November 21, 2000

Mr. Dave Tyner
Tyner Building & Design, Inc.
1219 East Tarpon Avenue
Tarpon Springs, Florida 34689

RE: Limited Phase II Investigation
3445 State Road 580
Safety Harbor, Pinellas County, Florida

Dear Mr. Tyner:

Tampa Bay Engineering, Inc. (TBE) has completed a limited Phase II environmental investigation of the property located at 3445 State Road 580 in Safety Harbor, Florida. This work was performed on behalf of Tyner Building & Design, in support of a pending property transaction.

N.S. Nettles & Associates, Inc. completed a Phase I Environmental Site Assessment at the site in April 1999, and identified no recognized environmental concerns. However, a recent site inspection by TBE personnel identified several areas of potential concern, including: (1) potential impacts from chemical use at the on-site shop/maintenance facility to soil/groundwater via the septic system drain field, (2) soil staining observed adjacent to concrete apron of shop and near a waste oil AST, (3) numerous 55-gallon drums containing unknown liquids and solids, and (4) potential for asbestos containing materials to exist within various on-site structures. Based on these concerns a limited Phase II assessment was recommended.

To address these potential concerns, TBE personnel installed 12 hand auger soil borings for organic vapor screening and two temporary monitoring wells for collection of groundwater samples from the site, as shown on Figure 1. In addition, a NESHAP Demolition survey for asbestos-containing materials was conducted by a sub-consultant and is attached under separate cover. Please see the attached report for specific information and conclusions.

GENERAL SAMPLING PROTOCOL

Soil: Twelve soil borings were completed on site using a decontaminated, stainless steel hand auger. An Organic Vapor Analysis (OVA) screening of borehole soil was conducted using a Foxboro 128 GC Flame Ionization Detector (FID). This instrument is a field-screening tool that can be used to detect hydrocarbon vapors such as those associated with petroleum products and solvents. The soil samples were collected at two-foot incremental depths from land surface until groundwater was encountered. Samples were subsequently transferred to sample jars and covered with aluminum foil. The hand auger was decontaminated between each boring location.

The samples were then screened using the OVA with and without a charcoal filter. The difference between filtered and unfiltered OVA readings can be indicative of hydrocarbon vapors that are not naturally occurring.

Groundwater: Two temporary wells were installed on site at soil boring locations most likely to detect potential contaminants from on-site sources noted above. The temporary wells were completed by boring with a stainless steel hand auger to the desired depth while advancing PVC shoring to maintain the borehole integrity. Next, a screened section of 2" schedule 40 PVC with .010-inch slots was inserted and the annulus filled with clean 20/30 silica sand. The PVC shoring was then removed leaving a completed temporary well. Installation equipment was cleaned using a water/alconox detergent rinse, an isopropyl rinse, and an analyte-free water rinse in accordance with TBE's FDEP-approved CompQAP between each well installation.

Prior to sampling, TBE purged each well a minimum of five well volumes with a decontaminated bailer until pH, conductivity, and temperature stabilized. Groundwater samples were then collected in accordance with TBE's CompQAP using a disposable polyethylene bailer and transferred to appropriate sample jars. Sample jars were maintained at four degrees Celsius using wet ice and transported to Environmental Conservation Laboratories (ENCO) along with completed chain of custody documentation.

On November 7, 2000, TBE personnel collected groundwater samples from an existing temporary monitoring well (TMW-1) and the two newly installed temporary monitoring wells (TMW-2 and TMW-3) as shown on the attached figure.

The groundwater samples from each well were analyzed per EPA method 8021 (Volatile Organics) and 8310 (Polynuclear Aromatic Hydrocarbons).

RESULTS

Soil: On November 6, 2000, TBE personnel advanced 12 soil borings as shown on the attached figure. Soil samples from each boring were screened on-site using a Foxboro 128 GC OVA-FID. No staining or odors were observed at any boring location. No elevated OVA readings indicative of potential hydrocarbon contamination were detected at the locations sampled.

Groundwater: Groundwater samples from the one existing and two newly installed temporary monitoring wells (TMW-1, TMW-2, and TMW-3) were laboratory analyzed as noted above. Results of this analysis indicated that none of the EPA method 8021/8310 constituents analyzed for were detected in excess of method detection limits.

CONCLUSIONS AND RECOMMENDATIONS

No elevated organic vapors indicative of potential contamination were detected in soils from the twelve borings installed on the subject property. In addition, groundwater samples from the one existing and two newly installed temporary monitoring wells were laboratory analyzed and showed no method parameters above minimum laboratory detection limits.

Based on the lack of indications of hydrocarbon contaminants in the areas sampled, TBE recommends no further assessment of the subject property. Conclusions and recommendations regarding asbestos-containing materials detected on-site are contained in the attached NESHAP Demolition Survey.

Thank you again for the opportunity to work with you on this project. If you should have any questions or require additional information, please call.

Sincerely,

TAMPA BAY ENGINEERING, INC.

Richard L. Hagberg, PG
Senior Project Manager

Gregory A. Schultz, EI
Project Engineer

Attachments: Figure 1
Laboratory Analytical Reports
NESHAP Demolition Survey

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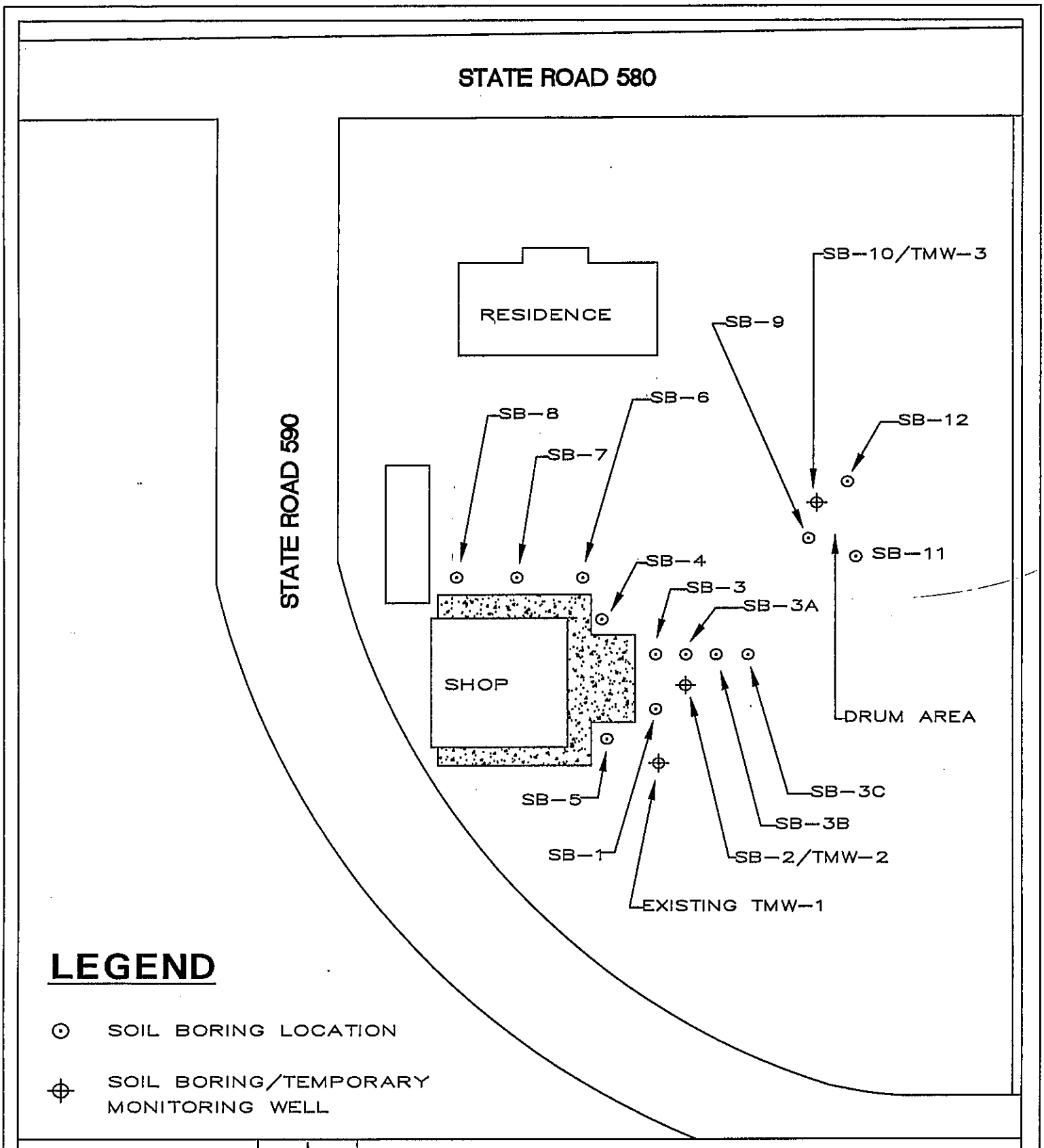

LEGEND

⊙ SOIL BORING LOCATION

⊕ SOIL BORING/TEMPORARY MONITORING WELL

TBE GROUP, INC.

FORMER DAVIS WELL DRILLING PROPERTY
3445 STATE ROAD 580
SAFETY HARBOR FLORIDA

FIGURE 1
SOIL BORING/MONITORING WELL LOCATION SKETCH

Environmental Conservation Laboratories, Inc.
4810 Executive Park Court, Suite 211
Jacksonville, Florida 32216-6069
904 / 296-3007
Fax 904 / 296-6210
www.encolabs.com

ENCO Laboratories

DHRS Certification No. E82277

CLIENT : Tampa Bay Engineering
ADDRESS: 18167 U.S. 19 North
Suite 550
Clearwater, FL 33764

REPORT # : JAX14187
DATE SUBMITTED: November 10, 2000
DATE REPORTED : November 15, 2000

ATTENTION: Mr. Greg Schultz

SAMPLE IDENTIFICATION

Samples submitted and
identified by client as:

PROJECT #: FORMER DAVIS WELL

11/07/00

#1 - TMW-1
#2 - TMW-2
#3 - TMW-3

PROJECT MANAGER Scott D. Martin

ENCO LABORATORIES
REPORT # : JAX14187
DATE REPORTED: November 15, 2000
REFERENCE : FORMER DAVIS WELL

RESULTS OF ANALYSIS

EPA METHOD 8021 - VOLATILE ORGANICS	TMW-1	TMW-2	Units
Methyl tert-butyl ether	2.0 U	2.0 U	µg/L
Benzene	1.0 U	1.0 U	µg/L
Toluene	1.0 U	1.0 U	µg/L
Chlorobenzene	1.0 U	1.0 U	µg/L
Ethylbenzene	1.0 U	1.0 U	µg/L
m-Xylene & p-Xylene	1.0 U	1.0 U	µg/L
o-Xylene	1.0 U	1.0 U	µg/L
1,3-Dichlorobenzene	1.0 U	1.0 U	µg/L
1,4-Dichlorobenzene	1.0 U	1.0 U	µg/L
1,2-Dichlorobenzene	1.0 U	1.0 U	µg/L
Surrogate:	% RECOV	% RECOV	LIMITS
Bromofluorobenzene	88	89	52-147
Date Analyzed	11/11/00	11/11/00	

U = Compound was analyzed for but not detected to the level shown.

ENCO LABORATORIES
REPORT # : JAX14187
DATE REPORTED: November 15, 2000
REFERENCE : FORMER DAVIS WELL

RESULTS OF ANALYSIS

EPA METHOD 8310 - PAH BY HPLC	TMW-1	TMW-2	Units
Naphthalene	0.50 U	0.50 U	µg/L
Acenaphthylene	1.0 U	1.0 U	µg/L
1-Methylnaphthalene	1.0 U	1.0 U	µg/L
2-Methylnaphthalene	1.0 U	1.0 U	µg/L
Acenaphthene	0.50 U	0.50 U	µg/L
Fluorene	0.10 U	0.10 U	µg/L
Phenanthrene	1.0 U	1.0 U	µg/L
Anthracene	0.20 U	0.20 U	µg/L
Fluoranthene	0.10 U	0.10 U	µg/L
Pyrene	0.10 U	0.10 U	µg/L
Benzo(a)anthracene	0.10 U	0.10 U	µg/L
Chrysene	0.10 U	0.10 U	µg/L
Benzo(b)fluoranthene	0.10 U	0.10 U	µg/L
Benzo(k)fluoranthene	0.10 U	0.10 U	µg/L
Benzo(a)pyrene	0.10 U	0.10 U	µg/L
Dibenzo(a,h)anthracene	0.10 U	0.10 U	µg/L
Benzo(g,h,i)perylene	0.10 U	0.10 U	µg/L
Indeno(1,2,3-cd)pyrene	0.10 U	0.10 U	µg/L
Surrogate:	**% RECOV**	**% RECOV**	**LIMITS**
p-terphenyl	85	100	43-148
Date Prepared	11/13/00	11/13/00	
Date Analyzed	11/14/00	11/14/00	

U = Compound was analyzed for but not detected to the level shown.

ENCO LABORATORIES
REPORT # : JAX14187
DATE REPORTED: November 15, 2000
REFERENCE : FORMER DAVIS WELL

RESULTS OF ANALYSIS

EPA METHOD 8021 - VOLATILE ORGANICS	TMW-3	LAB BLANK	Units
Methyl tert-butyl ether	2.0 U	2.0 U	µg/L
Benzene	1.0 U	1.0 U	µg/L
Toluene	1.0 U	1.0 U	µg/L
Chlorobenzene	1.0 U	1.0 U	µg/L
Ethylbenzene	1.0 U	1.0 U	µg/L
m-Xylene & p-Xylene	1.0 U	1.0 U	µg/L
o-Xylene	1.0 U	1.0 U	µg/L
1,3-Dichlorobenzene	1.0 U	1.0 U	µg/L
1,4-Dichlorobenzene	1.0 U	1.0 U	µg/L
1,2-Dichlorobenzene	1.0 U	1.0 U	µg/L
Surrogate:	% RECOV	% RECOV	LIMITS
Bromofluorobenzene	88	89	52-147
Date Analyzed	11/11/00	11/11/00	

U = Compound was analyzed for but not detected to the level shown.

ENCO LABORATORIES
REPORT # : JAX14187
DATE REPORTED: November 15, 2000
REFERENCE : FORMER DAVIS WELL

RESULTS OF ANALYSIS

EPA METHOD 8310 - PAH BY HPLC	TMW-3	LAB BLANK	Units
Naphthalene	0.50 U	0.50 U	µg/L
Acenaphthylene	1.0 U	1.0 U	µg/L
1-Methylnaphthalene	1.0 U	1.0 U	µg/L
2-Methylnaphthalene	1.0 U	1.0 U	µg/L
Acenaphthene	0.50 U	0.50 U	µg/L
Fluorene	0.10 U	0.10 U	µg/L
Phenanthrene	1.0 U	1.0 U	µg/L
Anthracene	0.20 U	0.20 U	µg/L
Fluoranthene	0.10 U	0.10 U	µg/L
Pyrene	0.10 U	0.10 U	µg/L
Benzo(a)anthracene	0.10 U	0.10 U	µg/L
Chrysene	0.10 U	0.10 U	µg/L
Benzo(b)fluoranthene	0.10 U	0.10 U	µg/L
Benzo(k)fluoranthene	0.10 U	0.10 U	µg/L
Benzo(a)pyrene	0.10 U	0.10 U	µg/L
Dibenzo(a,h)anthracene	0.10 U	0.10 U	µg/L
Benzo(g,h,i)perylene	0.10 U	0.10 U	µg/L
Indeno(1,2,3-cd)pyrene	0.10 U	0.10 U	µg/L
Surrogate:	**% RECOV**	**% RECOV**	**LIMITS**
p-terphenyl	86	95	43-148
Date Prepared	11/13/00	11/13/00	
Date Analyzed	11/14/00	11/14/00	

U = Compound was analyzed for but not detected to the level shown.

QUALITY CONTROL DATA

Parameter	% RECOVERY MS/MSD/LCS	ACCEPT LIMITS	% RPD MS/MSD	ACCEPT LIMITS
EPA Method 8021				
Benzene	108/106/104	60-138	2	17
Toluene	100/100/ 96	57-138	<1	16
Ethylbenzene	124/122/117	49-144	2	17
o-Xylene	104/102/ 98	50-151	2	17
EPA Method 8310				
Naphthalene	68/ 69/ 73	59-111	1	12
Acenaphthene	69/ 64/ 88	58-128	8	13
Benzo(a)pyrene	80/ 87/ 93	78-134	8	15
Benzo(g,h,i)perylene	80/ 90/ 83	62-115	12	30

Environmental Conservation Laboratories Comprehensive QA Plan #910190

< = Less Than
MS = Matrix Spike
MSD = Matrix Spike Duplicate
LCS = Laboratory Control Standard
RPD = Relative Percent Difference

Serial Number 58762

SL ~~SAVANNAH LABORATORIES & ENVIRONMENTAL SERVICES, INC~~ ENCO

ANALYSIS REQUEST AND CHAIN OF CUSTODY RECORD

JAX 14187

☐ 5102 LaRoche Avenue, Savannah, GA 31404 Phone: (912) 354-7858 Fax: (912) 352-0165
☐ 2846 Industrial Plaza Drive, Tallahassee, FL 32301 Phone: (904) 878-3994 Fax: (904) 878-9504
☐ 414 SW 12th Avenue, Deerfield Beach, FL 33442 Phone: (305) 421-7400 Fax: (305) 421-2584
☐ 900 Lakeside Drive, Mobile, AL 36693 Phone: (205) 666-6633 Fax: (205) 666-6696
☐ 6712 Benjamin Road, Suite 100, Tampa, FL 33634 Phone: (813) 885-7427 Fax: (813) 885-7049
☐ 100 Alpha Drive, Suite 110, Destrehan, LA 70047 Phone: (504) 764-1100 Fax: (504) 725-1163

PROJECT REFERENCE	PROJECT NO.	P.O. NUMBER
Former Davis Well Drilling	000322-2602-00	

PROJECT LOC. (State)	SAMPLER(s) NAME	PHONE	FAX
FL	Greg Schultz	727-531-3505	727-530-9891

CLIENT NAME	CLIENT PROJECT MANAGER
Tampa Bay Engineering	Greg Schultz

CLIENT ADDRESS (CITY, STATE, ZIP)
18167 US 19 N, #550, Clearwater, FL 33764

MATRIX TYPE: AQUEOUS (WATER) / SOLID OR SEMISOLID / AIR / NONAQUEOUS LIQUID (oil, solvent, etc)

REQUIRED ANALYSES: 8021, 8310, HCL, None

PAGE ___ OF ___

☐ STANDARD REPORT DELIVERY

☐ EXPEDITED REPORT DELIVERY (surcharge)

Date Due: 11/20/00

SAMPLE DATE	SAMPLE TIME	SL NO.	SAMPLE IDENTIFICATION	AQUEOUS (WATER)	SOLID OR SEMISOLID	AIR	NONAQUEOUS LIQUID (oil, solvent, etc)	NUMBER OF CONTAINERS SUBMITTED									REMARKS
11/7/00			TMW-1	✓				3	2								Need Blank
11/7/00			TMW-2	✓				3	2								COC's !!
11/7/00			TMW-3	✓				3	2								

RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RELINQUISHED BY: (SIGNATURE)	DATE	TIME
			[signature]	11/8/00	8:00			
RECEIVED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)	DATE	TIME
			[signature]	11/10/00	800			

LABORATORY USE ONLY

RECEIVED FOR LABORATORY BY: (SIGNATURE)	DATE	TIME	CUSTODY INTACT	CUSTODY SEAL NO.	SL LOG NO.	LABORATORY REMARKS:
			☐ YES ☐ NO			