



WHITAKER LABORATORY, INC.

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www.whitakerlab.net

December 10, 2007

Mr. Paul Burns
1 Old Tybee Road
Lazaretto Creek Chatham County, Georgia 31328
(912) 441-5027
Attn: Paul

RE: Former AST's (2) and Dispenser
Former Bubba Gumbo's Restaurant / Dock
1 Old Tybee Road
Lazaretto Creek Chatham County, Georgia 31328

Dear Mr. Burns:

PRELIMINARY SOIL / GROUNDWATER CONTAMINATION SCREENING

Date: 11-30-07

Inspected By: David Winters & David Wood

Area(s) Sampled: See the attached Sample Location Plan

SCOPE:

This inspection was performed to try and determine if any evidence of subsurface fuel contamination problems could be found within the soil and/or groundwater at the above referenced facility.

INVESTIGATION:

As part of this inspection, two (2) investigative borings (A-1 & A-2) were placed at the approximate locations shown on the attached field sketch and carried to a termination depth of ($\pm 7'$) below grade.

During the initial soil screening, using a MiniRae 2000 OVA, isolated trace evidence of detectable hydrocarbon vapors were found within the upper layers ($\pm 6'' - 4'$) of soil at each boring location. Typical headspace techniques were employed in obtaining these measurements.

PHONE & FAX: 234-4128

Mai -
Account?

Mr. Rebecca T. Grant
% Bns from address
3675 Cloudland Dr NW
Atlanta Ga.
30327

~~Star~~

Page 2 Former AST's (2) and Dispenser
 Former Bubba Gumbo's Restaurant / Dock
 1 Old Tybee Road
 Lazaretto Creek Chatham County, Georgia 31328

Due to the potential for soil and/or groundwater contamination to exist, temporary groundwater monitoring wells (TMW-1 & TMW-2) were placed at the boring locations where soil samples (A-1 & A-2) had revealed a potential for possible contamination to exist.

The groundwater sample obtained from these (2) wells along with a sample of soil from each boring just above the groundwater table were packed in ice and shipped to AES, Analytical Environmental Services, Inc., a certified analytical facility. These samples were analyzed for BTEX and PAH constituents using approved GA EPD methods.

After reviewing the analytical results, no detectable concentrations of BTEX constituents were found within either groundwater sample (TMW-1 & TMW-2).

Additionally, only trace amounts of Ethylbenzene and Total Xylenes were detected within the soil samples (A-1 & A-2), therefore explaining the reason for the detection of trace hydrocarbon vapors within the original OVA measurements. These constituents were detected within the soil samples at levels well below allowable maximum contamination levels (MCL's) as published by the GA EPD.

<u>Sample</u>	<u>Parameter</u>	<u>Location</u>	<u>Depth</u>	<u>Level</u>	<u>EPD Limits</u>
A-1	Ethylbenzene	Soil	5'	0.0027 ppm	0.37 ppm
	Xylenes	Soil	5'	0.012 ppm	20.0 ppm
A-2	Ethylbenzene	Soil	5'	0.0038 ppm	0.37 ppm
	Xylenes	Soil	5'	0.023 ppm	20.0 ppm

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As a result of the limited soil / groundwater investigation, the following conclusions may be drawn:

- Because the former tanks consisted of ASTs, they are excluded from GA EPD UST regulations.
- Also, based upon these results, these former tanks are also exempt from the EPD's Hazardous Site Response regulations because the detected (Ethylbenzene and Total Xylenes) constituents within the soil samples are well below the maximum allowable contamination levels (MCL's) (i.e., the levels found are low as compared to either set of regulations – UST & Solid Waste Hazardous Site Response).
- Groundwater was sampled, with no detectable BTEX or PAH constituents being found at the sampled locations.

Therefore, it is our opinion that since no groundwater contamination was detected at either of the sample locations (TMW-1 & TMW-2) and there are no GA EDP soil "trigger level" notifications necessary, additional investigation of this site appears unwarranted at this time.

We further recommend that this report be held in the file for future review by any and/or all interested parties.

We thank you for the opportunity to be of service on this project. We appreciate your trust and we look forward to a continuing relationship in the future. If you should have any questions, please don't hesitate to contact our office.

Respectfully submitted,
WHITAKER LABORATORY, INC.



Joseph F. Whitaker, P.E.



Donald Martin, Jr.
Environmental Professional

Former AST's (2) and Dispenser
Former Bubba Gumbo's Restaurant / Dock
1 Old Tybee Road
Lazaretto Creek Chatham County, Georgia 31328

LIMITATIONS AND EXCEPTIONS

A Phase II Environmental Site Assessment (ESA) comprises a number of individual elements whose basic nature and extent are determined in accordance with the standard of care applicable to Phase II ESA's. In addition, the contents of an ESA are governed by items such as the specified scope of work and fees.

As such, we believe we have prepared this report in accordance with the applicable standard of care and specified scope of work. However, please note our services intentionally did not include actual analyses with respect to asbestos, lead-based paint, outdoor air quality, mold or methane gas generation. Additionally, this assessment did not include inquiries with respect to geotechnical concerns, wetlands or the identification of endangered or protected plant and animal species. Similarly, the determination of historical and archaeological data is beyond the scope of this assessment.

If applicable, proper design considerations for any of these non-scope items should be provided as part of development.

Phase II Environmental Site Assessments by their very nature are limited. WHITAKER LABORATORY, INC. and its professional engineers / employees have endeavored to meet what it believes is the applicable standard of care and, in so doing, is obliged to advise its client of the above mentioned limitations.

Within any site reconnaissance, there are a number of physical constraints which can and/or may affect the ability of the Assessor to obtain site specific information. These include physical obstructions such as buildings, paved areas and bodies of water, as well as limiting conditions such as weather constraints, heavily wooded or brushy areas, inaccessible areas, ongoing physical operations and/or safety considerations.

This environmental assessment, unless otherwise noted within the report, was non-destructive and visual in nature. Every reasonable effort was made to obtain all pertinent and available information as to the condition of the subject site. However, the site reconnaissance was restricted to those items that were previously known through historical discovery and/or disclosure, viewed in plain sight and/or areas readily accessible to the Assessor.

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WHITAKER LABORATORY, INC. and its professional engineers / employees believe that providing information about limitations is essential to help its client identify and thereby manage its risk. These risks cannot be eliminated but can be further minimized through additional research not generally associated with a standard Phase II Environmental Site Assessment.

The findings and opinions conveyed in this report are based on information that we obtained from a variety of sources which we believe are reliable.

Nonetheless, WHITAKER LABORATORY, INC. and its professional engineers / employees cannot and do not guarantee the authenticity or reliability of the information it has relied upon.

Our findings and opinions are based on information that we obtained on given dates, through records review, site review and related activities.

It is possible for unknown site conditions to exist and for conditions we observed to have changed since initial review. Therefore, this report does not warrant or guarantee that the subject site is free of environmental defects.

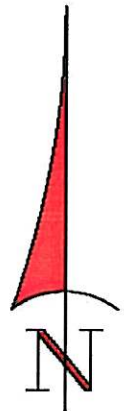
Accordingly, by reliance on this report WHITAKER LABORATORY, INC. and its professional engineers/employees liability for any matter in conjunction with this report is limited to the total of our professional liability insurance. This report is for the sole use and benefit of our client and may not be used or relied upon by any person or entity without written consent. When applicable, any eligible lender or tenant will be issued reliance letters upon request.

SAMPLE LOCATION PLAN



Boring Location Plan

Bubba Gumbo's (former) - Tybee Marina
Lazaretto Creek
Tybee Island, Georgia



ALL BORING LOCATIONS ARE APPROXIMATE, & ARE BASED ONLY ON FIELD ESTIMATES.

ANALYTICAL RESULTS

OVA Meter Results

	A-1	A-2
0-6"	0.6	0.7
6"-1'	--	2.7
1'-2'	0.8	1.8
2'-3'	1.3	2.0
3'-4'	0.7	1.5
4'-5'	-- w/t	0.3
5'-6'	--	-- w/t
6'-7'	--	--
+ 7'	--	--

A-1 = AST Location
A-2 = Dispenser Location

OVA Meter Readings

Bubba Gumbo's (former) - Tybee Marina
Lazaretto Creek
Tybee Island, Georgia

Analytical Environmental Services, Inc.

Date: 05-Dec-07

CLIENT: Whitaker Labs
Lab Order: 0712015
Project: Bubba Gumbo's
Lab ID: 0712015-001A

Client Sample ID: A-1-5'
Tag Number:
Collection Date: 11/30/2007 9:01:00 AM
Matrix: SOIL

Analyses	Result	Limit Qual	Units	BatchID	DF	Date Analyzed
VOLATILE ORGANICS						
		SW8260B				Analyst: ET
Benzene	BRL	0.0007	mg/Kg-dry	94080	1	12/5/2007 8:42:00 AM
Toluene	BRL	0.0007	mg/Kg-dry	94080	1	12/5/2007 8:42:00 AM
Ethylbenzene	0.0027	0.0007	mg/Kg-dry	94080	1	12/5/2007 8:42:00 AM
Xylenes, Total	0.012	0.0013	mg/Kg-dry	94080	1	12/5/2007 8:42:00 AM
Surr: 4-Bromofluorobenzene	85.1	54.6-144	%REC	94080	1	12/5/2007 8:42:00 AM

Qualifiers:	*	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
	BRL	Below Reporting Limit	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
	N	Analyte not NELAC certified	P	NELAC analyte certification pending
	Rpt Limit	Reporting Limit	S	Spike Recovery outside accepted recovery limits

Analytical Environmental Services, Inc.

Date: 05-Dec-07

CLIENT: Whitaker Labs
Lab Order: 0712015
Project: Bubba Gumbo's
Lab ID: 0712015-001B

Client Sample ID: A-1-5'
Tag Number:
Collection Date: 11/30/2007 9:01:00 AM
Matrix: SOIL

Analyses	Result	Limit Qual	Units	BatchID	DF	Date Analyzed
PERCENT MOISTURE		D2216				Analyst: ZA
Percent Moisture	17.8	0	wt%		1	12/3/2007 4:00:00 PM

Qualifiers:	*	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
	BRL	Below Reporting Limit	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
	N	Analyte not NELAC certified	P	NELAC analyte certification pending
	Rpt Limit	Reporting Limit	S	Spike Recovery outside accepted recovery limits

Analytical Environmental Services, Inc.

Date: 05-Dec-07

CLIENT:	Whitaker Labs	Client Sample ID:	A-2-5'
Lab Order:	0712015	Tag Number:	
Project:	Bubba Gumbo's	Collection Date:	11/30/2007 9:17:00 AM
Lab ID:	0712015-002A	Matrix:	SOIL

Analyses	Result	Limit	Qual	Units	BatchID	DF	Date Analyzed
VOLATILE ORGANICS		SW8260B		(SW5035)	Analyst: ET		
Benzene	BRL	0.0007		mg/Kg-dry	94080	1	12/5/2007 9:08:00 AM
Toluene	BRL	0.0007		mg/Kg-dry	94080	1	12/5/2007 9:08:00 AM
Ethylbenzene	0.0038	0.0007		mg/Kg-dry	94080	1	12/5/2007 9:08:00 AM
Xylenes, Total	0.023	0.0013		mg/Kg-dry	94080	1	12/5/2007 9:08:00 AM
Surr: 4-Bromofluorobenzene	89.9	54.6-144		%REC	94080	1	12/5/2007 9:08:00 AM

Qualifiers:	*	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
	BRL	Below Reporting Limit	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
	N	Analyte not NELAC certified	P	NELAC analyte certification pending
	Rpt Limit	Reporting Limit	S	Spike Recovery outside accepted recovery limits

Analytical Environmental Services, Inc.

Date: 05-Dec-07

CLIENT:	Whitaker Labs	Client Sample ID:	A-2-5'
Lab Order:	0712015	Tag Number:	
Project:	Bubba Gumbo's	Collection Date:	11/30/2007 9:17:00 AM
Lab ID:	0712015-002B	Matrix:	SOIL

Analyses	Result	Limit Qual	Units	BatchID	DF	Date Analyzed
PERCENT MOISTURE		D2216				Analyst: ZA
Percent Moisture	20.7	0	wt%		1	12/3/2007 4:00:00 PM

Qualifiers:	*	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
	BRL	Below Reporting Limit	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
	N	Analyte not NELAC certified	P	NELAC analyte certification pending
	Rpt Limit	Reporting Limit	S	Spike Recovery outside accepted recovery limits

Analytical Environmental Services, Inc.

Date: 05-Dec-07

CLIENT: Whitaker Labs	Client Sample ID: TMW-1
Lab Order: 0712015	Tag Number:
Project: Bubba Gumbo's	Collection Date: 11/30/2007 10:04:00 AM
Lab ID: 0712015-003A	Matrix: GROUNDWATER

Analyses	Result	Limit	Qual	Units	BatchID	DF	Date Analyzed
VOLATILE ORGANICS							Analyst: NWH
Benzene	BRL	1.0		µg/L	94081	1	12/4/2007 1:14:00 PM
Toluene	BRL	1.0		µg/L	94081	1	12/4/2007 1:14:00 PM
Ethylbenzene	BRL	1.0		µg/L	94081	1	12/4/2007 1:14:00 PM
Xylenes, Total	BRL	2.0		µg/L	94081	1	12/4/2007 1:14:00 PM
Surr: 4-Bromofluorobenzene	83.8	53.3-130		%REC	94081	1	12/4/2007 1:14:00 PM

Qualifiers:	*	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
	BRL	Below Reporting Limit	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
	N	Analyte not NELAC certified	P	NELAC analyte certification pending
	Rpt Limit	Reporting Limit	S	Spike Recovery outside accepted recovery limits

Analytical Environmental Services, Inc.

Date: 05-Dec-07

CLIENT:	Whitaker Labs	Client Sample ID:	TMW-1
Lab Order:	0712015	Tag Number:	
Project:	Bubba Gumbo's	Collection Date:	11/30/2007 10:04:00 AM
Lab ID:	0712015-003B	Matrix:	GROUNDWATER

Analyses	Result	Limit	Qual	Units	BatchID	DF	Date Analyzed
POLYAROMATIC HYDROCARBONS		SW8270C		(SW3535)		Analyst: MC	
Naphthalene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Acenaphthylene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
1-Methylnaphthalene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
2-Methylnaphthalene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Acenaphthene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Fluorene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Phenanthrene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Anthracene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Fluoranthene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Pyrene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Benz(a)anthracene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Chrysene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Benzo(b)fluoranthene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Benzo(k)fluoranthene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Benzo(a)pyrene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Dibenz(a,h)anthracene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Benzo(g,h,i)perylene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Indeno(1,2,3-cd)pyrene	BRL	10		µg/L	94005	1	12/5/2007 12:55:00 PM
Surr: Nitrobenzene-d5	86.1	30.2-123		%REC	94005	1	12/5/2007 12:55:00 PM
Surr: 2-Fluorobiphenyl	84.6	47.4-115		%REC	94005	1	12/5/2007 12:55:00 PM
Surr: 4-Terphenyl-d14	104	57.5-129		%REC	94005	1	12/5/2007 12:55:00 PM

Qualifiers:	*	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
	BRL	Below Reporting Limit	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
	N	Analyte not NELAC certified	P	NELAC analyte certification pending
	Rpt Limit	Reporting Limit	S	Spike Recovery outside accepted recovery limits

Analytical Environmental Services, Inc.

Date: 05-Dec-07

CLIENT: Whitaker Labs
Lab Order: 0712015
Project: Bubba Gumbo's
Lab ID: 0712015-004A

Client Sample ID: TMW-2
Tag Number:
Collection Date: 11/30/2007 11:26:00 AM
Matrix: GROUNDWATER

Analyses	Result	Limit	Qual	Units	BatchID	DF	Date Analyzed
VOLATILE ORGANICS			SW8260B		(SW5030B)		Analyst: NWH
Benzene	BRL	1.0		µg/L	94081	1	12/4/2007 1:42:00 PM
Toluene	BRL	1.0		µg/L	94081	1	12/4/2007 1:42:00 PM
Ethylbenzene	BRL	1.0		µg/L	94081	1	12/4/2007 1:42:00 PM
Xylenes, Total	BRL	2.0		µg/L	94081	1	12/4/2007 1:42:00 PM
Surr: 4-Bromofluorobenzene	86.8	53.3-130		%REC	94081	1	12/4/2007 1:42:00 PM

Qualifiers:	*	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
	BRL	Below Reporting Limit	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
	N	Analyte not NELAC certified	P	NELAC analyte certification pending
	Rpt Limit	Reporting Limit	S	Spike Recovery outside accepted recovery limits

Analytical Environmental Services, Inc.

Date: 05-Dec-07

CLIENT: Whitaker Labs
Lab Order: 0712015
Project: Bubba Gumbo's
Lab ID: 0712015-004B

Client Sample ID: TMW-2
Tag Number:
Collection Date: 11/30/2007 11:26:00 AM
Matrix: GROUNDWATER

Analyses	Result	Limit	Qual	Units	BatchID	DF	Date Analyzed
POLYAROMATIC HYDROCARBONS		SW8270C		(SW3535)		Analyst: MC	
Naphthalene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Acenaphthylene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
1-Methylnaphthalene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
2-Methylnaphthalene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Acenaphthene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Fluorene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Phenanthrene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Anthracene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Fluoranthene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Pyrene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Benz(a)anthracene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Chrysene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Benzo(b)fluoranthene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Benzo(k)fluoranthene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Benzo(a)pyrene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Dibenz(a,h)anthracene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Benzo(g,h,i)perylene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Indeno(1,2,3-cd)pyrene	BRL	10		µg/L	94005	1	12/5/2007 1:22:00 PM
Surr: Nitrobenzene-d5	69.9	30.2-123		%REC	94005	1	12/5/2007 1:22:00 PM
Surr: 2-Fluorobiphenyl	71.3	47.4-115		%REC	94005	1	12/5/2007 1:22:00 PM
Surr: 4-Terphenyl-d14	106	57.5-129		%REC	94005	1	12/5/2007 1:22:00 PM

Qualifiers:				
*	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank	
BRL	Below Reporting Limit	E	Value above quantitation range	
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	
N	Analyte not NELAC certified	P	NELAC analyte certification pending	
Rpt Limit	Reporting Limit	S	Spike Recovery outside accepted recovery limits	Page 8 of 8

WHITAKER LABORATORY INC.

P.O. BOX 7078

SAVANNAH, GEORGIA 31418

PROJECT NAME Tybee Island Marina (Bubba Gumbo's Rest) DATE 11-29-07

PROJECT LOCATION Tybee Island

BORING NUMBER _____ FIELD ENGINEER David Wood

GROUND SURFACE ELEV. _____ GROUND WATER ELEV. _____

SAMPLE NO.	SAMPLE		STRATUM		VISUAL	FIELD	CLASSIFICATION	BLOWS/ FOOT
	FROM	TO	FROM	TO				
A-1			0"	4"			Fine Brown sand w/organics	
			4"	1'			Fine Tan & Brown Sand	
			1'	2'			" "	
			2'	3'			Fine silty Gray sand w organics	
			3'	4'			" "	
			4'	5'			Fine Gray silty sand clay	
			5'	6'			" "	
			6'	7'			" "	W.T. 4 1/2'
A-2			0"	4"			Fine Brown sand w/organics	
			4"	1'			Fine Brown sand	
			1'	2'			Fine Brown & Tan Sand	
			2'	3'			Fine Tan & Gray sand	
			3'	4'			" "	
			4'	5'			Fine Gray silty sand w/shell	
			5'	6'			Fine silty Gray sand clay	W.T. 4 1/2'
			6'	7'				