

PHASE II ENVIRONMENTAL SITE ASSESSMENT

**PRO LINE BOATS
1520 SOUTH SUNCOAST BOULEVARD
HOMOSASSA, FL 34448**

ENERCON PROJECT NO. RIMS 13-003623-03-4



Prepared for:



Date:

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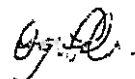
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EXECUTIVE SUMMARY

Introduction and Purpose

Enercon Services, Inc. (ENERCON) was retained and authorized by [REDACTED] (hereafter referred to as Client or [REDACTED]) to perform a limited site investigation report at the referenced property, as outlined in the Real-Estate Information Management System (RIMS) by Project Number: 13-003623-03-4, authorized by Mr. Anthony Scacifero on November 5, 2014. The soil and groundwater assessment at the subject property, known as Pro Line Boats and located at 1520 South Suncoast Boulevard in Homosassa, Florida (hereafter, referred to as the Site), were conducted to evaluate the subsurface soil and groundwater conditions present at the subject property. The subsurface investigation was conducted on the southwestern portion of the Site to address potential impacts from the onsite catalyst shed (southern central boundary vicinity); to investigate in the vicinity of the pressure powered resin/catalyst application equipment located within the southwestern most subject building (heavy areas of staining were observed); and within the vicinity of the onsite septic system along the southwestern portion of the Site. The Phase II Environmental Site Assessment (ESA) work included the collection of soil and groundwater samples. Groundwater samples were collected from temporary monitoring wells installed from various selected locations within the southwestern portion of the subject property. The subject property is currently a vacant light industrial facility.

On November 18, 2013, ENERCON conducted a Phase I ESA for the subject property, as had been contracted by [REDACTED] to determine if there were any potential environmental issues associated with the Site that would need to be addressed prior to the foreclosure on the property by the Client. The Phase I ESA identified three recognized environmental conditions (RECs) at the property. The RECs were identified as the following: one catalyst shed containing an open 55-gallon drum of spent absorbent pads, and associated absorbent pads and open bag material were located on the floor (on the southern side of the subject building) which was located on the southwestern corner of the property. The potential use of Methyl Ethyl Ketone Peroxide (MEKP) as a catalyst for the polyester resins was considered an environmental risk (REC 1); the area surrounding the pressure powered resin/catalyst application equipment, within the subject building located on the southwestern corner of the Site, was observed to be significantly stained on the concrete slab (REC 2); and the former use of the Site as a boating manufacturer with the potential for associated hazardous material to enter the onsite septic system through a drain or accompanying feed pipe (REC 3). ENERCON recommended to TD Bank, N.A. that a limited subsurface investigation be conducted on the subject property to determine if the property had been impacted by any of the historical operations.

Findings

On November 12, 2014, ENERCON conducted Limited Phase II ESA (ESAI) assessment activities on the southwestern portion of the Site to determine if the property had been impacted by the former boat manufacturing operations. Soil borings SB-1 through SB-6 were advanced to investigate the area in regards to REC 1, REC 2 and REC 3 identified in the December 11, 2013 Phase I ESA. Temporary

Findings (continued)

monitoring wells TMW-1 through TMW-5 were utilized to collect groundwater grab samples from the areas of concern identified in the Phase I ESA.

All soil sample laboratory analytical results were identified below their respective Florida Department of Environmental Protection (FDEP) Soil Cleanup Target Levels (SCTLs) for soil samples SB-1 through SB-6.

All groundwater sample laboratory analytical results were identified below their respective FDEP Groundwater Cleanup Target Levels (GCTLs) for groundwater samples TMW-1 through TMW-5.

Soil and groundwater constituents analyzed were identified with 1,2,3-Trichloropropane and 1,2-Dibromoethane (EDB) as non-detected concentrations on the current laboratory analytical results but were observed with minimum detection levels (MDLs) for the compounds above the FDEP SCTLs and GCTLs. These constituents are not suspected of impacting the soil or groundwater at the subject property.

Conclusions and Recommendations

Based on the findings of this Limited Phase II ESA, ENERCON found no indications that the observed soil and groundwater media has been impacted by the former boat manufacturing operations.

ENERCON concludes that no additional assessment is warranted for the Site at this time.

1.0 INTRODUCTION

Enercon Services, Inc. (ENERCON) was retained and authorized by [REDACTED] (hereafter referred to as Client or [REDACTED]) to perform a limited site investigation report at the referenced property, as outlined in the Real-Estate Information Management System (RIMS) by Project Number: 13-003623-03-4, authorized by Mr. Anthony Scacifero on November 5, 2014.

1.1 Purpose

The purpose of this Limited Phase II Environmental Site Assessment (ESA) was to evaluate the subsurface soil and groundwater conditions present at the Site. The subsurface investigation was conducted on the southwestern portion of the Site. The Limited Phase II ESA investigation was performed as a result of the following issues identified during the ENERCON December 11, 2013 Phase I ESA: to address the potential impacts from the onsite catalyst shed (southern central boundary vicinity); to investigate in the vicinity of the pressure powered resin/catalyst application equipment located within the southwestern most subject building (heavy areas of staining were observed); and within the vicinity of the onsite septic system along the southwestern portion of the Site. The ESA work included the collection of soil and groundwater samples. Groundwater samples were collected from temporary monitoring wells installed from various selected locations within the southwestern portion of the subject property.

The Limited Phase II ESA investigation was performed as part of the Client's environmental due diligence process. All observations are current as of the date of the field investigation (November 12, 2014). Property modifications, events, or information made available subsequent to this date are not addressed herein. This report describes the site background, scope of work, methods and procedures for field activities, summarizes groundwater and soil analytical laboratory results, and presents conclusions and recommendations. Figures and Tables are presented in Appendix A and B, respectively.

1.2 Involved Parties

ENERCON was retained by [REDACTED] (Client) to perform this Limited Phase II ESA at the referenced property. Authorization to conduct the investigation was provided on November 5, 2014 via RIMS Award: 13-003623-03-4. ENERCON coordinated the schedule of field activities with [REDACTED] during a conference call phone conversation prior to the site investigation activities.

2.0 GENERAL SITE CHARACTERISTICS

ENERCON reviewed available sources of information in regard to the subject property and adjoining property uses. This section discusses the general characteristics of the subject property and the surrounding area that may influence the scope of work and potential findings.

2.1 Location

The Site is located on the western side of South (S.) Suncoast Boulevard, approximately 250 feet north of the intersection with West River Glen Court, in Homosassa, Citrus County, Florida. The Site is identified by the Citrus County Property Appraiser (CCPA) under Alternate Key: 3457295 and consists of approximately 19.44 acres of land. According to the CCPA the land is zoned as industrial and light manufacturing and is owned by Pro Line Boats, Inc. The work for this Limited Phase II ESA was conducted on the subject property. A site location map depicting the surrounding properties is provided as Figure 1: Site Location Map in Appendix A.

2.2 Site Description and Current Land Uses

The Site, previously utilized for the manufacturing of Pro Line boats, is presently unoccupied. The subject property is improved with two catalyst sheds, nine metal storage ports, and seven commercial structures identified as Buildings 1 through Building 18. Building 1 was constructed to approximately 13,214 square feet (SF) in 1971 and consists of a showroom area, office space, restrooms, and a warehouse. Building 2 was constructed to approximately 3,620 SF in 1972 and consists of warehouse space. Building 3 was constructed to approximately 12,320 SF in 1981 and consists of warehouse space, office space, and a mezzanine. Building 4 was constructed to approximately 9,000 SF in 1985 and consists of warehouse space. Building 5 was constructed to approximately 18,000 SF in 1973 and consists of warehouse space. Building 7 constructed to approximately 15,720 SF in 1980 and consists of office space. Building 8 was constructed to approximately 32,360 SF in 1987 and consists of warehouse space. The remaining catalyst sheds and metal storage carport-like structures (buildings 6 and 9 through 18) are not reported by the CCPA or Citrus County Building Department; therefore, the approximate size and installation dates of these structures are unknown.

Additional improvements include one 9,996-gallon above ground storage tank (AST) containing hazardous resin; one propane AST; two concrete secondary containment structures; one septic system; one lift station; a water testing station to ensure the integrity of the manufactured boat hulls; asphalt paved parking areas and drive lanes; a storm water system; fencing; and landscaped areas.

ENERCON observed various types of discarded debris located throughout the subject property. Discarded debris includes wood pallets, metal and plastic trash bins, cardboard boxes, plastic advertising signs, discarded computer components, wood planks, office furniture, a pallet of concrete bags, approximately 20 fire extinguishers, fluorescent bulbs, and discarded fiberglass boat body parts. Additionally, ENERCON observed approximately 100 discarded manufactured boat hulls located throughout the subject property.

2.2 Site Description and Current Land Uses (continued)

Two concrete secondary containment structures are located on the northern side of Building 3 and western side of Building 8, respectively. No ASTs were observed in these areas at the time of the site reconnaissance. In addition, no releases or compliance issues have been reported to the Florida Department of Environmental Protection (FDEP); therefore, the presence of the secondary containment structures, and potential presence of accompanying historic ASTs, represents a low environmental concern. No other foundations, ruins, or indications of previous structures were observed.

Stained pavement was observed in the parking spaces located throughout the subject property. The observed stained pavement is typical of a commercial parking lot and is considered a *de minimis* condition. *De minimis* stained pavement was further observed on the southwestern side of Building 7.

2.3 Adjoining Properties

The Site is located within a mixed-use area and is bound to the north by undeveloped land and residences; to the east by undeveloped land and Fat Daddy's Road House restaurant followed by Comforts of Home Used Furniture; to the south by maintained land, residences located on West River Glen Court, and undeveloped land; and to the west by undeveloped land.

3.0 BACKGROUND

ENERCON reviewed available sources of information in regard to historical land use, site features, and site conditions. The purpose of this section is to identify and summarize available historical information pertinent to the current assessment.

3.1 Previously Completed Environmental Assessments

A previous Phase I ESA was completed by ENERCON on December 11, 2013. The Phase I ESA identified three recognized environmental conditions (RECs) at the subject property. The RECs are defined as follows:

- **REC 1:** One catalyst shed is located on the southern side of Building 8. The shed contained one open 55-gallon drum containing spent absorbent pads, with absorbent pads also located on the floor of the shed along with an open bag of absorbent material. The sign on the catalyst shed reads, "Do not use HTP on Catalyst (MEKP)". MEKP, otherwise known as methyl ethyl ketone peroxide is a catalyst for use with polyester resins. MEKP is a high corrosive hazardous material; thus, the potential release of MEKP, as indicated by the spent adsorbent pads, was considered an REC.
- **REC 2:** Pressure powered resin/catalyst application equipment was observed in Building 8. Significant staining was observed to the concrete slab surrounding the equipment. Additionally, an expansion joint was observed in the concrete slab within the vicinity of the equipment and it appeared that a chemically resistant epoxy resin had not been applied to the concrete slab to contain any such hazardous material in the event of a release. The observed staining located in Building 8 was considered an REC.
- **REC 3:** The subject property is a former boating manufacturer with boat hull construction and internal combustion engine repair capabilities. Therefore, hazardous material used during the manufacture of boats or automotive fluids used in the internal combustion engines may enter the septic system by being discharged or released through a drain or accompanying feed pipe. Due to the long term occupancy of the industrial manufacturing facility on the subject property, the presence of the septic system represented an REC.

No previous Phase II ESA or other assessment activities were reported for the subject property.

3.2 Additional Background Information

ENERCON's review conducted for the December 11, 2013 Phase I ESA of the EDR regulatory database report indicated that the Site is listed on the U.S. Aerometric Information Retrieval System (AIRS), Air Facility System (AFS), TIER 2, Resource Conservation and Recovery Act (RCRA), RCRA Administrative Action Tracking System (RAATS), and Facility Index System (FINDS) regulatory databases.

3.2 Additional Background Information (continued)

The Site is listed on the U.S. AIRS/AFS as American Marine Holdings-Pro Line Boats under Facility ID: 170029 and EPA ID: 110000362606. The AIRS is the national repository for information concerning airborne pollution in the United States. The system is typically used to track emissions and compliance information from industrial plants. AFS data is also utilized by individual states to prepare a State Implementation Plan in order to comply with the regulatory programs as an input for the estimation of total national emissions. AFS Permit Number: 0170029006AV was issued for the subject property on September 09, 2009 and will expire on September 09, 2014. Any air emissions released under the permit is expected to be released into the atmosphere and therefore is not an REC in connection with the subject property.

The Site is further listed on the Tier 2 database as Proline Boats from 1993 through 2010 for the storage and use of a number of hazardous materials including; styrene monomer resin (vinylbenzene) (Chemical ID: 248417), styrene monomer putty (Chemical ID: 248417), styrene monomer gelcoat (Chemical ID: 248417), acetone (Chemical ID: 79934), limination, sports, and wide-body, department putty (Chemical ID: 297745), epoxy resin (Chemical ID: 99153), argon (Chemical ID: 54071), chlorodifluoromethane (Chemical ID: 318297), and polymethylene polyphenyl isocyanate (Chemical ID: 318296).

The Site is listed on the RCRA database as Proline Boats as a Conditionally Exempt Small Quantity Generator (CESQG) of hazardous waste in 2010 and a Non-Generator (Non-Gen) of hazardous waste in 2012. A number of compliance violations have been reported to be FDEP in 1987, 2001, 2000, and 2002 with an administrative action filed for the subject property under Facility ID: FLD053500674. According to a November 30, 2001, Revised Preliminary Contamination Assessment Plan (PCAP) prepared by Jones, Edmunds & Associates, Inc., hazardous waste infractions were identified on the subject property during a September 27, 2000 FDEP site inspection. According to the accompanying Hazardous Waste Inspection Report, distressed grass was observed within the vicinity of the resin tank located on the western side of the subject property, with evidence of a spill onto the soils in the area. The FDEP then filed a warning letter dated October 24, 2000, and a Contamination Assessment Plan ensued. Upon further investigation it was noted that the distressed grass was the result of a leak from an actuator valve in the resin line going into the lamination building. Soil samples collected in the area identified elevated levels of styrene at a concentration of 1.6 milligrams per kilogram (mg/kg) and toluene at 0.26 mg/kg. According to Chapter 62-777 of the Florida Administrative Code (F.A.C.) the 1999 industrial level Soil Cleanup Target Levels (SCTL) for styrene is 21,000 mg/kg and for toluene is 2,600 mg/kg. The Chapter 62-777 2005 residential level SCTL for styrene is 3,600 mg/kg and toluene is 7,500 mg/kg.

Additional soil and groundwater samples were collected on April 24, 2001 from the retention pond located to the west of the resin tank. The results of the groundwater samples were reported below the laboratory detection levels and Groundwater Cleanup Target Levels (GCTL) set forth in Chapter 62-777

3.2 Additional Background Information (continued)

of the F.A.C. Soil results indicate that elevated levels of acetone were detected at 53 mg/kg. The FDEP 2005 residential SCTL for acetone is 11,000 mg/kg; therefore no further investigation was warranted.

Two additional soil samples were collected for laboratory analysis from the location where boat washing water previously drained into the storm water swale located on the southern side of Assembly Building 3. The results of the soil sampling event did not detect any contaminants attributed to boat washing activities.

In order to ensure that on-site boat manufacturing activities have not adversely affected the soil and groundwater beneath the subject property, the FDEP requested, in a July 11, 2001 correspondence, that an amended Consent Order be signed and that additional PCAP activities be prepared for the subject property. According to Ms. Anna Brantley with the FDEP Southwest District, the referenced March 21, 2002 PCAP is currently in the process of being uploaded into the FDEP on-line database system, OCULUS, and is therefore unavailable for review. However, according to the August 13, 2002 correspondence letter prepared by the FDEP, the agency has reviewed the March 21, 2002 PCAP prepared by Koogler & Associates Environmental Services and finds that no further site assessment activities are warranted for the above referenced release. The agency further closed the above referenced Consent Order. Therefore, the September 27, 2000 release is considered an Historic REC in connection to the subject property.

The subject property is further listed on the FINDS under Registry ID: 110000362606 for the above referenced listings.

4.0 ENVIRONMENTAL SETTING

ENERCON reviewed available sources of information in regard to the geology and hydrology of the subject property and surrounding area. The purpose of this review is to evaluate the sensitivity of the hydrogeology to potential contamination from sources either on or near the subject property. This section discusses the topography, regional geology, soil conditions, and hydrologic conditions of the subject property.

4.1 Regional Physiographic Conditions

All of Florida is located within the Coastal Plain Physiographic Province, a region of low relief underlain by unconsolidated to poorly consolidated sediments and hardened carbonate rocks. Sands that overlie a thick sequence of limestone and dolomite cover most of Florida. According to the United States Department of the Interior, United States Geological Survey (USGS) 7.5-Minute Series Topographic Map, 28082-G5 Homosassa, FL Quadrangle Map, the subject property is depicted as developed with four large commercial structures. The adjoining properties are illustrated as residentially developed or undeveloped lands. The subject property and surrounding land is located in a 100-year flood zone. State wetlands have been identified on the western and eastern sides of the subject property. Moreover, National wetlands have been identified within 1/4-mile west and north of the subject property. Two water wells are located within 1/4-mile south and east of the subject property (USGS 1988).

4.2 Soil Conditions

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) is responsible for collecting and maintaining soil survey information for privately owned lands throughout the United States. Environmental Data Resources (EDR) of Milford, Connecticut extracts pertinent information from this database and provides a Physical Source Summary (PSS) of the subject property. According to the site-specific summary report, the major soil components underlying the subject property are defined as Basinger fine sand, Adamsville fine sand, and Tavares fine sand.

Basinger fine sand is a partially hydric soil with a high corrosion potential. The soils surface texture is reported to be sand resulting from drainage ways on marine terraces. The unified soil is reported as fine-grained sands from 0 to 80 inches. Slopes are reported as 0 to 2 percent and the drainage class is poorly drained. The depth to water is typically 0 to 12 inches below land surface (bls).

The Adamsville fine sands soil surface texture is reported to be fine sand material resulting from rises and flats on marine terraces. The unified soil is reported as fine-grained sands 0 to 80 inches. Slopes are reported as 0 to 2 percent and the drainage class is listed as somewhat poorly drained. The depth to water is typically 24 to 42 inches bls.

Tavares fine sand is characterized as a non-hydric soil with a low corrosion potential. The soils surface texture is reported to be fine sand resulting from ridges and flats on marine terraces. The unified soil is

4.2 Soil Conditions (continued)

reported as fine-grained sands from 0 to 80 inches. Slopes are reported as 0 to 5 percent and the drainage class is moderately well drained. The depth to water is typically about 42 to 72 inches bls.

During ENERCON's November 12, 2014 hand auger and direct push drilling activities at the subject property, ENERCON encountered soils within the six soil borings that consisted of various colored brown, light brown, yellowish brown, and white brown fine-grained sands extending from ground surface to approximately 10 feet below ground surface (bgs). Layers of light brown, brown and orangish brown clayey sand were identified between 7.5 to 10 feet in soil borings SB-2, SB-4 and SB-6. A thin layer of white and light brown, weathered limestone was observed between approximately 8.5 to 10 feet bgs in soil boring locations SB-1 and SB-6.

No petroleum odor or additional odors were noted during the advancement of the soil borings SB-1 through SB-6. Soil boring logs are provided in Appendix C: Soil Boring Logs.

4.3 Geologic and Hydrogeologic Conditions

The subject property is situated within the Coastal Rivers Basin of the Atlantic Coastal Plain Physiographic Region. The Coastal Plain contains Late Cretaceous to Holocene deposits consisting of sedimentary rocks, deposited mostly in a marine environment. The deposits were later uplifted and now tilt seaward; part of them form the broad, submerged Atlantic Continental Shelf. Coastal Plain deposits overlap the older, more distorted, Paleozoic and Precambrian rocks immediately to the north and west.

According to the geologic map of the State of Florida, the subject property is underlain by the Cenozoic Era, Tertiary System, Upper Eocene - Priabonian Stage, Ocala Limestone (To). The Eocene sediments are referred to as limestones exposed at/near Ocala in Marion County in central Florida. The Ocala Limestone is recognizable by the foraminiferal faunas. The Ocala limestone consists of nearly pure limestone and occasional dolostone. The lower facies is composed on a white to cream colored, fine to medium grained, poor to moderate indurated, very fossiliferous limestone. The upper facies is white, poorly to well indurated, poorly sorted and very fossiliferous limestone. The fossils present in the Ocala limestone include large and small Foraminifera, echnoids, bryozoans and mollusks. The presence of large foraminifera (lepidocyclina) is abundant in the upper facies. The Ocala limestone is found near the surface within the Ocala Karst District (west-central Florida) and the Dougherty Plain District (North-central panhandle) areas. The area is identified with extensive karstification with numerous disappearing streams and springs in the area. The Ocala Limestone is highly transmissive and one of the most permeable rocks within the Florida Aquifer System.

Local groundwater flow direction can be influenced by several factors and may not conform to the reported regional pattern. Surface topography, hydrology, characteristics of the local soil, and nearby wells may all influence local groundwater flow direction and velocity. The resources and information reviewed by ENERCON did not specifically address measured groundwater gradient or groundwater

4.3 Geologic and Hydrogeologic Conditions (continued)

flow direction for the subject property. However, based on the local topography and slope gradient noted on adjoining properties during the site visit, the direction of groundwater flow is expected to be toward the southwest.

The major source of groundwater in Florida is the Floridan Aquifer System. The Floridan aquifer is one of the highest producing aquifers in the world. It is found throughout Florida and extends into the southern portions of Alabama, Georgia, and South Carolina. This aquifer system is comprised of a sequence of limestone and dolomite, which thickens from about 250 feet in Georgia to about 3000 feet in south Florida. The Floridan aquifer system has been divided into an upper and lower aquifer separated by a unit of lower permeability. The upper Floridan aquifer is the principal source of water supply in most of north and central Florida. In the southern portion of the state, where it is deeper and contains brackish water, the aquifer has been used for the injection of sewage and industrial waste. Groundwater flow is generally from highs near the center of the state towards the coastal areas.

5.0 REGULATORY REQUIREMENTS AND SCOPE OF WORK

ENERCON considers current site conditions, site background, previously completed environmental assessments, and the subject property's environmental setting when developing the Limited Phase II ESA Scope of Work. This section discusses the applicable regulatory programs and Scope of Work developed for the Limited Phase II ESA.

5.1 Regulatory Requirements

The FDEP provides oversight for industry and government entities to investigate and, if warranted, remediate properties that may be contaminated with hazardous substances. The FDEP utilizes generic, risk-based SCTL and GCTL as cleanup criteria to determine whether a site requires further characterization or remediation.

On November 12, 2014, limited soil and groundwater assessment activities were conducted in accordance with the FDEP Standard Operating Procedures (SOP) for Field Activities, DEP-SOP-001/01 and Chapter 62-160, FAC "Quality Assurance Rules."

The soil assessment activities were conducted in accordance with DEP-SOP-001/01, FS 3000 Soil. All field equipment was cleaned and decontaminated prior to initial use and between each boring location in accordance with DEP-SOP-001/01, FC 1000 Cleaning/Decontamination Procedures.

Each soil sample was field screened using a Mini-Rae 2000 photo-ionization detector (PID) calibrated prior to use in accordance with the manufacturer's specifications using a 100 parts per million (ppm) isobutylene standard. Screening for organic vapors was conducted in accordance with the head-space reading procedures as specified in Chapter 62-770.200(12), FAC.

Temporary groundwater monitoring wells were installed in accordance with DEP-SOP-PCS-006 Design, Installation, and Placement of Monitoring Wells and utilized for groundwater sample collection. The temporary monitoring wells (TMW-1, TMW-2, TMW-3, TMW-4, and TMW-5, respectively) were set in soil boring locations SB-1, SB-2, SB-4, SB-5, and SB-6.

Groundwater samples collected from the temporary monitoring wells were collected in accordance with FDEP SOP DEP-SOP-001/01 FS 2200 Groundwater Sampling. Groundwater grab samples were collected for sample analysis to be utilized for screening purposes only.

All field samples collected were sent to PACE Analytical Laboratories, a National Environmental Laboratory Accreditation Program-certified laboratory, for analysis.

Laboratory analysis of the soil and groundwater samples collected were compared to the FDEP GCTL and SCTL listed in Chapter 62-777, FAC.

5.2 Scope of Work Completed

The scope of work conducted as part of this Limited Phase II ESA included the evaluation of soil and groundwater conditions to address the identified RECs on the southwestern portion of the Site. The investigation was conducted via the advancement of six soil borings and the installation of five temporary monitoring wells. Six soil borings were advanced to approximate depths of 10 feet bgs. Five of the soil borings were completed with the installation of temporary monitoring wells for screening purposes only. Shallow groundwater elevations were encountered in each of the soil boring locations. Groundwater samples were collected from temporary monitoring wells (TMW-1 through TMW-5) that were installed in soil boring locations (SB-1, SB-2, SB-4, SB-5, and SB-6). ENERCON conducted soil and groundwater investigation activities in accordance with all applicable FDEP Chapter 62-770.600 FAC SOP for Field Sampling (FDEP-SOP-001/01). The following provides a summary of the scope of work included in this report:

1. Utility location using the Sunshine State One Call.
2. Preparation of a site-specific Job Hazard Analysis (JHA). The JHA was reviewed and signed by all field personnel prior to commencing field activities. The JHA was maintained on-site throughout the duration of the investigation.
3. Advancement of a six subsurface soil borings (SB-1, SB-2, SB-3, SB-4, SB-5, and SB-6) and five temporary groundwater monitoring wells (TMW-1, TMW-2, TMW-3, TMW-4, and TMW-5). Five temporary monitoring wells were set in soil borings SB-1, SB-2, SB-4, SB-5, and SB-6 to approximate depths between 9.5 to 10 feet bgs. The installed soil borings and temporary groundwater monitoring wells were used to evaluate the soil and groundwater on the southwestern portion of the subject property. The borings were advanced using a stainless steel hand auger to a depth of five feet bgs, and then were further advanced using GeoProbe direct push technology, with the collection of soil sample liners, to an approximate depth of 10 feet bgs in borings SB-1 through SB-6.
4. Soil samples were collected at one-foot intervals until five feet bgs, and then at two-foot intervals to the total depth of each soil boring, for soil head space field screening for volatile organic compounds (VOC) using an organic vapor analyzer (OVA) equipped with a PID. Soil samples were collected and placed into 16-ounce glass jars and allowed to equilibrate for at least five minutes prior to field screening. One soil sample (SB-1 through SB-6) was collected from each soil boring. Soil samples were collected from within the vadose zone at approximately one foot bgs in Soil boring SB-2 and at approximately two feet bgs from soil borings SB-1, and SB-3 through SB-6. The water table was encountered between approximately 3.0 to 5.0 feet bgs. Depth to water was measured in the borings SB-1, SB-2, SB-4, SB-5, and SB-6 locations at approximately 4.19, 3.55, 4.58, 5.37, and 5.26 feet, respectively below top of casing (fbtoc).

5.2 Scope of Work Completed (continued)

5. Soil samples collected were analyzed for VOCs via Environmental Protection Agency (EPA) Method 8260 and arsenic, cadmium, chromium, barium, selenium, silver, aluminum, iron, and lead (RCRA 8) metals via EPA Method 6010 and mercury via EPA Method 7471 in SB-1 through SB-6. See Section 6.2.1 for detailed laboratory analysis of each soil sample. The sample parameters chosen for laboratory analysis were selected based on the potential impacts from the potential impacts associated with the onsite boat manufacture operations.

6. Five temporary monitoring wells (TMW-1 through TMW-5) were utilized to access groundwater for sampling. The temporary monitoring wells installed in borings SB-1, SB-2, SB-4, SB-5, and SB-6 were collected through polyvinyl chloride (PVC) temporary monitoring wells with the base of the screen interval set at approximately ten feet bgs in TMW-1 through TMW-5. Five feet of PVC slotted well screen (0.0010) was utilized for the five shallow zone wells TMW-1 through and TMW-5. Approximately 4.5, 5.0, 4.5, 5.0, and 3.0 inches of riser measured above the ground surface in temporary monitoring wells TMW-1 through TMW-5, respectively. The temporary monitoring wells were used to evaluate the groundwater conditions on the southwestern portions of the subject property.

7. Groundwater samples were collected from temporary monitoring wells TMW-1 through TMW-5. The groundwater samples were analyzed for VOCs via EPA Method 8260 and RCRA 8 metals via EPA Method 6010, and mercury via EPA Method 7470 in TMW-1 through TMW-5. See Section 6.2.2 for detailed laboratory analysis of each soil sample. The sample parameters chosen for laboratory analysis were selected based on the potential associated with the onsite boat manufacture operations.

8. Investigation-derived soil cuttings from sampling activities were placed into each soil boring location. Investigation-derived groundwater was directly dispensed onto concrete paved areas.

9. Preparation of this report describing the investigation and findings.

6.0 RESULTS OF ASSESSMENT

This section provides a summary of the field observations and laboratory analytical results obtained through completion of the Scope of Work described in Section 5.0.

6.1 Field Observations

Prior to initiating the limited Phase II ESA investigation activities, Sunshine State One Call of Florida (Florida's one-call utility notification system) was notified in accordance with underground utility notification requirements. In addition, Mr. Richard Prather of ENERCON conducted a site walk to identify the soil boring and monitoring well locations and to assess potential underground utilities not identified by Sunshine State One Call of Florida.

ENERCON conducted a site walk prior to the soil boring advancement to determine if the utilities had been marked and to confirm if monitoring wells had been previously installed on the subject property. No additional monitoring wells were observed during the site walk. A Site Map identifying the placement of the soil boring and temporary monitoring well locations is provided as Figure 2 in Appendix A.

The following subsections summarize field observation and field screening results for the environmental media assessed during performance of this Limited Phase II ESA.

Soil Observations and Field Screening

On November 12, 2014, ENERCON performed oversight of the advancement of six soil borings located on the subject property. The soil boring locations were advanced using a stainless steel hand auger to a depth of approximately five feet bgs and then completed with Geoprobe technology to total depth of each boring by Envirotek Environmental & Construction Services, Inc. (Envirotek) of 3007 North 50th Street, Tampa, Florida 33619. Soil samples were collected directly from the bucket of the hand auger and the heavy duty clear PVC sample liners for field screening, logging, and laboratory analysis. Geoprobe sampling equipment was properly decontaminated with Alconox detergent solution followed by rinsing with clean water. ENERCON completed borings SB-1, SB-2, SB-4, SB-5 and SB-6 with temporary monitoring wells to be utilized for groundwater sample screening purposes and sample collection.

During ENERCON's November 12, 2014 hand auger and direct push drilling activities at the subject property, ENERCON encountered soils within the six soil borings that consisted of In general, subsurface soils consisted of various colored brown, light brown, yellowish brown, and white brown fine-grained sands extending from ground surface to approximately 10 feet below ground surface (bgs). Layers of light brown, brown and orangish brown clayey sand were identified between 7.5 to 10 feet in soil borings SB-2, SB-4 and SB-6. A thin layer of white and light brown, weathered limestone was observed between approximately 8.5 to 10 feet bgs in soil boring locations SB-1 and SB-6. No petroleum odor or additional other odors, were noted during the soil boring advancement.

Soil Observations and Field Screening (continued)

The soil samples were field screened for VOC using a MiniRAE 2000 PID at one foot and then two-foot intervals over the total depth of the soil boring. The OVA measurements were found to range between 0.0 ppm to 0.7 ppm. The highest OVA reading was found in boring SB-2 at one foot bgs. Soil samples were collected within the vadose zone at approximately one foot bgs for soil boring SB-2 and at approximately two feet bgs for soil borings SB-1, SB-3, SB-4, SB-5 and SB-6.

A Site Map identifying the soil boring locations is included as Figure 2 in Appendix A. Soil headspace readings are provided in Table 1: Organic Vapor Summary in Appendix B. Soil boring logs showing the lithology of the direct-push soil borings are included in Appendix C. Photographs of the investigation are provided in the photographic log provided in Appendix D - Photo Log. A copy of the equipment calibration logs are provided in Appendix G - Additional Documents.

Groundwater Observations

On November 12, 2014, ENERCON completed soil borings SB-1, SB-2, SB-4, SB-5, and SB-6 with temporary monitoring wells TMW-1, TMW-2, TMW-3, TMW-4, and TMW-5, respectively. The temporary monitoring wells were utilized for groundwater sample screening purposes and sample collection. The temporary monitoring well was used to evaluate the groundwater conditions on the southwestern portions of the subject property. Groundwater was measured in the soil borings SB-1, SB-2, SB-4, SB-5, and SB-6 at approximately 4.19, 3.55, 4.58, 5.37, and 5.26 feet fbtoc, respectively.

The temporary monitoring wells TMW-1 through TMW-6 were purged for between approximately 22 to 66 minutes prior to beginning the groundwater sample collection process. Due to the size of the PVC riser and well screen (inside diameter of 0.75 inches) utilized, the temporary monitoring wells purged with the peristaltic pump. The temporary monitoring wells were developed over longer periods of time in an effort to minimize the turbidity influence within each sample. The temporary wells were developed after the installation of each well in order to remove the bulk of the suspended particulate matter which was observed as a result of the installation activities. At the time of the sample collection, particulate matter was visible within the groundwater samples for TMW-1, TMW-2 and TMW-4. Only slight particulate matter was visible within the groundwater samples for TMW-3 and TMW-6. No petroleum or additional odors were noted within the collected groundwater samples.

The temporary monitoring wells were sampled in general accordance with FDEP SOP; see Section 5.0 of this report for the specific SOP followed. A groundwater grab sample was collected from each temporary well TMW-1 through TMW-5. Groundwater samples were collected in laboratory-provided sampling containers and placed on ice for preservation from the temporary monitoring well location. A copy of the groundwater grab sample log is provided in Appendix G - Additional Documents.

6.2 Sample Analytical Results

The following subsections summarize the laboratory analytical results for environmental media samples collected as part of the Limited Phase II ESA. Analytical results, including the applicable regulatory screening criteria for each detected contaminants-of-concern (COC), are summarized in Appendix B. Complete analytical data packages are presented in Appendix E.

Soil Sample Analytical Results

The following provides a summary of the laboratory analytical results of the soil samples collected in soil borings SB-1 through SB-6. PID measurements were found to range between 0.0 to 0.7 ppm. All soil samples were derived from the vadose zone samples in borings SB-1 through and SB-6. The highest OVA reading of 0.7 ppm was identified in boring SB-2 at the one foot interval. Soil analytical results were compared to applicable FDEP SCTL.

The following soil concentrations were identified with non-detect concentrations but had minimum detection levels (MDLs) observed above their respective FDEP SCTLs: 1,2,3-Trichloropropane and 1,2-Dibromoethane in soil borings SB-1 through SB-6. According to the PACE Analytical Laboratories, the constituents were analyzed based on the best available technology for the laboratory analysis for the COC. The above mentioned constituents are not suspected to be impacting the soil at the subject property.

Soil Boring SB-1

Soil boring SB-1 was advanced on the western side of the catalyst shed identified on the southern central portion of the subject property. The soil boring was extended to a total depth of ten bgs. No petroleum hydrocarbon odors were detected in this soil boring. Groundwater was measured in the soil boring at a depth of approximately 4.19 fbtoc. A soil sample (SB-1) was collected from approximately two feet bgs for laboratory analysis for VOC s via EPA Method 8260 and RCRA 8 metals via EPA Method 6010 and mercury via EPA Method 7471. The soil sample SB-1 COC concentrations of chromium, lead, acetone, barium, and mercury were detected above the laboratory MDL but were identified below their respective FDEP SCTLs. All remaining constituent concentrations were below their respective FDEP SCTL.

Soil Boring SB-2

Soil boring SB-2 was advanced on the eastern side of the onsite septic system located on the southwestern portion of the subject property. The soil boring was extended to a total depth of ten feet bgs. No petroleum hydrocarbon odors were detected in this soil boring. Groundwater was measured in the soil boring at a depth of approximately 3.55 fbtoc. A soil sample (SB-2) was collected from approximately one foot bgs for laboratory analysis for VOC s via EPA Method 8260 and RCRA 8 metals via EPA Method 6010 and mercury via EPA Method 7471. The soil sample SB-2 COC concentrations of chromium, acetone, barium, and mercury were detected above the laboratory MDL but were identified below their respective FDEP SCTLs. All remaining constituent concentrations were below their respective FDEP SCTL.

Soil Sample Analytical Results (continued)

Soil Boring SB-3

Soil boring SB-3 was advanced on the western side of the onsite septic system located on the southwestern portion of the subject property. The soil boring was extended to a total depth of ten bgs. No petroleum hydrocarbon odors were detected in this soil boring. Groundwater was observed in the soil boring at a depth of approximately 3.0 feet bgs. No groundwater sample was collected from this soil boring location. A soil sample (SB-3) was collected from approximately two feet bgs for laboratory analysis for VOC s via EPA Method 8260 and RCRA 8 metals via EPA Method 6010 and mercury via EPA Method 7471. The soil sample SB-1 COC concentrations of chromium, lead, acetone, barium, and mercury were detected above the laboratory MDL but were identified below their respective FDEP SCTLs. All remaining constituent concentrations were below their respective FDEP SCTL.

Soil Boring SB-4

Soil boring SB-4 was advanced on the northern side of the former hazardous waste storage and resin tank located on the western portion of the subject property. The soil boring was extended to a total depth of ten bgs. No petroleum hydrocarbon odors were detected in this soil boring. Groundwater was measured in the soil boring at a depth of approximately 4.58 fbtoc. A soil sample (SB-4) was collected from approximately two feet bgs for laboratory analysis for VOC s via EPA Method 8260 and RCRA 8 metals via EPA Method 6010 and mercury via EPA Method 7471. The soil sample SB-4 COC concentrations of chromium, lead, acetone, barium, and mercury were detected above the laboratory MDL but were identified below their respective FDEP SCTLs. All remaining constituent concentrations were below their respective FDEP SCTL.

Soil Boring SB-5

Soil boring SB-5 was advanced within the vicinity of the pressure powered resin/catalyst application equipment, observed within the southern interior portion of the subject building, which was located on the southwestern corner of the subject property. Significant staining was observed to the concrete slab surrounding the equipment. The soil boring was extended to a total depth of ten bgs. No petroleum hydrocarbon odors were detected in this soil boring. Groundwater was measured in the soil boring at a depth of approximately 5.37 fbtoc. A soil sample (SB-5) was collected from approximately two feet bgs for laboratory analysis for VOC s via EPA Method 8260 and RCRA 8 metals via EPA Method 6010 and mercury via EPA Method 7471. The soil sample SB-5 COC concentrations of chromium, lead, acetone, and barium were detected above the laboratory MDL but were identified below their respective FDEP SCTLs. All remaining constituent concentrations were below their respective FDEP SCTL.

Soil Boring SB-6

Soil boring SB-5 was advanced within the vicinity of the pressure powered resin/catalyst application

Soil Sample Analytical Results (continued)

equipment, observed within the northern interior portion of the subject building, which was located on the southwestern corner of the subject property. Significant staining was observed to the concrete slab surrounding the equipment. The soil boring was extended to a total depth of ten bgs. No petroleum hydrocarbon odors were detected in this soil boring. Groundwater was measured in the soil boring at a depth of approximately 5.26 fbtoc. A soil sample (SB-6) was collected from approximately two feet bgs for laboratory analysis for VOCs via EPA Method 8260 and RCRA 8 metals via EPA Method 6010 and mercury via EPA Method 7471. The soil sample SB-5 COC concentrations of chromium, lead, acetone, barium, and mercury were detected above the laboratory MDL but were identified below their respective FDEP SCTLs. All remaining constituent concentrations were below their respective FDEP SCTL.

Soil headspace readings are provided in Table 1 in Appendix B. Soil analytical results above the laboratory detection limit are summarized in Table 2: Soil Analytical Summary-VOC and Metals in Appendix B. Soil boring logs showing the lithology of the soil borings are included in Appendix C. A copy of the equipment calibration logs are provided in Appendix G.

Groundwater Sample Analytical Results

The following provides a summary of the laboratory analytical results of groundwater samples collected from the temporary monitoring wells (TMW-1 through TMW-5). Groundwater analytical results were compared to the FDEP GCTL.

The following groundwater concentrations were identified with non-detected concentrations but were listed with MDLs observed above their respective FDEP GCTLs: 1,2,3-Trichloropropane and 1,2-Dibromoethane (EDB) in TMW-1 through TMW-5. According to the PACE Analytical Laboratories, the constituents were analyzed based on the best available technology for the laboratory analysis for the COC. The above mentioned constituents are not suspected to be impacting the soil at the subject property.

Groundwater Sample TMW-1

Groundwater was measured in temporary well TMW-1 at a depth of approximately 4.19 fbtoc. Groundwater sample (TMW-1) was collected from soil boring SB-1 location for laboratory analysis from within the temporary PVC slotted well screen at approximately 5.50 feet fbtoc. The groundwater sample was analyzed for VOCs via EPA Method 8260 and RCRA 8 metals via EPA Method 6010 and mercury via EPA Method 7470 (filtered and unfiltered). All parameters tested were detected below their respective FDEP GCTL.

Groundwater Sample TMW-2

Groundwater was measured in temporary well TMW-2 at a depth of approximately 3.55 fbtoc. Groundwater sample (TMW-2) was collected from soil boring SB-2 location for laboratory

Groundwater Sample Analytical Results (continued)

analysis from within the temporary PVC slotted well screen at approximately 5.50 feet fbtoc. The groundwater sample was analyzed for VOCS via EPA Method 8260 and RCRA 8 metals via EPA Method 6010 and mercury via EPA Method 7470 (filtered and unfiltered). All parameters tested were detected below their respective FDEP GCTL.

Groundwater Sample TMW-3

Groundwater was measured in temporary well TMW-3 at a depth of approximately 4.58 fbtoc. Groundwater sample (TMW-3) was collected from soil boring SB-4 location for laboratory analysis from within the temporary PVC slotted well screen at approximately 5.50 feet fbtoc. The groundwater sample was analyzed for VOCS via EPA Method 8260 and RCRA 8 metals via EPA Method 6010 and mercury via EPA Method 7470 (filtered and unfiltered). All parameters tested were detected below their respective FDEP GCTL.

Groundwater Sample TMW-4

Groundwater was measured in temporary well TMW-4 at a depth of approximately 5.37 fbtoc. Groundwater sample (TMW-4) was collected from soil boring SB-5 location for laboratory analysis from within the temporary PVC slotted well screen at approximately 6.0 feet fbtoc. The groundwater sample was analyzed for VOCS via EPA Method 8260 and RCRA 8 metals via EPA Method 6010 and mercury via EPA Method 7470 (filtered and unfiltered). All parameters tested were detected below their respective FDEP GCTL.

Groundwater Sample TMW-5

Groundwater was measured in temporary well TMW-5 at a depth of approximately 5.26 fbtoc. Groundwater sample (TMW-5) was collected from soil boring SB-6 location for laboratory analysis from within the temporary PVC slotted well screen at approximately 6.0 feet fbtoc. The groundwater sample was analyzed for VOCS via EPA Method 8260 and RCRA 8 metals via EPA Method 6010 and mercury via EPA Method 7470 (filtered and unfiltered). All parameters tested were detected below their respective FDEP GCTL.

A summary of the groundwater analytical results above laboratory detection limits is presented as Table 3: Groundwater Analytical Summary- VOC and Metals in Appendix B. A copy of the groundwater laboratory analytical results is included in Appendix E - Laboratory Analytical Results.

Prior to leaving the site, all temporary monitoring well and soil boring locations were properly filled by the drilling contractor in accordance with FDEP SOP PCS-006.

Soil Gas Sample Analytical Results

Soil gas sampling was not included in ENERCON's investigation.

Surface Water Analytical Results

Surface water was not included in ENERCON's investigation.

6.3 Additional Services

No additional services were completed.

7.0 DISCUSSION OF FINDINGS

In response to the defined RECs documented in Section 3.1 of this report, a total of six soil borings and five temporary monitoring wells were advanced and installed with a total of six soil samples and five groundwater samples collected from the representative locations. No existing permanent monitoring wells were identified on the subject property. No previous Phase II ESA or other assessment activities were reported for the subject property.

Based on the local topography and slope gradient noted on adjoining properties during the assessment activities, the direction of groundwater flow is presumed to be toward the southwest.

Soil and groundwater constituents analyzed were identified with 1,2,3-Trichloropropane and 1,2-Dibromoethane (EDB) as non-detected concentrations on the current laboratory analytical results but were observed with MDLs for the compounds above the FDEP SCTLs and GCTLs. These constituents are not suspected of impacting the soil or groundwater at the subject property.

REC 1, REC 2 and REC 3

ENERCON conducted site investigation activities on the southwestern portion of the subject property to determine if the Site had been impacted as the result of the previous site manufacturing operations. Soil borings SB-1 through SB-6 were advanced to investigate the area in regards to REC 1, REC 2 and REC 3 identified in the Phase I ESA. Temporary monitoring wells TMW-1 through and TMW-5 were utilized to collect groundwater grab samples from the areas of concern noted in the Phase I ESA.

All soil sample laboratory analytical results were identified below their respective FDEP SCTLs for soil samples SB-1 through SB-6.

All groundwater sample laboratory analytical results were identified below their respective FDEP GCTLs for groundwater samples TMW-1 through TMW-5.

Based on the analytical findings, the Site does not appear to have been impacted by the former Pro Line Boat manufacturing operations.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of this Limited Phase II ESA, ENERCON found no indications that the observed soil and groundwater media has been impacted by the former boat manufacturing operations.

ENERCON concludes that no additional assessment is warranted for the Site at this time.

9.0 LIMITATIONS AND USER RELIANCE

The conclusions presented above are based on the agreed upon scope of work outlined in the above report. ENERCON makes no guarantees as to the accuracy or completeness of information obtained from others. It is possible that information exists beyond the scope of this assessment. Additional information which was not available to ENERCON at the time of writing the report may result in modification of the conclusions and recommendations presented. The services performed by ENERCON have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. This report is not a legal opinion, but may under certain circumstances be prepared at the direction of counsel, may be in anticipation of litigation, and may be classified as an attorney client communication or as an attorney-work product.

This Limited Phase II ESA was prepared by ENERCON specifically for use by [REDACTED] (the Client), who may rely on its contents and conclusions. Use of or reliance upon this information by any other party without express written permission granted by ENERCON and the Client is not authorized and is completely at the risk of the user.

10.0 PUBLISHED REFERENCES

Florida Department of Environmental Protection, Chapter 62-770.200(12), F.A.C.

Florida Department of Environmental Protection, Chapter 62-777, 2005.

Florida Department of Environmental Protection, DEP-SOP-001/01, FS 2200.

Florida Department of Environmental Protection, DEP-SOP-001/01, FC 1000
Cleaning/Decontamination Procedures.

Florida Department of Environmental Protection, DEP-SOP-PCS-006. Design, Installation, and
Placement of Monitoring Wells.

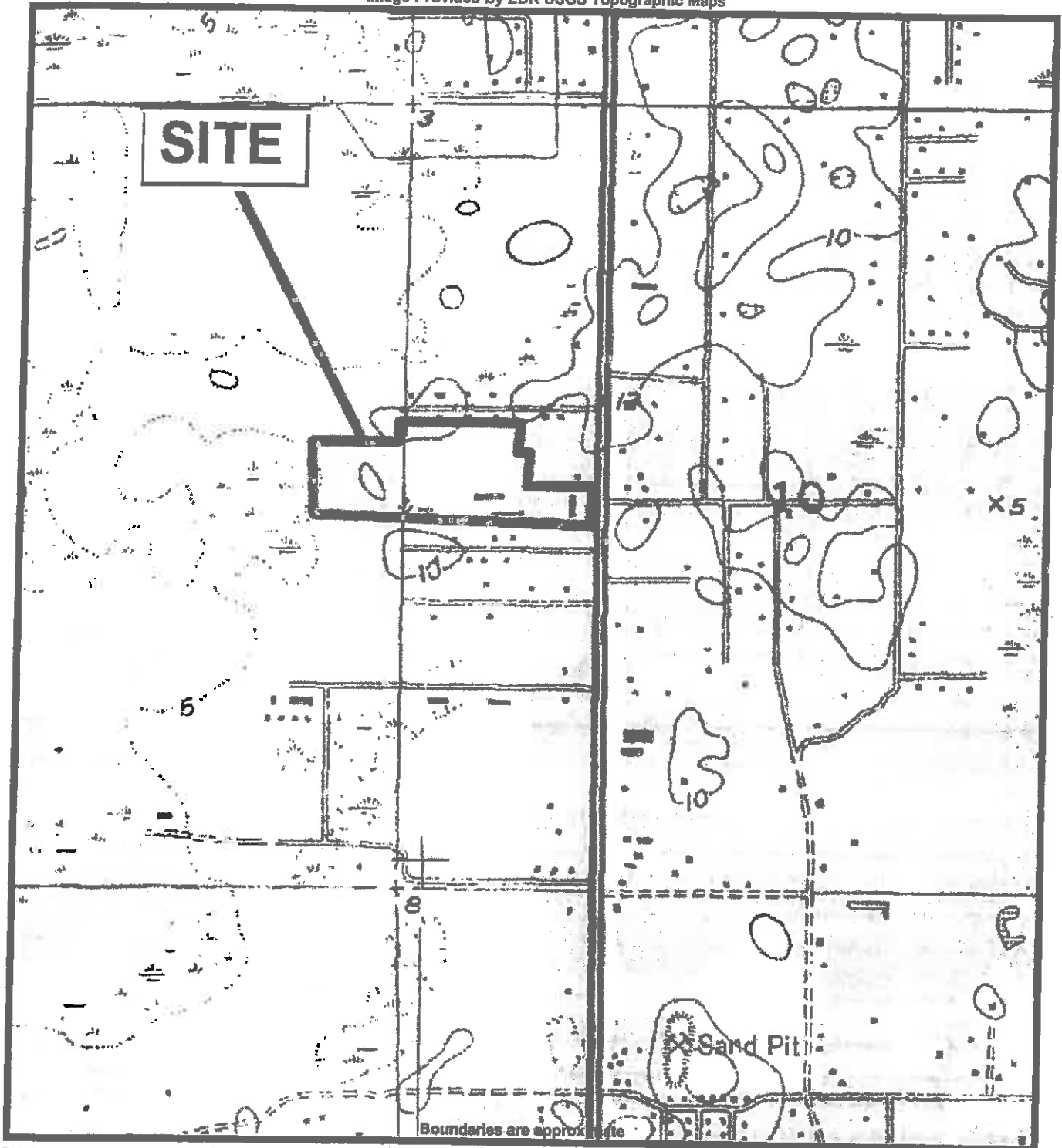
Florida Department of Environmental Protection, Standard Operating Procedures (SOP) for Field
Activities.

Florida Department of Environmental Protection, Standard Operating Procedures for Field Activities,
DEP-SOP-001/01 and Chapter 62-160, FAC, "Quality Assurance Rules." 2005.

"Phase I Environmental Site Assessment" - Pro Line Boats, December 11, 2013. ENERCON project No:
TDBANK189.

Appendix A

Figures



PRO LINE BOATS
1520 South Suncoast Boulevard
Homosassa Florida 34448

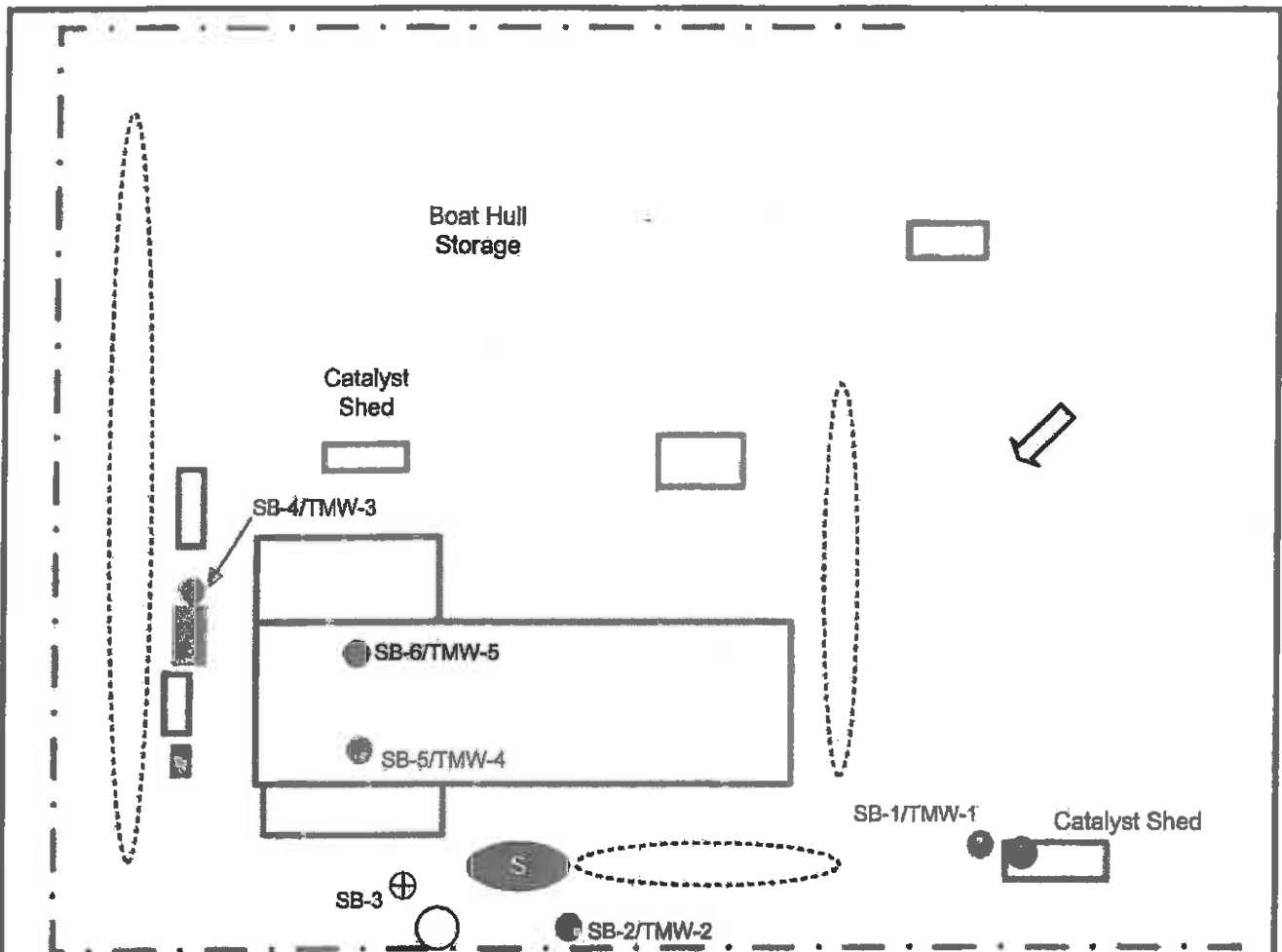


Not to Scale



Figure 1
Site Location Map

Project No: [REDACTED]



LEGEND			
	Site Boundary		Soil Boring and Groundwater Temporary Monitoring Well Locations (November 12, 2014)
	On-Site Structure		Soil Boring Location (November 12, 2014)
	Lake/ Retention Pond/ Storm Water Swale		Septic System
	Pole-Mounted Transformer		55-Gallon Drum
	9,996-gallon AST Containing Resin		Secondary Containment
	Presumed Groundwater Flow Direction		

PRO LINE BOATS

 1520 S. Suncoast Boulevard

 Homosassa, Florida 34448

Not to Scale

Figure 2
 Site Map

Project No:

Appendix B

Tables

TABLE 1: ORGANIC VAPOR SUMMARY

Pro Line Boats
 1520 South Suncoast Boulevard
 Homosassa, FL 34443

SAMPLE				OVA SCREENING RESULTS			COMMENTS
BORING NO.	DATE COLLECTED	DEPTH TO WATER (FBTOC)	SAMPLE INTERVAL (FBLs)	TOTAL READING (ppm)	CARBON FILTERED (ppm)	NET READING (ppm)	
SB-1/TMW-1	11/12/2014	4.19	0-1'	0.0	—	0.0	Soil sample collected for laboratory analysis
			1'-2'	0.0	—	0.0	
			2'-3'	0.0	—	0.0	
			3'-4'	0.0	—	0.0	
			4-5'	0.0	—	0.0	
			5'-6'	0.0	—	0.0	
			6'-8'	0.0	—	0.0	
			8'-10'	0.0	—	0.0	
SB-2/TMW-2	11/12/2014	3.55	0-1'	0.7	—	0.7	Soil sample collected for laboratory analysis
			1'-2'	0.0	—	0.0	
			2'-3'	0.0	—	0.0	
			3'-4'	0.0	—	0.0	
			4-5'	0.0	—	0.0	
			5'-6'	0.0	—	0.0	
			6'-8'	0.0	—	0.0	
			8'-10'	0.0	—	0.0	
SB-3	11/12/2014	~3	0-1'	0.0	—	0.0	Soil sample collected for laboratory analysis
			1'-2'	0.0	—	0.0	
			2'-3'	0.0	—	0.0	
			3'-4'	0.0	—	0.0	
			4-5'	0.0	—	0.0	
			5'-6'	0.0	—	0.0	
			6'-8'	0.0	—	0.0	
			8'-10'	0.0	—	0.0	

TABLE 1: ORGANIC VAPOR SUMMARY

Pro Line Boats
 1520 South Suncoast Boulevard
 Homosassa, FL 34443

BORING NO.	SAMPLE			OVA SCREENING RESULTS			COMMENTS
	DATE COLLECTED	DEPTH TO WATER (FBTOC)	SAMPLE INTERVAL (FBLs)	TOTAL READING (ppm)	CARBON FILTERED (ppm)	NET READING (ppm)	
SB-4/TMW-3	11/12/2014	4.58	0-1'	0.0	—	0.0	Soil sample collected for laboratory analysis
			1'-2'	0.0	—	0.0	
			2'-3'	0.0	—	0.0	
			3'-4'	0.0	—	0.0	
			4-5'	0.0	—	0.0	
			5'-6'	0.0	—	0.0	
			6'-8'	0.0	—	0.0	
			8'-10'	0.0	—	0.0	
SB-5/ TMW-4	11/12/2014	5.37	0-1'	0.0	—	0.0	Soil sample collected for laboratory analysis
			1'-2'	0.0	—	0.0	
			2'-3'	0.0	—	0.0	
			3'-4'	0.0	—	0.0	
			4-5'	0.0	—	0.0	
			5'-6'	0.0	—	0.0	
			6'-8'	0.0	—	0.0	
			8'-10'	0.0	—	0.0	
SB-6/ TMW-5	11/12/2014	5.26	0-1'	0.0	—	0.0	Soil sample collected for laboratory analysis
			1'-2'	0.0	—	0.0	
			2'-3'	0.0	—	0.0	
			3'-4'	0.0	—	0.0	
			4-5'	0.0	—	0.0	
			5'-6'	0.0	—	0.0	
			6'-8'	0.0	—	0.0	
			8'-10'	0.0	—	0.0	

Notes:
 OVA = Organic Vapor Analyzer
 FBTOC = Feet Below Top of Casing
 ppm = parts per million
 NE = Not Encountered
 NA = Not available

TABLE 2: SOIL ANALYTICAL SUMMARY - VOC and METALS

Pho Lite Boats
1620 South Suncoast Boulevard
Homosassa, Florida 34443

Sample ID	Date Collected	Depth to Water (ftbc)	Sample Interval (ft/s)	Net OVA Reading (ppm)	1,2,4-Trichlorobenzene	1,2-Dibromethane (EDB)	Chromium	Lead	Arsenic	Barium	Dibromochloromethane	Mercury
					(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	
SB-1	11/12/2014	4.19	1'-2'	0.0	0.0034 U	0.0034 U	1.6	0.42 I	0.028 I	2.1	0.0034 U	0.0036 I
SB-2	11/12/2014	3.55	0'-1'	0.7	0.0033 U	0.0033 U	0.94	0.23 U	0.024 I	1.2	0.0033 U	0.0065 I
SB-3	11/12/2014	-3.00	1'-2'	0.0	0.0027 U	0.0027 U	1.4	0.43 I	0.027	2.9	0.0027 U	0.0051 I
SB-4	11/12/2014	4.58	1'-2'	0.0	0.0031 U	0.0031 U	2.0	0.52 I	0.018 I	4.5	0.0031 U	0.0048 I
SB-5	11/12/2014	5.37	1'-2'	0.0	0.0034 U	0.0034 U	1.7	0.52 I	0.020 I	4.5	0.0034 U	0.0026 U
SB-6	11/12/2014	5.26	1'-2'	0.0	0.0036 U	0.0036 U	2.2	0.53 I	0.027 I	5.6	0.0036 U	0.0072 I
FDEP Leachability Based on Groundwater Criteria					0.0001	0.0001	38	**	25	NA	0.003	2.1
FDEP Direct Exposure Residential					0.98	0.1	210	400	11000	320	1.5	3
FDEP Direct Exposure Commercial/Industrial					0.1	0.2	470	1400	68000	130000	2.3	17

All soil measurements were provided milligrams per kilogram (mg/kg)
SDTL = FDEP Soil Cleanup Target Level per Chapter 62-777 of the Florida Administrative Code
ftbc - Feet Below Top of Casings
ftsl - Feet Below Land Surface
OVA = organic vapor analyzer
ppm = parts per million (milligrams per kilogram [mg/kg])
TRPHs = Total Recoverable Petroleum Hydrocarbons
Bold type indicates that the concentration exceeded FDEP Soil Cleanup Target Level
U = Indicates the compound was analyzed for but not detected
I = The report value is between the laboratory method detection limit and the laboratory practical quantitation limit.
V = The report value is between the laboratory method detection limit and the laboratory practical quantitation limit.
The analyte was detected in both the sample and the associated method blank.
* = Contaminant is not a health concern for this exposure.
** = Leachability value may be determined using TCLP.
NS = Not Sampled

TABLE 3: GROUNDWATER ANALYTICAL SUMMARY - VOC and Metals
 Pro Line Boats
 1520 South Suncoast Boulevard
 Homosassa, Florida 34443

Sample ID	Date Collected	1,2,4-Trichloroethane	1,2-Dibromoethane (EDB)	Arsenic	Cadmium	Chromium	Lead	Selenium	Barium
TMW-1	11/12/2014	0.59 U	0.50 U	3.0 I	0.28 I	46.7	14.8	3.81	89.9
TMW-1 Field Filtered	11/12/2014	NS	NS	5.0 U	0.50 U	5.7	5.0 U	7.5 U	8.6 I
TMW-2	11/12/2014	0.59 U	0.50 U	5.0 U	0.64 I	41.6	6.6 I	7.5 U	27.5
TMW-2 Field Filtered	11/12/2014	NS	NS	5.0 U	0.50 U	2.5 U	5.0 U	7.5 U	5.0 U
TMW-3	11/12/2014	0.39 U	0.50 U	5.0 U	0.50 U	6.3	6.0 U	7.5 U	12.2
TMW-3 Field Filtered	11/12/2014	NS	NS	5.0 U	0.50 U	2.5 U	5.0 U	7.5 U	5.0 U
TMW-4	11/12/2014	0.59 U	0.50 U	5.0 U	0.50 U	7.5	5.0 U	7.5 U	18.8
TMW-4 Field Filtered	11/12/2014	NS	NS	5.0 U	0.50 U	2.6 U	5.0 U	7.5 U	5.3 I
TMW-5	11/12/2014	0.59 U	0.80 U	5.0 U	0.50 U	3.2 I	5.0 U	7.5 U	7.9 I
TMW-5 Field Filtered	11/12/2014	NS	NS	5.0 U	0.50 U	2.5 U	5.0 U	7.5 U	5.0 U
FDEP Groundwater Cleanup Target Levels (GCTL)		0.02	0.02	10	5	100	15	50	2000
FDEP Natural Attenuation Default Concentration (NADC)		2	2	100	50	1000	150	600	20000

All groundwater concentrations were reported in (µg/L) = Micrograms per Liter.
 Regulatory and Guidance Limits are taken from FAC 62-779.
 GCTLs = Groundwater Cleanup Target Levels specified in Table I of Chapter 62-777, F.A.C.
 NADCs = Natural Attenuation Default Source Concentrations specified in Table V of Chapter 62-777, F.A.C.
 TRPH = Total Recoverable Petroleum Hydrocarbons
 Bids concentrations exceed the Florida Department of Environmental Protection (FDEP) GCTL.
 U = Indicates the compound was analyzed for but not detected
 I = The report value is between the laboratory method detection limit and the laboratory practical quantitation limit
 NS = Not Sampled

TABLE 3: GROUNDWATER ANALYTICAL SUMMARY - VOC and Metals
 Pro line Boats
 1520 South Suncoast Boulevard
 Homosassa, Florida 34443

Sample ID	Date Collected	1,3-Trichloropropane	1,2-Dibromomethane (EDB)	Arsenic	Cadmium	Chromium	Lead	Selenium	Barium

NA = Not Analyzed

Appendix C
Soil Boring Logs



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BORING NUMBER SB-1

PAGE 1 OF 1

CLIENT TD Bank, N.A. PROJECT NAME Pro Line Boats Property
 PROJECT NUMBER TDBANK299 PROJECT LOCATION 1520 South Suncoast Boulevard, Homosassa, Florida 3444
 DATE STARTED 11/12/14 COMPLETED 11/12/14 LOGGED BY Rich Prather CHECKED BY Doug Fidler
 DRILLING CONTRACTOR EnviroTek, Inc. BORING SIZE (in) 4 GROUND WATER LEVELS:
 DRILLING METHOD Direct Push GROUND ELEVATION _____ AT TIME OF DRILLING —
 LATITUDE N AT END OF DRILLING 3.69 ft
 NOTES TMW-1 collected via 2" slotted screen LONGITUDE W AFTER DRILLING —

ENERCON LOG - ENERCON BORING LOG TEMPLATE.GDT - 11/20/14 15:18 - CAUSERS\PUBLIC\DOCUMENTS\BENTLEY\PROJECTS\FABRICAN SUPPLY\PRO LINE BOATS HOMOSSA.GPJ

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	TOTAL DRIVEN (in)	RECOVERY (in)	PID READING	SAMPLE TYPE NUMBER	WELL DIAGRAM
0.0							Casing Type: 1" Slotted Screen
0.5		(SP) Light Brown/Brown, fine grained sand, dry, no odor					<p>Riser</p> <p>Screen Interval (5' - 10')</p>
		(SP) Light Brown, fine grained sand, moist at 2.5', wet at 3.5', saturated at 4', no odor	12	12	0.0	G GB	
			12	12	0.0	G GB	
2.5			12	12	0.0	G GB	
			12	12	0.0	G GB	
			12	12	0.0	G GB	
5.0			12	12	0.0	ST	
			24	24	0.0	ST	
7.5			24	24	0.0	ST	
8.5		White, Limestone, saturated, no odor				ST	
10.0	10.0						

Bottom of borshole at 10.0 feet.

0.0



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BORING NUMBER SB-2

PAGE 1 OF 1

CLIENT TD Bank, N.A. PROJECT NAME Pro Line Boats Property

PROJECT NUMBER TDBANK299 PROJECT LOCATION 1520 South Suncoast Boulevard, Homosassa, Florida 3444

DATE STARTED 11/12/14 COMPLETED 11/12/14 LOGGED BY Rich Prather CHECKED BY Doug Fidler

DRILLING CONTRACTOR EryviroTek, Inc. BORING SIZE (in) 4 GROUND WATER LEVELS:

DRILLING METHOD Direct Push GROUND ELEVATION _____ AT TIME OF DRILLING —

NOTES TMW-2 collected via 2" slotted screen LATITUDE N AT END OF DRILLING 3.05 ft

LONGITUDE W AFTER DRILLING —

EVERCON LOG - EVERCON BORING LOG TEMPLATE.GDT - 11/20/14 16:16 - C:\USERS\PIJUL\ICIDOC\PROJECTS\BENTLEY\AGINT\PROJECTS\FABRIC\CLEAN SUPPLY\PROJ.LINE BOATS\HOMOSSA.GPJ

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	TOTAL DRIVEN (in)	RECOVERY (in)	PID READING	SAMPLE TYPE NUMBER	WELL DIAGRAM
0.0		(SP) Light Brown, fine grained sand, moist at 2', saturated at 3', no odor					<p>Casing Type: 1" Slotted Screen</p> <p>Riser</p> <p>Screen Interval (5' - 10')</p>
			12	12	0.7	GB	
			12	12	0.0	GB	
2.5			12	12	0.0	GB	
			12	12	0.0	GB	
			12	12	0.0	GB	
5.0			12	12	0.0	ST	
			24	24	0.0	ST	
7.5		(SC) Light Brown/Brown, clayey sand, saturated, no odor					
		(SC) Light Brown/White, clayey sand, rock fragments, saturated, no odor	24	24	0.0		
		(SC) Brown, clayey sand, saturated, no odor				ST	
10.0		Bottom of borehole at 10.0 feet.			0.0		



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BORING NUMBER SB-3

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CLIENT TD Bank, N.A. PROJECT NAME Pro Line Boats Property
 PROJECT NUMBER TDBANK299 PROJECT LOCATION 1520 South Suncoast Boulevard, Homosassa, Florida 3444
 DATE STARTED 11/12/14 COMPLETED 11/12/14 LOGGED BY Rich Prather CHECKED BY Doug Fidler
 DRILLING CONTRACTOR EnviroTek, Inc. BORING SIZE (in) 4 GROUND WATER LEVELS:
 DRILLING METHOD Direct Push GROUND ELEVATION _____ AT TIME OF DRILLING _____
 LATITUDE N ∇ AT END OF DRILLING 2.29 ft
 NOTES _____ LONGITUDE W AFTER DRILLING _____

ENERCON LOG - ENERCON BORING LOG TEMPLATE.GDT - 11/20/14 15:16 - C:\USERS\PUBLIC\DOCUMENTS\ENVIROTEK\PROJECTS\FABRIC CLEAN SUPPLY\PRO LINE BOATS HOMOSSA.GPJ

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	TOTAL DRIVEN (in)	RECOVERY (in)	PID READING	SAMPLE TYPE NUMBER	WELL DIAGRAM
0.0							
		(SP) Light Brown/Yellowish Brown, fine grained sand, wet at 3', no odor	12	12	0.0	G GB	
2.5			12	12	0.0	G GB	
3.0		(SP) Light Brown/White, fine grained sand, saturated, no odor	12	12	0.0	G GB	
			12	12	0.0	G GB	
5.0			12	12	0.0	ST	
			24	24	0.0	ST	
7.5			24	24	0.0	ST	
10.0			24	24	0.0	ST	

Bottom of borehole at 10.0 feet. 0.0



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BORING NUMBER SB-4

PAGE 1 OF 1

CLIENT TD Bank, N.A. PROJECT NAME Pro Line Boats Property

PROJECT NUMBER TDBANK299 PROJECT LOCATION 1520 South Suncoast Boulevard, Homosassa, Florida 3444

DATE STARTED 11/12/14 COMPLETED 11/12/14 LOGGED BY Rich Prather CHECKED BY Doug Fidler

DRILLING CONTRACTOR EnviroTek, Inc. BORING SIZE (in) 4 GROUND WATER LEVELS:

DRILLING METHOD Direct Push GROUND ELEVATION _____ AT TIME OF DRILLING ---

NOTES TMW-3 collected via 2" slotted screen LATITUDE N ▼ AT END OF DRILLING 4.08 ft

LONGITUDE W AFTER DRILLING ---

ENERCON LOG - ENERCON BORING LOG TEMPLATE.GDT - 11/20/14 16:16 - C:\USER\PUBLIC\DOCUMENTS\BENTLEY\PROJECT\FABRICLEAN SUPPLY\PRO LINE BOATS HOMOSSA.GPJ

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	TOTAL DRIVEN (in)	RECOVERY (in)	PID READING	SAMPLE TYPE NUMBER	WELL DIAGRAM
0.0							Casing Type: 1" Slotted Screen
2.5		(SP) Light Brown/Yellowish Brown, fine grained sand, wet at 3', no odor	12	12	0.0	G GB	Riser
3.0			12	12	0.0	G GB	
5.0		(SP) Light Brown, fine grained sand, saturated, no odor	12	12	0.0	G GB	
5.0			12	12	0.0	G GB	
7.5		(SP) Light Brown/White, fine grained sand, saturated, no odor	12	12	0.0	ST	Screen Interval (5' - 10')
8.8			24	24	0.0	ST	
10.0		(SC) Brown/Orangish Brown, clayey sand, soft, wet, no odor	24	24	0.0	ST	
10.0		Bottom of borehole at 10.0 feet.			0.0		



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BORING NUMBER SB-5

PAGE 1 OF 1

CLIENT TD Bank, N.A. PROJECT NAME Pro Line Boats Property
 PROJECT NUMBER TDBANK299 PROJECT LOCATION 1520 South Suncoast Boulevard, Homosassa, Florida 3444
 DATE STARTED 11/12/14 COMPLETED 11/12/14 LOGGED BY Rich Prather CHECKED BY Doug Fidler
 DRILLING CONTRACTOR EnviroTek, Inc. BORING SIZE (in) 4 GROUND WATER LEVELS:
 DRILLING METHOD Direct Push GROUND ELEVATION _____ AT TIME OF DRILLING _____
 LATITUDE N ∇ AT END OF DRILLING 4.87 ft
 NOTES TMW-4 collected via 2" slotted screen LONGITUDE W AFTER DRILLING _____

ENERCON LOG - ENERCON BORING LOG TEMPLATE.GDT - 11/20/14 16:16 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\PROJECTS\FABRICLEAN SUPPLY\PRO LINE BOATS HOMOSSASSA.GPJ

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	TOTAL DRIVEN (in)	RECOVERY (in)	PID READING	SAMPLE TYPE NUMBER	WELL DIAGRAM
0.0							Casing Type: 1" Slotted Screen
0.4		Concrete					<p>Riser</p> <p>Screen Interval (5' - 10')</p>
1.0		(SP) Grey/Orangish Brown, fine grained sand, dry, no odor					
1.0		(SP) Yellowish Brown, fine grained sand, moist at 3.5', wet at 4', no odor	12	12	0.0	G GB	
2.5			12	12	0.0	G GB	
2.5			12	12	0.0	G GB	
4.0		(SP) Light Brown, fine grained sand, wet, no odor	12	12	0.0	G GB	
5.0	∇	(SP) Light Brown/White, fine grained sand, saturated, no odor	12	12	0.0	ST	
7.5			24	24	0.0	ST	
7.5			24	24	0.0	ST	
10.0			24	24	0.0	ST	

Bottom of borehole at 10.0 feet.

0.0



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BORING NUMBER SB-6

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CLIENT TD Bank, N.A. PROJECT NAME Pro Line Boats Property
 PROJECT NUMBER TDBANK299 PROJECT LOCATION 1520 South Suncoast Boulevard, Homosassa, Florida 3444
 DATE STARTED 11/12/14 COMPLETED 11/12/14 LOGGED BY Rich Prather CHECKED BY Doug Fidler
 DRILLING CONTRACTOR EnviroTek, Inc. BORING SIZE (in) 4 GROUND WATER LEVELS:
 DRILLING METHOD Direct Push GROUND ELEVATION _____ AT TIME OF DRILLING ---
 LATITUDE N AT END OF DRILLING 4.76 ft
 NOTES TMW-5 collected via 2" slotted screen LONGITUDE W AFTER DRILLING ---

ENERCON LOG - ENERCON BORING LOG TEMPLATE.GDT - 11/20/14 15:16 - C:\USERS\BPUBLIC\DOCUMENTS\BENTLEY\PROJECTS\FABRIC\LEAN SUPPLY\PRO LINE BOATS\HOMOSASSA.GPJ

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	TOTAL DRIVEN (in)	RECOVERY (in)	PID READING	SAMPLE TYPE NUMBER	WELL DIAGRAM
0.0							Casing Type: 1" Slotted Screen
0.4		Concrete					
1.0		(SP) Grey, very fine grained sand, dry, no odor					
1.0		(SP) Yellowish Brown, fine grained sand, moist at 3.5', wet at 4', no odor	12	12	0.0	G GB	
2.5			12	12	0.0	G GB	
2.5			12	12	0.0	G GB	
4.0		(SP) Light Brown/White, fine grained sand, saturated, no odor	12	12	0.0	G GB	
5.0			12	12	0.0	ST	
7.0		(SC) Brown, clayey sand, saturated, no odor	24	24	0.0	ST	
7.5			24	24	0.0	ST	
9.5		Light Brown, weathered limerock, fragmented, saturated, no odor					
10.0		Bottom of borehole at 10.0 feet.			0.0		

Screen Interval (5' - 10')

Riser

Appendix D

Photographs



1 : Soil boring location of SB-1 and TMW-1 adjacent to catalyst shed.



2 : Soil boring location of SB-2 and TMW-2 adjacent to east side of the septic leach field area.



3 : Soil boring SB-3 location adjacent to the west side of the septic leach field.



4 : Soil boring SB-4 and TMW-3 location on the northern side of the resin tank.



5 : Soil boring SB-5 and TMW-4 location on the southern interior portion of the subject building.



6 : Soil boring SB-6 and TMW-5 location on the northern interior portion of the subject building.



7 : Soil boring location SB-1 abandoned.



8 : Soil boring location SB-2 abandoned.



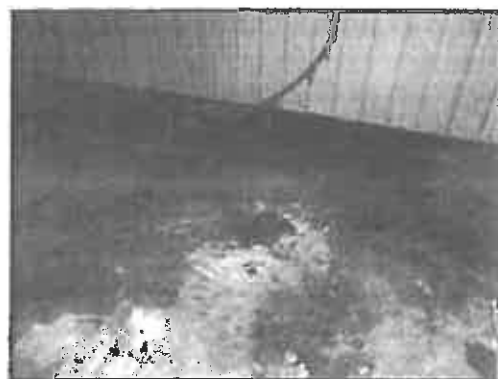
9 : Soil boring location SB-3 abandoned.



10 : Soil boring location SB-4 abandoned.



11 : Soil boring location SB-5 abandoned.



12 : Soil boring location SB-6 abandoned.