



**FLORIDA INLAND NAVIGATION DISTRICT  
DREDGED MATERIAL MANAGEMENT  
AREA DU-9 EXPANSION  
ST. JOHNS COUNTY, FLORIDA**

**APPENDIX G**

Florida Department of Environmental Protection  
Former Dee Dot Sludge Disposal Area No. 2  
Conditional Closure Letter



## Florida Department of Environmental Protection

Northeast District  
8800 Baymeadows Way West, Suite 100  
Jacksonville, Florida 32256

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Jonathan P. Steverson  
Secretary

May 3, 2016

Sent electronically to: [hfrancis@davisfamilyoffice.com](mailto:hfrancis@davisfamilyoffice.com)

Harry Francis, Vice President  
Estuary, LLC (Successor to Estuary Corporation)  
BJD Timberlands, LLC  
Post Office Box 19366  
Jacksonville, Florida 32301

**Subject: Conditional Site Rehabilitation Completion Order (SRCO)**  
**Dee Dot Ranch Sludge Farm**  
**County Road 210**  
**St. Johns County, Florida**  
**Site ID #/Project ID: COM\_179673/245268**

Dear Mr. Francis:

The Northeast District has reviewed the Groundwater Modeling Report and Request for No Further Action, dated March 3, 2014, that was prepared by CH2MHill for the Dee Dot Ranch Sludge Farm located at County Road 210, St. Johns County, Florida. Maps showing the location of the Dee Dot Ranch Sludge Farm and the location of the "contaminated site" (i.e., contaminant plume) for which this Order is being issued are attached as Exhibits 1 and 2 and are incorporated by reference herein.

The contamination, which resulted from a discharge that was discovered in January 2001 and consisted of vinyl chloride and cis-1,2-dichloroethylene contamination in the groundwater. The discharge resulted from operation of a permitted sludge disposal operation. The Groundwater Modeling Report and Request for No Further Action is supported by earlier submittals, prepared pursuant to the requirements of Chapter 62-780, Florida Administrative Code (F.A.C.), which can be found in the Department's document repository at:

[http://depedms.dep.state.fl.us:80/Oculus/servlet/shell?command=hitlist&\[freeText=\]&\[folderName=\]&\[profile=\]&\[creator=\]&\[entityType=any\]&\[createdDateTo=\]&\[catalog=5\]&\[searchBy=property\]&\[sortBy=Facility-Site+ID\]&\[createdDate=\]&{Facility-Site+ID= EQ\\_COM\\_179673}](http://depedms.dep.state.fl.us:80/Oculus/servlet/shell?command=hitlist&[freeText=]&[folderName=]&[profile=]&[creator=]&[entityType=any]&[createdDateTo=]&[catalog=5]&[searchBy=property]&[sortBy=Facility-Site+ID]&[createdDate=]&{Facility-Site+ID= EQ_COM_179673})

Based on the documentation submitted with the Groundwater Modeling Report and Request for No Further Action and the above-referenced technical documents, the Department has reasonable assurance that Estuary, LLC (Estuary) and BJD Timberlands, LLC (BJD) have met the criteria in

Chapter 62-780, *F.A.C.*, including the commitments set forth in the technical submittals with respect to the recordation of institutional controls. The technical submittals indicate that acceptable Alternative Cleanup Target Levels (ACTL's) have been established for groundwater contaminants remaining at the above-referenced contaminated site, in conjunction with appropriate institutional controls. Therefore, Estuary and BJD have satisfied the site rehabilitation requirements for the above-referenced contaminated site and are released from any further obligation to conduct site rehabilitation at the contaminated site, except as set forth below. This Order also releases Estuary from any further obligations under Consent Order OGC Case No. 01-0219, and that Consent Order is hereby terminated and the Department's enforcement file in that proceeding closed. See attached table (Exhibit 3), incorporated by reference herein, which includes information regarding the contaminants, affected media, applicable cleanup target levels, and the ACTL's established for the contaminated site that is the subject of this Order.

A Declaration of Restrictive Covenant was recorded by the Florida Inland Navigational District on April 22, 2016, in Official Record Book 4180, Pages 1758-1765, Public Records of St. Johns County, Florida, and is attached and incorporated by reference as Exhibit 4.

Since the Dee Dot Ranch Sludge Farm will be utilized as a dredge spoil operation, the plume has the potential to migrate off-site during the operation of the dredge spoil site. Therefore, a Declaration of Restrictive Covenant was recorded by BJD Timberlands, LLC, on April 22, 2016, in Official Record Book 4180, Pages 1748-1757, Public Records of St. Johns County, Florida, and is attached and incorporated by reference as Exhibit 5.

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

- (a) You are required to properly abandon all monitoring wells within 60 days of receipt of this Order. The monitoring wells must be plugged and abandoned in accordance with the requirements of Rule 62-532.500(5), *F.A.C.*;
- (b) Any current or future real property owner of the above-referenced contaminated site must comply with the provisions contained within the Declaration of Restrictive Covenants (attached) recorded prior to the execution of this Order;
- (c) If the current or future real property owner of the above-referenced contaminated site proposes to remove the institutional 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 subsection 62-780.680(1), *F.A.C.*, are met.

Further, in accordance with Chapter 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.

#### 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 Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within **21** days of receipt of this Order. Petitioner, if different from Estuary, LLC and BJD Timberlands, LLC, shall mail a copy of the request to Estuary, LLC and BJD Timberlands, LLC 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 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 Office of General Counsel of the Department at 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida, 32399-3000, within **21** days of receipt of this Order. Petitioner, if different from Estuary, LLC and BJD Timberlands, LLC, shall mail a copy of the petition to Estuary, LLC and BJD Timberlands, LLC 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 subsection 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; 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 disputed issues of material fact, 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 require reversal or modification of the Department's action or proposed action; 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.

Harry Francis, Vice President  
Estuary, LLC and  
BJD Timberlands, LLC  
Dee Dot Ranch Sludge Farm  
Page 5 of 6

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. 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.

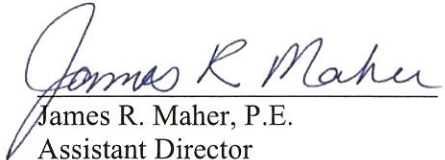
#### Judicial Review

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 your Groundwater Modeling Report and Request for No Further Action should be directed to Merrilee Palcic at the letterhead address, via email at [Merrilee.I.Palcic@dep.state.fl.us](mailto:Merrilee.I.Palcic@dep.state.fl.us) or at (904) 256.1544. 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,

  
James R. Maher, P.E.  
Assistant Director

FILING AND ACKNOWLEDGMENT FILED, on this date, pursuant to §120.52 Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.

  
Clerk  
(or Deputy Clerk)

5/3/2015  
Date

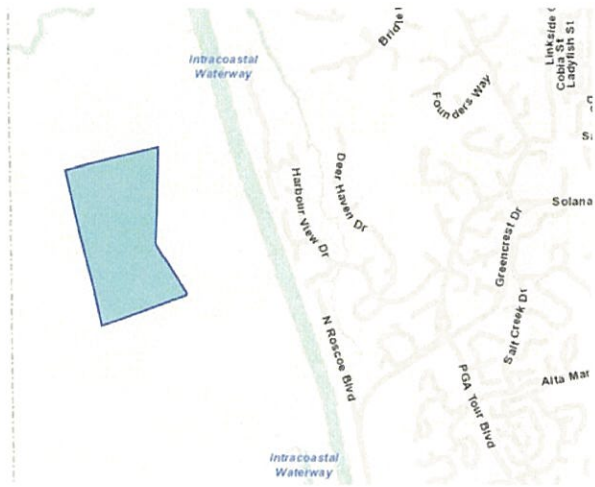
Harry Francis, Vice President  
Estuary, LLC and  
BJD Timberlands, LLC  
Dee Dot Ranch Sludge Farm  
Page 6 of 6

Enclosures (Exhibits 1, 2, 3, 4 and 5)

CC: Mark Crosley, Florida Inland Navigational District, [mcrosley@aicw.org](mailto:mcrosley@aicw.org)  
Mike Petrovich, Hopping, Green & Sams, [MikeP@hgslaw.com](mailto:MikeP@hgslaw.com)  
Mike Dykes, CH2M Hill, [mike.dykes@ch2m.com](mailto:mike.dykes@ch2m.com)  
Mike Dickey, Golder Associates, [mike\\_dickey@golder.com](mailto:mike_dickey@golder.com)



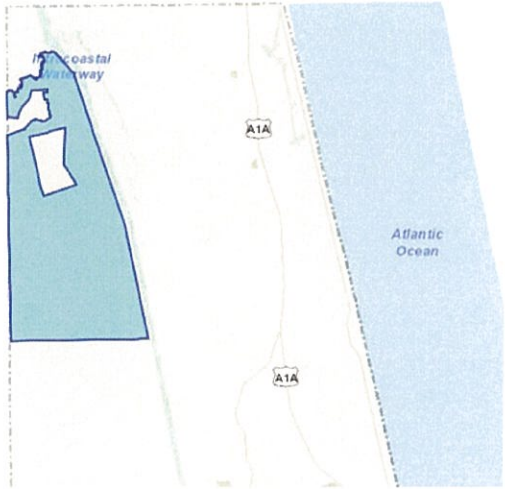
Exhibit 1



Parcel Results

Parcel Information												
STRAP	Owner Name	DOR Code	Description	Site Address	Address 1	Address 2	Address 3	City	State	Zip Code	Country	Subdivision
0524600010	FLA INLAND NAVIGATION DISTRICT	8700	State Owned	S SAN PABLO RD	1314 MARCINSKI RD			JUPITER	FL	33477-9427		

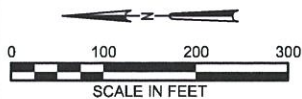
Exhibit 1



Parcel Results

Parcel Information										
STRAP	Owner Name	DOR Code	Description	Site Address	Address 1	Address 2	Address 3	City	State	Zip Code
0621000000	BJD TIMBERLANDS LLC	5500	Timberland 80-89	COUNTY ROAD 210	4310 PABLO OAKS CT			JACKSONVILLE	FL	32224-0000

# Exhibit 2



Initiated:	Erik Svenson
Checked:	Bill McElroy

## NOTES:

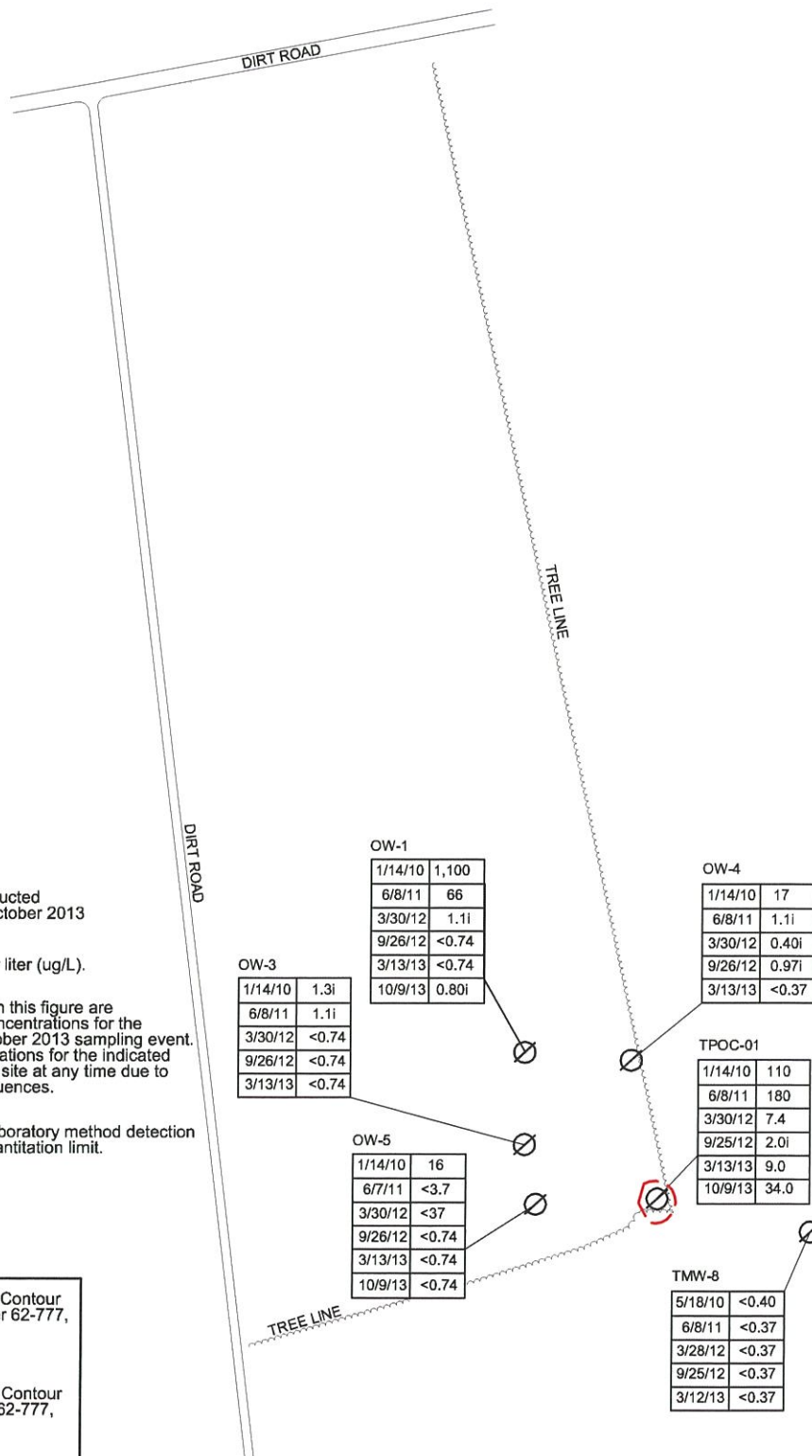
1. Concentration contours were constructed using groundwater data from the October 2013 Sampling Event
2. All Data reported in micrograms per liter (ug/L).
3. Concentration contours presented in this figure are estimates of spatial variations of concentrations for the indicated parameter during the October 2013 sampling event. Actual spatial variations of concentrations for the indicated parameter may vary throughout the site at any time due to hydrogeologic, climate, or other influences.
4. i - Reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.

## LEGEND

**Table V** Approximate Concentration Contour for Table V NADSC, Chapter 62-777, F.A.C. of 100 ug/l

**Table 1** Approximate Concentration Contour for Table 1 GCTL, Chapter 62-777, F.A.C. of 1 ug/l

- Intermediate Zone Monitoring Well  
DD-17A
- Shallow Zone Monitoring Well  
DD-17S
- Shallow Zone Observation Well  
OW-1



VINYL CHLORIDE CONCENTRATIONS  
SHALLOW GROUNDWATER ZONE  
October 2013 Sampling Results  
DEE DOT RANCH SLUDGE DISPOSAL AREA NO. 2

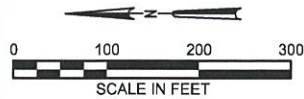
Figure  
2

9428 BAYMEADOWS RD SUITE 300  
JACKSONVILLE, FLORIDA 32256

**CH2MHILL**



# Exhibit 2




Initiated:	Erik Svenson
Checked:	Bill McElroy

## NOTES:

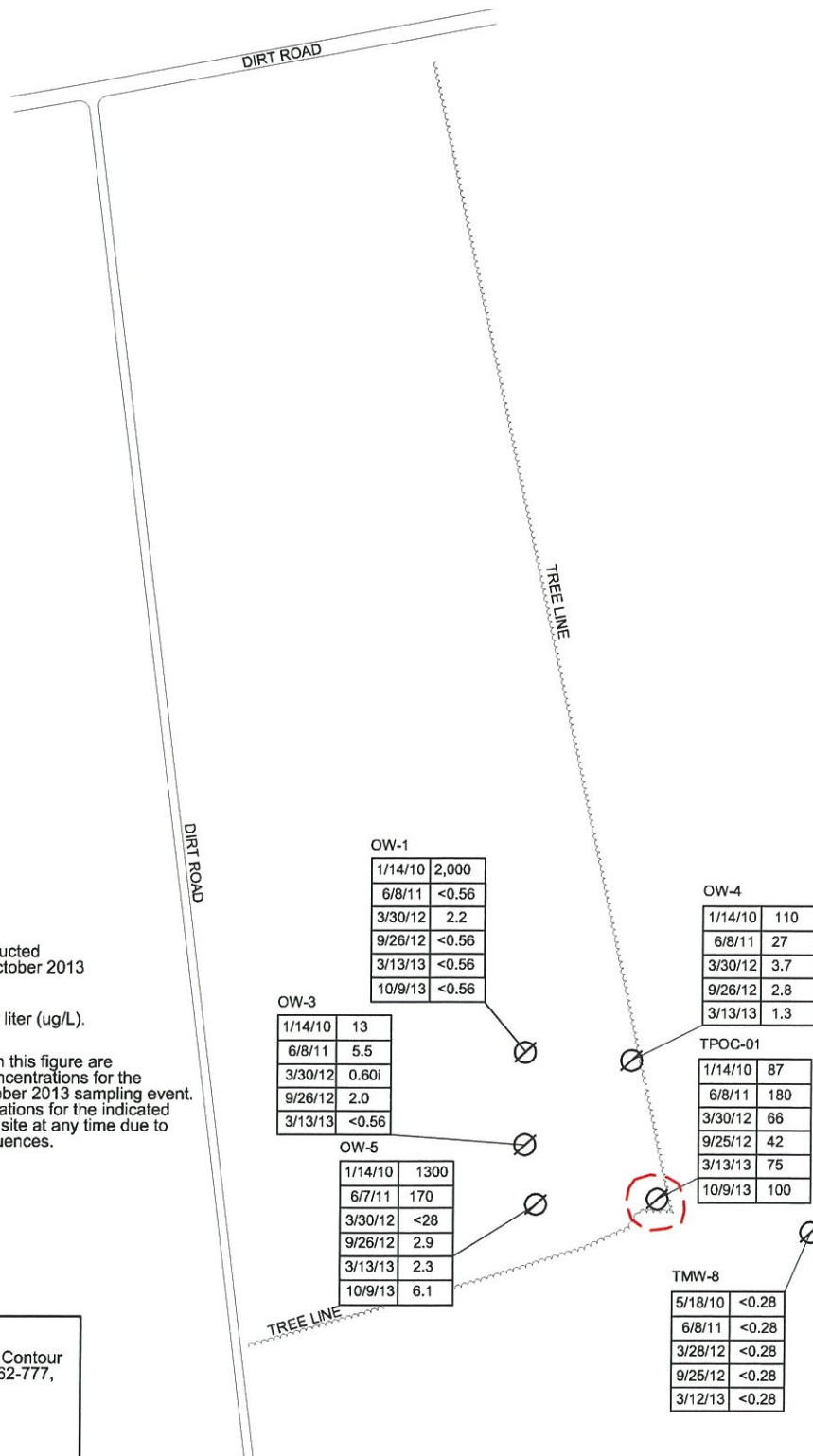
1. Concentration contours were constructed using groundwater data from the October 2013 Sampling Event
2. All Data reported in micrograms per liter (ug/L).
3. Concentration contours presented in this figure are estimates of spatial variations of concentrations for the indicated parameter during the October 2013 sampling event. Actual spatial variations of concentrations for the indicated parameter may vary throughout the site at any time due to hydrogeologic, climate, or other influences.

## LEGEND

 Table 1 Approximate Concentration Contour for Table 1 GCTL, Chapter 62-777, F.A.C. of 70 ug/l

 Table V Approximate Concentration Contour for Table V NADSC, Chapter 62-777, F.A.C. of 700 ug/l

 OW-1 Shallow Zone Observation Well



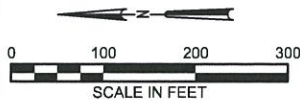
CIS-1,2-DICHLOROETHENE CONCENTRATIONS  
SHALLOW GROUNDWATER ZONE  
October 2013 Groundwater Sampling Results  
DEE DOT RANCH SLUDGE DISPOSAL AREA NO. 2

Figure  
3

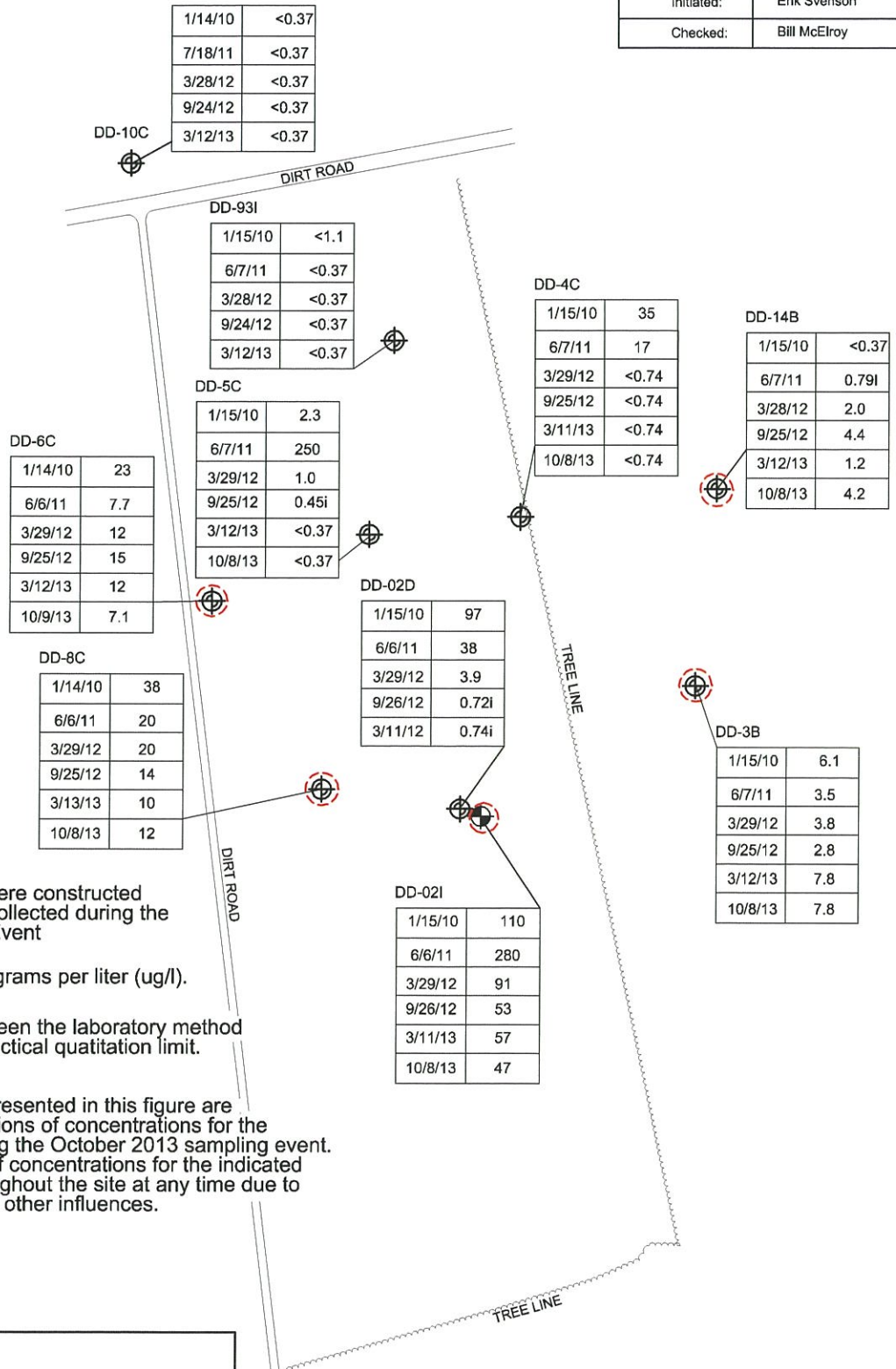
9428 BAYMEADOWS RD SUITE 300  
JACKSONVILLE, FLORIDA 32256

**CH2MHILL**

# Exhibit 2



Initiated:	Erik Svenson
Checked:	Bill McElroy



## NOTES:

1. Concentration contours were constructed using groundwater data collected during the October 2013 Sampling Event
2. All data reported in micrograms per liter (ug/l).
3. i - Reported value is between the laboratory method detection limit and the practical quantitation limit.
4. Concentration contours presented in this figure are estimates of spatial variations of concentrations for the indicated parameter during the October 2013 sampling event. Actual spatial variations of concentrations for the indicated parameter may vary throughout the site at any time due to hydrogeologic, climate, or other influences.

## LEGEND



Intermediate Zone Monitoring Well



Approximate concentration contour for Table I GCTL, Chapter 62-777, F.A.C. of 1 ug/l.



Approximate concentration contour for Table V NADSC, Chapter 62-777, F.A.C. of 100 ug/l.

VINYL CHLORIDE CONCENTRATIONS  
INTERMEDIATE GROUNDWATER ZONE  
October 2013 Groundwater Sampling Results  
DEE DOT RANCH SLUDGE DISPOSAL AREA NO. 2

Figure  
4

9428 BAYMEADOWS RD SUITE 300  
JACKSONVILLE, FLORIDA 32256

**CH2MHILL**

## Exhibit 3

REMEDIAL PROGRESS REPORT  
DEE DOT RANCH SLUDGE DISPOSAL SITE NO. 3  
THIRD POST-INJECTION SAMPLING EVENT (MARCH 2013)

## Shallow Monitoring Wells

## Dee Dot Sludge Disposal Area No. 2

Well ID	Sample Date	1,1-Dichloroethane	1,1-Dichloroethene	Chloromethane	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Vinyl Chloride
	Table I GCTLs	70	7	2.7	70	100	5	5	1
	Table V NADSC	700	70	270	700	1000	500	500	100
TPO C-01	1/14/2010	<2.1	<2.9	<2.9	87	<4.0	<3.6	<3.6	110
	6/8/2011	<2.1	<2.9	<2.9	180	<4.0	<5.9	<3.6	180
	3/30/2012	<1.0	<1.4	<1.4	66	<2.0	<3.0	<1.8	7.4
	9/25/2012	<1.0	<1.4	<1.4	42	<2.0	<3.0	<1.8	2.0i
	3/13/2013	<0.21	<0.29	<0.29	75	<0.4	<0.59	<0.36	9.0
OW- 1	2002	NI	NI	NI	NI	NI	NI	NI	NI
	5/14/2004	<0.72	7.8	<0.86	7400	200	<0.86	<0.86	26
	11/22/2004	<0.36	1.3i	1.2i	1,600	18	<0.43	3.4	49
	4/14/2005	<1.1	<1.5	<1.3	1,500	21	<1.3	<1.3	73
	8/4/2005	<0.36	15	<0.43	7,800	130	<0.43	0.86i	1,700
	8/23/2005	<18	<25	200	3,700	56i	<22	<22	0.1
	11/10/2005	<18	<25	<22	1,300	<25	<22	<22	270
	2/17/2006	<0.72	<1.0	<0.86	480	7.8	<0.86	<0.86	34
	3/29/2006	<18	<25	<22	680	22	<22	<22	100
	5/11/2006	<18	<25	<22	460	<25	<22	<22	0.1
	3/13/2007	<0.34	<0.40	<0.64	130	<0.62	<0.44	<0.44	260
	6/8/2007	<17.0	<20.0	<32.0	1,100	<31.0	<22.0	<22.0	290
	9/7/2007	<0.17	1.8	<0.32	1,300	5.4	<0.22	<0.22	290
	12/6/2007	<1.7	<2.0	<3.2	840	4.3i	<2.2	<2.2	330
	3/28/2008	<1.7	<2.0	<3.2	1,100	6.9i	<2.2	<2.2	340
	9/18/2008	<1.7	<2.0	<3.2	1,100	8.2i	<2.2	<2.2	360
	3/12/2009	<1.4	3.5i	<1.6	2,400	20	<3.6	<1.2	320
	1/14/2010	<10	<14	<14	2,000	<20	<18	<18	1,100
	6/8/2011	<0.42	<0.58	<0.58	<0.56	<0.80	<1.2	<0.72	66
	3/30/2012	<0.42	<0.58	<0.58	2.2	<0.80	<1.2	<0.72	1.1i
	9/26/2012	<0.42	<0.58	<0.58	<0.56	<0.80	<1.2	<0.72	<0.74
	3/13/2013	<0.42	<0.58	<0.58	<0.56	<0.80	<1.2	<0.72	<0.74
OW- 3	2002	NI	NI	NI	NI	NI	NI	NI	NI
	5/14/2004	<7.2	<10	<8.6	690	<10	<8.6	<8.6	16
	11/22/2004	2.4	0.93i	1.4i	710	12	<0.43	<0.43	12



**TABLE 5**Summary of Groundwater Analytical Results  
Shallow Monitoring Wells  
*Dee Dot Sludge Disposal Area No. 2*

Well ID	Sample Date	1,1-Dichloroethane	1,1-Dichloroethene	Chloromethane	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Vinyl Chloride
	Table I GCTLs	70	7	2.7	70	100	5	5	1
	Table V NADSC	700	70	270	700	1000	500	500	100
	4/14/2005	<1.1	<1.5	<1.3	120	2.6i	<1.3	<1.3	4.1
	8/4/2005	1.8i	<1.5	<1.3	410	6.5	<1.3	<1.3	10
	11/10/2005	<3.6	<5.0	<4.3	870	<5.0	<4.3	<4.3	15
	3/29/2006	<1.1	<1.1	<1.3	540	9.5	<1.3	<1.3	7.7
	3/13/2007	<0.34	<0.40	<0.64	48	1.0i	<0.44	<0.44	3.4i
	6/8/2007	<0.51	<0.60	<0.96	12	<0.93	<0.66	<0.66	<1.4
	9/7/2007	<0.34	<0.40	<0.64	38	<0.62	<0.44	<0.44	4.1
	12/6/2007	<1.7	<2.0	<3.2	29	<3.1	<2.2	<2.2	4.7
	3/28/2008	<1.7	<2.0	<3.2	22	<3.1	<2.2	<2.2	4.7
	9/18/2008	<1.7	<2.0	<3.2	47	<3.1	<2.2	<2.2	<4.7
	3/12/2009	<1.4	<1.8	<1.6	10	<1.8	<3.6	<1.2	<2.4
	1/14/2010	<0.63	<0.87	<0.87	13	<1.2	<1.1	<1.1	1.3i
	6/8/2011	<0.42	<0.58	<0.58	5.5	<0.8	<1.2	<0.72	1.1i
	3/30/2012	<0.42	1.9i	<0.58	0.60i	<0.8	<1.2	<0.72	<0.74
	9/26/2012	<0.42	<0.58	<0.58	2.0	<0.80	<1.2	<0.72	4
	3/13/2013	<0.42	<0.58	<0.58	<0.56	<0.80	<1.2	<0.72	<0.74
OW-4	2002	NI	NI	NI	NI	NI	NI	NI	NI
	5/13/2004	4.3	<1.0	<0.86	11	1.8i	<0.86	<0.86	92
	8/19/2004	3.8i	<1.5	<1.9	22	<1.5	<1.3	<1.3	96
	11/22/2004	3.5	<0.50	3.3	54	1.9i	<0.43	<0.43	82
	4/14/2005	3.9i	<1.5	<1.3	28	<1.5	<1.3	<1.3	34
	8/4/2005	2.4i	<1.5	<1.3	24	<1.5	<1.3	<1.3	53
	11/10/2005	2.1i	<1.0	<0.86	78	2.1i	<0.86	<0.86	100
	3/29/2006	1.3i	<1.5	<1.5	61	2.1i	<1.3	<1.3	29
	3/14/2007	<0.34	<0.40	<0.64	94	1.7i	<0.44	<0.44	22
	6/8/2007	<0.51	<0.60	<0.96	75	1.6i	<0.66	<0.66	18
	9/7/2007	<0.34	<0.40	<0.64	70	1.2i	<0.44	<0.44	18
	12/7/2007	<1.7	<2.0	<3.2	48	<3.1	<2.2	<2.2	8.3i
	3/28/2008	<1.7	<2.0	<3.2	54	<3.1	<2.2	<2.2	7.5i
	9/18/2008	<1.7	<2.0	<3.2	110	<3.1	<2.2	<2.2	15

## Exhibit 3

TABLE 5

 Summary of Groundwater Analytical Results  
 Shallow Monitoring Wells  
 Dee Dot Sludge Disposal Area No. 2

Well ID	Sample Date	1,1-Dichloroethane	1,1-Dichloroethene	Chloromethane	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Vinyl Chloride
	Table I GCTLs	70	7	2.7	70	100	5	5	1
	Table V NADSC	700	70	270	700	1000	500	500	100
	3/12/2009	<1.4	<1.8	<1.6	70	<1.8	<3.6	<1.2	8.7i
	1/14/2010	<2.1	<2.9	<2.9	110	<4.0	<3.6	<3.6	17
	6/8/2011	<0.42	<0.58	<0.58	27	<0.80	<1.2	<0.72	1.1
	3/30/2012	<0.21	<0.29	<0.29	3.7	<0.40	<0.59	<0.36	0.40i
	9/26/2012	<0.21	<0.29	<0.29	2.8	<0.40	<0.59	<0.36	0.97i
	3/13/2013	<0.21	<0.29	<0.29	1.3	<0.40	<0.59	<0.36	<0.37
OW-5	2002	NI	NI	NI	NI	NI	NI	NI	NI
	5/13/2004	<0.72	<1.0	<0.86	50	2.3i	<0.86	<0.86	<0.98
	8/19/2004	<0.36	<0.50	<0.62	45	2.0i	<0.43	<0.43	0.97i
	3/13/2007	0.74i	<0.40	<0.64	200	5.1	<0.44	<0.44	3.3i
	6/8/2007	2.0i	<0.60	<0.96	540	12	<0.66	<0.66	9.4
	9/7/2007	2.7	1.1i	<0.64	760	13	<0.44	<0.44	15
	12/6/2007	4.6i	2.1i	<3.2	1,600	24	<2.2	<2.2	9.0i
	3/28/2008	3.2i	<2.0	<3.2	1,100	26	<2.2	<2.2	11
	9/18/2008	<1.7	<2.0	<3.2	1,500	22	<2.2	<2.2	17
	3/12/2009	2.7i	<1.8	<1.6	1,600	23	<3.6	<1.2	20
	1/14/2010	<2.1	<2.9	<2.9	1,300	20	<3.6	<3.6	16
	6/7/2011	<2.1	<2.9	<2.9	170	<4.0	<5.9	<3.6	<3.7
	3/30/2012	<21	<29	<29	<28	<40	<59	<36	<37
	9/26/2012	<0.42	<0.58	<0.58	2.9	<0.80	<1.2	<0.72	<0.74
	3/13/2013	<0.42	<0.58	<0.58	2.3	<0.80	<1.2	<0.72	<0.74
TMW-8	5/18/2010	<0.21	<0.30	<0.60	<0.28	<0.40	<0.82	<0.36	<0.40
	6/8/2011	<0.21	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	<0.37
	3/28/2012	<0.21	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	<0.37
	9/25/2012	0.30i	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	<0.37
	3/12/2013	<0.21	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	<0.37

## Notes:

1.) Concentrations are in micrograms per liter (µg/L)

TABLE 5

Summary of Groundwater Analytical Results  
Shallow Monitoring Wells  
Dee Dot Sludge Disposal Area No. 2

Sample Date	1,1-Dichloroethane	1,1-Dichloroethene	Chloromethane	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Vinyl Chloride
Table I GCTLs	70	7	2.7	70	100	5	5	1
Table V NADSC	700	70	270	700	1000	500	500	100

2.) "Bold" indicates Table I - GCTL exceedance

3.) "Italic Bold" indicates Table V - NADSC exceedance

4.) Abbreviations:

NI - Monitoring well not installed.

J4 - Matrix spike recovery of vinyl chloride for DD-4C were outside of control criteria. Recovery in the Laboratory Control Sample was acceptable, which indicates the analytical batch was in control. The matrix spike outliers suggest a potential low bias in this matrix. The affected sample is qualified (J4) to indicate matrix interference.

i - Indicates the reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

\*= Sample was analyzed at the lowest possible dilution due to matrix interference. The sample was analyzed at multiple lower dilutions, but the internal standard area counts failed to meet the acceptance criteria each time. No lower dilution could be performed due to the severe nature of the internal interference.

TABLE 6



## Exhibit 3

REMEDIAL PROGRESS REPORT  
DEE DOT RANCH SLUDGE DISPOSAL SITE NO. 3  
THIRD POST-INJECTION SAMPLING EVENT (MARCH 2013)

Summary of Groundwater Analytical Results  
Intermediate Depth Monitoring Wells  
Dee Dot Sludge Disposal Area No. 2

Well ID	Sample Date	1,1-Dichloroethane	1,1-Dichloroethene	Chloromethane	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Vinyl Chloride
		70	7	2.7	70	100	5	5	1
		700	70	270	700	1000	500	500	100
DD-3B	12/19/2001	14	5.4	ND	1.8	ND	ND	ND	ND
	5/13/2004	5.7	4.5	<0.59i	15	<0.50	<0.43	<0.43	3.4
	8/18/2004	4.8	4.1	<0.62	22	<0.50	<0.43	<0.43	<0.49
	3/14/2007	0.49i	0.81	<0.32	8.4	<0.31	<0.22	0.66i	2.1
	6/8/2007	0.63i	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	0.57i
	9/7/2007	1.7	2	<0.32	56	<0.31	<0.22	<0.22	52
	12/7/2007	1.4	2.2	0.47i	57	<0.31	<0.22	0.33i	2.2
	4/1/2008	1.2	2.2	<0.32	53	<0.31	<0.22	0.43i	3.2
	9/18/2008	0.57i	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	1.8
	3/16/2009	1.2	1.5	<0.16	44 (J4)	<0.18	<0.36	<0.12	18
	1/15/2010	1.2	1.9	0.71i	48	<0.40	<0.36	<0.36	6.1
	6/7/2011	0.68i	2.3	<0.29	210	2.3	<0.59	0.53i	3.5
	3/29/2012	0.25i	0.82i	<0.29	160	0.52i	<0.59	0.52i	3.8
	9/25/2012	<0.42	<0.58	<0.58	99	<0.80	<1.2	<0.72	2.8
	3/12/2013	<0.42	<0.58	<0.58	230	<0.80	<1.2	<0.72	7.8
DD-4C	2/11/2002	ND	ND	ND	1.1	ND	ND	ND	8.7
	11/24/2004	0.60i	<0.50	1.3i	<0.33	<0.50	<0.43	<0.43	19
	4/13/2005	0.63i	<0.50	1.2i	<0.33	<0.50	<0.43	<0.43	22
	8/3/2005	0.61i	<0.50	<0.43	<0.33	<0.50	<0.43	<0.43	30
	11/10/2005	<0.36	<0.50	1.5i	<0.33	<0.50	<0.43	<0.43	57
	3/29/2006	0.51i	<0.50	2.1i	<0.33	0.5	<0.43	<0.43	92
	3/12/2007	0.43i	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	34
	6/11/2007	<0.46i	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	38
	9/7/2007	0.40i	<0.20	<0.32	0.26i	<0.31	<0.22	<0.22	25 (J4)
	12/7/2007	0.48i	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	20
	4/1/2008	0.84i	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	31
	9/18/2008	<0.17	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	20
	3/16/2009	0.31i	<0.18	<0.16	0.50i	<0.18	<0.36	<0.12	19
	1/15/2010	0.26i	<0.29	1.9	<0.28	<0.40	<0.36	<0.36	35
	6/7/2011	<0.42	<0.58	<0.58	<0.56	<0.80	<1.20	<0.72	17
	3/29/2012	<0.42	<0.58	<0.58	<0.56	<0.80	<1.20	<0.72	<0.74
	9/25/2012	<0.42	<0.58	<0.58	<0.56	<0.80	<1.2	<0.72	<0.74

**TABLE 6**  
Summary of Groundwater Analytical Results  
Intermediate Depth Monitoring Wells  
Dee Dot Sludge Disposal Area No. 2

Sample Date		1,1-Dichloroethane	1,1-Dichloroethene	Chloromethane	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Vinyl Chloride
Well ID	Table I GCTLs	70	7	2.7	70	100	5	5	1
	Table V NADSC	700	70	270	700	1000	500	500	100
	3/11/2013	<0.42	<0.58	<0.58	<0.56	<0.80	<1.2	<0.72	<0.74
DD-5C	2/11/2002	ND	ND	ND	ND	ND	ND	ND	7.8
	3/14/2007	1.0i	<0.40	<0.64	8	<0.62	<0.44	<0.44	<0.94
	6/11/2007	0.38i	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	11
	9/6/2007	<0.17	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	15
	12/7/2007	0.43i	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	13
	3/31/2008	0.39i	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	7.2
	9/18/2008	<0.17	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	6.1
	3/16/2009	0.42i	<0.18	<0.16	<0.21	<0.18	<0.36	<0.12	4.3
	1/15/2010	0.48i	<0.29	<0.29	<0.28	<0.40	<0.36	<0.36	2.3
	6/7/2011	<1.0	<1.4	<1.4	86	<2.0	<3.0	<1.8	250
	3/29/2012	0.45i	<0.29	<0.29	0.43i	<0.40	<0.59	<0.36	1.0
	9/25/2012	0.37i	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	0.45i
	3/12/2013	0.24i	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	<0.37
DD-6C	2/11/2002	14	ND	ND	4.7	ND	ND	ND	0.9
	5/12/2004	4.9	<0.50	1.9	4.3	<0.50	<0.43	<0.43	12
	8/18/2004	5	<0.50	<0.43	9.3	<0.50	<0.43	<0.43	27
	11/24/2004	4.6	<0.50	<0.41	<0.27	<0.50	<0.43	<0.43	78
	4/13/2005	3	<0.50	0.94i	10	<0.50	<0.43	<0.43	73
	8/3/2005	3	<0.50	<0.43	3.7	<0.50	<0.43	<0.43	24
	12/14/2005	2.5i	<1.0	<0.86	<0.66	<1.0	<0.86	<0.86	10
	3/29/2006	1.6	<0.50	<0.43	<0.33	<0.50	<0.43	<0.43	9.4
	3/12/2007	0.47i	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	6.7
	6/8/2007	0.61i	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	17
	9/6/2007	0.7i	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	17
	12/7/2007	0.39i	<0.20	<0.32	0.28i	<0.31	<0.22	<0.22	15
	3/31/2008	0.54i	<0.20	<0.32	0.54i	<0.31	<0.22	<0.22	23
	9/18/2008	<0.17	<0.20	<0.32	<0.21	<0.31	<0.22	<0.22	21
	3/13/2009	0.25i	<0.18	<0.16	0.87i	<0.14	<0.36	<0.12	17
	1/14/2010	<0.21	<0.29	2.1	<0.28	<0.40	<0.36	<0.36	23



## Exhibit 3

**TABLE 6**  
 Summary of Groundwater Analytical Results  
 Intermediate Depth Monitoring Wells  
 Dee Dot Sludge Disposal Area No. 2

Sample Date		1,1-Dichloroethane	1,1-Dichloroethene	Chloromethane	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Vinyl Chloride
Well ID	Table I GCTLs	70	7	2.7	70	100	5	5	1
	Table V NADSC	700	70	270	700	1000	500	500	100
	6/6/2011	<0.21	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	7.7
	3/29/2012	<0.21	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	13
	9/25/2012	<0.21	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	15
	3/12/2013	<0.21	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	12
DD-8C	3/11/2002	18	ND	240	1.9	ND	ND	ND	5.2
	3/13/2007	2.2	<0.20	0.38i	0.51i	<0.31	<0.22	<0.22	34
	6/8/2007	2.5	<0.20	0.46i	0.53i	<0.31	<0.22	<0.22	56
	9/6/2007	2.1	<0.20	0.55i	0.39i	<0.31	<0.22	<0.22	56
	12/7/2007	0.25i	<0.20	0.96i	0.24i	<0.31	<0.22	<0.22	20
	3/31/2008	1.2	<0.20	0.38i	0.44i	<0.31	<0.22	<0.22	34
	9/18/2008	0.75i	<0.20	0.62i	<0.21	<0.31	<0.22	<0.22	41
	3/16/2009	0.41i	15	<0.16	2,000	14	<0.36	<0.12	1,700
Resample	4/16/2009	1.1	<0.18	0.47i	<0.21	<0.18	<0.36	<0.12	49
	1/14/2010	<0.63	<0.87	<0.87	<0.84	<1.2	<1.1	<1.1	38
	6/6/2011	<0.42	<0.58	<0.58	<0.56	<0.80	<1.2	<0.72	20
	3/29/2012	<0.21	0.41i	<0.29	0.84i	<0.40	<0.59	<0.36	20
	9/25/2012	<0.21	<0.29	<0.29	0.46i	<0.40	<0.59	<0.36	14
	3/13/2013	<0.42	<0.58	<0.58	<0.56	<0.80	<1.2	<0.72	10
DD-10C	1/14/2010	0.73i	<0.29	0.88i	<0.28	<0.40	<0.36	<0.36	<0.37
	7/18/2011	0.77i	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	<0.37
	3/28/2012	0.65i	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	<0.37
	9/24/2012	0.85i	<0.29	<0.29	<0.28	<0.40	<0.59 J4	<0.36	<0.37
	3/12/2013	0.71i	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	<0.37
DD-14B	1/15/2010	<0.21	<0.29	<0.29	<0.28	<0.40	<0.36	<0.36	<0.37
	6/7/2011	<0.21	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	0.79i
	3/28/2012	0.26i	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	2
	9/25/2012	0.36i	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	4.4
	3/12/2013	<0.21	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	1.2
DD-93I	1/15/2010	3.2	<0.87	1.9i	<0.84	<1.2	<1.1	<1.1	<1.1



**TABLE 6**  
Summary of Groundwater Analytical Results  
Intermediate Depth Monitoring Wells  
Dee Dot Sludge Disposal Area No. 2

Well ID	Sample Date	1,1-Dichloroethane	1,1-Dichloroethene	Chloromethane	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Vinyl Chloride
		70	7	2.7	70	100	5	5	1
		700	70	270	700	1000	500	500	100
	6/7/2011	1.7	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	<0.37
	3/28/2012	3.8	<0.29	<0.29	0.67i	<0.40	<0.59	<0.36	<0.37
	9/24/2012	3.0	<0.29	<0.29	0.54i	<0.40	<0.59	<0.36	<0.37
	3/12/2013	1.4	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	<0.37
DD-02I	1/31/2002	ND	ND	ND	ND	ND	ND	ND	5,200
	5/14/2004	1.7	<0.50	<0.41	53	7.3	<0.43	<0.43	4,200
	8/18/2004	0.84i	<0.50	1.1i	59	6	<0.43	<0.43	2,000
	11/23/2004	<36	<0.50	<0.62	1.1	<0.50	<0.43	<0.43	3.8
	4/14/2005	<0.36	<0.50	0.70i	0.68i	<0.50	<0.43	<0.43	4.3
	8/4/2005	<0.36	<0.50	<0.43	0.53i	<0.50	<0.43	<0.43	5.5
	3/14/2007	<0.17	<0.20	<0.32	39	3.1	<0.22	<0.22	190
	6/11/2007	<0.17	<0.20	<0.32	6.1 (J4)	0.67i	<0.22	<0.22	40 (J4)
	9/6/2007	<0.17	<0.20	<0.32	59	3.1	<0.22	<0.22	320
	12/7/2007	<0.34	<0.40	0.99i	110	4.4	<0.44	<0.44	310
	3/31/2008	0.42i	<0.40	<0.64	300	9.7	<0.44	<0.44	420
	9/18/2008	<0.34	<0.40	5.3	110	6.7	<0.44	<0.44	250
	3/16/2009	<0.28	<0.36	<0.32	44	2.6	<0.72	<0.24	74
	1/15/2010	<0.42	<0.58	<0.58	84	4	<0.72	<0.72	110
	6/6/2011	<0.42	<0.58	<0.58	62	<0.80	<1.2	<0.72	280
	3/29/2012	1	<0.29	<0.29	3.6	<0.40	<0.59	<0.36	91
	9/26/2012	0.60i	<0.29	<0.29	12	<0.40	<0.59	<0.36	53
	3/11/2013	0.57i	<0.29	<0.29	25	<0.40	<0.59	<0.36	57
DD-02D	1/15/2010	<0.63	<0.87	0.93i	<0.84	<1.2	<1.1	<1.1	97
	6/6/2011	<0.42	<0.58	<0.58	<0.56	<0.8	<1.2	<0.72	38
	3/29/2012	<0.29	<0.29	<0.29	<0.29	<0.40	<0.59	<0.36	3.9
	9/26/2012	<0.21	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	0.72i
	3/11/2013	<0.21	<0.29	<0.29	<0.28	<0.40	<0.59	<0.36	0.74i

Notes:

**TABLE 6**  
Summary of Groundwater Analytical Results  
Intermediate Depth Monitoring Wells  
Dee Dot Sludge Disposal Area No. 2

Sample Date		1,1-Dichloroethane	1,1-Dichloroethene	Chloromethane	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Vinyl Chloride
Well ID	Table I GCTLs	70	7	2.7	70	100	5	5	1
	Table V NADSC	700	70	270	700	1000	500	500	100

1.) Concentrations are in micrograms per liter (µg/L)

2.) "**Bold**" indicates Table I - GCTLs exceedance

3.) "***Italic Bold***" indicates Table V - NADSC exceedance

4.) Abbreviations:

i - Indicates the reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

J4 - Matrix spike recovery of vinyl chloride for DD-4C were outside of control criteria. Recovery in the Laboratory Control Sample was acceptable, which indicates the analytical batch was in control. The matrix spike outliers suggest a potential low bias in this matrix. The affected sample is qualified (J4) to indicate matrix interference.

ND - Non-detect

## Geochemistry Data

Geochemical parameters were analyzed to assist in evaluating the performance of the in-situ bioremediation system and assess geochemical conditions. Based on these data and field parameters (such as ORP), the shallow and intermediate groundwater conditions at the time of sampling were evaluated and the resulting observations are presented below.

### Shallow Groundwater Zone

The data suggest that geochemical conditions in the shallow groundwater zone are generally reducing. Dissolved oxygen concentrations were lower than baseline (pre-injection) concentrations and less than 1 mg/L in most wells, indicating anoxic to anaerobic conditions. The presence of dissolved (filtered) iron above 1 mg/L in most wells indicates that some degree of iron reduction is occurring in the shallow zone, further confirming the presence of reducing conditions in groundwater. Sulfate concentrations were significantly lower than baseline concentrations in all shallow wells during the March 2013 sampling event. Sulfide was detected above baseline concentrations in most wells, indicating that sulfate reduction is occurring in the shallow aquifer. Methane concentrations were elevated in all wells, suggesting that methanogenic conditions have been established in this aquifer. TOC concentrations during the March 2013 monitoring event were lower than previous monitoring events after substrate injection in most shallow wells. This indicates that much of the TOC has attenuated as it promoted the in-situ bioremediation process during the past 18 months. Results for volatile fatty acids [VFAs] (such as pyruvic, acetic, and propionic



Public Records of St. Johns County, FL  
Clerk number: 2016024719  
BK: 4180 PG: 1758  
4/22/2016 9:44 AM  
Recording \$69.50

This instrument prepared by:  
Michael P. Petrovich, Esq.  
Hopping Green and Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

## **DECLARATION OF RESTRICTIVE COVENANT**

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter "Declaration") is made by and between the Florida Inland Navigation District (hereinafter "GRANTOR" or "FIND") 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 St. Johns, State of Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter the "Property").
- B. The FDEP Facility Identification Number for the contaminated site located on the Property is Site #COM\_179673/Project # 245268. The facility name at the time of this Declaration is Dee Dot Ranch Sludge Land Farm (hereinafter "Site").
- C. The Site has been the subject of site rehabilitation activities pursuant to FDEP rules to address impacts from sludge disposal that occurred at the Site from 1980 to 1983. Corrective action implemented at the Site included sludge and impacted soil removal, impacted groundwater recovery and treatment, monitored natural attenuation, and in-situ augmentation of biodegradation processes. While impacts to groundwater from vinyl chloride (VC) and cis-1,2-dichloroethylene (DCE) have been significantly reduced, concentrations of VC and DCE remain above FDEP groundwater cleanup target levels (GCTLs) in the shallow and intermediate zones of the surficial aquifer at



the Site. The FDEP-approved remedy consists of an institutional control to address remaining concentrations of VC and DCE in the surficial aquifer at the Site located on the Property that are above FDEP's GCTLs. VC and DCE concentrations in groundwater at the Site located on the Property are documented in the following reports that are incorporated by reference.

1. Conceptual Groundwater Simulation dated February 19, 2014.
2. Supplemental Groundwater Sampling Results and Evaluation – Dee Dot Sludge Disposal Area No. 2 dated November 25, 2013.
3. Remedial Progress Report No. 3, 18-Month Post-Injection Groundwater Monitoring Report (March 2013) – Dee Dot Sludge Disposal Area No. 2 dated July 29, 2013.
4. Remedial Progress Report No. 2, 12-Month Post-Injection Groundwater Monitoring Report (September 2012) – Dee Dot Sludge Disposal Area No. 2 dated November 29, 2012.
5. Remedial Progress Report No. 1, 6-Month Post-Injection Groundwater Monitoring Report (March 2012) – Dee Dot Sludge Disposal Area No. 2 dated May 30, 2012.

D. The reports noted in Recital C set forth the nature and extent of the contamination described in Recital C at the Site. The reports confirm that contamination as defined by Chapters 62-780, Florida Administrative Code (F.A.C.), exists at the Site.

E. It is the intent of the restrictions in this Declaration to reduce or eliminate the risk of exposure of users or occupants of the Site located on the Property and the environment to the contaminants and to reduce or eliminate the threat of migration of the contaminants.

F. FDEP has agreed to issue a Site Rehabilitation Completion Order with Conditions (hereinafter "Order") upon recordation of this Declaration with respect to the Site. FDEP can unilaterally revoke the Order if the conditions of this Declaration or of the Order are not met. Additionally, if concentrations of VC and DCE increase above the levels approved in the Order, or if a subsequent discharge occurs at the Site, FDEP may require site rehabilitation to reduce concentrations of contamination to the levels allowed by the applicable FDEP rules. The Order relating to FDEP Facility Identification Number Site #COM\_179673/Project # 245268 can be found by contacting the FDEP Northeast District Office, 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256, (904) 256-1700.

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 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 on the Property the following restrictions and requirements:

- a. There shall be no use of the groundwater under the Property to a depth of 60 feet below land surface. There shall be no drilling for water conducted on the Property, nor shall any wells be installed on the Property other than wells pre-approved in writing by FDEP's Division of Waste Management (DWM), in addition to any authorizations required by the Division of Water Resource Management (DWRM) and the Water Management Districts (WMD). For any dewatering activities, a plan approved by FDEP's DWM must be in place to address and ensure the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated. After development of the Property for dredge spoil disposal in accordance with the Environmental Resource Permit that will be issued for the construction of the remainder of DMMA DU-9, any constructed stormwater features authorized by that permit (available by contacting FDEP's Northeast District Office) shall not be altered, modified or expanded, and there shall be no construction of new stormwater swales, stormwater detention or retention facilities or ditches on the Property without prior written approval from FDEP's DWM in addition to any authorizations required by the DWRM and the WMD.

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 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. FDEP may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of 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 FDEP's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by GRANTOR and FDEP as provided in paragraph 7 hereof. These restrictions may also be enforced in a court of competent jurisdiction by any other

person, firm, corporation, or governmental agency where non-compliance with these restrictions are demonstrated by competent substantial evidence to be causing specific injury or tangible harm to such person, firm, corporation, or governmental agency. If GRANTOR does not or will not be able to comply with any or all of the provisions of this Declaration, 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 this Declaration, 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, 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 the 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 FDEP to remove any requirement herein, cleanup target levels established pursuant to Florida Statutes and FDEP rules must be achieved. This Declaration may be modified in writing only. Any subsequent amendments must be executed by both GRANTOR and FDEP and be recorded by GRANTOR as an amendment hereto.

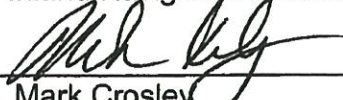
8. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of that provision shall not affect the validity of any other provisions of the Declaration. All such other provisions shall continue unimpaired in full force and effect.

9. GRANTOR covenants and represents that on the date of execution of this 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.

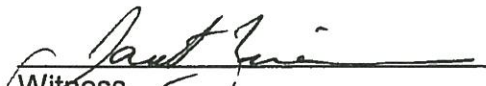


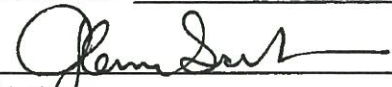
IN WITNESS WHEREOF, the Florida Inland Navigation District has executed this instrument, this 5<sup>th</sup> day of APRIL, 2016.

GRANTOR  
Florida Inland Navigation District

By:   
Mark Crosley  
Executive Director  
1314 Marcinski Road  
Jupiter, Florida 33477

Signed, sealed and delivered in the presence of:

 Date: 4/4/16  
Witness  
Print Name: Janet Zimmerman

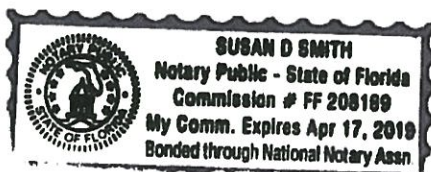
 Date: 4/4/16  
Witness  
Print Name: Glenn Scambler

STATE OF Florida )

COUNTY OF Palm Beach )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April, 2016, by Mark Crosley as Executive Director of the Florida Inland Navigation District, on its behalf.

Personally Known OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



  
Signature of Notary Public

FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

By:

Approved as to form by:

Toni L. Sturtevant

Toni Sturtevant, Asst. General Counsel  
FDEP - Office of General Counsel

GREGORY STRONG, Director

NORTHEAST DISTRICT  
8800 Baymeadows Way West, Suite 100  
Jacksonville, Florida 32256-7590

Signed, sealed, and delivered in  
in the presence of:

Alene S. Wilkinson

Witness Signature

Alene S. Wilkinson

Printed Name

4-18-16

Date

Becky Bobbitt

Witness Signature

Becky Bobbitt

Printed Name

4-18-16

Date

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of April,  
2016, by GREGORY STRONG, who is personally known to me



Victoria Badger Ford  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF907381  
Expires 8/21/2019

Victoria Badger Ford

Notary Public, State of Florida at Large



www.rmangas.com  
tel 904-642-8550 • fax 904-642-4165  
14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised November 12, 2015  
October 13, 2015  
DDI

Work Order No. 15-208.00  
File No. 123K-16.00B

#### **FIND Parcel – FDEP IC**

A portion of Section 19 and 30, together with a portion of Section 40 of the Thomas Fitch Grant, Township 3 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1097, page 1069 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 19; thence North  $01^{\circ}08'55''$  West, along the Westerly line of said Section 19, a distance of 2029.20 feet; thence North  $76^{\circ}11'11''$  East, departing said Westerly line, 1401.59 feet to the Northwestern corner of said Official Records Book 1097, page 1069; thence South  $13^{\circ}48'49''$  East, along the Westerly line of last said lands, a distance of 1468.38 feet to the Point of Beginning.

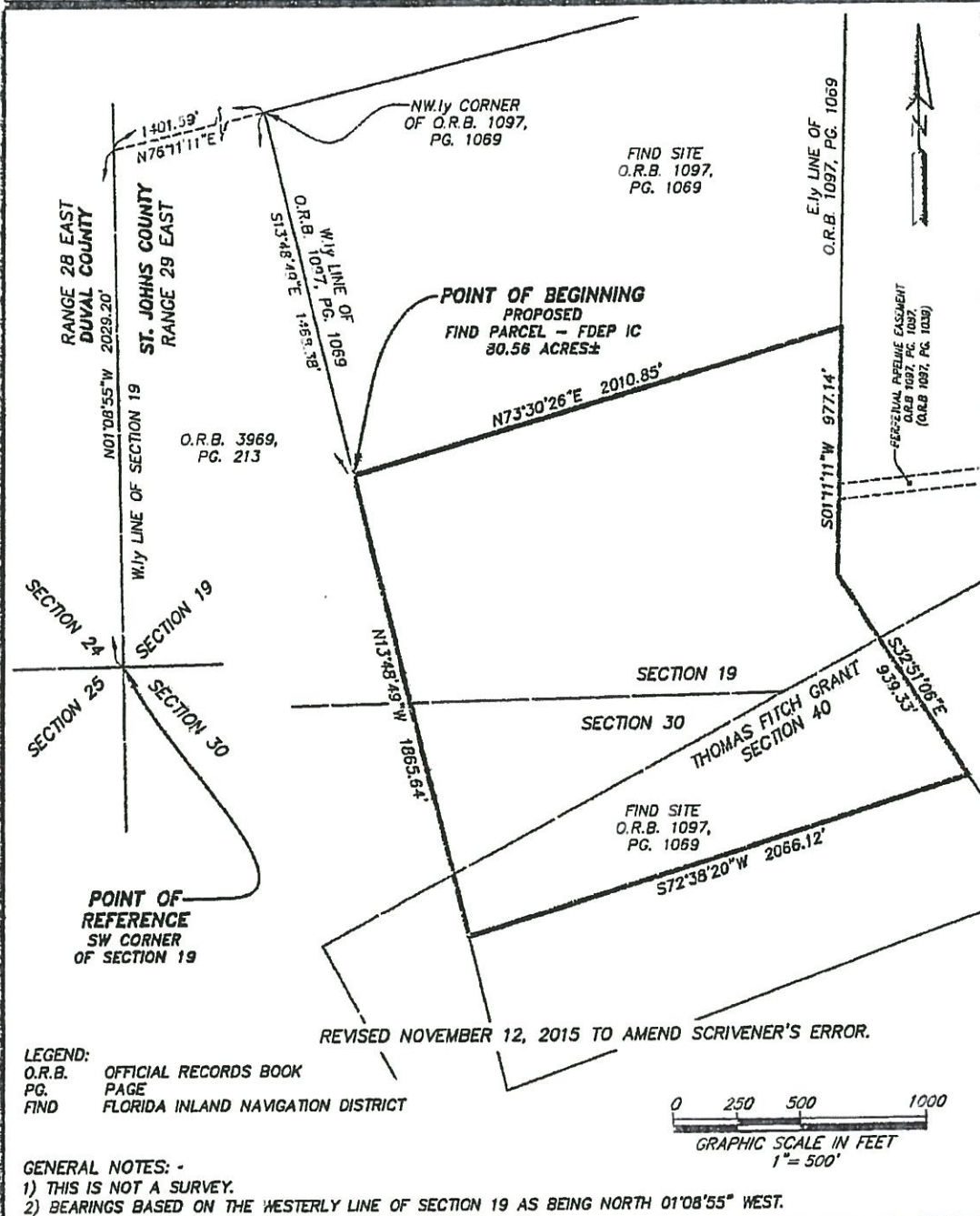
From said Point of Beginning, thence North  $73^{\circ}30'26''$  East, departing said Westerly line of Official Records Book 1097, page 1069, a distance of 2010.85 feet to a point lying on the Easterly line of last said lands; thence South  $01^{\circ}11'11''$  West, along said Easterly line, 977.14 feet; thence South  $32^{\circ}51'06''$  East, continuing along said Easterly line, 939.33 feet; thence South  $72^{\circ}38'20''$  West, departing said Easterly line, 2066.12 feet to a point lying on said Westerly line; thence North  $13^{\circ}48'49''$  West, along said Westerly line, 1865.64 feet to the Point of Beginning.

Containing 80.56 acres, more or less.



# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 40 OF THE THOMAS FITCH GRANT, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1097, PAGE 1069 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**ROBERT M. ANGAS ASSOCIATES, INC.**  
 SURVEYORS • PLANNERS • CIVIL ENGINEERS

14775 Old St. Augustine Road, Jacksonville, FL 32258

Tel: (904) 642-8550 Fax: (904) 642-4165

Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: OCTOBER 13, 2015

**DAMON J. KELLY**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6284

Public Records of St. Johns County, FL  
Clerk number: 2016024718  
BK: 4180 PG: 1748  
4/22/2016 9:44 AM  
Recording \$86.50

This instrument prepared by:  
Michael P. Petrovich, Esq.  
Hopping Green and Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

### **DECLARATION OF RESTRICTIVE COVENANT**

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter "Declaration") is made by and between BJD Timberlands, LLC (hereinafter "GRANTOR" or "BJD") 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 St. Johns, State of Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter the "Property").

B. The FDEP Facility Identification Number for the contaminated site adjacent to the Property is Site #COM\_179673/Project # 245268. The facility name at the time of this Declaration is Dee Dot Ranch Sludge Land Farm (hereinafter "Site").

C. The Site has been the subject of site rehabilitation activities pursuant to FDEP rules to address impacts from sludge disposal that occurred at the Site from 1980 to 1983. Corrective action implemented at the Site included sludge and impacted soil removal, impacted groundwater recovery and treatment, monitored natural attenuation, and in-situ augmentation of biodegradation processes. While impacts to groundwater from vinyl chloride (VC) and cis-1,2-dichloroethylene (DCE) have been significantly reduced, concentrations of VC and DCE remain above FDEP groundwater cleanup target levels (GCTLs) in the shallow and intermediate zones of the surficial aquifer at the Site. The FDEP-approved remedy consists of an institutional control to address



remaining concentrations of VC and DCE in the surficial aquifer at the Site that are above FDEP's GCTLs. VC and DCE concentrations in groundwater at the Site are documented in the following reports that are incorporated by reference. Groundwater underneath the Property owned by GRANTOR is not currently impacted by VC or DCE.

1. Conceptual Groundwater Simulation dated February 19, 2014.
2. Supplemental Groundwater Sampling Results and Evaluation – Dee Dot Sludge Disposal Area No. 2 dated November 25, 2013.
3. Remedial Progress Report No. 3, 18-Month Post-Injection Groundwater Monitoring Report (March 2013) – Dee Dot Sludge Disposal Area No. 2 dated July 29, 2013.
4. Remedial Progress Report No. 2, 12-Month Post-Injection Groundwater Monitoring Report (September 2012) – Dee Dot Sludge Disposal Area No. 2 dated November 29, 2012.
5. Remedial Progress Report No. 1, 6-Month Post-Injection Groundwater Monitoring Report (March 2012) – Dee Dot Sludge Disposal Area No. 2 dated May 30, 2012.

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 Site. This report confirms that contamination as defined by Chapters 62-780, Florida Administrative Code (F.A.C.), exists on the Site.

E. It is the intent of the restrictions in this Declaration to reduce or eliminate the risk of exposure of users or occupants of the Property and the environment to the contaminants and to reduce or eliminate the threat of migration of VC and DCE.

F. FDEP has agreed to issue a Site Rehabilitation Completion Order with Conditions (hereinafter "Order") upon recordation of this Declaration with respect to the Site located adjacent to the Property described in Exhibit "A". FDEP can unilaterally revoke the Order if the conditions of this Declaration or of the Order are not met. Additionally, if concentrations of VC and DCE increase above the levels approved in the Order, or if a subsequent discharge occurs at the Site, FDEP may require site rehabilitation to reduce concentrations of contamination to the levels allowed by the applicable FDEP rules. The Order relating to FDEP Facility Identification Number Site #COM\_179673/Project # 245268 can be found by contacting the FDEP Northeast District Office, 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256, (904) 256-1700.

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 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 on the Property the following restrictions and requirements:
  - a. There shall be no use of the groundwater under the Property to a depth of 60 feet below land surface. There shall be no drilling for water conducted on the Property, nor shall any wells be installed on the Property other than wells pre-approved in writing by FDEP's Division of Waste Management (DWM), in addition to any authorizations required by the Division of Water Resource Management (DWRM) and the Water Management Districts (WMDs). For any dewatering activities, a plan approved by FDEP's DWM must be in place to address and ensure the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated. There shall be no construction of stormwater swales, stormwater detention or retention facilities or ditches on the Property without prior written approval from FDEP's DWM in addition to any authorizations required by the DWRM and the WMD.
3. In the remaining paragraphs, all references to "GRANTOR" and "FDEP" shall also mean and refer to its 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 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. FDEP may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of 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 FDEP's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by GRANTOR and FDEP as provided in paragraph 7 hereof. These restrictions may also be enforced in a court of competent jurisdiction by any other person, firm, corporation, or governmental agency where non-compliance with these restrictions are demonstrated by competent substantial evidence to be causing specific injury or tangible harm to such person, firm, corporation, or governmental agency. If GRANTOR does not or will not be able to comply with any or all of the provisions of this Declaration, 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 this Declaration, 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, 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 the 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 FDEP to remove any requirement herein, cleanup target levels established pursuant to Florida Statutes and FDEP rules must be achieved. This Declaration may be modified in writing only. Any subsequent amendments must be executed by both GRANTOR and FDEP and be recorded by GRANTOR as an amendment hereto.

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


9. GRANTOR covenants and represents that on the date of execution of this 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 right to impose the restrictive covenant described in this Declaration.



IN WITNESS WHEREOF, BJD Timberlands, LLC has executed this instrument,  
this 4<sup>th</sup> day of April, 2016.

GRANTOR

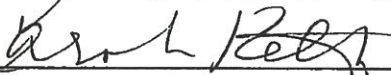
BJD Timberlands, LLC

By:   
Harry Francis  
Vice President  
P.O. Box 19366  
Jacksonville, FL 32245-9366

Signed, sealed and delivered in the presence of:

 Date: April 4, 2016

Witness  
Print Name: Scott A. OK

 Date: April 4, 2016

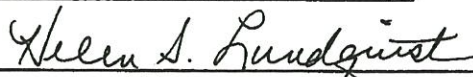
Witness  
Print Name: Caroline Kelly

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of  
APRIL, 2016, by HARRY D. FRANCIS as V.P. of  
BJD Timberlands, LLC, on its behalf.

Personally Known ✓ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

  
Signature of Notary Public





FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

By:

Approved as to form by:

Toni L. Sturtevant

Toni Sturtevant, Asst. General Counsel  
FDEP - Office of General Counsel

  
GREGORY STRONG, Director

NORTHEAST DISTRICT  
8800 Baymeadows Way West, Suite 100  
Jacksonville, Florida 32256-7590

Signed, sealed, and delivered in  
in the presence of:




Witness Signature

Arlene S. Wilkinson

Printed Name

4-18-16

Date



Witness Signature

Beclay Bobbitt

Printed Name

4-18-16

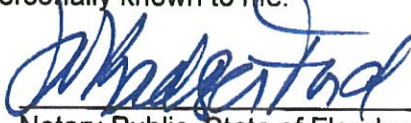
Date

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of April,  
2016, by GREGORY STRONG, who is personally known to me.



Victoria Badger Ford  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FP807381  
Expires 8/21/2019



Notary Public, State of Florida at Large



www.rmangas.com  
tel 904-642-8550 • fax 904-642-4165  
14775 Old St. Augustine Road • Jacksonville, Florida 32258

October 13, 2015  
DDI

Work Order No. 15-208.00  
File No. 123K-16.00A

**BJD Parcel 1 – FDEP IC**

A portion of Section 19 and 30, together with a portion of Section 40 of the Thomas Fitch Grant, Township 3 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3969, page 213 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 19; thence North  $01^{\circ}08'55''$  West, along the Westerly line of said Section 19, a distance of 2029.20 feet; thence North  $76^{\circ}11'11''$  East, departing said Westerly line, 1401.59 feet; to the North Westerly corner those lands described and recorded in Official Records Book 1097, page 1069 of said Public Records; thence South  $13^{\circ}48'49''$  East along the Westerly line of last said lands, a distance of 1468.38 feet to the Point of Beginning.

From said Point of Beginning, thence continue South  $13^{\circ}48'49''$  East, along said Westerly line of last said lands, a distance of 1865.64 feet; thence South  $72^{\circ}38'20''$  West, departing said Westerly line, 378.00 feet; thence North  $14^{\circ}57'20''$  West, 1870.00 feet; thence North  $73^{\circ}30'26''$  East, 415.00 feet to the Point of Beginning.

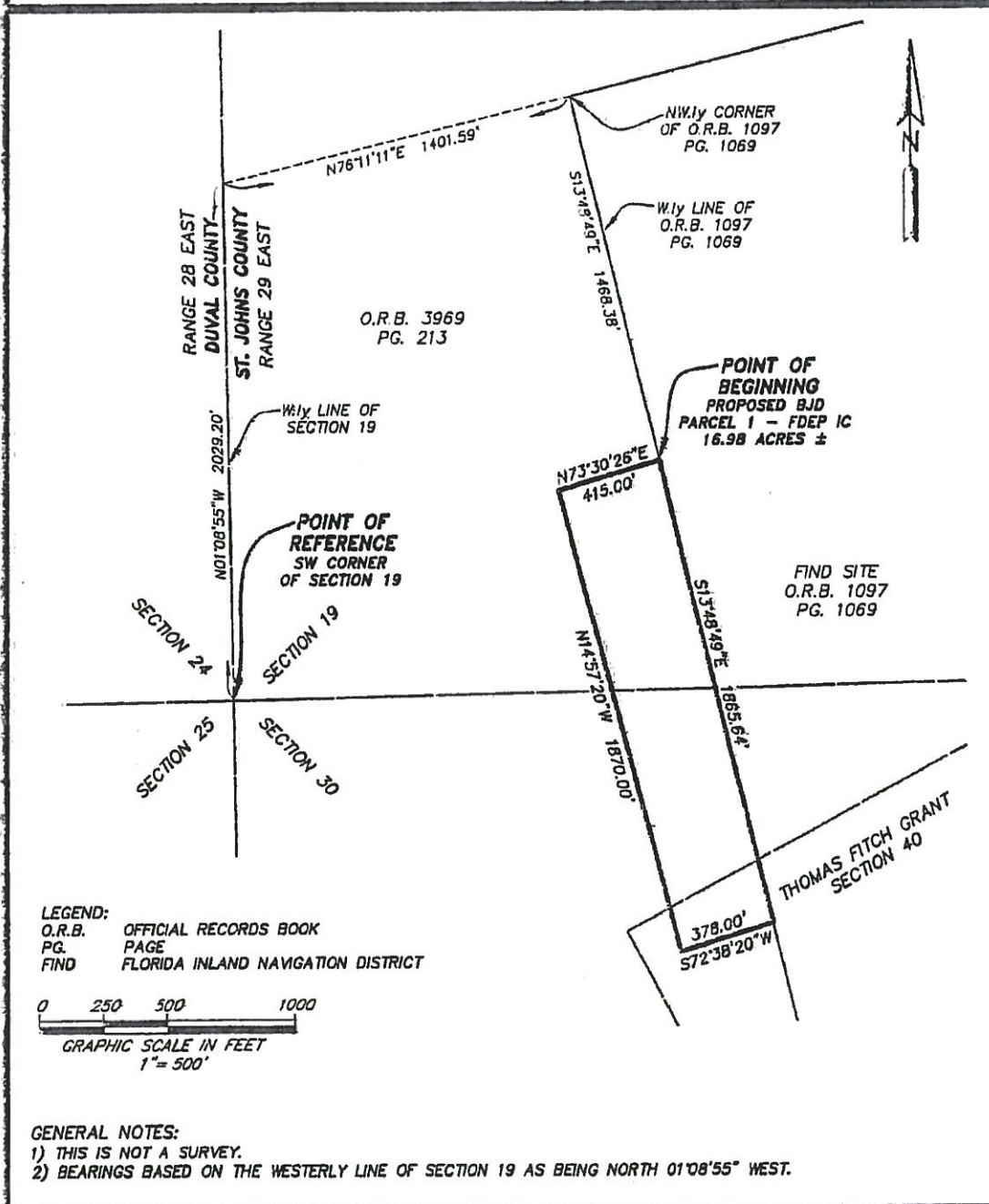
Containing 16.98 acres, more or less.

Exhibit A – BJD DRC  
Page 7 of 10



# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 40 OF THE THOMAS FITCH GRANT, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3969, PAGE 213 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



Page 8 of 10



**ROBERT M. ANGAS ASSOCIATES, INC.**  
 SURVEYORS • PLANNERS • CIVIL ENGINEERS

14775 Old St. Augustine Road, Jacksonville, FL 32258  
 Tel: (904) 642-8550 Fax: (904) 642-4165  
 Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT SCALE: DRC1"=500'

DATE: OCTOBER 13, 2015

DAMON J. KELLY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6284





www.rmangas.com  
tel 904-642-8550 • fax 904-642-4165  
14775 Old St. Augustine Road • Jacksonville, Florida 32258

October 13, 2015  
DDI

Work Order No. 15-208.00  
File No. 123K-16.00C

**BJD Parcel 2 – FDEP IC**

A portion of Sections 19 and 20, together with a portion of Section 40 of the Thomas Fitch Grant, Township 3 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3969, page 213 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 19; thence North  $01^{\circ}08'55''$  West, along the Westerly line of said Section 19, a distance of 2029.20 feet; thence North  $76^{\circ}11'11''$  East, departing said Westerly line, 1401.59 feet to the Northwestern corner of those lands described and recorded in Official Records Book 1097, page 1069 said public records; thence South  $13^{\circ}48'49''$  East along the Westerly line of last said lands, a distance of 1468.38 feet; thence North  $73^{\circ}30'26''$  East, departing said Westerly line, 2010.85 feet to the Point of Beginning.

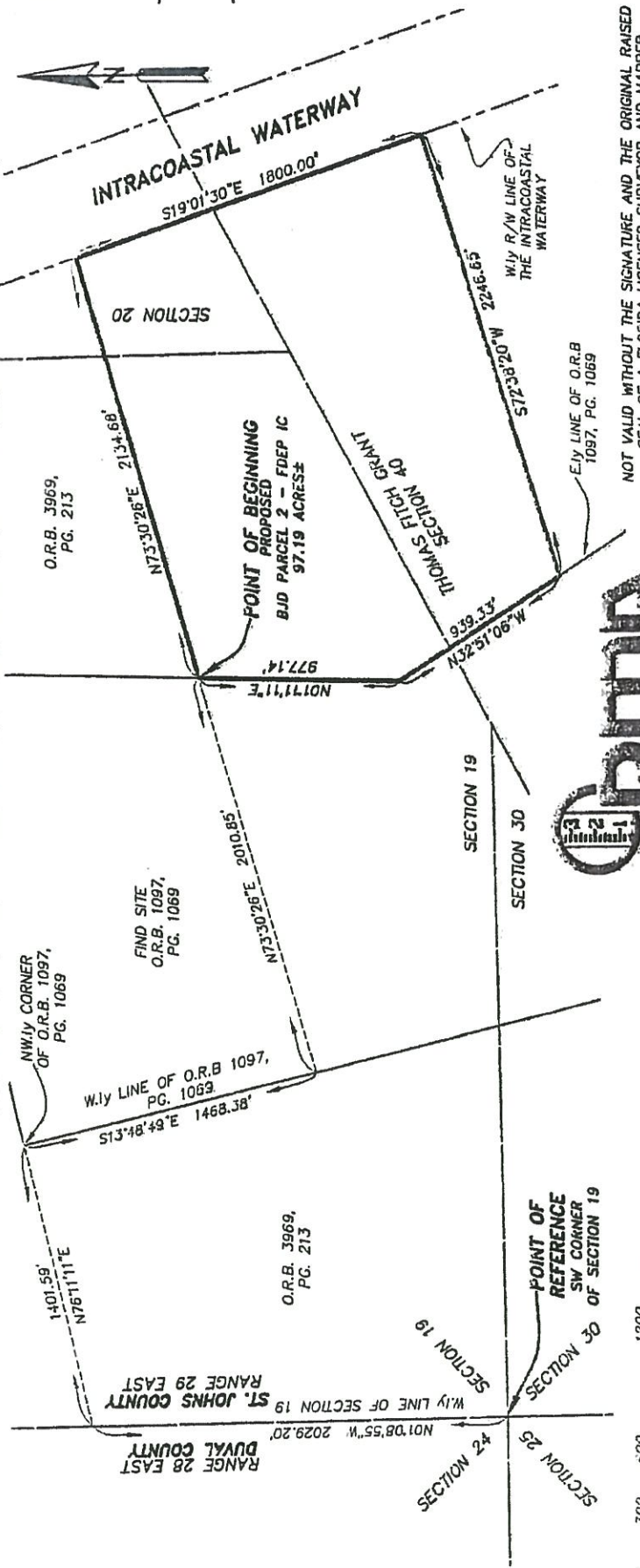
From said Point of Beginning, thence continue North  $73^{\circ}30'26''$  East, 2134.68 feet to the Westerly right of way line of the Intracoastal Waterway; thence continue South  $19^{\circ}01'30''$  East along said Westerly right of way line, a distance of 1800.00 feet; thence South  $72^{\circ}38'20''$  West departing said Westerly right of way line, a distance of 2246.65 feet to a point on the Easterly line of said Official Records Book 1097, page 1069; thence North  $32^{\circ}51'06''$  West along said Easterly line, 939.33 feet; thence North  $01^{\circ}11'11''$  East, 977.14 feet to the Point of Beginning.

Containing 97.19 acres, more or less.

Exhibit A – BJD DRC  
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# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 19 AND 20, TOGETHER WITH A PORTION OF SECTION 40 OF THE THOMAS FITCH GRANT, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3969, PAGE 213 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:  
O.R.B. PG. 1069  
PAGE 213  
FIND  
OFFICIAL RECORDS BOOK  
PAGE 213  
FLORIDA INLAND NAVIGATION DISTRICT

GENERAL NOTES:  
1) THIS IS NOT A SURVEY  
2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 19 AS BEING NORTH  $01^{\circ}08'55''$  WEST

GRAPHIC SCALE IN FEET  
1" = 600'  
0 300 600 1200



ROBERT M. ANGAS ASSOCIATES, INC.  
SURVEYING - PLANNERS - CIVIL ENGINEERS  
14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-4165 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

DATE: OCTOBER 13, 2015

SCALE: 1" = 600'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DAMON J. KELLY  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6284