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SOUTHEASTERN ENVIRONMENTAL AUDITS, INC.  
8711 PERIMETER PARK BOULEVARD, SUITE 11  
JACKSONVILLE, FLORIDA 32216

(904) 645-9900

23 January 1998

Mr. Walter Gossett.  
Nassau County Coordinator's Office  
3163 Bailey Road  
Fernandina, Florida 32034

**RE: Phase II Environmental Site Assessment Proposal  
Nassau County Temporary Courthouse Facility  
SEAI Proposal P98026**

Dear Mr. Gossett:

Southeastern Environmental Audits, Inc., (SEAI) is pleased to provide you with a proposal, as discussed with Mr. Wayne Misener, to conduct a Phase II Environmental Site Assessment of the above-referenced property located at 191 Nassau Place, Yulee, Nassau County, Florida. The following scope of services is based on existing conditions either known or suspected. Should building plans be made available to assist in our investigation, this scope of services may be abbreviated to help reduce the overall cost.

The Phase II assessment will include the following:

- Subsurface probing of ground surface areas adjacent to the northeastern corner of the building to investigate for the suspected presence of two rock-well drainage structures that received effluent from a floor drain located in an area of the building that was formerly used as a paint booth, and from a deep-sink located inside the same area of the building;
- In the event rock-well structures are found, installation of soil borings to a depth sufficient to intersect the top of the groundwater table at each identified area, and collection/screening of soil samples at one-foot intervals using an Organic Vapor Monitor (OVM) to identify the presence/absence of volatile organic vapors;
- In the event OVM screening indicates the presence of volatile organic vapors, the collection of a separate soil sample will be made from a location at the suspected area that indicates the greatest potential impact, and submitted for laboratory analysis by EPA Methods 8240 for volatile organic compounds, Method 8270 for semi-volatile organics, and appropriate methods for each of the eight RCRA metals;
- Installation of one temporary groundwater monitoring well within each of the two suspect areas and collection of a groundwater sample from each area for analysis by the same EPA Methods listed above;

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- In the event a determination can be made that each of the two drains are connected to the on-site septic system, installation of soil borings to a depth sufficient to intersect the top of the groundwater table around the septic drain-field perimeter, and collection/screening of soil samples at one-foot intervals using an Organic Vapor Monitor (OVM) to identify the presence/absence of volatile organic vapors;
- In the event OVM screening indicates the presence of volatile organic vapors in any of the soil boring samples, the collection of a separate soil sample will be made from the area that indicates the greatest potential impact, and submitted for laboratory analysis by EPA Methods 8240 for volatile organic compounds, Method 8270 for semi-volatile organics, and appropriate methods for each of the eight RCRA metals;
- Installation of three temporary groundwater monitoring wells, one at each end of the raised drain-field, and one from a side that visually appears down-gradient, and collection of a groundwater sample from each for analysis by the same EPA Methods listed above; and,
- Preparation of a written Phase II ESA report incorporated into the on-going Phase I ESA report already in progress to summarize each of the tasks performed, the results obtained from each task, and our conclusions/recommendations based on the field screening and laboratory analyses results.

The above tasks will be completed at a fixed fee of **\$4700**, assuming a standard 5-day laboratory turn-around time is requested and barring the encountering of unforeseen site circumstances. If such unforeseen circumstances occur, you will be notified immediately and no work will be performed that exceeds the above quoted cost without your prior authorization. Additional meetings, consultation, or other services requested or required by the client or others (e.g., client representatives, attorneys, lenders) beyond the outlined scope of services will be invoiced separately on a time and materials basis.

We look forward to working with you and are prepared to proceed upon receipt of your authorization. This letter will serve as a contract between Southeastern Environmental Audits, Inc. and Nassau County. Our invoices are prepared monthly on a time and materials basis for the previous 30 days. Payment for services is due within 30 days and a 1.5 percent late fee per month will be assessed on unpaid balances. As the client, you agree to pay any and all attorney fees that are required to collect unpaid balances due over 60 days. All suits at law or in equity for any breach of the agreement or for default in payment, shall be instituted and maintained in any court of competent jurisdiction in Duval County, Florida.

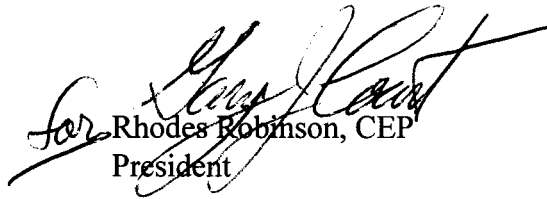
Please indicate your authorization for SEAI to complete this work by signing below and forwarding the original or faxed signed copy of this agreement for our files. We can schedule the field work to begin within three days after receipt of your authorization. Laboratory analysis

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turn-around time is normally 5-7 business days; however, samples can be submitted for rush analysis that can be completed in 2-3 business days. The laboratory imposes a 50 percent markup under rush conditions which would increase the quoted price listed above from \$4700 to \$5850. Once the field work and laboratory analysis is completed, we will provide a verbal report of our findings with a final Phase I/Phase II assessment report to follow within 3-4 days. Should you have any questions, please contact Dr. Gary Court or Mr. Wayne Misener.

Sincerely yours,

SOUTHEASTERN ENVIRONMENTAL AUDITS, INC.

  
Rhodes Robinson, CEP  
President

**TERMS ACCEPTED**

**LAB TURN-AROUND TIME**

(Please initial to indicate preference)

BY: WALT FOSSETT   
(Please Print / Sign)

STANDARD: ✓

FOR: Massau Co.  
(Print)

RUSH: \_\_\_\_\_

DATE: 1/26/98

wcm/PROPOSAL/1998/P98026.sam/JAN

*Approved by BOCC 1/26/98*