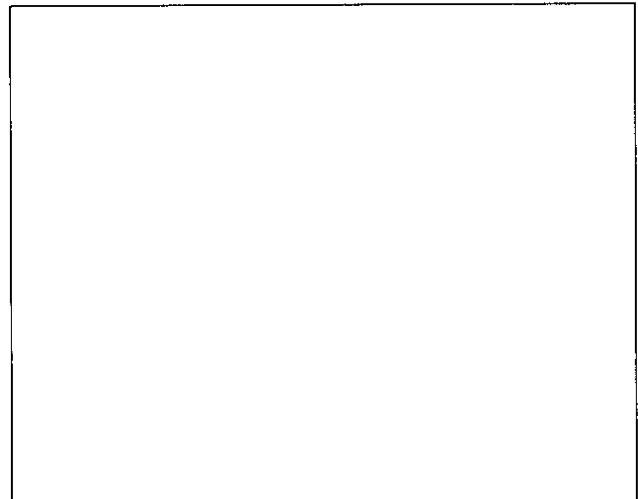


ATTACHMENT 3: FORM A



This instrument prepared by:  
Richard H. Lee, President Lee Ranch, Inc.  
6235 Lake Charm Circle  
Oviedo, FL 32765

**DECLARATION OF RESTRICTIVE COVENANT**

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter "Declaration") is made this 5<sup>th</sup> day of November, 2012, by C. David Lee, an individual (hereinafter "GRANTOR") and the Florida Department of Environmental Protection (hereinafter "FDEP").

RECITALS

A. GRANTOR is the fee simple owner of that certain real property situated in the County of Seminole, State of Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter the "Property")

*A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:*

*COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 31 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°27'03" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE, PARALLEL WITH AND 70.00 FEET NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND THE NORTH RIGHT-OF-WAY LINE OF CURRYVILLE ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 91, PAGE 189, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN SOUTH 89°28'16" WEST, 147.78 FEET TO THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°28'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 98.84 FEET; THENCE RUN NORTH 89°58'38" EAST, 135.43 FEET; THENCE RUN SOUTH 87°36'52" EAST, 84.40 FEET; THENCE RUN SOUTH 00°12'38" EAST, 63.71 FEET; THENCE, PARALLEL WITH AND 70.00 NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, RUN SOUTH 89°28'16" WEST, 41.48 FEET TO THE POINT OF BEGINNING.*

*THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 0.409 ACRES, MORE OR LESS.*

### ATTACHMENT 3: FORM A

B. The FDEP WCU Site ID number for the Property is COM\_293961. The facility name at the time of this Declaration is Turkey Creek Ranch (a.k.a. Lee Ranch). This Declaration addresses the discharge that was reported to the FDEP on July 7, 2008.

C. The site was used as a livestock pen for over 40 years. Historic activities conducted at this facility required the use and short-term storage of agrochemicals. Over many years of operation, the discharge of organochlorine pesticides, the source of which has been removed from the Property is documented in the following reports that are incorporated by reference:

1. Corrective Measures Report prepared by BEM, July 2008
2. Quarter 4 Natural Attenuation Monitoring Summary prepared by BEM, September 2011.

D. The reports noted in Recital C set forth the nature and extent of the contamination described in Recital C that is located on the Property. These reports confirm that contaminated groundwater as defined by Chapter 62-777 Florida Administrative Code ("F.A.C.") exists on the Property. The reports document that the groundwater contamination extends beyond the Property boundary and is not migrating.

E. It is the intent of the restrictions in this declaration to reduce or eliminate 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.

F. The FDEP has agreed to issue a Site Rehabilitation Completion Order with Condition (hereinafter "Order") upon recordation of this Declaration. The FDEP can unilaterally revoke the Order if the conditions of this Declaration or of the Order are not met. Additionally, if concentrations of organochlorine pesticides increase above the levels approved in the Order, or if a subsequent discharge occurs at the Property, the FDEP may require site rehabilitation to reduce concentrations of the contamination to the levels allowed by the applicable FDEP rules. The Order relating to FDEP WCU Site ID number COM\_293961, can be found by contacting the appropriate FDEP district office or bureau.

G. GRANTOR deems it desirable and in the best interest of all present and future owners of the Property that an Order be obtained and that the Property be held subject to certain restrictions, all of which are more particularly hereinafter set forth.

NOW, THEREFORE, to induce the FDEP to issue the Order, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the undersigned parties, GRANTOR agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. GRANTOR hereby imposes the following restrictions and requirements:
  - a. There shall be no use of the groundwater under the Property. There shall be no drilling for water conducted on the Property nor shall any wells be installed on the Property, other than monitoring wells pre-approved in writing by FDEP's Division of Waste Management, in addition to any authorizations required by the Division of Water Resource Management and the Water Management Districts. Additionally, there shall be no storm water swales, storm water detention or retention facilities, or ditches on the Property.

## ATTACHMENT 3: FORM A

- b. Before any dewatering activities are conducted on the Property, a plan must be in place to address and ensure the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated.
- c. Excavation and construction below two feet surface elevations is not prohibited on the Property provided any soils that are excavated are removed and properly disposed of pursuant to Chapter 62-777, Florida Administrative Code.
- d. Nothing herein shall limit or conflict with any other legal requirements regarding construction methods and precautions that must be taken to minimize risk of exposure while conducting work in potentially contaminated areas.
3. In the remaining paragraphs, all references to "GRANTOR" and "FDEP" shall also mean and refer to their respective successors and assigns.
4. For the purpose of monitoring the restrictions contained herein, FDEP is hereby granted a right of entry upon and access to the Property at reasonable times and with reasonable notice to the GRANTOR.
5. 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 and FDEP, and to any and all parties hereafter having any right, title or interest in the Property or any part thereof. The FDEP may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of the FDEP to exercise its right in the event of the failure of the GRANTOR to comply with the provisions of this Declaration shall not be deemed or construed to be a waiver of the FDEP's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by GRANTOR and the FDEP as provided in paragraph 7 hereof. These restrictions may also be enforced in a court of competent jurisdiction by another person, firm, corporation, or governmental agency that is substantially benefited by these restrictions. If the GRANTOR does not or will not be able to comply with any or all of the provisions of this Declaration, the GRANTOR shall notify FDEP in writing within three (3) calendar days. Additionally, GRANTOR shall notify FDEP thirty (30) days prior to any conveyance or sale, granting or transferring the Property or portion thereof, to any heirs, successors, assigns or grantees, including, without limitation, the conveyance of any security interest in said Property.
6. In order to ensure the perpetual nature of these restrictions, GRANTOR shall reference these restrictions in any subsequent lease or deed of conveyance, including the recording book and page of record of this Declaration. Furthermore, prior to the entry into a landlord-tenant relationship with respect to the Property, the GRANTOR agrees to notify in writing all proposed tenants of the Property of the existence and contents of this Declaration of Restrictive Covenant.
7. This Declaration is binding until a release of Covenant is executed by FDEP Secretary (or designee) and is recorded in the public records of the county in which the land is located. To receive prior approval from the FDEP to remove any requirement herein, cleanup target levels established

### ATTACHMENT 3: FORM A

pursuant to Florida Statutes and FDEP rules must have been achieved. This Declaration may be modified in writing only. Any subsequent amendment must be executed by both GRANTOR and the FDEP and be recorded by the real property owner as an amendment hereto.

8. If any provision of this Declaration is held to be invalid by a court of competent jurisdiction, the invalidity of that provision shall not affect the validity of any other provision of the Declaration. All such other provision shall continue unimpaired in full force and effect.

9. GRANTOR covenants and represents that on the date of execution of the Declaration that GRANTOR is seized of the Property in fee simple and has good right to create, establish, and impose this restrictive covenant on the use of the Property. GRANTOR also covenants and warrants that the Property is free and clear of any and all liens, mortgages, or encumbrances that could impair GRANTOR'S rights to impose the restrictive covenant described in this Declaration or that is superior to the restrictive covenant described in this Declaration, unless a joinder and consent, and subordination of such interest, as applicable is attached hereto.

ATTACHMENT 3: FORM A

IN WITNESS WHEREOF, C. David Lee has executed this instrument, this 5<sup>th</sup> day of November, 2012

GRANTOR

By: C. David Lee  
Name: C. David Lee  
Title: Owner  
Full Mailing Address:  
6235 Lake Charm Circle  
Oviedo, FL 32765-7773

Signed, sealed and delivered in the presence of:

Witness: Gloria Dumire Date: 11/5/12  
Print Name Gloria Dumire

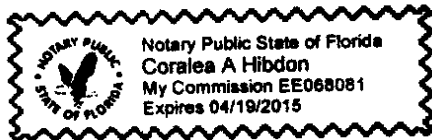
Witness: Coralea A Hibdon Date: 11/5/2012  
Print Name Coralea A Hibdon

STATE OF Florida)  
COUNTY OF Seminole)

The foregoing instrument was acknowledged before me this 5 day of 11, 2012 by C David Lee.

Personally Known  OR Produced Identification \_\_\_\_\_.

Type of Identification Produced: \_\_\_\_\_



Coralea A Hibdon  
Signature of Notary Public  
Coralea A Hibdon  
Print Name of Notary Public  
Commission No. EE068081  
Commission Expires: 4-19-2015

ATTACHMENT 3: FORM A

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

[Signature]

IN WITNESS WHEREOF, the Florida Department of Environmental Protection has executed this instrument, this 16<sup>th</sup> day of NOVEMBER, 2012

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: [Signature]

Name: Jeff Prather

Title: Director

Full Mailing Address:

3319 Maguire Boulevard, Suite 232

Orlando, Florida 32803-3767

Signed, sealed and delivered in the presence of:

Witness: [Signature] Date: 11-16-12  
Print Name: Lisa Helleberg

Witness: [Signature] Date: 11-16-12  
Print Name: Christine Daniel

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of Nov, 2012, by \_\_\_\_\_ as representative for the Florida Department of Environmental Protection.

Personally Known  OR Produced Identification \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

[Signature]  
Signature of Notary Public

Print Name of Notary Public \_\_\_\_\_

Commission No. \_\_\_\_\_

Commission Expires: \_\_\_\_\_





**FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION**

CENTRAL DISTRICT  
3319 MAGUIRE BOULEVARD, SUITE 232  
ORLANDO, FLORIDA 32803-3767

RICK SCOTT  
GOVERNOR

JENNIFER CARROLL  
LT. GOVERNOR

HERSCHEL T. VINYARD JR.  
SECRETARY

**BY ELECTRONIC MAIL**

[RLee@mycbfl.com](mailto:RLee@mycbfl.com)

Mr. Rick Lee  
Lee Ranch, Inc.  
6235 Lake Charm Circle  
Oviedo, Florida 32765

OCD-WCU-12-0589

Seminole County - Waste Cleanup  
Turkey Creek Ranch (a.k.a. Lee Ranch Inc.)  
Curryville Road  
Oviedo, Florida  
WCU SITE ID: COM\_293961  
**Site Rehabilitation Completion Order (SRCO) With Conditions**

Dear Mr. Lee:

The Central District's Waste Cleanup Program has reviewed the September 12, 2011 "Quarter 4 Natural Attenuation Monitoring Summary Report", which was submitted, by Christopher Pisarri, with BEM Systems on September 16, 2011, for the former Turkey Creek Ranch (a.k.a. Lee Ranch Inc.) site located at Curryville Road, Oviedo, Seminole County, Florida. The site is located at the approximate latitude N28° 37' 26.98" and longitude W81° 3' 33.64". Maps showing the location of the former Turkey Creek Ranch (a.k.a. Lee Ranch Inc.) site, for which this Order is being issued, are attached as Exhibit 1 and: Exhibit 2, and are incorporated by reference herein.

The September 12, 2011 "Quarter 4 Natural Attenuation Monitoring Summary Report" recommended closure using an appropriate land use restrictive for groundwater at the former Turkey Creek Ranch (a.k.a. Lee Ranch Inc.) site. Based on our review of the submitted documents, the Department concurs that a No Further Action With Conditions is appropriate for the former Turkey Creek Ranch (a.k.a. Lee Ranch Inc.) site.

Based on the information provided in the July 7, 2008 Corrective Measure Report, the contamination was discovered in December 2007 during a Phase II Environmental Site Assessment as part of a land acquisition by the St. Johns River Water Management District (SJRWMD). The contamination detected in soil and ground water samples identified organochlorine pesticides including Aldrin, Dieldrin, 4,4-DDT, and Toxaphene contamination in the soil and alpha -BHC, beta - BHC, Dieldrin and Toxaphene contamination in the groundwater.

The former contaminated soil is bounded by soil sample locations LPSB-44, LPSB-60, LPSB-57, LPSB-63, LPSB-65, LPSB-13, LPSB-01, LPSB-10, LPSB-72, LPSB-47, LPSB-73, LPSB-46, and LPSB-45 in the Cattle Chute area as shown on Exhibit 3, Soil Sample Location Map and LPSB-21, LPSB-39, LPSB-66, LPSB-22, LPSB-68, LPSB-53, LPSB-52, LPSB-02, LPSB-19, and LPSB-41 in the Concrete Barn area as shown on Exhibit 4: Figure 3-1, Concrete Block Barn Excavation Area Map. The contaminated ground water at the site is encompassed by ground water monitoring wells MW-10, MW-11, MW-012, MW-4, MW-5, MW-6, and MW-7 as depicted on Exhibit 5: Figure 2, Groundwater Contaminant Distribution Map.

[www.dep.state.fl.us](http://www.dep.state.fl.us)

The Proposal for a Conditional Site Rehabilitation Completion Order is supported by earlier submittals, prepared pursuant to the requirements of Chapter 62-780, Florida Administrative Code (F.A.C.), including, but not limited to:

- July 06, 2008, Corrective Measure Report, received on July 7, 2008;
- September 25, 2008, Groundwater Assessment Report, received on January 28, 2009,
- February 26, 2010 Site Assessment Report Addendum, received on March 2, 2010,
- December 03, 2010 Quarter 1, Natural Attenuation Monitoring (NAM) Report, received on December 10, 2010;
- March 08, 2011 Quarter 2, NAM Report , received March 15, 2011;
- May 25, 2011, Quarter 3 NAM Report, received on May 31, 2011;
- September 12, 2011 Quarter 4 NAM Report, received on September 16, 2011

Based on the documentation submitted with the above-referenced technical documents, the Department has reasonable assurance that Turkey Creek Ranch (a.k.a. Lee Ranch Inc.) has met the criteria for closure under Risk Management Option Level III in Chapter 62-780, F.A.C., including the commitments set forth in the recordation of institutional controls. The technical submittals indicate that groundwater impacts above applicable action levels, as defined by Chapter 62-777, F.A.C., exist on the Property; however, in conjunction with appropriate recorded deed restrictions, these impacts meet the criteria for the site rehabilitation requirements under Risk Management Option Level III for the above-referenced contaminated site. See the attached tables, Exhibit 6: Soil Analytical Summary and Exhibit 7: Groundwater Analytical Summary, that are incorporated by reference herein, which include information regarding the contaminants, affected media, applicable cleanup target levels for the contaminated site that is the subject of this Order.

The Declaration of Restrictive Covenant for the former Turkey Creek Ranch (a.k.a. Lee Ranch Inc.) site was recorded by Mr. Rick Lee on November 28, 2012, in the Official Records, Document Number 2012142294, Book 07906, Pages 1999-2009, at the Clerk of Court of Seminole County, Florida. The recorded Declaration of Restrictive Covenant for the former Turkey Creek Ranch (a.k.a. Lee Ranch Inc.) site is attached and incorporated by reference as Exhibit 8. In summary, the covenant prohibits the use of groundwater on the site, affects the design of the storm water management system, and restricts the land use on the site as depicted on “Exhibit A – Legal Description” of the Restrictive Covenant.

Therefore, you are released from any further obligation to conduct site rehabilitation at the contaminated site, except as set forth below.

Failure to meet the following requirements will result in the revocation of this Order:

- (a) Any current or future real property owner of the above-referenced contaminated site must comply with the provisions contained within the Declaration of Restrictive Covenant (attached) filed prior to the execution of this Order.
- (b) If the current or future real property owner of the above-referenced contaminated site proposes to remove the institutional controls or engineering controls, the real property owner shall obtain prior written approval from the Department. The removal of the controls shall be accompanied by the immediate resumption of site rehabilitation or implementation of other approved controls, unless it is demonstrated to the Department that the criteria of Rule 62-780.680(1), F.A.C., are met.



Further, in accordance with Section 376.30701(4), Florida Statutes (F.S.), upon completion of site rehabilitation, additional site rehabilitation is not required unless it is demonstrated that:

- (a) Fraud was committed in demonstrating site conditions or completion of site rehabilitation;
- (b) New information confirms the existence of an area of previously unknown contamination which exceeds the site-specific rehabilitation levels established in accordance with Section 376.30701(2), F.S., or which otherwise poses the threat of real and substantial harm to public health, safety, or the environment;
- (c) The level of risk is increased beyond the acceptable risk established under Section 376.30701(2), F.S., due to substantial changes in exposure conditions, such as a change in land use from nonresidential to residential use. Any person who changes the land use of the site, thereby causing the level of risk to increase beyond the acceptable risk level, may be required by the department to undertake additional remediation measures to ensure that human health, public safety, and the environment are protected consistent with Section 376.30701, F.S.; or
- (d) A new discharge of pollutants or hazardous substances occurs at the site subsequent to the issuance of this Order associated with the original contamination being addressed pursuant to Section 376.30701, F.S.

### **Legal Issues**

The Department's Order shall become final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S., within **21** days of receipt of this Order. The procedures for petitioning for a hearing are set forth below.

Persons affected by this Order have the following options:

- A. If you choose to accept the Department's decision regarding this Conditional SRCO, you do not have to do anything. This Order is final and effective on the date filed with the Clerk of the Department, which is indicated on the last page of this Order.
- B. If you choose to challenge the decision, you may do the following:
  1. File a request for an extension of time to file a petition for hearing with the Department's Agency Clerk in the Office of General Counsel within **21** days of receipt of this Order. Such a request should be made if you wish to meet with the Department in an attempt to informally resolve any disputes without first filing a petition for hearing; or
  2. File a petition for administrative hearing with the Department's Agency Clerk in the Office of General Counsel within **21** days of receipt of this Order.

Please be advised that mediation of this decision pursuant to Section 120.573, F.S., is not available.

### **How to Request an Extension of Time to File a Petition for Hearing**

For good cause shown, pursuant to Rule 62-110.106(4), F.A.C., the Department may grant a request for an extension of time to file a petition for hearing. Such a request must be filed (**received**) by the Agency Clerk in the Department's Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within **21** days of receipt of this Order. Petitioner, if different from Lee Ranch Inc., shall mail a copy of the request to Lee Ranch Inc., 6235 Lake Charm Circle, Oviedo, Florida 32765, Attention: Mr. Rick Lee, at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for administrative hearing must be made.

### **How to File a Petition for Administrative Hearing**

A person whose substantial interests are affected by this Order may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (**received**) by the Agency Clerk in the Department's Office of General Counsel at 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida, 32399-3000, within **21** days of receipt of this Order. Petitioner, if different from Lee Ranch Inc., shall mail a copy of the request to Lee Ranch Inc., 6235 Lake Charm Circle, Oviedo, Florida 32765, Attention: Mr. Rick Lee, at the time of filing. Failure to file a petition within this time period shall waive the right of anyone who may request an administrative hearing under Sections 120.569 and 120.57, F.S.

Pursuant to Sections 120.54(5)(b)4 and 120.569(2), F.S., and Rule 28-106.201, F.A.C., a petition for administrative hearing shall contain the following information:

- a) The name, address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the site owner's name and address, if different from the petitioner; the DEP facility number **COM\_293961**; and the name and address of the facility;
- b) A statement of when and how each petitioner received notice of the Department's action or proposed action;
- c) An explanation of how each petitioner's substantial interests are or will be affected by the Department's action or proposed action;
- d) A statement of the material facts disputed by the petitioner, or a statement that there are no disputed facts;
- e) A statement of the ultimate facts alleged, including a statement of the specific facts the petitioner contends warrant reversal or modification of the Department's action or proposed action;
- f) A statement of the specific rules or statutes the petitioner contends requires reversal or modification of the Department's action or proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- g) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Department's action or proposed action.

This Order is final and effective as of the date of clerking this Order, which is indicated on the last page of the Order. Timely filing a petition for administrative hearing postpones the date this Order takes effect until the Department issues either a final order pursuant to an administrative hearing or an Order Responding to Supplemental Information provided to the Department pursuant to meetings with the Department.

### **Judicial Review**

Any party to this Order has the right to seek judicial review of it under Section 120.68, F.S., by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the Agency Clerk of the Department in the Office of General Counsel, Mail Station 35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within thirty days after this order is filed with the clerk of the Department (see below).

## Questions

Any questions regarding the Department's review of the September 12, 2011 "Quarter 4 Natural Attenuation Monitoring Summary Report", which contained a request for No Further Action with Controls, should be directed to Dale Melton at the Florida Department of Environmental Protection, Suite 232, 3319 Maguire Boulevard, Orlando, Florida, 32803-3767, by telephone at (407) 897-4326, or by e-mail at [Dale.Melton@dep.state.fl.us](mailto:Dale.Melton@dep.state.fl.us). Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850)245-2242. Contact with any of the above does not constitute a petition for administrative hearing or request for an extension of time to file a petition for administrative hearing.

Sincerely,



Jeff Prather  
Director, Central District

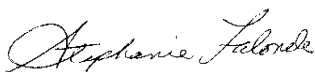
December 27, 2012

Date:

JP/gbl/dem

## FILING AND ACKNOWLEDGMENT:

FILED, on this date, pursuant to Section 120.52, F.S., with the designated Department Clerk, receipt of which is hereby acknowledged.



Clerk

December 27, 2012

Date

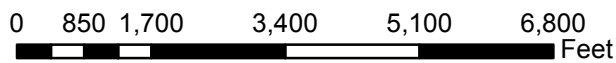
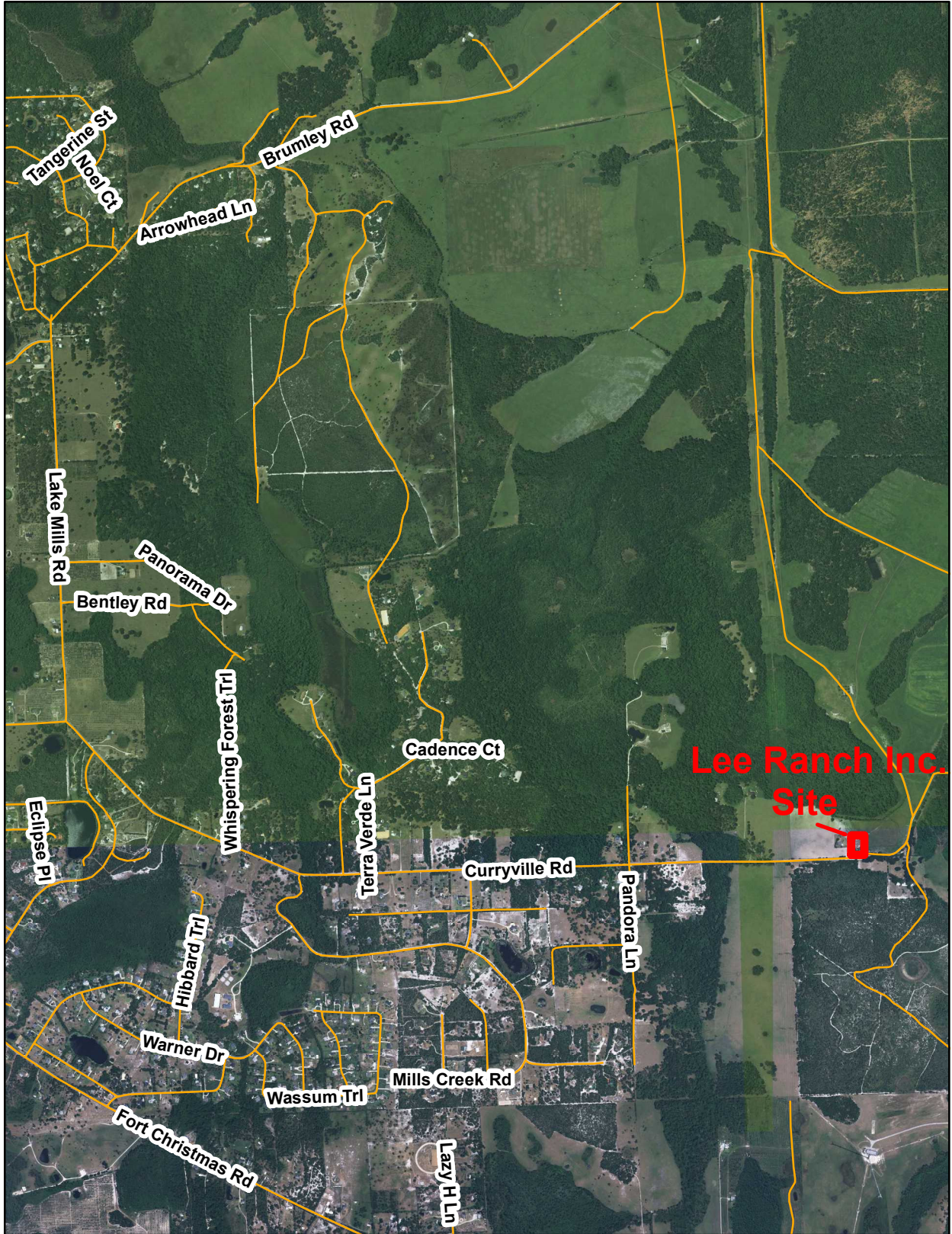
## Enclosures:

- Exhibit 1: Aerial Location Map
- Exhibit 2: Lee Ranch Site Map
- Exhibit 3: Figure 3, Soil Sample Location Map
- Exhibit 4: Figure 3-1, Concrete Block Barn Excavation Area Map
- Exhibit 5: Figure 2, Groundwater Contaminant Distribution Map
- Exhibit 6: Soil Analytical Summary, from July 2008 Corrective Measures Report
- Exhibit 7: Groundwater Analytical Summary, from September 2011 Quarter 4 NAM Summary Report
- Exhibit 8: Lee Ranch Inc. Recorded Declaration of Restrictive Covenant (Copy)

- c: Lea Crandall, Department Agency Clerk, - [Lea.Crandall@dep.state.fl.us](mailto:Lea.Crandall@dep.state.fl.us)
- Randy J. Miller, FDEP, Office of General Counsel, - [Randy.J.Miller@dep.state.fl.us](mailto:Randy.J.Miller@dep.state.fl.us)
- Christopher Pisarri, BEM Systems Inc., - [cpisarri@bemsys.com](mailto:cpisarri@bemsys.com)
- Diane Rogowski, FDEP State Lands - [Diane.Rogowski@dep.state.fl.us](mailto:Diane.Rogowski@dep.state.fl.us)
- Carol Brown, St. Johns River Water Management - [cgbrown@sjrwmd.com](mailto:cgbrown@sjrwmd.com)

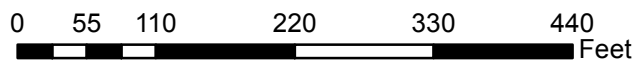


# Lee Ranch Inc. Former Turkey Creek Ranch Site





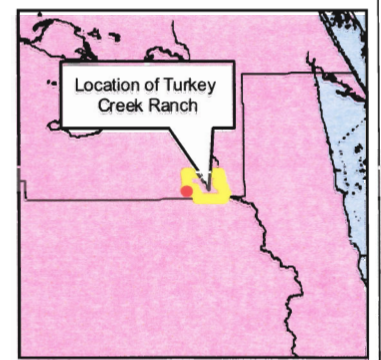
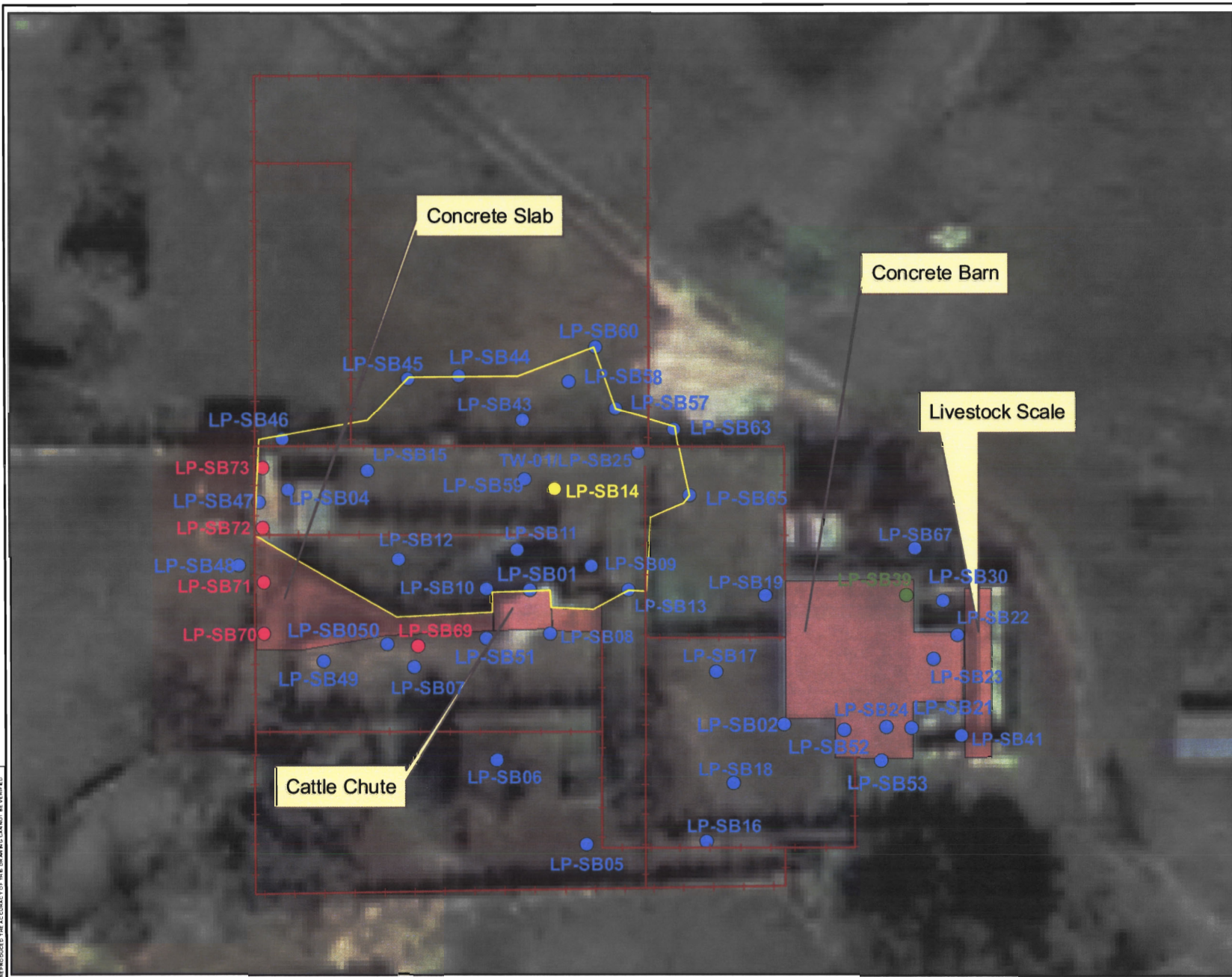
# Lee Ranch Inc. Former Turkey Creek Ranch Site





\\Orlando\Turkey Creek Ranch\Fig\_LeeRanch\_FollowUpAssessment\Fig3\_Soil\_Sample\_LocationV9.mxd

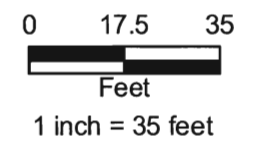
THIS MAP AND ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED FOR USE ONLY BY OUR CLIENT AND CLIENT REPRESENTATIVES. ONCE REPRODUCED THE ACCURACY OF THE INFORMATION IS NOT GUARANTEED.



**Legend**

**December 2009 Soil Sample Location:**

- 0.0 - 0.5' BGS
- 1.0 - 1.5' BGS
- 2.0 - 2.5' BGS
- Former Soil Sample Locations
- Wagon Fences
- Metal Fence
- Extent of 2008 Soil Excavation




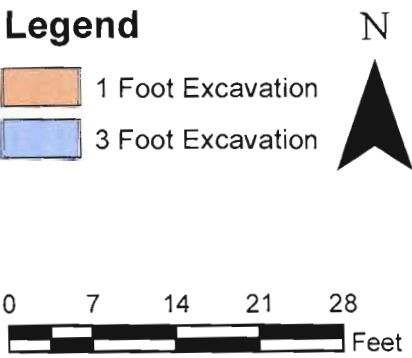
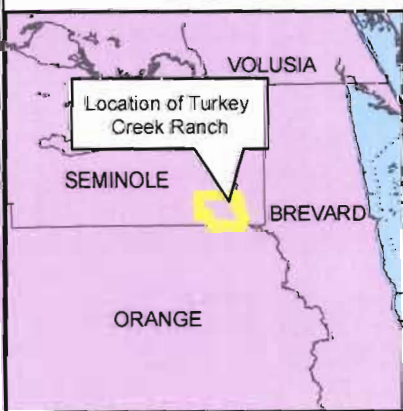
<b>Lee Ranch, Inc.</b>		
<b>TURKEY CREEK RANCH SITE ASSESSMENT REPORT ADDENDUM</b>		
<b>SOIL SAMPLE LOCATION MAP</b>		
Created by: S. Peterson	Proj. No.: 10-3874CSEC	Date: February 2010
 3101 Maguire Blvd. # 265 Orlando, FL 32803 407.894.9900		Figure No. <b>3</b>

Exhibit 3 Soil Sample Location Map

THIS MAP AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY OUR CLIENT AND OUR DESIGNATED PARTIES. REPRODUCTION OF THIS DRAWING CANNOT BE VERIFIED.



<b>Lee Ranch, Inc.</b>		
<b>TURKEY CREEK RANCH CORRECTIVE MEASURE REPORT</b>		
<b>CONCRETE BLOCK BARN EXCAVATION AREA MAP</b>		
Created by: S. Peterson	Proj. No.: 08-3671CSEC	Date: July 2008
 <small>BEM SYSTEMS</small> 3101 Maguire Blvd. # 265 Orlando, FL 32803 407.894.9900		Figure No. <b>3-1</b>

Exhibit 4 Figure 3-1,  
Concrete Block Barn Excavation Area Map





Analyte	FDEP GCTL	MW-09			
		Quarter 1 28-Oct-2010	Quarter 2 19-Jan-2011	Quarter 3 13-Apr-2011	Quarter 4 05-Jul-2011
<b>Pesticides</b>					
alpha BHC	0.006	0.014 G	0.014 G	0.10 G	0.022 G
beta BHC	0.02	0.0030 U	0.43 G	0.29 G	0.77 G

Analyte	FDEP GCTL	MW-08			
		Quarter 1 28-Oct-2010	Quarter 2 19-Jan-2011	Quarter 3 13-Apr-2011	Quarter 4 05-Jul-2011
<b>Pesticides</b>					
alpha BHC	0.006	0.061 G	0.055 G	0.77 G	0.61 G
beta BHC	0.02	0.96 G	1.0 G	1.2 G	1.2 G

Analyte	FDEP GCTL	MW-07			
		Quarter 1 28-Oct-2010	Quarter 2 19-Jan-2011	Quarter 3 13-Apr-2011	Quarter 4 05-Jul-2011
<b>Pesticides</b>		BRSC	BRSC	BRSC	BRSC

Analyte	FDEP GCTL	MW-10			
		Quarter 1 28-Oct-2010	Quarter 2 19-Jan-2011	Quarter 3 13-Apr-2011	Quarter 4 05-Jul-2011
<b>Pesticides</b>		BRSC	BRSC	BRSC	BRSC

Analyte	FDEP GCTL	MW-03			
		Quarter 1 28-Oct-2010	Quarter 2 19-Jan-2011	Quarter 3 13-Apr-2011	Quarter 4 05-Jul-2011
<b>Pesticides</b>					
alpha BHC	0.006	0.026 G	0.029 G	0.0023 U	0.069 G
beta BHC	0.02	0.66 G	0.64 G	0.18 G	1.5 G
Dieldrin	0.002	0.0014 U	0.031 G	0.0014 U	0.064 G

Analyte	FDEP GCTL	MW-11			
		Quarter 1 28-Oct-2010	Quarter 2 19-Jan-2011	Quarter 3 13-Apr-2011	Quarter 4 05-Jul-2011
<b>Pesticides</b>		BRSC	BRSC	BRSC	BRSC

Analyte	FDEP GCTL	IMW-01			
		Quarter 1 28-Oct-2010	Quarter 2 19-Jan-2011	Quarter 3 13-Apr-2011	Quarter 4 05-Jul-2011
<b>Pesticides</b>		NS	NS	BRSC	BRSC

Analyte	FDEP GCTL	MW-02			
		Quarter 1 28-Oct-2010	Quarter 2 19-Jan-2011	Quarter 3 13-Apr-2011	Quarter 4 05-Jul-2011
<b>Pesticides</b>					
beta BHC	0.02	0.003 U	0.003 U	0.003 U	0.022 G
Toxaphene	3.0	2.2	0.81	0.018 I	3.8 G
Dieldrin	0.002	0.0014 U	0.0014 U	0.0014 U	0.068 G

### Analytical Sampling Results

Analyte	FDEP GCTL	MW-08			
		Quarter 1 28-Oct-2010	Quarter 2 19-Jan-2011	Quarter 3 13-Apr-2011	Quarter 4 05-Jul-2011
<b>Pesticides</b>					
alpha BHC	0.006	0.061 G	0.055 G	0.77 G	0.61 G
beta BHC	0.02	0.96 G	1.0 G	1.2 G	1.2 G

**Notes:**

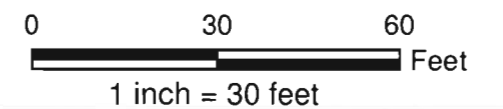
Analyte concentrations in µg/L  
 ug/L = micrograms per Liter  
 Analyses were performed by SunLabs, using standard analytical methodology  
 FDEP = Florida Department of Environmental Protection  
 GCTL = Groundwater Cleanup Target Level  
 U = results reported below analytical laboratory method detection limit  
 G = Value exceeds the FDEP GCTL  
 BRSC = Results below FDEP GCTL Regulatory Screening Criteria

### Legend

- ⊗ Monitor Wells
- ⊗ Source Wells
- ⊗ Temporary Point of Compliance Wells
- ==== Wooden Fences
- ⊗⊗⊗⊗ Metal Fences
- ▭ Extent of 2008 Soil Excavation
- ▭ Site Features
- MW-1 Well ID

**Data Sources:**

Aerial: LABINS (2010)



TURKEY CREEK RANCH  
 QUARTER 4 NATURAL ATTENUATION  
 MONITORING REPORT  
 GROUNDWATER CONTAMINANT  
 DISTRIBUTION MAP

Created by: AM      Proj. No.: 10-3963CSEC      Date: September 2011

BEM SYSTEMS  
 3555 Maguire Blvd. #202 Orlando, FL 32803  
 P. 407.894.9900

Figure No. **2**

Exhibit 5: Figure 2, Groundwater Contaminant Distribution Map



### Exhibit 6: Soil Analytical Summary

Project Name -Former Turkey Creek Ranch - Location -Curryville Road, Oviedo, Seminole County, Florida

Medium - Soil

Contaminant Name	Analytical Result (milligrams per kilograms)	Detection Limit (milligrams per kilograms)	Analyses Performed	Chapter 62-777, F.A.C. Residential Direct Exposure Cleanup Target Level (milligrams per kilograms)	Chapter 62-777, F.A.C. Leachability based on Groundwater Criteria Cleanup Target Level (milligrams per kilograms)
Aldrin	0.0024	0.0024	EPA Method 8081	0.06	0.2
Dieldrin	0.0018	0.0018	EPA Method 8081	0.06	0.002
4,4-DDT	0.0032	0.0032	EPA Method 8081	2.9	11
alpha BHC	0.0031	0.0031	EPA Method 8081	0.1	0.0003
beta BHC	0.002	0.002	EPA Method 8081	0.5	0.001

\*Note: The Analytical results presented in this table documents the highest concentrations that remain at the site.

## Exhibit 7: Groundwater Analytical Summary

Project Name - Turkey Creek Ranch - aka Lee Ranch Inc.

Location - Curryville Road, Oviedo, Seminole County, Florida

Medium - Groundwater

Contaminant Name	Analytical Result (micrograms per liter)	Detection Limit (micrograms per liter)	Analyses Performed	Chapter 62-777, F.A.C. Cleanup Target Level (micrograms per liter)	Cleanup Target Level from "Guidance for the Selection of Analytical Methods and for the Evaluation of Practical Quantitation Limits" (milligrams per kilograms)
alpha BHC	0.069	0.0023	EPA Method 8081	0.006	
beta BHC	1.50	0.003	EPA Method 8081	0.02	
Dieldrin	0.068	0.0014	EPA Method 8081	0.002	
Toxaphene	3.80	0.1	EPA Method 8081	3	

\*Note: The Analytical results presented in this table documents the highest concentrations that remain at the site.