0.05 U	2.8 J	0.2	0.31
Antimony	PDWS 0.006	0.005 U	<0.0023	<0.005 U	0.005 U	0.0083 J	<0.005 U	0.005 U	<0.0023 J	<0.005 U	0.005 U
Arsenic	PDWS 0.01	0.0013 J	0.0083	0.0093	0.0084	0.0021 J	0.0022 J	0.0045	0.0041 J	.0015 J	0.0014 J
Barium	PDWS 2	0.0043 J+	0.022	0.023	0.027 J+	0.034 J	0.035	0.041 J+	0.075 J	0.043	0.035 J+
Beryllium	PDWS 0.004	0.0005 U	<0.00025	<0.0005 U	0.0005 U	<0.00025 J	<0.0005 U	0.0005 U	<0.00025 J	<0.0005 U	0.0005 U
Caesium	PDWS 0.005	0.0005 U	<0.000095	<0.0005 U	0.0005 U	<0.000095 J	<0.0005 U	0.0001 J	0.0001 J	<0.0005 U	0.0005 U
Calcium	"	57	93	98	110	89 J	110	130	220 J	180	200
Chromium	PDWS 0.1	0.005 U	<0.0025	<0.005 U	0.005 U	<0.0025 J	<0.005 U	0.005 U	0.007 J	<0.005 U	0.005 U
Cobalt	"	0.00021 J	<0.00015	<0.0005 U	0.00031 J	0.00026 J	0.00035 J	0.00081	0.00071 J	0.00063	0.00068
Copper	SDWS 1	0.005 U	<0.0011	<0.005 U	0.005 U	<0.0011 J	0.0011 J	0.005 U	0.0015 J	<0.005 U	0.0019 J
Iron	SDWS 0.3	5.7	0.35	0.32	0.34	0.27 J	0.38	1.2	2.7 J	1.4	0.8
Lead	PDWS 0.015	0.0015 U	<0.0002	0.00021 J	0.0002 J	0.027 J	<0.0015 U	0.0015 U	0.0019 J	0.0021 J	0.0027 J
Magnesium	"	23	4.9	5.6	5	15 J	15	21	250 J	260	350
Manganese	SDWS 0.05	0.075	0.022	0.023	0.032	0.062 J	0.18	0.26	0.085 J	0.053	0.055
Mercury	PDWS 0.002	0.0002 U	<0.000091	<0.0002 U	0.0002 U	<0.000091 J	<0.0002 U	0.0002 U	<0.000091 J	<0.0002 U	0.0002 U
Nickel	PDWS 0.1	0.005 U	<0.002	<0.005 U	0.005 U	<0.002 J	<0.005 U	0.005 U	0.0045 J	<0.005 U	0.005 U
Potassium	"	47	3.4	3.8	4.1	7.6 J	6.8	7.8	140 J	130	150
Selenium	PDWS 0.05	0.0025 U	<0.001	<0.0025 U	0.0025 U	<0.001 J	<0.0025 U	0.0025 U	0.0019 J	<0.0025 U	0.0025 U
Silver	SDWS 0.1	0.001 U	<0.00025	<0.001 U	0.001 U	<0.00025 J	<0.001 U	0.001 U	<0.00025 J	<0.001 U	0.001 U
Sodium	PDWS 160	43	43	47	23	75 J	46	41	3,100 J	2500 J	3300
Thallium	PDWS 0.002	0.001 U	<0.0005	<0.001 U	0.001 U	<0.0005 J	<0.001 U	0.001 U	<0.0005 J	<0.001 U	0.001 U
Vanadium	"	0.01 U	<0.0038	<0.01 U	0.01 U	0.0049 J	<0.01 U	0.01 U	0.011 J	0.0069 J	0.0091 J
Zinc	SDWS 5.0	0.04	<0.0083	<0.02 U	0.02 U	<0.0083 J	<0.02 U	0.02 U	<0.0083 J	<0.02 U	0.02 U
Inorganic Parameters mg/L											
Bicarbonate Alkalinity	"	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Carbonate Alkalinity	"	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cyanide	PDWS 0.2	0.01 U	<0.0025	<0.01 U	0.01 U	<0.0025 J	<0.01 U	0.01 U	<0.0025 J	<0.01 U	0.01 U
Chloride	SDWS 250	92	24	26	18	85 J	53	50	<0.036 J	4600	4900
Fluoride	SDWS 2.0	9	5.6	5.1	6.4	0.88 J	1.1	0.93	0.24 J	0.21 J	1.4 J
Total Phosphorus	"	13	<0.10	0.092 J	0.082 J	<0.10 J	0.062 J	0.1 U	0.76 J	0.76	0.89
Sulfate	SDWS 250	28	130	120	62	110 J	170	210	890 J	630	720
Radological pCi/L											
Gross Alpha	PDWS 15	1.83+/-1.03 U	4.55+/-2.96	< 2.95+/-2.12 U	3.03+/-1.89 U	2.25+/-1.35	4.89+/-2.59	3.03+/-1.79 U	48.7+/-30.4	< 26.1+/-16.2 U	47.3+/-26.1 U
Gross Beta	"	48.2+/-1.96	3.39+/-1.83	5.66+/-1.95	5.85+/-1.50	12.3+/-1.74	5.69+/-2.09	6.26+/-1.79	94.7+/-27.7	86+/-17.0	110+/-19.3
Radium-226	PDWS 5.0	1.62+/-0.515 B	0.701+/-0.324P	2.46+/-0.501	2.93+/-0.794 B	0.513+/-0.285P	1.84+/-0.430	2.67+/-0.793 B	10.6+/-0.993P	11.8+/-1.09	9.8+/-1.13 B
Radium-222	"	833+/-77.0 P	2350+/-107	1780+/-96.3	683+/-73.1 P	713+/-62.0	752+/-70.2	659+/-71.6 P	832+/-67.1	1110+/-79.2	878+/-87.8 P
Polonium-210	"	0.717+/-0.400 U	<0.459+/-0.460	< 1.13+/-0.623 U	0.597+/-0.419 U	<0.159+/-0.244	1.11+/-0.607 B	0.9+/-0.599 U	<0.703+/-0.648	1.23+/-0.702	0.542+/-0.513 U
Elemental Phosphorus ng/L											
SW5	SDWS 100	50 U	<50 U	<21 U	50 U	<50	<21 U	50 U	<50	<21 U	50 U

Notes: PDWS - Primary Drinking Water Standard, SDWS - Secondary Drinking Water Standard Ch. 62-550, FAC.
 SW5 - Surface Water Standard Ch. 62-300, FAC.
 BOLD - Exceeds screening criteria.
 * - No screening criteria available.
 B - Analyte detected in the associated method blank.
 D - Sample diluted due to abundance of analyte in sample.
 J - Estimate value.
 N - Spill or sample recovery is not within control limits.
 ND - Not detected at the detection limit.
 U - Compound was analyzed for but not detected.
 < = Actual result is less than amount reported.
 * - Elevated detection limits were reported due to sample matrix interference which required sample or extract dilution.
 J - Estimate is well below lowest calibrator - suspect result.

Table 1
Groundwater Analytical Data
2002-2014
Stauffer Management Company
Tarpon Springs, Florida

Surficial aquifer		MW-02-1S	MW-02-1S	MW-02-1S	MW-02-1S	MW-03-2	MW-03-2	Duplicate-0312	MW-03-2	MW-03-2	MW-03-5	MW-03-5	MW-03-5	MW-03-5		
Sample Date		8/1/2002	3/8/2012	09/27/2013	5/6/2014	7/29/2002	3/7/2012	3/7/2012	03/26/2013	5/6/2014	7/29/2002	3/8/2012	03/27/2013	5/6/2014		
Parameters	Screening Criteria															
Motals mg/l	Basis**	Level														
Aluminum	SDWS	0.2	0.084J	27 J	7.7	1.8	0995B	0.055	0.057	1.8	0.15	0.21	0.15 J	0.07	0.096	
Antimony	PDWS	0.006	<0.0050	<0.0023 J	<0.005 U	0.005 U	0.0039U	<0.0023	<0.0023	<0.005 U	0.005 U	<0.0050	0.057 J	0.0044 J	0.005 U	
Arsenic	PDWS	0.01	<0.010	0.0047 J	0.0025 U	0.005 U	<0.0013	<0.0013	<0.0025 U	0.0025 U	0.16	0.016 J	0.0065	0.0064		
Barium	PDWS	2	<0.010	0.035 J	0.017	0.011 J	0.00218	0.0015 J	0.0018 J	0.0041 J	0.0014 J	<0.010	0.0031 J	<0.005 U	0.0015 J	
Beryllium	PDWS	0.004	<0.00054	0.0011 J	0.00048 J	0.0005 U	0.00010U	<0.00023	<0.00025	0.0005 U	<0.00054	<0.00025 J	<0.0005 U	0.0005 U		
Cadmium	PDWS	0.005	<0.00071	0.00027 J	0.00034 J	0.00017 J	0.00050U	<0.000095	<0.000095	<0.0005 U	0.0005 U	0.0011 J	0.0001 J	<0.0005 U	0.0005 U	
Calcium	*	*	27	43 J	42	43	32.2	33	33	28	94	280	160 J	88	63	
Chromium	PDWS	0.1	<0.010	0.052 J	0.012	0.0034 J	0.0009 U	<0.0025	<0.0025	0.0038 J	0.005 U	<0.010	<0.0025 J	<0.005 U	0.005 U	
Cobalt	*	*	<0.010	0.0029 J	0.00098	0.00035 J	0.00070U	<0.00015	<0.00015	0.00011 J	0.0005 U	<0.010	0.00032 J	0.00021 J	0.00026 J	
Copper	SDWS	1	<0.00090	0.0049 J	0.0027 J	0.005 U	0.000878	<0.0011	<0.0011	<0.005 U	0.005 U	0.0032 J	0.0018 J	<0.005 U	0.0088	
Iron	SDWS	0.3	<0.050	12 J	2.8	0.7	0.03298	<0.033	<0.033	0.051 J	0.055 J	2.0	0.3	0.3	0.27	
Lead	PDWS	0.015	<0.0030	0.011 J	0.0037	0.00079 J	0.00021 U	<0.0002	<0.0002	0.00093 J	0.0015 U	<0.0050	0.00058 J	0.00029 J	0.0015 U	
Magnesium	SDWS	0.05	<0.010	0.091 J	0.039	0.0083	0.00020U	<0.001	<0.001	0.0021 J	0.005 U	0.023	0.021 J	0.18	11	
Manganese	PDWS	0.002	<0.00072	0.00013 J	0.0002	0.0002 U	0.00010U	<0.000091	<0.000091	<0.0002 U	0.0002 U	<0.00072	<0.000091 J	<0.0002 U	0.0002 U	
Mercury	PDWS	0.1	<0.040	0.015 J	0.0041 J	0.005 U	0.0015U	<0.002	<0.002	0.0026 J	0.005 U	<0.040	0.0035 J	0.003 J	0.0048 J	
Nickel	*	*	<1.0	2.1 J	1.6	3.2	1.658	1.1	1.2	0.97	0.88	3.9	4.7 J	3.8	3.8	
Selenium	PDWS	0.05	<0.0042	0.0011 J	<0.0025 U	0.0025 U	0.0031 U	0.0013 J	<0.001	0.0011 J	0.002 J	<0.0042	0.0013 J	0.0013 J	0.0025 U	
Silver	SDWS	0.1	<0.0019	<0.00025 J	<0.001 U	0.001 U	0.0014U	<0.00025	<0.00025	<0.001 U	0.001 U	<0.0019	<0.00025	<0.001 U	0.001 U	
Sodium	PDWS	160	3.1	3.1 J	3.1	3.8	2.718	1.9	2	1.8 J	1.9	3.0	3.0	3.0	13	
Thallium	PDWS	0.002	<0.0020	<0.0005 J	<0.001 U	0.001 U	<0.0020	<0.0005	<0.0005	<0.001 U	0.001 U	<0.0020	0.039 J	0.0047	0.0044	
Vanadium	*	*	<0.010	0.068 J	0.021	0.013	0.00278	<0.0038	<0.0038	0.0047 J	0.01 U	<0.010	0.63 J	0.023	0.017	
Zinc	SDWS	5.0	<0.020	0.052 J	0.053	0.02 U	0.00138	<0.0083	<0.0083	<0.02 U	0.02 U	<0.020	0.014 J	<0.02 U	0.02 U	
Inorganic Parameters mg/L																
Bicarbonate Alkalinity	*	*	55	NA	NA	NA	52	NA	NA	NA	NA	150	NA	NA	NA	
Carbonate Alkalinity	*	*	<1.0	NA	NA	NA	1.0U	NA	NA	NA	NA	<1.0	NA	NA	NA	
Cyanide	PDWS	0.2	<0.010	0.0039 J	<0.01 U	0.01 U	0.00248	0.0039 J	<0.0015	<0.01 U	0.01 U	<0.010	0.0035 J	0.0039 J	0.01 U	
Chloride	SDWS	250	8.7	5.9 J	5.3	5.7	4.1	2.7	2.7	4.1	2.7	3.8	3.9	4.1	17	
Fluoride	SDWS	2.0	1.5	1.4 J	1.3	1.7	3.9	2.2	2.2	1.9	1.6	6.5	5.0 J	7.5	6.5	
Total Phosphorus	*	*	<0.10	0.56 J	0.5	0.071 J	0.0428	<0.10	<0.10	0.2	0.087 J	8.1	3.6 J	4.7	4.3	
Sulfate	SDWS	250	8.1	13 J	10.0	7.5	5.0U	17.0	17.0	4 J	12	420	360 J	150	80	
Radiological pCi/L																
Gross Alpha	PDWS	15	0.5-/-0.3	1.76-/-0.873	<2.77-/-1.66 U	3.79-/-0.951	0.7-/-0.4	<0.899-/-0.966	<0.557-/-0.867	<2.06-/-1.4 U	1.29-/-0.723 U	0.8-/-1.1	<1.76-/-1.45	<2.91-/-0.111 U	1.43-/-0.737 U	
Gross Beta	*	*	0.9-/-0.4	4.05-/-1.06	<2.43-/-1.48 U	6.9-/-1.10	3.0-/-0.7	3.28-/-1.81	<2.58-/-1.79	<2.92-/-1.68 U	1.64-/-0.960	4.0-/-0.8	5.88-/-1.26	3.71-/-1.80	4.47-/-0.951	
Radium-226	PDWS	5.0	0.1-/-0.1	<0.196-/-0.215	1.85-/-0.458	3.48-/-0.775 B	0.2-/-0.09	<0.210-/-0.252	<0.0409-/-0.127	0.499-/-0.355 B	0.431-/-0.246 B	0.2-/-0.07	<0.374-/-0.286	1.08-/-0.349	0.45-/-0.279 U	
Radon-222	*	*	104-/-57.3	875-/-67.8	280-/-50.5	479-/-65.8 P	101-/-41.1	<65.6-/-42.7	108-/-44.8	119-/-43.4	90.6-/-46.3 P	32.7-/-39.2U	94.3-/-37.1	84.4-/-40.3	74.3-/-45.8 P	
Polonium-210	*	*	0.0621-/-0.143U	0.963-/-0.764	2.07-/-1.19 J	0.434-/-0.287 U	<0.0057-/-0.184U	<0.197-/-0.447 J	<0.298-/-0.593	<0.665-/-0.417 U	0.804-/-0.493 U	0.0643-/-0.148U	<0.383-/-0.528	<0.716-/-0.414 U	0.891-/-0.547 U	
Elemental Phosphorus ug/L	SWS	100	0.050ND	<50	<21 UJ	50 UJ	0.050ND	<30 UJ	<50 UJ	<21 UJ	50 UJ	0.050ND	<50	<21 UJ	50 UJ	

Notes: PDWS - Primary Drinking Water Standard, SDWS-Secondary Drinking Water Standard Ch. 62-550, FAC.
 SWS - Surface Water Standard Ch. 62-302, FAC.
 BOLD - Exceeds screening criteria.
 * - No screening criteria available.
 B - Analyte detected in the associated method blank.
 D - Sample diluted due to ubiquity of analyte in sample.
 J - Estimated value.
 N - Spiked sample recovery is not within control limits.
 ND - Not detected at the detection limit.
 U - Compound was analyzed for but not detected.
 < - Actual result is less than amount reported.
 NS - Analyte not sampled.
 † - Elevated detection limits were reported due to sample matrix interference which required sample or extract dilution.
 †† - estimate well below lowest calibrator - suspect result

Table 2
Surface Water Analytical Data
Stauffer Management Company
Tarpon Springs, Florida

Surface Water	SW-12-1	Pond	Pond
Sample Date	3/8/2012	3/28/2013	6/6/2014
Parameters			
Metals ug/L			
Aluminum	240 J	180	400
Antimony	<2.3 J	<2.3	50 U
Arsenic	2.0 J	1.8 J	2.6
Barium	25 J	15	14 J
Beryllium	<0.25 J	<0.25	0.50 U
Cadmium	<0.095 J	0.22 J	0.50 U
Calcium	360,000 J	430000	220000
Chromium	<2.5 J	<2.5 U	5 U
Cobalt	<0.15 J	0.66	0.79
Copper	<1.1 J	<1.1	5 U
Iron	170 J	47 J	190
Lead	0.53 J	0.51 J	0.6 J
Magnesium	1,100,000 J	1,200,000	530000
Manganese	24 J	27	23
Mercury	<0.091 J	<0.091	0.20 U
Nickel	<2.0 J	<2.0	5 U
Potassium	340,000 J	370,000	190000
Selenium	<1.0 J	1.4 J	2.5 U
Silver	<0.25 J	<0.25	1 U
Sodium	9,100,000 J	10,000,000	4300000
Thallium	<0.50 J	<0.50	1 U
Vanadium	8.9 J	5.5 J	6.2 J
Zinc	<8.3 J	11 J	20 U
Inorganic Parameters mg/L			
Bicarbonate Alkalinity	NS	NS	NS
Carbonate Alkalinity	NS	NS	NS
Cyanide	<0.0025 J	<0.0025	0.01 U
Chloride	<0.036 J	19000	7800
Fluoride	0.32 J	0.64 J	10 U
Total Phosphorus	0.22 J	0.3	0.46
Sulfate	27 J	2500	1300
Radiological pCi/L			
Gross Alpha	<23.9+/-34.1 J	<121+/-61.0	67+/-35.9
Gross Beta	262+/-32.4	333+/-66.7	80.3+/-23.3
Radium-226	1.41+/-0.433 P	1.29+/-0.368	1.21+/-0.437 B
Radon-222	<10.5+/-32.5	<65.8+/-36.2	73.9+/-40.1
Poisonium-210	<0.284+/-0.436	0.314+/-0.534 B	0.858+/-0.309
Elemental Phosphorus mg/L	<50	NS	50 U

Notes:

J = Estimated value.

< = Actual result is less than amount reported.

NS-Analyte not sampled

U = Compound was analyzed for but not detected.

B = Target analyte was detected in the associate blank

Appendix G: Historic Site Features



FIGURE 2

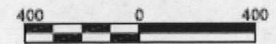


LEGEND

- PROPERTY BOUNDARY
- - - APPROXIMATE SHORELINE
- 49D POND NUMBER

STAUFFER CHEMICAL
SUPERFUND SITE
TARPON SPRINGS
FLORIDA

SITE PLAN WITH
KEY SITE
FEATURES



APPROX. SCALE IN FEET

FILE NO. 5618,33562,
JUNE 2011



Appendix H: April 2015 Declaration of Restrictive Covenants

This instrument prepared by:

STAUFFER MANAGEMENT COMPANY LLC
C/O Joe P. Yeager, Esq.
McCarter English, LLP
405 N. King Street, 8th Floor
Wilmington, DE 19801

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants (hereinafter "Declaration") is given this 15 day of January, 2015, by STAUFFER MANAGEMENT COMPANY LLC, a Delaware limited liability company, authorized to do business in the State of Florida ("Grantor"), having an address of 1800 Concord Pike, Wilmington, DE 19850, to the State of Florida Department of Environmental Protection (hereinafter "FDEP" or "Grantee").

RECITALS

- A. **WHEREAS**, Grantor is the fee simple owner of a parcel of land situated in the county of Pinellas County, State of Florida, more particularly described in Exhibit "A" and shown on the Site Plan Survey in Exhibit "D" attached hereto and made a part hereof (hereinafter the "Property");
- B. **WHEREAS**, The Property subject to this restrictive covenant is a portion of the property known as the Stauffer Chemical Co. (Tarpon Springs) Superfund Site ("Site"), which the U.S. Environmental Protection Agency ("EPA"), pursuant to Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9605, proposed for the National Priorities List ("NPL"), set forth at 40 C.F.R. Part 300, Appendix B, by publication in the Federal Register on February 7, 1992, at 57 Fed. Reg. 4824 and added to the NPL on May 31, 1994, at 59 Fed. Reg. 27989.
- C. **WHEREAS**, in a Record of Decision dated July 2, 1998, (the "ROD") and four Explanations of Significant Difference ("ESD") signed in June 1999, August 1999, March 2000, and June 2007, the EPA Region 4 Regional Administrator selected a "remedial action" for the Site.
- D. **WHEREAS**, a remedial action selected pursuant to the EPA ROD and ESDs will be performed on the Site.
- E. **WHEREAS**, contaminants in excess of allowable concentrations for unrestricted use will remain at the Property after completion of the remedial action.

- F. **WHEREAS**, it is the intent of the restrictions in this declaration to reduce or eliminate to the extent practicable the risk of exposure of the contaminants to the environment and to users or occupants of the property and to reduce or eliminate the threat of migration of the contaminants.
- G. **WHEREAS**, it is the intention of all parties that EPA is a third party beneficiary of said restrictions and said restrictions shall be enforceable by the EPA, FDEP, and their successor agencies.
- H. **WHEREAS**, the parties hereto have agreed 1) to impose on the Property use restrictions as covenants that will run with the land for the purpose of protecting human health and the environment; and 2) to grant an irrevocable right of access over the Property to the Grantee and its agents or representatives for purposes of implementing, facilitating and monitoring the remedial action; and
- I. **WHEREAS**, Grantor deems it desirable and in the best interest of all present and future owners of the Property that the Property be held subject to certain restrictions and changes, that will run with the land, for the purpose of protecting human health and the environment, all of which are more particularly hereinafter set forth.

NOW THEREFORE, Grantor, on behalf of itself, its successors, its heirs, and assigns, in consideration of the recitals above, the terms of the ROD and ESDs, and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, does hereby covenant and declare that the Property shall be subject to the restrictions on use set forth below, which shall touch and concern and run with the title of the property, and does give, grant and convey to the Grantee, and its assigns, 1) an irrevocable use restriction and site access covenant of the nature and character, and for the purposes hereinafter set forth and 2), the perpetual right to enforce said covenants and use restrictions, with respect to the Property. Grantor further agrees as follows:

- a. The foregoing recitals are true and correct and are incorporated herein by reference.
- b. Grantor hereby imposes on the Property the following restrictions:
 - 1. **Restrictions on use:** The following covenants, conditions, and restrictions apply to the use of the Property:
 - a. Use of the groundwater shall be prohibited unless this Declaration of Restrictive Covenant is amended to that effect, or is released by FDEP, and the amended Declaration or release is recorded in the Pinellas County, Florida, public records.
 - b. There shall be no drilling for water conducted on the Property nor shall any wells, including monitoring wells not already installed, be installed on the Property unless pre-approved by FDEP.

- c. Existing monitoring wells may be proposed for abandonment, subject to approval of the FDEP. To receive approval of such a proposal, a sufficient network of monitoring wells must be retained, or new wells installed, to monitor the groundwater and the performance of engineering controls designed and constructed to control migration of groundwater.
- d. Attached as Exhibit "B", and incorporated by reference herein, is a survey map identifying the size and location of existing stormwater swales, stormwater detention or retention facilities, and ditches on the Property. Such existing stormwater features shall not be altered, modified or expanded without prior approval from the FDEP. Additionally, there shall be no construction of new stormwater swales, stormwater detention or retention facilities or ditches on the Property without prior written approval from the FDEP. To receive approval of a proposal to alter existing or construct new stormwater swales, stormwater detention or retention facilities or ditches, the proposal must demonstrate that the change or addition will not compromise the performance of engineering controls, allow exposure to contaminated soil or allow contaminant migration.
- e. For any dewatering activities, a plan must be submitted and approved by FDEP to address and ensure the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated.
- f. The Property shall only be used for industrial, manufacturing, and non-residential commercial purposes. There shall be no agricultural use of the land including forestry and mining; no hotels or lodging; no residential uses, and no educational facility uses such as elementary and secondary schools, or day care services. These restrictions may only be modified pursuant to Paragraph 3 of this Declaration. If the Property is to be used other than for industrial, manufacturing or non-residential commercial purposes, FDEP may require additional response actions.
- g. On-site engineering controls, including the engineered caps over contaminated soil on the Property as identified in Exhibit B1, shall not be penetrated or physically altered or stressed to the extent that their functionality or designed period of service is compromised. To receive approval of a proposal to construct parking, traffic or storage areas or new buildings on an engineered cap, the proposal must demonstrate that the construction activity and the completed structure will not penetrate the cap or compromise the structural integrity or function of the cap, subsurface pond bridging layer, the utility corridor, or gas monitoring system(s). A proposal to construct on either side or over the groundwater cut-off wall, seawall and shoreline protection (rip rap) must demonstrate that the functionality and designed period of service of those structures will not be compromised. Existing buildings, concrete slabs, and pavement on the Property shall be maintained. This restriction may only be modified pursuant to

Paragraph 3 of this Declaration.

h. Should future development require the disturbance of on-site engineering controls, additional response actions may be necessary. For any construction activities within the areas of the groundwater cut-off wall, seawall and shoreline protection (rip rap), gas monitoring system locations, and cap consolidation areas of the Property, a plan must be submitted and approved by FDEP to address and ensure the appropriate management of any contaminated media that may be encountered and demonstrate that remedy effectiveness and structural integrity of engineering controls will be maintained.

2. **Irrevocable Covenant for Site Access:** Grantor hereby grants to the Grantee, its agents and representatives, an irrevocable, permanent and continuing right of access at all reasonable times to the Property for purposes of:

- a) Implementing the response actions in the ROD and ESDs;
- b) Verifying any data or information submitted to EPA and Grantee;
- c) Verifying that no action is being taken on the Property in violation of the terms of this instrument or of any federal or state environmental laws or regulations;
- d) Monitoring response actions on the Site and conducting investigations relating to contamination on or near the Site, including, without limitation, sampling of air, water, sediments, soils, and specifically, without limitation, obtaining split or duplicate samples; and
- e) Conducting periodic reviews of the remedial action, including but not limited to, reviews required by applicable statutes and/or regulations.

3. **Duration and Modification:**

(a) It is the intention of Grantor that this Declaration shall touch and concern the Property, run with the land and with the title to the Property, and shall apply to and be binding upon and inure to the benefit of Grantor, EPA and FDEP, and to any and all parties hereafter having any right, title or interest in the Property or any part thereof. This Declaration shall continue in perpetuity, unless otherwise modified in writing by Grantor and the FDEP as provided in subsection (b) hereof.

(b) This Declaration is binding until a release of covenant is executed by FDEP and recorded in the Public Records of Pinellas County, Florida. Any subsequent amendment to this Declaration must be executed by both Grantor and FDEP, and must be recorded by Grantor in the Public Records of Pinellas County, Florida as an amendment hereto. This

Declaration shall not be modified, amended, or terminated without the written consent of FDEP or its successor agency. FDEP shall not consent to any such modification, amendment or termination without the written consent of EPA.

4. **(a) Reserved rights of Grantor:** Grantor hereby reserves unto itself, its successors, its heirs, and assigns, all rights and privileges as fee owner of the Property, in and to the use of the Property which are not incompatible with the restrictions, rights and covenants granted herein.

(b) Reserved Rights of EPA: Nothing in this document shall limit or otherwise affect EPA's rights of entry and access or EPA's or authority to take response actions under CERCLA, the NCP, or other federal law.

(c) Reserved Rights of Grantee: Nothing in this document shall limit or otherwise affect Grantee's rights of entry and access or authority to act under state or federal law.

5. **Notice requirement:** In order to ensure the perpetual nature of this Declaration, Grantor agrees to include in any instrument conveying any interest in any portion of the Property, including but not limited to deeds, leases and mortgages, a notice which is in substantially the following form:

NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO A DECLARATION OF RESTRICTIVE AND AFFIRMATIVE COVENANTS, DATED _____, 20____, RECORDED IN THE PUBLIC LAND RECORDS ON _____, 20____, IN BOOK _____, PAGE _____, IN FAVOR OF, AND ENFORCEABLE BY, THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

Within thirty (30) days of the date any such instrument of conveyance is executed, Grantor must provide Grantee and EPA with a certified true copy of said instrument and, if it has been recorded in the public land records, its recording reference.

6. **Administrative Jurisdiction:** FDEP or any successor state agency having administrative jurisdiction over the interests acquired by the State of Florida by this instrument is the Grantee. EPA is a third party beneficiary to the interests acquired by the State of Florida.

7. **Enforcement:** This Restrictive Covenant is enforceable by specific performance or legal process by Grantor, Grantee or any local, state, federal government agency or any affected person substantially benefitted by the restrictions contained herein against the owner of the Property, any lessees, and any person using the land. All remedies available hereunder shall be in addition to any and all other remedies at law or in equity, including CERCLA. It

is expressly agreed that EPA is not the recipient of a real property interest but is a third party beneficiary of the Declaration of Restrictive Covenants, and as such, has the right of enforcement. Enforcement of the terms of this instrument shall be reserved to the entities listed above, and any forbearance, delay or omission to exercise its rights under this instrument in the event of a breach of any term of this instrument shall not be deemed to be a waiver by the Grantee of such term or of any subsequent breach of the same or any other term, or of any of the rights of the Grantee under this instrument.

- 8. **Damages:** Grantee shall be entitled to recover damages for violations of the terms of this instrument, or for any injury to the remedial action, to the public or to the environment protected by this instrument.
- 9. **Waiver of certain defenses:** Grantor hereby waives any defense of laches, estoppel, or prescription.
- 10. **Covenants:** Grantor hereby covenants to and with the Grantee, that the Grantor is lawfully seized in fee simple of the Property, that the Grantor has a good and lawful right and power to sell and convey it or any interest therein, that the Property is free and clear of encumbrances, except those noted on Exhibit "C" and, to the best of the Grantor's knowledge, Exhibit C accurately reflects the current state of title of the Property as of the date of this Declaration of Restrictive and Affirmative Covenants attached hereto.
- 11. **Notices:** Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and shall either be served personally or sent by first class mail, postage prepaid, referencing the Site name (Stauffer Chemical Superfund Site) and Site ID number (04-6G) and addressed as follows:

To Grantor:

STAUFFER MANAGEMENT
COMPANY LLC
1800 Concord Pike
Wilmington, DE 19850

To Grantee:

Program Administrator, Waste Cleanup
Program
FDEP M.S. 4505
2600 Blair Stone Road
Tallahassee, FL 32399

To EPA:

U.S. EPA, Region 4
Waste Management Division
Superfund Remedial and Technical Services Branch
Section Chief, Section D
61 Forsyth Street, SW
Atlanta, GA 30303

12. **Recording in Land Records:** Grantor shall record this Declaration of Restrictive and Affirmative Covenants in timely fashion in the Official Records of Pinellas County, Florida, with no encumbrances other than those noted in Exhibit C, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this document in the public records.

13. **General provisions:**

a) **Controlling law:** The interpretation and performance of this instrument shall be governed by the laws of the United States or, if there are no applicable federal laws, by the law of the State of Florida.

b) **Liberal construction:** Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the grant to effect the purpose of this instrument and the policy and purpose of CERCLA. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

c) **Severability:** If any provision of this instrument, or the application of it to any person or circumstance, is found to be invalid, the remainder of the provisions of this instrument, or the application of such provisions to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

d) **Entire Agreement:** This instrument sets forth the entire agreement of the parties with respect to rights and restrictions created hereby, and supersedes all prior discussions, negotiations, understandings, or agreements relating thereto, all of which are merged herein.

e) **No Forfeiture:** Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

f) **Joint Obligation:** If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

g) **Successors:** The term "Grantor", wherever used herein, and any pronouns used in place thereof, shall include the persons and/or entities named at the beginning of this document, identified as "Grantor" and their personal representatives, heirs, successors, and assigns. The term "Grantee", wherever used herein, and any pronouns used in place thereof, shall include the persons and/or entities named at the beginning of this document, identified as "Grantee" and their personal representatives, heirs, successors, and assigns. The rights of the Grantee and Grantor under this instrument are freely assignable, subject to the notice provisions hereof.

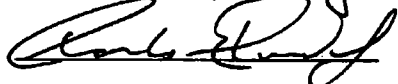
h) Captions: The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

i) Counterparts: The parties may execute this instrument in two or more counterparts, which shall, in the aggregate, be signed by both parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

TO HAVE AND TO HOLD unto the State of Florida Department of Environmental Protection and its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this Agreement to be signed in its name.


Executed this 1 day of January, 2015.

GRANTOR: 

STAUFFER MANAGEMENT COMPANY LLC

Signed, sealed and delivered in the presence of:

	<u>Celeste B. Netta</u>	<u>1/13/15</u>
Witness:	Print Name	Date

	<u>Darlene Allison</u>	<u>1/13/15</u>
Witness:	Print Name	Date

STATE OF DELAWARE
COUNTY OF New Castle

On this 13th day of January, 2015, before me, the undersigned, a Notary Public in and for the State of Delaware, duly commissioned and sworn, personally appeared Charles Elmendorf, known to be an authorized representative of STAUFFER MANAGEMENT COMPANY LLC, a Delaware limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

Witness my hand and official seal hereto affixed the day and year written above.

Sheila L. Vance
Notary Public in and for the
State of Delaware

My Commission Expires: 7.11.15

SHEILA LOTTIE VANCE
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires July 11, 2015

Approved as to form by the Florida Department of Environmental Protection, Office of General Counsel.

[Signature] 3/2/15
Assistant General Counsel

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: *[Signature]*

Signed, sealed and delivered in the presence of:

Witness: *[Signature]* Millie Gray 3/19/15
Print Name Date
Witness: *[Signature]* JUDITH PENNINGTON 03/19/2015
Print Name Date

STATE OF FLORIDA COUNTY OF Leon

On this 19th day of February, 2015, before me, the undersigned, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally appeared Jorge Caspary known to be the ~~Secretary~~ of the Florida Department of Environmental Protection, the State Agency that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Agency, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

Witness my hand and official seal hereto affixed the day and year written above.

Division Director, Waste Management.

[Signature]
Notary Public in and for the State of Florida

My Commission Expires: 11/17/18

NOTARY PUBLIC
STEPHANE H. THIGPEN
MY COMMISSION # FF 17702
EXPIRES: November 17, 2018
Bonded Thru Budget Notary Services

- Attachments: Exhibit A - Legal Description of the Property
Exhibit B - Survey
Exhibit C - Existing Liens and Encumbrances on the Property
(to be determined through/by title examination)
Exhibit D - Site Plan Survey

UNOFFICIAL COPY

Exhibit A - Legal Description of the Property

UNOFFICIAL COPY

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Larson Springs, FL

SCHEDULE "A"**FARCEL I:**

A portion of the South 1/2 of Government Lot 1 of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, being further described as follows:

Commence at a 1" diameter Iron Pipe located at the existing Northeast corner of said Section 2; thence run along the North line of said Section 2, North 89 deg. 55'19" East, 1,330.43 feet; thence South 00 deg. 31'50" East 1,109.85 feet to a 4" X 4" concrete monument with guard rails at a point on the existing South right-of-way line of Anclote Road; thence continue South 00 deg. 31'50" East, 329.75 feet to a pink 4" X 4" concrete monument for a Point of Beginning; thence South 89 deg. 24'10" West, 118.80 feet to a 1-1/4" diameter Iron Pipe; thence South 00 deg. 31'50" East, 270 feet, more or less, to Point "A", said Point "A" being on the existing North boundary of the Anclote River; thence return to the Point of Beginning; thence South 00 deg. 31'50" East to the existing North boundary of the Anclote River; thence Westerly along said North boundary to Point "A" aforesaid; LESS any part which may lie in Water Lot "A", Victor Subdivision, according to Plat Book 23, page 73, Pinellas County Records.

FARCEL II:

A portion of the South 1/2 of Government Lot 1 of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, being further described as follows:

Commence at a 1" diameter Iron Pipe located at the existing Northeast corner of said Section 2; thence run along the North line of said Section 2, North 89 deg. 55'19" East, 1,330.43 feet; thence South 00 deg. 31'50" East, 1,109.85 feet to a 4" X 4" concrete monument with guard rails for a Point of Beginning; said Point of Beginning being on the existing South right-of-way line of Anclote Road; thence continue South 00 deg. 31'50" East, 329.75 feet to a pink 4" X 4" concrete monument; thence South 89 deg. 24'10" West, 118.80 feet to a 1-1/4" diameter Iron Pipe; thence South 00 deg. 31'50" East, 270 feet, more or less, to Point "A", said Point "A" being on the existing North boundary of the Anclote River; thence return to the Point of Beginning; thence along the existing South right-of-way line of Anclote Road, South 89 deg. 26'10" West, 298.80 feet to a 3" X 3" concrete monument; thence South 2 deg. 00'12" East, 362.17 feet to an old concrete monument with 1/2" brass rod; thence South 14 deg. 52'18" East, 243.56 feet to an old broken concrete monument with 1/2" brass rod; thence continue South 14 deg. 52'18" East, 1 foot, more or less, to the existing North boundary of the Anclote River; thence Easterly along the North boundary of the Anclote River 110 feet, more or less, to Point "A", as

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SCHEDULE "A"

previously described.

PARCEL III:

A portion of the South 1/2 of Government Lot 1 of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, being further described as follows:

Commence at a 1" diameter Iron Pipe located at the existing Northwest corner of said Section 2; thence run along the North line of said Section 2, North 89 deg. 55'19" East, 1,330.43 feet; thence South 00 deg. 31'50" East, 1,109.85 feet to a 4" X 4" concrete monument with guard rails for a Point of Reference; said Point of Reference being on the existing South right-of-way line of Anclote Road; thence South 89 deg. 26'10" West, 298.80 feet to a 3" X 3" concrete monument, for a Point of Beginning; from said Point of Beginning, thence South 2 deg. 00'12" East, 362.17 feet to an old concrete monument with 1/2" brass rod; thence South 14 deg. 52'18" East, 243.56 feet to an old broken concrete monument with 1/2" brass rod; thence continue South 14 deg. 52'18" East, 1 foot, more or less, to the existing North boundary for the Anclote River, calling said point, Point "A" for convenience; return to the Point of Beginning; thence South 89 deg. 26'10" West, along the South right-of-way line of Anclote Road, a distance of 153.47 feet, more or less, to the Northeast corner of property conveyed to George Anthony Nicholas et al by deed recorded in O. R. Book 6240, page 1005; thence South, along the East boundary of said Nicholas property, for the following two courses: (1) South 1 deg. 15'11" East, 366.60 feet to a point; (2) South 14 deg. 45'11" East, 383.98 feet, more or less, to the Mean High Waterline of Anclote River, and Point "B"; thence Easterly along the North boundary of the Anclote River to Point "A" as previously described.

PARCEL IV:

All of E. R. SMITH'S SUBDIVISION, recorded in Plat Book 5, page 97, now vacated by Resolution filed May 30, 1980 and recorded in O. R. Book 5029, page 513, Public Records of Pinellas County, Florida, TOGETHER with a parcel of submerged land in the Anclote River in Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, as more particularly described as follows:

Commence at the Northeast corner of Government Lot 2 in said Section 2 and run South 0 deg. 43'23" West, 182.13 feet; thence run South 50 deg. 02'49" West, 1263.31 feet along the Northwestern boundary of E. R. Smith's Subdivision as shown on plat recorded in Plat Book 5, page 97, Public Records of Pinellas County, Florida, to the most Westerly corner of Lot 5, in Block "B" of said E. R. Smith's Subdivision for a Point of Beginning; from this located Point of Beginning, continue South 50 deg. 02'49" West, 45.21 feet to the right-of-way

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SCHEDULE "A"

line of the Anclote River; thence run South 42 deg. 21'32" East 400.27 feet along the said right-of-way line of the Anclote River; thence North 50 deg. 02'49" East, 246.05 feet to the most Southerly corner of Lot 4 of the said Block "B" of E. R. Smith's Subdivision; thence run North 38 deg. 45'17" West, 200.00 feet along the Southwesterly boundary of said Lot 4, in Block "B", E. R. Smith's Subdivision; thence run South 50 deg. 02'49" West, 110.00 feet; thence run South 80 deg. 00'00" West, 100.00 feet; thence run North 49 deg. 29'03" West, 152.12 feet to the Point of Beginning, less any part of same that might be included in E. R. Smith's Subdivision.

LESS THAT PART lying within 40 feet of the centerline of Anclote Road (Brick Highway), as said centerline is further described in Gilt-Claim Deed in favor of Pinellas County in O. R. Book 5053, page 539, Public Records of Pinellas County, Florida.

PARCEL V:

The South 150 feet of the North 250 feet of Lots 1 and 2, TAMPA & TARPON SPRINGS LAND COMPANY SUBDIVISION, LESS any portion, if any, lying within 115 feet of the North line of Section 2, Township 27 South, Range 15 East, and LESS that portion lying within 60 feet of the East line of said Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, said portion being North of the Northern right-of-way line of the Seaboard Coastline Railroad, also LESS that portion lying within 50 feet of the centerline of the existing main tracks of the Seaboard Coastline Railroad, and more particularly described as Parcels A-1 and B-1 as follows:

PARCEL A-1:

From the Northeast corner of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida run South 89 deg. 54'32" West, 887.69 feet; thence South 0 deg. 25'12" East, 115 feet for a Point of Beginning (#1); thence North 89 deg. 54'32" East, 175.56 feet; thence 226.36 feet along the arc of a curve to the right, radius 736.33 feet, chord South 54 deg. 03'10" East, 225.47 feet; thence South 45 deg. 14'45" East, 24.61 feet; thence South 89 deg. 54'32" West, 374.46 feet; thence North 0 deg. 25'12" West, 150 feet to the Point of Beginning.

PARCEL B-1:

From the Northeast corner of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, run South 0 deg. 25'57" East, 115 feet, thence South 89 deg. 54'32" West, 60 feet for a Point of Beginning (#2); thence South 0 deg. 25'12" East, 150 feet; thence South 89 deg. 54'32" West, 382.39 feet; thence

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SCHEDULE "A"

North 45 deg. 14'45" West, 74.87 feet; thence 153.92 feet along the arc of a curve to the left, radius 786.33 feet, chord North 50 deg. 51'12" West, 153.67 feet; thence North 89 deg. 54'32" East, 553.60 feet to a Point of Beginning #2.

PARCEL VI:

Lot 3, less the North 100 feet thereof conveyed to Pinellas County in Deed recorded in O. R. Book 3748, page 388 and refiled in O. R. Book 3751, page 188, as public right-of-way, Tampa and Tarpon Springs Land Company Subdivision, according to plat thereof recorded in Plat Book 1, page 116, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

PARCEL VII:

Lot 1, less the North 100 feet thereof deeded to Pinellas County by Deed recorded on March 21, 1972 in O. R. Book 3748, page 388 and refiled in O. R. Book 3751, page 188, and

Lot 2 together with the Northwesterly 1/2 of vacated Victor Road abutting the Southeasterly boundary of said Lot 2, and

Water Lot A, Victor Subdivision, according to plat thereof recorded in Plat Book 23, page 73, Public Records of Pinellas County, Florida.

PARCEL VIII:

Lot Four (4), A.A. FARQUHAR'S SUBDIVISION OF GOVERNMENT LOT 2, Section 2, Township 27 South, Range 15 East, according to the map or plat filed February 3, 1886 in Deed Book T-253 of the Public Records of Hillsborough County, Florida of which Pinellas County, Florida was formerly a part.

TOGETHER WITH the Southeasterly 1/2 of vacated Victor Road abutting the Northwesterly boundary of said property; and

TOGETHER WITH the Northwesterly 1/2 of vacated street abutting the Southwesterly boundary of said property.

PARCEL IX:

Lot Seven (7) A.A. FARQUHAR'S SUBDIVISION OF GOVERNMENT LOT TWO, Section 2, Township 27 South, Range 15 East, as per map or plat filed in Deed Book "T", page 253 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

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SCHEDULE "A"

TOGETHER WITH the Southeasterly 1/2 of vacated Victor Road abutting the
Northwesterly boundary of said property; and

TOGETHER WITH the Southwesterly 1/2 of vacated street abutting the
Northeasterly boundary of said property.

UNOFFICIAL COPY

G 5628 PG 1588

Tarpon Springs, Fla

SCHEDULE "A"**FACEL I:**

A portion of the South 1/2 of Government Lot 1 of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, being further described as follows:

Commence at a 1" diameter Iron Pipe located at the existing Northeast corner of said Section 2; thence run along the North line of said Section 2, North 89 deg. 55'19" East, 1,330.43 feet; thence South 00 deg. 31'50" East 1,109.85 feet to a 4" X 4" concrete monument with guard rails at a point on the existing South right-of-way line of Anclote Road; thence continue South 00 deg. 31'50" East, 329.75 feet to a pink 4" X 4" concrete monument for a Point of Beginning; thence South 89 deg. 24'10" West, 118.80 feet to a 1-1/4" diameter Iron Pipe; thence South 00 deg. 31'50" East, 270 feet, more or less, to Point "A", said Point "A" being on the existing North boundary of the Anclote River; thence return to the Point of Beginning; thence South 00 deg. 31'50" East to the existing North boundary of the Anclote River; thence westerly along said North boundary to Point "A" aforesaid; LESS any part which may lie in Water Lot "A", Victor Subdivision, according to Plat Book 23, page 73, Pinellas County Records.

FACEL II:

A portion of the South 1/2 of Government Lot 1 of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, being further described as follows:

Commence at a 1" diameter Iron Pipe located at the existing Northeast corner of said Section 2; thence run along the North line of said Section 2, North 89 deg. 55'19" East, 1,330.43 feet; thence South 00 deg. 31'50" East, 1,109.85 feet to a 4" X 4" concrete monument with guard rails for a Point of Beginning; said Point of Beginning being on the existing South right-of-way line of Anclote Road; thence continue South 00 deg. 31'50" East, 329.75 feet to a pink 4" X 4" concrete monument; thence South 89 deg. 24'10" West, 118.80 feet to a 1-1/4" diameter Iron Pipe; thence South 00 deg. 31'50" East, 270 feet, more or less, to Point "A", said Point "A" being on the existing North boundary of the Anclote River; thence return to the Point of Beginning; thence along the existing South right-of-way line of Anclote Road, South 89 deg. 26'10" West, 298.80 feet to a 3" X 3" concrete monument; thence South 2 deg. 00'12" East, 362.17 feet to an old concrete monument with 1/2" brass rod; thence South 14 deg. 52'18" East, 243.56 feet to an old broken concrete monument with 1/2" brass rod; thence continue South 14 deg. 52'18" East, 1 foot, more or less, to the existing North boundary of the Anclote River; thence Easterly along the North boundary of the Anclote River 110 feet, more or less, to Point "A", as

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SCHEDULE "A"

previously described.

PARCEL III:

A portion of the South 1/2 of Government Lot 1 of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, being further described as follows:

Commence at a 1" diameter Iron Pipe located at the existing Northeast corner of said Section 2; thence run along the North line of said Section 2, North 89 deg. 55'19" East, 1,330.43 feet; thence South 00 deg. 31'50" East, 1,109.85 feet to a 4" X 4" concrete monument with guard rails for a Point of Reference; said Point of Reference being on the existing South right-of-way line of Anclote Road; thence South 89 deg. 26'10" West, 298.80 feet to a 3" X 3" concrete monument, for a Point of Beginning; from said Point of Beginning, thence South 2 deg. 00'12" East, 362.17 feet to an old concrete monument with 1/2" brass rod; thence South 14 deg. 52'18" East, 243.56 feet to an old broken concrete monument with 1/2" brass rod; thence continue South 14 deg. 52'18" East, 1 foot, more or less, to the existing North boundary for the Anclote River, calling said point, Point "A" for convenience; return to the Point of Beginning; thence South 89 deg. 26'10" West, along the South right-of-way line of Anclote Road, a distance of 153.47 feet, more or less, to the Northeast corner of property conveyed to George Anthony Nicholas et al by deed recorded in O. R. Book 6240, page 1005; thence South, along the East boundary of said Nicholas property, for the following two courses: (1) South 1 deg. 15'11" East, 366.60 feet to a point; (2) South 14 deg. 45'11" East, 383.98 feet, more or less, to the Mean High Waterline of Anclote River, and Point "B"; thence Easterly along the North boundary of the Anclote River to Point "A" as previously described.

PARCEL IV:

All of E. R. SMITH'S SUBDIVISION, recorded in Plat Book 5, page 97, now vacated by Resolution filed May 30, 1980 and recorded in O. R. Book 5029, page 513, Public Records of Pinellas County, Florida, TOGETHER with a parcel of submerged land in the Anclote River in Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, as more particularly described as follows:

Commence at the Northeast corner of Government Lot 2 in said Section 2 and run South 0 deg. 43'23" West, 182.13 feet; thence run South 50 deg. 02'49" West, 1263.31 feet along the Northwestern boundary of E. R. Smith's Subdivision as shown on plat recorded in Plat Book 5, page 97, Public Records of Pinellas County, Florida, to the most Westerly corner of Lot 5, in Block "B" of said E. R. Smith's Subdivision for a Point of Beginning; from this located Point of Beginning, continue South 50 deg. 02'49" West, 45.21 feet to the right-of-way

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SCHEDULE "A"

line of the Anclote River; thence run South 42 deg. 21'32" East 400.27 feet along the said right-of-way line of the Anclote River; thence North 50 deg. 02'49" East, 246.05 feet to the most southerly corner of Lot 4 of the said Block "B" of E. R. Smith's Subdivision; thence run North 38 deg. 45'17" West, 200.00 feet along the Southwesterly boundary of said Lot 4, in Block "B", E. R. Smith's Subdivision; thence run South 50 deg. 02'49" West, 110.00 feet; thence run South 80 deg. 00'00" West, 100.00 feet; thence run North 49 deg. 29'03" West, 152.12 feet to the Point of Beginning, less any part of same that might be included in E. R. Smith's Subdivision.

LESS THAT PART lying within 40 feet of the centerline of Anclote Road (Brick Highway), as said centerline is further described in Quit Claim Deed in favor of Pinellas County in O. R. Book 5053, page 539, Public Records of Pinellas County, Florida.

PARCEL V:

The South 150 feet of the North 250 feet of Lots 1 and 2, TAMPA & YARFON SPRINGS LAND COMPANY SUBDIVISION, LESS any portion, if any, lying within 115 feet of the North line of Section 2, Township 27 South, Range 15 East, and LESS that portion lying within 60 feet of the East line of said Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, said portion being North of the Northern right-of-way line of the Seaboard Coastline Railroad, also LESS that portion lying within 50 feet of the centerline of the existing main tracks of the Seaboard Coastline Railroad, and more particularly described as Parcels A-1 and B-1 as follows:

PARCEL A-1:

From the Northeast corner of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida run South 89 deg. 54'32" West, 887.69 feet; thence South 0 deg. 25'12" East, 115 feet for a Point of Beginning (#1); thence North 89 deg. 54'32" East, 175.56 feet; thence 226.36 feet along the arc of a curve to the right, radius 736.33 feet, chord South 54 deg. 03'10" East, 225.47 feet; thence South 45 deg. 14'45" East, 24.61 feet; thence South 89 deg. 54'32" West, 374.46 feet; thence North 0 deg. 25'12" West, 150 feet to the Point of Beginning.

PARCEL B-1:

From the Northeast corner of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, run South 0 deg. 25'57" East, 115 feet, thence South 89 deg. 54'32" West, 60 feet for a Point of Beginning (#2); thence South 0 deg. 25'12" East, 150 feet; thence South 89 deg. 54'32" West, 382.39 feet; thence

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SCHEDULE "A"

North 45 deg. 14'45" West, 74.87 feet; thence 153.92 feet along the arc of a curve to the left, radius 786.33 feet, chord North 50 deg. 51'12" West, 153.67 feet; thence North 89 deg. 54'32" East, 553.60 feet to a Point of Beginning #2.

PARCEL VI:

Lot 3, less the North 100 feet thereof conveyed to Pinellas County in Deed recorded in O. R. Book 3748, page 388 and refiled in O. R. Book 3751, page 188, as public right-of-way, Tampa and Tarpon Springs Land Company Subdivision, according to plat thereof recorded in Plat Book 1, page 116, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

PARCEL VII:

Lot 1, less the North 100 feet thereof deeded to Pinellas County by Deed recorded on March 21, 1972 in O. R. Book 3748, page 388 and refiled in O. R. Book 3751, page 188, and

Lot 2 together with the Northwesterly 1/2 of vacated Victor Road abutting the Southeasterly boundary of said Lot 2, and

Water Lot A, Victor Subdivision, according to plat thereof recorded in Plat Book 23, page 73, Public Records of Pinellas County, Florida.

PARCEL VIII:

Lot Four (4), A.A. FARQUHAR'S SUBDIVISION OF GOVERNMENT LOT 2, Section 2, Township 27 South, Range 15 East, according to the map or plat filed February 3, 1886 in Deed Book T-253 of the Public Records of Hillsborough County, Florida of which Pinellas County, Florida was formerly a part.

TOGETHER WITH the Southeasterly 1/2 of vacated Victor Road abutting the Northwesterly boundary of said property; and.

TOGETHER WITH the Northwesterly 1/2 of vacated street abutting the Southwestesterly boundary of said property.

PARCEL IX:

Lot Seven (7) A.A. FARQUHAR'S SUBDIVISION OF GOVERNMENT LOT TWO, Section 2, Township 27 South, Range 15 East, as per map or plat filed in Deed Book "T", page 253 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

OR# 28PG1592

SCHEDULE "A"

TOGETHER WITH the Southeasterly 1/2 of vacated Victor Road abutting the
Northwesterly boundary of said property; and

TOGETHER WITH the Southwesterly 1/2 of vacated street abutting the
Northwesterly boundary of said property.

UNOFFICIAL COPY

3-25
1957

SE 54570
" 2877 1140

This Indenture

Made this 14th day of October, A. D. 1956.
Between T. J. Zelcher and May Zelcher, his wife,

Pinellas and State of Florida, of the County of Pinellas,
and Dean C. Elliott and Mary Z. Elliott, his wife,
whose mailing address is: 1295 N. Florida Ave., Tarpon Springs, 34679

Pinellas and State of Florida, of the County of Pinellas,
Witnesseth, that the said party of the first part, for and in consideration of the sum of \$100.00—Dollars—
to have and to hold by the said party of the second part, the receipt whereof is hereby acknowledged, but receipt, release and acknowledgment, and by these presents their release and acknowledgment made the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Pinellas, State of Florida, to-wit:

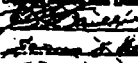

PARCELS 1: Lots at the Northeast corner of Block Sixty Five (65) of the Town of Tarpon Springs and run about 100 feet, Commencing at the East corner of Lot 11 of Block 11, Tarpon Springs and run North 1/4 of 1/4 of the South 1/4 of Section 16, Township 21 North, Range 18 West, according to the plat of the Town of Tarpon Springs, Florida, as shown on page 9 of the Public Records of Pinellas County, Florida, in Book 1 of Public Records, Pinellas County, Florida, and according to plan.

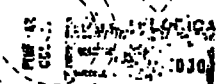
PARCELS 2: Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PARCELS 3: Lots at the Southwest corner of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section 16, Township 21 North, Range 18 West, according to the plat of the Town of Tarpon Springs, Florida, as shown on page 9 of the Public Records of Pinellas County, Florida, in Book 1 of Public Records, Pinellas County, Florida, and according to plan.

Subject to encumbrances and rights-of-way, reservations of record.
This is a gift deed from parents to child without monetary consideration.
To Have and to Hold the same, together with all and singular the appurtenances thereto in anywise appertaining, and all the rents, issues, profits and claims whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Subscribed and Delivered in Presence of




Notary Public, State of Florida
Commission Expires 030

COPIED

LEGAL DESCRIPTION

622

The South 150 feet of the North 250 feet of Lots 1 and 2, TAMPA & TARPON SPRINGS LAND COMPANY SUBDIVISION, LESS any portion, if any, lying within 115 feet of the North line of Section 2, Township 27 South, Range 15 East, and LESS that portion lying within 60 feet of the East line of said Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, said portion being North of the Northern right-of-way line of the Seaboard Coastline Railroad, also LESS that portion lying within 50 feet of the centerline of the existing main tracks of the Seaboard Coastline Railroad, and more particularly described as Parcels A-1 and B-1 as follows:

PARCEL A-1:

From the Northeast corner of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida run S. 89°54'32"W., 887.69 feet; thence S. 0°25'12"E., 115 feet for a Point of Beginning (#1); thence N. 89°54'32"E., 175.56 feet; thence 226.36 feet along the arc of a curve to the right, radius 736.33 feet, chord S. 54°03'10"E., 225.47 feet; thence S. 45°14'45"E., 24.61 feet; thence S. 89°54'32"W., 374.46 feet; thence N. 0°25'12"W., 150 feet to the Point of Beginning, subject to an easement for a right-of-way in favor of Grantor, it's successors and assigns over that portion of PARCEL A-1 described as beginning at said Point of Beginning #1 run thence N. 89°54'32"E., 71 feet for a Point of Beginning for said easement; thence from said easement point of beginning continue N. 89°54'32"E., 50 feet; thence S. 0°25'12"E., 150 feet; thence S. 89°54'32"W., 50 feet; thence N. 0°25'12"W., 150 feet to said easement point of beginning.

PARCEL B-1:

From the Northeast corner of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, run S. 0°25'57"E., 115 feet; thence S. 89°54'32"W., 60 feet for a Point of Beginning (#2); thence S. 0°25'12"E., 150 feet; thence S. 89°54'32"W., 382.39 feet; thence N. 45°14'45"W., 74.87 feet; thence 153.92 feet along the arc of a curve to the left, radius 786.33 feet, chord N. 50°51'12"W., 153.67 feet; thence N. 89°54'32"E., 553.60 feet to point of beginning #2.

Subject to drainage and sewer provisions contained in that certain Deed from The Atlantic Land and Improvement Company to Pinellas Concrete Products, Inc. dated August 28, 1974 and filed for record August 30, 1974 in O.R. 4210, page 1127 of the Public Records of Pinellas County, Florida.

EXHIBIT A

12 Dec TT Spgs Prod Co 2-27-15

LEASE AREA DESCRIPTION

A parcel of submerged land located in Section 2, Township 27 South, Range 15 East, Pinellas County, on the Anclote River, containing 21,244 square feet, as described on the attached sketch labeled as Exhibit A dated August 28, 2003, located immediately waterward of that upland property with the legal description as follows:

The Northwestern Half (NWly 1/2) of Lot 10, TOGETHER WITH any land lying between the Northwestern and Southeasterly boundary lines of said Northwestern Half (NWly 1/2) of Lot 10, extending to the waters of the Anclote River. ALL in Government Lot 2, of the Subdivision of Lots 2 AND 5, SECTION 2, TOWNSHIP 27 SOUTH, RANGE 15 EAST. Made by A.A. FARQUHAR'S Deed Book T, Page 253, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part. The Grantors hereby release and quit claim to*

Subject to real estate taxes for 1984 and thereafter.

Subject to easements and restriction of record and zoning ordinances.

*the Grantee all riparian rights appurtenant to the subject property which they may have if any.

Certification:

I certify that the above description and Exhibit A accurately represent the existing structures and associated preempted area. I further acknowledge and agree that should a survey be required in the future that indicates that the true preempted area is smaller than what has been estimated fees would not be credited. Likewise, I acknowledge and agree that should a survey indicate that the true preempted area is larger than that which was originally estimated, fees in arrears would not be assessed unless the error resulted from inaccurate information supplied by me (applicant).

Paul W. Martin
Signature of Upland Owner/Authorized Entity

Title: VICE PRESIDENT

Date: 9/3/03

22-4132-1204

1203

5990

41-4120-1069

41-4438-623

622

LEGAL DESCRIPTION

The South 150 feet of the North 250 feet of Lots 1 and 2, TAMPA & THORON SPRINGS LAND COMPANY SUBDIVISION, LESS any portion, if any, lying within 115 feet of the North line of Section 2, Township 27 South, Range 15 East, and LESS that portion lying within 50 feet of the East line of said Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, said portion being North of the Northern Right-of-way line of the Seaboard Coastline Railroad, also LESS that portion lying within 50 feet of the centerline of the existing main tracks of the Seaboard Coastline Railroad, and more particularly described as Parcels A-1 and B-1 as follows:

PARCEL A-1:
From the Northwest corner of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida run S.89°54'32"W., 887.69 feet; thence S.0°25'12"E., 115 feet for a Point of Beginning (#1); thence N.89°54'32"E., 175.95 feet; thence 225.36 feet along the arc of a curve to the right, radius 736.33 feet, chord S.54°03'10"E., 223.47 feet; thence S.85°14'15"W., 24.61 feet; thence S.89°54'32"W., 374.46 feet; thence N.0°25'12"W., 150 feet to the Point of Beginning, subject to an easement for a right-of-way in favor of Grantor, its successors and assigns over that portion of PARCEL A-1 described as beginning at said Point of Beginning #1 run thence N.89°54'32"E., 71 feet for a Point of Beginning for said easement; thence from said easement point of beginning easterly N.89°54'32"E., 50 feet; thence S.0°25'12"E., 150 feet; thence S.89°54'32"W., 50 feet; thence N.0°25'12"W., 150 feet to said easement point of beginning.

PARCEL B-1:
From the Northwest corner of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, run S.0°25'12"E., 115 feet, thence S.89°54'32"W., 50 feet for a Point of Beginning (#2); thence S.0°25'12"E., 150 feet; thence N.89°54'32"E., 382.38 feet; thence N.85°14'15"W., 78.87 feet; thence 153.92 feet along the arc of a curve to the left, radius 736.33 feet, chord N.50°51'12"W., 153.67 feet; thence N.89°54'32"E., 553.60 feet to point of beginning #2.

Subject to drainage and sewer provisions contained in that certain Deed from the Atlantic Land and Improvement Company to Pinellas Concrete Products, Inc. dated August 28, 1974 and filed for record August 30, 1974 in O.R. 4210, page 1127 of the Public Records of Pinellas County, Florida.

EXHIBIT A

LEGAL DESCRIPTIONS:

**PARCEL I thru PARCEL IX
from PINELLAS COUNTY Records. (May 10, 1991)**

U.S. Bank 6422, Pages 1222 through 1223

PARCEL I:

A portion of the South 1/2 of Government Lot 1 of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, being further described as follows:

Commence at a 1" diameter iron pipe located at the existing Northwest corner of said Section 2; thence run along the North line of said Section 2, North 89 deg. 23' 17" East, 1,330.43 feet; thence South 00 deg. 31' 20" East, 1,107.23 feet to a 4" x 4" concrete monument with square rails at a point on the existing South right-of-way line of Anclote Road; thence continue South 00 deg. 31' 30" East, 337.73 feet to a pink 4" x 4" concrete monument for a Point of Beginning; thence South 00 deg. 31' 20" East, 112.80 feet to a 1-1/4" diameter iron pipe; thence South 00 deg. 31' 20" East, 270 feet, more or less, to Point "A", said Point "A" being on the existing North boundary of the Anclote River; thence return to the Point of Beginning; thence South 00 deg. 31' 20" East to the existing North boundary of the Anclote River; thence Easterly along said North boundary to Point "A" aforesaid; LESS any part which may lie in Water Lot 42, VICTOR Subdivision, according to Plat Book 23, Page 73, Pinellas County records.

PARCEL II:

A portion of the South 1/2 of Government Lot 1 of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, being further described as follows:

Commence at a 4" diameter iron pipe located at the existing Northwest corner of said Section 2; thence run along the North line of said Section 2, North 89 deg. 23' 17" East, 1,330.43 feet; thence South 00 deg. 31' 20" East, 1,107.23 feet to a 4" x 4" concrete monument with square rails for a Point of Beginning; said Point of Beginning being on the existing South right-of-way line of Anclote Road; thence continue South 00 deg. 31' 20" East, 337.73 feet to a pink 4" x 4" concrete monument; thence South 00 deg. 31' 20" East, 112.80 feet to a 1-1/4" diameter iron pipe; thence South 00 deg. 31' 20" East, 270 feet, more or less, to Point "A", said Point "A" being on the existing North boundary of the Anclote River; thence return to the Point of Beginning; thence along the existing South right-of-way line of Anclote Road, South 00 deg. 31' 20" East, 373.80 feet to a 3" x 3" concrete monument; thence South 00 deg. 09' 12" East, 242.17 feet to an old concrete monument with 1/2" brass rods; thence South 14 deg. 22' 18" East, 241.54 feet to an old square concrete monument with 1/2" brass rods; thence continue South 14 deg. 22' 18" East, 1 foot, more or less, to the existing North boundary of the Anclote River; thence Easterly along the North boundary of the Anclote River 110 feet, more or less, to Point "A", as previously described.

LEGAL DESCRIPTION

PARCEL 11:

A portion of the South 1/2 of Government Lot 1 of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida being further described as follows:

Commence at a 1" diameter iron pipe located at the existing Northwest corner of said Section 2; thence run along the North line of said Section 2, North 89 deg. 25' 18" East, 1,330.43 feet; thence South 00 deg. 31' 00" East, 1,109.03 feet to a 4" x 4" concrete monument with guard rails for a Point of Reference; said Point of Reference being at the existing South right-of-way line of Anclote Road; thence South 89 deg. 26' 10" East, 370.50 feet to a 3" x 3" concrete monument for a Point of Beginning; from said Point of Beginning, thence South 2 deg. 00' 12" East, 342.17 feet to an old concrete monument with 1/2" brass rod; thence South 14 deg. 32' 18" East, 243.58 feet to an old broken concrete monument with 1/2" brass rod; thence continue South 14 deg. 32' 18" East, 1 foot, more or less, to the existing North boundary for the Anclote River, calling said point Point "A" for convenient return to the Point of Beginning; thence South 89 deg. 26' 10" East, along the South right-of-way line of Anclote Road, a distance of 133.47 feet, more or less, to the Northeast corner of property conveyed to George Anthony Nicholas et al by deed recorded in D.R. Book 4340, Page 1023; thence South, along the East boundary of said Nicholas property, for the following bearings and courses: (1) South 1 deg. 15' 11" East, 144.60 feet to Point "B"; (2) South 14 deg. 48' 11" East, 323.90 feet, more or less, to the mean high water line of Anclote River, and Point "B"; thence Easterly along the North boundary of the Anclote River to Point "A" as previously described.

PARCEL 12:

All of E. R. SMITH'S SUBDIVISION, recorded in Plat Book 5, Page 97, now located by Resolution filed May 30, 1960 and recorded in D.R. Book 5027, page 323, Public Records of Pinellas County, Florida, TOGETHER with a parcel of land submerged land in the Anclote River in Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, as more particularly described as follows:

Commence at the East-Southwest corner of Government Lot 2 in said Section 2 and run South 9 deg. 43' 28" West, 182.13 feet; thence run South 83 deg. 02' 49" West, 1,243.11 feet along the Northeastern boundary of E. R. SMITH'S SUBDIVISION as shown on plat recorded in Plat Book 5, Page 97, Public Records of Pinellas County, Florida, to the east-Northeast corner of Lot 5 in Block 2, of said E. R. SMITH'S SUBDIVISION for a Point of Beginning; from this located Point of Beginning, continue South 30 deg. 02' 49" West, 43.21 feet to the right-of-way line of the Anclote River; thence run South 83 deg. 21' 32" East, 400.27 feet along the said right-of-way line of the Anclote River; thence North 30 deg. 02' 49" East, 246.00 feet to the east-Southern corner of Lot 4 of the said Block 2 of E. R. SMITH'S SUBDIVISION; thence run North 38 deg. 45' 17" West, 200.00 feet along the Southwestern boundary of said Lot 4, in Block 2, E. R. SMITH'S SUBDIVISION; thence run South 30 deg. 02' 49" West, 120.00 feet; thence run South 80 deg. 00' 00" West, 100.00 feet; thence run North 49 deg. 29' 03" West, 132.12 feet to the Point of Beginning, LESS any part of grass that might be included in E. R. SMITH'S SUBDIVISION.

LESS THAT PART lying within 40 feet of the centerline of Anclote Road (brick highway), as said centerline is further described in Quit Claim Deed in favor of Pinellas County in O.R. Book 5023, Page 337, Public Records of Pinellas County, Florida.

LEGAL DESCRIPTION

D.R. Book 3751, Page 188
 That certain portion of Block 7, Block A and Block B, E. R. SMITH'S SUBDIVISION as recorded in Plat Book 3, Page 37, of the Public Records of Pinellas County, Florida, in Township 27 South, Range 15 East, lying westerly and within 40 feet of the following described centerline for Anclote Road (which highway is situated on the Northeast corner of Government Lot 2, in said Section 2, ran South 88 deg. 57' 24" West, 120 feet along the Northern boundary of said Government Lot 2, to the intersection of Anclote Road (County Road No. 47) as it existed on April 21, 1929, thence South 0 deg. 43' 23" West, 182.13 feet to an intersection with the northeasterly projection of the Northern boundary of said E. R. SMITH'S SUBDIVISION for a point of beginning, thence South 0 deg. 43' 23" East, 327.28 feet along said centerline of Anclote Road to an intersection with the northeasterly projection of the Southern boundary of said E. R. SMITH'S SUBDIVISION for a point of ending.

PARCEL 4:
 The South 150 feet of the North 330 feet of Lots 1 and 2, TARPON SPRINGS LAND COMPANY SUBDIVISION, LESS any portion, if any, lying within 115 feet of the North line of Section 2, Township 27 South, Range 15 East, and LESS that portion lying within 40 feet of the East line of said Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, said portion being North of the Northern right-of-way line of the Seaboard Coastline Railroad, also LESS that portion lying within 30 feet of the centerline of the existing main tracks of the Seaboard Coastline Railroad, and more particularly described as follows:

PARCEL A-1:
 From the Northeast corner of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, run South 0 deg. 23' 12" East, 227.29 feet, thence South 0 deg. 23' 12" East, 112.28 feet to a Point of Beginning, (B1); thence North 89 deg. 43' 12" West, 178.36 feet; thence 224.34 feet along the arc of a curve to the left, radius 736.25 feet, chord South 54 deg. 03' 10" West, 222.47 feet; thence South 0 deg. 14' 48" East, 74.61 feet; thence South 0 deg. 43' 23" West, 274.60 feet; thence North 0 deg. 23' 12" East, 182.13 feet to a Point of Beginning.

PARCEL B-1:
 From the Northeast corner of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, run South 0 deg. 23' 12" East, 112.28 feet; thence South 0 deg. 23' 12" East, 112.28 feet; thence South 0 deg. 23' 12" East, 112.28 feet; thence North 89 deg. 43' 12" West, 178.36 feet; thence 224.34 feet along the arc of a curve to the left, radius 736.25 feet, chord North 30 deg. 53' 12" West, 153.67 feet; thence North 0 deg. 23' 12" East, 227.29 feet to a Point of Beginning.

PARCEL C-1:
 Lot 3, less the North 100 feet thereof conveyed to Pinellas County in 1928, recorded in D.R. Book 3748, Page 288 and refilled in D.R. Book 3751, Page 188, as public right-of-way, TARPON SPRINGS LAND COMPANY SUBDIVISION, according to plat thereof recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

D.R. Book 3751, Page 188
 The North 115 feet of a tract of land comprising the North 100 feet of Lot 3 and the 15-foot wide roadway shown on the Plat of TARPON SPRINGS LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, being in Section 2, Township 27 South, Range 15 East, and the North 115 feet of a tract of land comprising the North 100 feet of Lot 3 and the 15-foot wide roadway identified as Anclote Boulevard, VICTOR SUBDIVISION, as shown on plat thereof recorded in Plat Book 23, at Page 73, Public Records of Pinellas County, Florida, being in Section 2, Township 27 South, Range 15 East, as Public Right-of-Way.

LEGAL DESCRIPTION

PARCEL VII:

Lot 1, less the North 100 feet thereof, located to Pinellas County by Deed recorded on March 21, 1972 in G.R. Book 2746, page 388 and revised in G.R. Book 2751, page 188, and

Lot 2, together with the Northerly 1/2 of vacated Victor Road abutting the Southwesterly boundary of said Lot 2, and

Water Lot 6, VICTOR SUBDIVISION, according to plat thereof recorded in Plat Book 23, Page 73, Public Records of Pinellas County, Florida.

PARCEL VIII:

Lot Four (4), A. A. FANLORP'S SUBDIVISION OF GOVERNMENT LOT 2, Section 2, Township 27 South, Range 15 East, according to the map or plat filed February 3, 1988 in Deed Book 7-203 of the Public Records of Hillsborough County, Florida, of which Pinellas County, Florida was formerly a part.

TOGETHER WITH the Southwesterly 1/2 of vacated Victor Road abutting the Northerly boundary of said property; and

TOGETHER WITH the Northerly 1/2 of vacated street abutting the Southwesterly boundary of said property.

PARCEL IX:

Lot Seven (7), A. A. FANLORP'S SUBDIVISION OF GOVERNMENT LOT TWO, Section 2, Township 27 South, Range 15 East, as per map or plat filed in Deed Book "7", page 203 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

TOGETHER WITH the Southwesterly 1/2 of vacated Victor Road abutting the Northerly boundary of said property; and

TOGETHER WITH the Southwesterly 1/2 of vacated street abutting the Northerly boundary of said property.

LEGAL DESCRIPTION

Exhibit B - Survey

UNOFFICIAL COPY

Exhibit B1



LEGEND

- PROPERTY LINE
- - - FENCE
- - - EDGE OF WATER
- - - TREE LINE
- MONITORING WELL
- REMEDIATED AREA (POTENTIALLY AVAILABLE FOR DEVELOPMENT)
- UNIMPACTED AREA (POTENTIALLY AVAILABLE FOR DEVELOPMENT)

STAUFFER CHEMICAL SUPERFUND SITE
TARPON SPRINGS FLORIDA

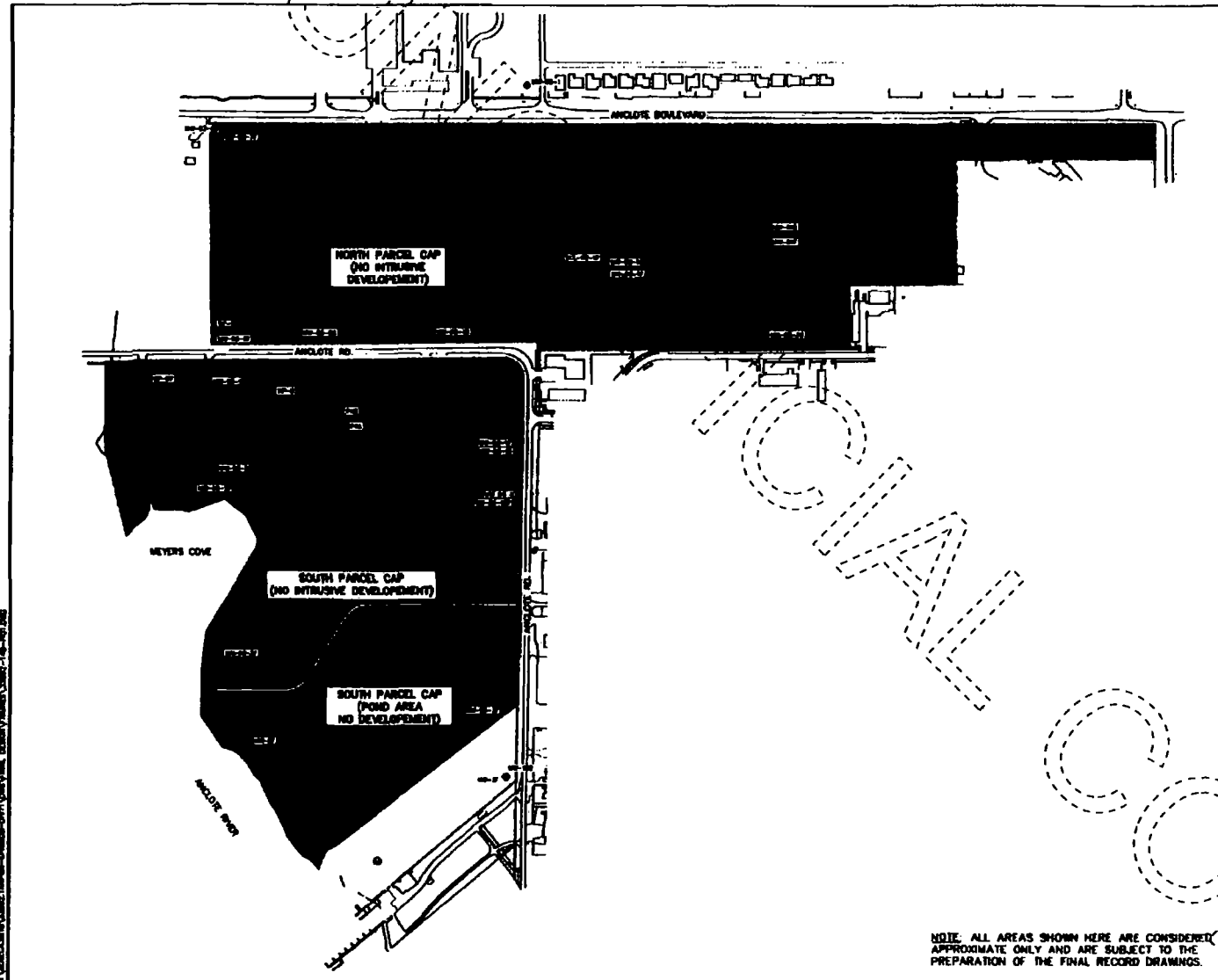
SITE PLAN



FILE NO. 5618.33562 148
DECEMBER 2010

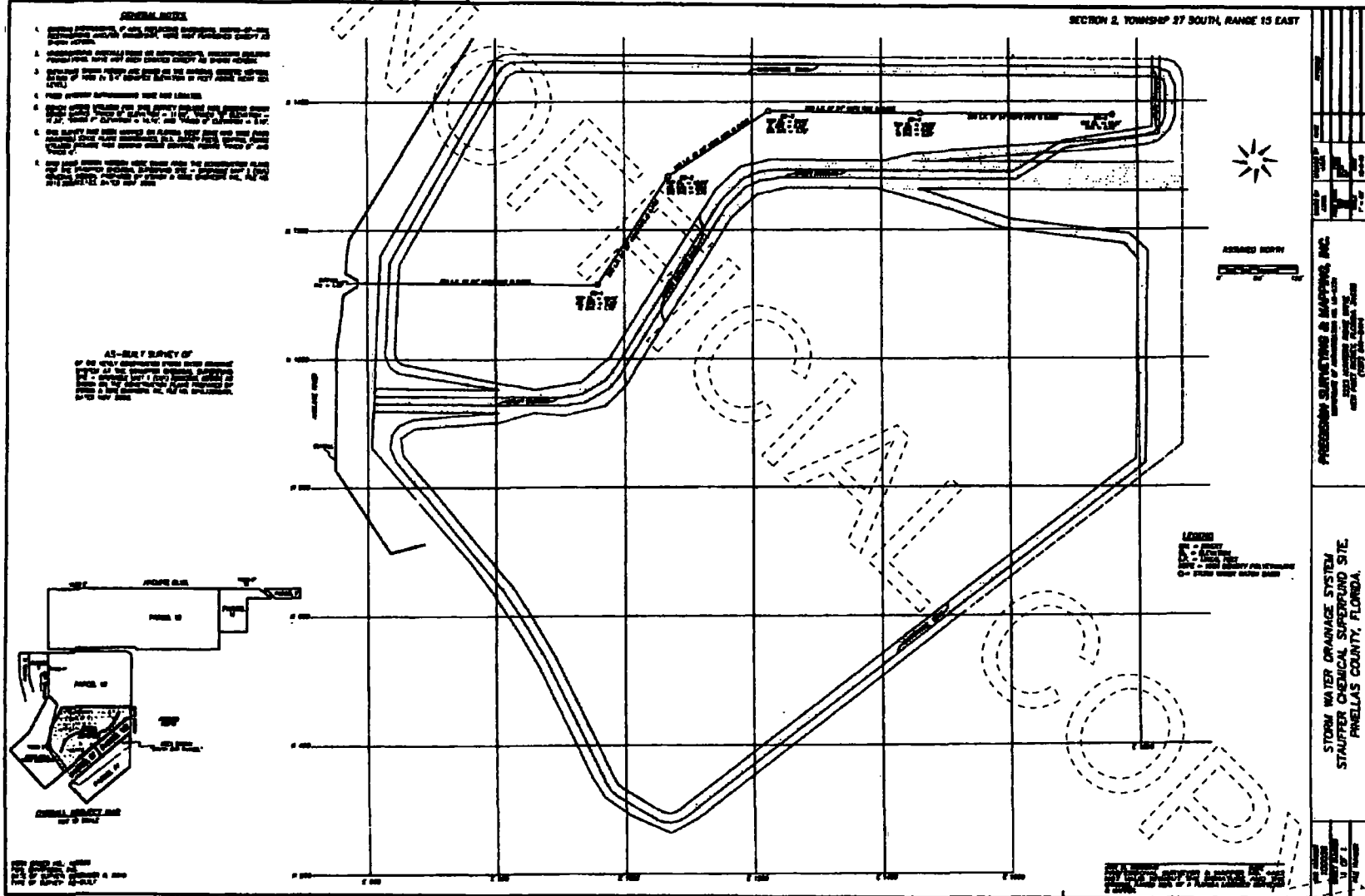


NOTE: ALL AREAS SHOWN HERE ARE CONSIDERED APPROXIMATE ONLY AND ARE SUBJECT TO THE PREPARATION OF THE FINAL RECORD DRAWINGS.



H-33

Exhibit B



H-34

Exhibit C - Existing Liens and Encumbrances on the Property
(to be determined through/by title examination)

UNOFFICIAL COPY

COMMITMENT NO.: C-9912-2791134

FILE NO.: 20060024

**TITLE COMMITMENT
SCHEDULE A**

EFFECTIVE DATE: September 13, 2013 at 8:00 AM

Revised 9-27-2013

Inquires should be directed to:
Agent File Number:

Stewart Title Guaranty Company
3401 West Cypress Street
Tampa, Florida 33607

DRAFT

- | | |
|---|---------------------|
| 1. Policies to be issued: | Amount |
| (a) ALTA Owner's Policy - (10-17-92) with Florida Modifications | \$ To Be Determined |

Proposed Insured:

To Be Determined

- | | |
|--|---------------------|
| (b) ALTA Loan Policy - (10-17-92) with Florida Modifications | \$ To Be Determined |
|--|---------------------|

Proposed Insured:

To Be Determined, its successors and/or assigns

2. The estate or interest in the land described or referred to in this Commitment and covered herein is:

Fee Simple

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Stauffer Management Company LLC by merger with Atkemix Thirty-Seven Inc.

4. The land referred to in this Commitment is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

END OF SCHEDULE A

Reg. D 0012 Rev. 01-05 " This Commitment is not valid unless Schedule A, Schedule B Section -I and Schedule B Section-II are included."

**STEWART TITLE
GUARANTY COMPANY**

COMMITMENT NO.: C-9912-2791134

FILE NO.: 20060024

EXHIBIT "A"**Parcel I:**

A portion of the South 1/2 of Government Lot 1 of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, being further described as follows:

Commence at a 1" diameter Iron Pipe located at the existing Northwest corner of said Section 2; thence run along the North line of said Section 2, North 89 deg. 55'19" East, 1,330.43 feet; thence South 00 deg. 31'50" East, 1,109.85 feet to a 4" X 4" concrete monument with guard rails at a point on the existing south right-of-way line of Anclote Road; thence continue South 00 deg. 31'50" East, 329.75 feet to a pink 4" X 4" concrete monument for a Point of Beginning; thence South 89 deg. 24'10" West, 118.80 feet to a 1-1/4" diameter Iron Pipe; thence South 00 deg. 31'50" East, 270 feet, more or less, to Point "A"; said Point "A" being on the existing North boundary of the Anclote River; thence return to the Point of Beginning; thence South 00 deg. 31'50" East to the existing North boundary of the Anclote River; thence Westerly along said North boundary to Point "A" aforesaid; LESS any part which may lie in Water Lot "A", Victor Subdivision, according Plat Book 23, Page 73, Pinellas County Records.

Parcel II:

A portion of the South 1/2 of Government Lot 1 of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, being further described as follows:

Commence at a 1" diameter Iron Pipe located at the existing Northwest corner of said Section 2; thence run along the North line of said Section 2 North 89 deg. 55'19" East, 1,330.43 feet; thence South 00 deg. 31' 50" East, 1,109.85 feet to a 4" X 4" concrete monument with guard rails for a Point of Beginning; said Point of Beginning being on the existing South right-of-way line of Anclote Road; thence continue South 00 deg. 31'50" East, 329.75 feet to a pink 4" X 4" concrete monument; thence South 89 deg. 24' 10" West, 118.80 feet to a 1-1/4" diameter Iron Pipe; thence South 00 deg. 31' 50" East, 270 feet, more or less, to Point 'A', said Point 'A' being on the existing North boundary of the Anclote River; thence return to the Point of Beginning; thence along the existing South right-of-way line of Anclote Road, South 89 deg. 26' 10" West, 298.80 feet to a 3" X 3" concrete monument; thence South 2 deg. 00' 12" East, 362.17 feet to an old concrete monument with 1/2" brass rod; thence South 14 deg. 52'18" East, 243.56 feet to an old broken concrete monument with 1/2" brass rod; thence continue South 14 deg. 52'18" East, 1 foot, more or less, to the existing North boundary of the Anclote River; thence Easterly along the North boundary of the Anclote River 110 feet, more or less, to point 'A', as previously described.

Parcel III:

A portion of the South 1/2 of Government Lot 1 of Section 2, Township 27 south, Range 15 East, Pinellas County, Florida, being further described as follows:

Commence at a 1" diameter Iron Pipe located at the existing Northwest corner of said Section 2; thence run along the North line of said Section 2, North 89 deg. 55' 19" East, 1,330.43 feet; thence South 00 deg. 31'50" East, 1,109.85 feet to a 4" X 4" concrete monument with guard rails for a Point of Reference; said Point of Reference being on the existing South right-of-way line of Anclote Road; thence South 89 deg. 26' 10" West, 298.80 feet to a 3" X 3" concrete monument, for a Point of Beginning; from said Point of Beginning, thence South 2 deg. 00' 12" East, 362.17 feet to an old concrete monument with 1/2" brass rod; thence South 14 deg. 52'18" East, 243.56 feet to an old broken concrete monument with 1/2" brass rod; thence continue South 14 deg. 52' 18" East, 1 foot, more or less, to the existing North boundary of the Anclote River, calling said pint, Point "A" for convenience; return to the Point of Beginning; thence South 89 deg. 26' 10" West, along the South right-of-way line of Anclote Road, a distance of 153.47 feet, more or less, to the Northeast corner of property conveyed to George Anthony Nicholas et al by deed recorded in O.R. Book 6240, Page 1005; thence South, along the East boundary of said Nicholas property, for the following two courses; (1) South 1 deg. 15'11" East, 366.60 feet to a point; (2) South 14 deg. 45'11" East, 383.98 feet, more or less, to the High Waterline of Anclote River, and Point "B"; thence Easterly along the North boundary of the Anclote River to Point "A" as previously described.

Reg. D 0012 Rev. 01-05 * This Commitment is not valid unless Schedule A, Schedule B Section -I and Schedule B Section-II are included.*

**STEWART TITLE
GUARANTY COMPANY**

COMMITMENT NO.: C-9912-2791134

FILE NO.: 20060024

Parcel IV:

All of E.R. Smith's Subdivision, recorded in Plat Book 5, Page 97, now vacated by resolution filed May 30, 1980 and recorded in O.R. Book 5029, Page 513, Public Records of Pinellas County, Florida, TOGETHER with a parcel of submerged land in the Anclote River in Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, as more particularly described as follows:

Commence at the Northeast corner of Government Lot 2 in said Section 2 and run South 0 deg. 43' 23" West, 182.13 feet; thence run South 50 deg. 02' 49" West, 1263.31 feet along the Northwestern boundary of E.R. Smith's Subdivision as shown on plat recorded in Plat Book 5, Page 97, Public Records of Pinellas County, Florida, to the most Westerly corner of Lot 5, in Block "B" of said E.R. Smith's Subdivision for a Point of Beginning; from this located Point of Beginning, continue South 50 deg. 02' 49" West, 45.21 feet to the right-of-way line of Anclote River; thence run South 42 deg. 21' 32" East 400.27 feet along the said right-of-way line of the Anclote River; thence North 50 deg. 02' 49" East, 246.05 feet to the most Southerly corner of Lot 4 of the said Block "B" of E.R. Smith's Subdivision; thence run North 38 deg. 45' 17" West, 200.00 feet along the Southwesterly boundary of said Lot 4, in Block "B", E.R. Smith's Subdivision; thence run South 50 deg. 02' 49" West, 110.00 feet; thence run South 80 deg. 00' 00" West, 100.00 feet; thence run North 49 deg. 29' 03" West, 152.12 feet to the Point of Beginning, less any part of same that might be included in E.R. Smith's Subdivision.

LESS that part lying within 40 feet of the centerline of Anclote Road (Brick Highway), as said centerline is further described in quit Claim Deed in favor of Pinellas County in O.R. Book 5053, Page 559, Public Records of Pinellas County, Florida.

Parcel V:

The South 150 feet of the North 250 feet of Lots 1 and 2, Tampa & Tarpon Springs Land Company Subdivision, LESS any portion, if any, lying within 115 feet of the North line of Section 2, Township 27 South, Range 15 East, and LESS that portion lying within 60 feet of the East line of said Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, said portion being North of the Northern right-of-way line of the Seaboard Coastline Railroad, also LESS that portion lying within 50 feet of the centerline of the existing main tracks of the Seaboard Coastline Railroad, and more particularly described as Parcels A-1 and B-1 as follows:

PARCEL A-1:

From the Northeast corner of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida run South 89 deg. 54' 32" West, 887.69 feet; thence South 0 deg. 25' 12" East, 115 feet for a Point of Beginning (#1); thence North 89 deg. 54' 32" East, 175.56 feet; thence 226.36 feet along the arc of a curve to the right, radius 736.33 feet, chord South 54 deg. 03' 10" East, 225.47 feet; thence South 45 deg. 14' 45" East, 24.61 feet; thence South 89 deg. 54' 32" West, 374.46 feet; thence North 0 deg. 25' 12" West, 150 feet to the Point of Beginning.

Parcel B-1:

From the Northeast corner of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, run South 0 deg. 25' 57" East, 115 feet, thence South 89 deg. 54' 32" West, 60 feet for a Point of Beginning (#2); thence South 0 deg. 25' 12" East, 150 feet; thence South 89 deg. 54' 32" West, 382.39 feet; thence North 45 deg. 14' 45" West, 74.87 feet; thence 153.92 feet along the arc of a curve to the left, radius 786.33 feet, chord North 50 deg. 51' 12" West, 153.67 feet; thence North 89 deg. 54' 32" East, 553.60 feet to a Point of Beginning #2.

Parcel VI:

Lot 3, less the North 100 feet thereof conveyed to Pinellas County in Deed recorded in O.R. Book 3748, Page 388 and re-filed in O.R. Book 3751, Page 188, as public right-of-way, Tampa and Tarpon Springs Land Company Subdivision, according to plat thereof recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

Reg. D 0012 Rev. 01-05 " This Commitment is not valid unless Schedule A, Schedule B Section -I and Schedule B Section-II are included."

**STEWART TITLE
GUARANTY COMPANY**

COMMITMENT NO.: C-9912-2791134

FILE NO.: 20060024

Parcel VII:

Lot 1, less the North 100 feet thereof deeded to Pinellas County by Deed recorded on March 21, 1972, in O.R. Book 3748, Page 388 and re-filed in O.R. Book 3751, Page 188,

And

Lot 2 together with the Northwesterly 1/2 of vacated Victor Road abutting the Southeasterly boundary of said Lot 2,

And

Water Lot A, Victor Subdivision, according to the plat thereof recorded in Plat Book 23, Page 73, Public Records of Pinellas County, Florida.

Parcel VIII:

Lot Four (4), A.A. Farquhar's Subdivision of Government Lot 2, Section 2, Township 27 South, Range 15 East, according to the map or plat filed February 3, 1886 in Deed Book T-253 of the Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

Together with the Southeasterly 1/2 of vacated Victor Road abutting the Northwesterly boundary of said property,

And

Together with the Northeasterly 1/2 of vacated Victor Road abutting the Southwesterly boundary of said property.

Parcel IX:

Lot Seven (7) A.A. Farquhar's Subdivision of Government Lot 2, Section 2, Township 27 South, Range 15 East, according to the map or plat filed February 3, 1886 in Deed Book T-253 of the Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

Together with the Southeasterly 1/2 of vacated Victor Road abutting the Northwesterly boundary of said property,

And

Together with the Southwesterly 1/2 of vacated Victor Road abutting the Northeasterly boundary of said property,

Reg. D 0012 Rev. 01-05 " This Commitment is not valid unless Schedule A, Schedule B Section -I and Schedule B Section-II are included."

**STEWART TITLE
GUARANTY COMPANY**

This commitment is not an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of Company and its Title Insurance Agent shall arise under and be governed by paragraph 3 of the Conditions.

COMMITMENT NO.: C-9912-2791134

FILE NO.: 20060024

PRO FORMA COMMITMENT SCHEDULE B - SECTION I

The following are the requirements to be complied with:

- A. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
 - 1. Warranty Deed to be executed by Stauffer Management Company, LLC, a Delaware limited liability company by merger with Atkemix Thirty-Seven Inc., a Delaware Corporation to To Be Determined.
 - 2. Mortgage to be executed by To Be Determined to To Be Determined which will secure an indebtedness in the amount of To Be Determined.
 - 3. In connection with Stauffer Management Company, LLC, a Delaware limited liability company, the company will require the following:
 - A. Review satisfactory copy of the "Articles of Organization," the Operating Agreement and the regulations Stauffer Management Company, LLC, a Delaware limited liability company and any amendment thereof, and satisfactory evidence of authority of the officers, managers, or members to execute the documents.
 - B. Current Good Standing Certificate from the Delaware Secretary of State for Stauffer Management Company, LLC, a Delaware limited liability company.
 - C. The Company reserves the right to make such further requirements, as it deems necessary, after review of any of the documentation required above.
 - 4. The name or names of the proposed insured under the policy must be furnished and this commitment is subject to such further exceptions and/or requirements as may then be deemed necessary.
 - 5. The actual value of the estate or interest to be insured must be disclosed to the Company and subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this commitment and every person relying on this commitment, the Company cannot be required to approve any such evaluation in excess of \$500,000.00 and the total liability of the Company on account of this commitment shall not exceed said amount.
 - 6. Survey prepared by a Florida registered land surveyor: dated no more than 90 days prior to the closing date of subject transaction: certified to the proposed insured(s), STEWART TITLE GUARANTY COMPANY, and all other parties in interest: meeting the minimum standards for all land surveys as set forth in chapter 472.027, Florida Statutes or in Chapter 21 MH6, Florida Administrative Code. The company reserves the right to make such additional requirements as it may deem necessary.
 - 7. Payment of any, and all Special Assessments, Bills, Charges or Municipal Liens levied and/or assessed against subject property, which are currently due and payable, if any.
- B. Affidavit from the seller and the borrower stating:
 - 1. That there are no matters pending against it that could give rise to a lien that would attach to the subject property between the effective date of the Commitment and the recording of instruments giving rise to the interest to be insured.

Reg. D 0012 Rev. 01-05 * This Commitment is not valid unless Schedule A, Schedule B Section -I and Schedule B Section-II are included.*

**STEWART TITLE
GUARANTY COMPANY**

COMMITMENT NO.: C-9912-2791134

FILE NO.: 20060024

2. That the affiants have not executed and will not execute any instruments that would adversely affect the title to the subject property or the lien of any mortgage to be insured pursuant to the Commitment.
- C. The closing funds pertaining to the transaction must be disbursed by or at the direction of the insurer or its agent.
- D. An updated title examination, commencing as of the effective date of this Commitment, which shall be performed at or shortly prior to the closing of the transaction, should not reveal any title defects or other adverse matters appearing should be disposed of prior to closing to the satisfaction of the insurer or its agent.

END OF SCHEDULE B - SECTION I

UNOFFICIAL

Reg. D 0012 Rev. 01-05 " This Commitment is not valid unless Schedule A, Schedule B Section -I and Schedule B Section-II are included."

**STEWART TITLE
GUARANTY COMPANY**

COMMITMENT NO.: C-9912-2791134

FILE NO.: 20060024

PRO FORMA COMMITMENT SCHEDULE B - SECTION II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Standard Exceptions:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
 - (d) Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
 - (e) Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
3. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable. Any Taxes or assessments levied or assessed subsequent to the date of the Commitment/Policy.
4. Any and all Special Assessments, Bills, Charges or Municipal liens levied and/or assessed against subject property, which are currently due and payable, not shown in the public records.
5. Easement to Pinellas County dated October 27, 1969, recorded in Official Records Book 3191, Page 246, of the Public Records of Pinellas County, Florida.
6. Easement to United States of America dated April 10, 1973, recorded in Official Records Book 4015, Page 89, of the Public Records of Pinellas County, Florida.
7. Reservation of certain property rights of the Trustees of the Internal Improvement Fund, recorded in Official Records Book 2410, Page 418, of the Public Records of Pinellas County, Florida.
8. Easement in favor of Pinellas County, recorded in Official Records Book 2410, Page 418, of the Public Records of Pinellas County, Florida.
9. Easement in favor of Atlantic Coastline, recorded in Official Records Book 2410, Page 418, of the Public Records of Pinellas County, Florida.
10. Utility Easement, recorded in Official Records Book 2410, Page 418, of the Public Records of Pinellas County, Florida.
11. Any and all Special Assessments, Bills, Charges or Municipal Liens levied and/or assessed against subject property which are currently due and payable.
12. Rights of tenants, as tenants only, under any unrecorded rental or lease agreement.

Reg. D 0012 Rev. 01-05 * This Commitment is not valid unless Schedule A, Schedule B Section -I and Schedule B Section-II are included.*

**STEWART TITLE
GUARANTY COMPANY**

COMMITMENT NO.: C-9912-2791134

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13. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line or other apparent boundary line separating the publicly used area from the upland private area.
14. Subject to any and all right, title or interest of Coastal Petroleum Company, or its assigns, in and to oil, gas and minerals resulting from any existing contracts or leases from the Trustees of the Internal Improvement Trust Fund of Florida, which does not include the right of entry for exploration, mining or drilling.
15. Those portions of the property herein described comprising artificially filled land in what was formerly navigable waters, are subject to any and all rights of the United States Government arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce.
16. Riparian and littoral rights are not insured under this policy

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Taxes and assessments for the year 2012 under Parcel 02/27/15/00000/230/0100, showing a gross amount of \$2,724.44 were paid in the amount of \$2,615.46 on 11/29/2012.

Taxes and assessments for the year 2012 under Parcel 02/27/15/94014/000/0020, showing a gross amount of \$27,076.66 were paid in the amount of \$25,993.59 on 11/29/2012.

Taxes and assessments for the year 2012 under Parcel 02/27/15/94014/000/0030, showing a gross amount of \$177.68 were paid in the amount of \$170.57 on 11/29/2012.

Taxes and assessments for the year 2012 under Parcel 02/27/15/00000/230/0110, showing a gross amount of \$1,525.68 were paid in the amount of \$1,464.65 on 11/29/2012.

Taxes and assessments for the year 2012 under Parcel 02/27/15/00000/310/0100, showing a gross amount of \$6,579.51 were paid in the amount of \$6,316.33 on 11/29/2012.

Taxes and assessments for the year 2012 under Parcel 02/27/15/27486/000/0040, showing a gross amount of \$1,742.76 were paid in the amount of \$1,673.05 on 11/29/2012.

Taxes and assessments for the year 2012 under Parcel 02/27/15/89154/000/0011, showing a gross amount of \$1,667.27 were paid in the amount of \$1,600.58 on 11/29/2012.

Taxes and assessments for the year 2012 under Parcel 02/27/15/89154/000/0021, showing a gross amount of \$1,202.44 were paid in the amount of \$1,154.34 on 11/29/2012.

Taxes and assessments for the year 2012 under Parcel 02/27/15/89154/000/0030, showing a gross amount of \$7,093.47 were paid in the amount of \$6,809.73 on 11/29/2012.

Taxes and assessments for the year 2012 under Parcel 02/27/15/94014/000/0010, showing a gross amount of \$40,721.67 were paid in the amount of \$39,092.80 on 11/29/2012.

END OF SCHEDULE B - SECTION II

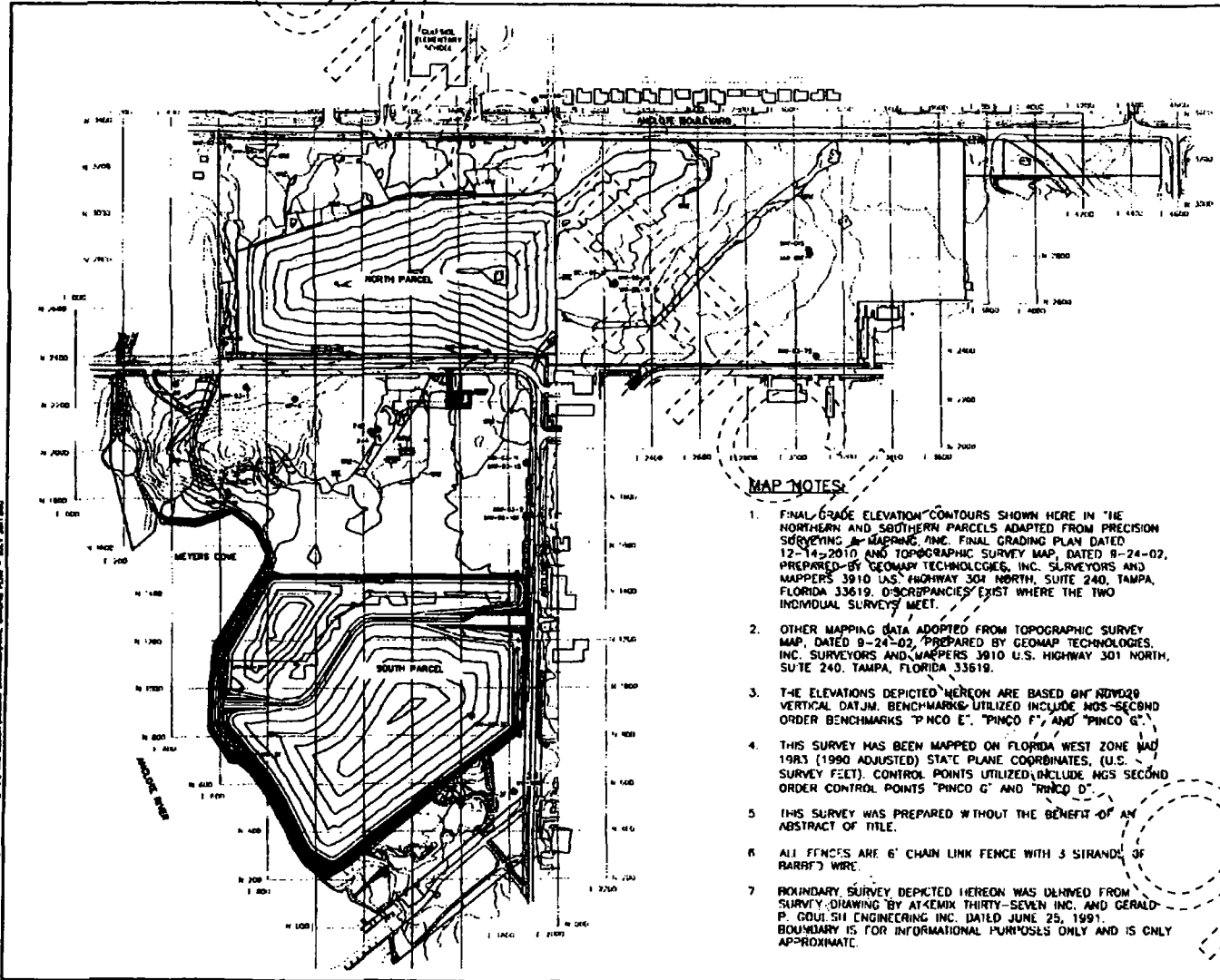
Reg. D 0012 Rev. 01-05 * This Commitment is not valid unless Schedule A, Schedule B Section -I and Schedule B Section-II are included.*

**STEWART TITLE
GUARANTY COMPANY**

Exhibit D - Site Plan Survey

UNOFFICIAL COPY

H-45

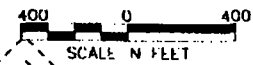


MAP NOTES

1. FINAL GRADE ELEVATION CONTOURS SHOWN HERE IN THE NORTHERN AND SOUTHERN PARCELS ADAPTED FROM PRECISION SURVEYING & MAPPING, INC. FINAL GRADING PLAN DATED 12-14-2010 AND TOPOGRAPHIC SURVEY MAP, DATED 8-24-02, PREPARED BY GEOMAP TECHNOLOGIES, INC. SURVEYORS AND MAPPERS 3910 U.S. HIGHWAY 301 NORTH, SUITE 240, TAMPA, FLORIDA 33619. DISCREPANCIES EXIST WHERE THE TWO INDIVIDUAL SURVEYS MEET.
2. OTHER MAPPING DATA ADOPTED FROM TOPOGRAPHIC SURVEY MAP, DATED 8-24-02, PREPARED BY GEOMAP TECHNOLOGIES, INC. SURVEYORS AND MAPPERS 3910 U.S. HIGHWAY 301 NORTH, SUITE 240, TAMPA, FLORIDA 33619.
3. THE ELEVATIONS DEPICTED HEREON ARE BASED ON NAD83 VERTICAL DATUM. BENCHMARKS UTILIZED INCLUDE NOS-SECOND ORDER BENCHMARKS "PINCO E", "PINCO F", AND "PINCO G".
4. THIS SURVEY HAS BEEN MAPPED ON FLORIDA WEST ZONE NAD 1983 (1980 ADJUSTED) STATE PLANE COORDINATES, (U.S. SURVEY FEET). CONTROL POINTS UTILIZED INCLUDE NGS SECOND ORDER CONTROL POINTS "PINCO G" AND "PINCO D".
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
6. ALL FENCES ARE 6' CHAIN LINK FENCE WITH 3 STRANDS OF BARBED WIRE.
7. BOUNDARY SURVEY DEPICTED HEREON WAS DERIVED FROM SURVEY DRAWING BY ATKIN THIRTY-SEVEN, INC. AND GERALD P. GOUSSIER ENGINEERING INC. DATED JUNE 25, 1991. BOUNDARY IS FOR INFORMATIONAL PURPOSES ONLY AND IS ONLY APPROXIMATE.

STAUFFER CHEMICAL
SUPERFUND SITE
TARPON SPRINGS
FLORIDA

FINAL SITE PLAN



FILE NO. 56-B-33582
JULY 2011

