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FILE NO. 113872

December 8, 2011

VIA FACSIMILE: 727-937-8799

Mark LeCouris, City Manager
City of Tarpon Springs
324 E. Pine Street
Tarpon Springs, FL 34688

Re: Linger Longer Mobile Home Park

Dear Mark:

This firm represents Linger Longer Mobile Home Park, LLC, a Florida limited liability company ("Linger Longer"). At Commissioner Slattery's request, the Commission will reconsider the appropriateness of the site as a recreational use and proceeding with the contract dated September 6, 2011 between the City of Tarpon Springs ("City") and Linger Longer ("Contract") at its meeting on December 13, 2011.

In light of that discussion, Linger Longer would like to offer the following:

1. Proposed contract amendments.
 - a. Reduce Purchase Price (as defined in the Contract) to \$3,500,000.00 (Three Million Five Hundred Dollars and no/100s dollars).
 - b. Seller will credit at closing the costs associated with a special election required for the voter approval required by the City's Charter for the City to proceed with the purchase of the property.
 - c. If required by the City, Seller will select from a state-approved list of licensed engineers, an engineering firm to conduct a Phase 2 Environmental Study ("Phase 2"). Seller will credit the cost of the Phase 2 against the Purchase Price at Closing.
2. Environmental Issues. TBECardno indicated that despite the Florida Department of Environmental Protection closure letter for the

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wastewater treatment plant on the Property, there was concern regarding other portions of the site. In 2005, soil borings were performed on a variety of locations on the site. Additionally, Linger Longer believes there is additional, publicly available information regarding other recommendations included in the TBE report. That information is being compiled to provide to the City prior to Tuesday's meeting.

3. Property Preparation Costs. Linger Longer will present modified estimates for the amount of dredging necessary to prepare a boat launch on the Property.

We look forward to further discussing this issue on Tuesday night.

Sincerely,



Katherine E. Cole, Esq.

cc: Bill Capps, Linger Longer MHP
Mayor and Commissioners
Jim Yacavone, City Attorney