



**Phase I Environmental Site Assessment Report
8954 Highway 79
Pinson, Alabama**

Prepared For:

Geode Group LLC
PO Box 10105
Murfreesboro, Tennessee 37219

Report Issuance Date: June 28, 2018

Spectrum Project Number:
3183-001



www.specenviro.com

Corporate Office
Alabaster, AL
(205) 664-2000

Coastal Office
Mobile, AL
(251) 923-4352

Mid-South Office
Nashville, TN
(205) 913-0715

Southeast Office
Atlanta, GA
(205) 612-9298



June 28, 2018

Geode Group, LLC
PO Box 10105
Murfreesboro, Tennessee 37219

ATTENTION: **Phillip King**

SUBJECT: Phase I Environmental Site Assessment
8954 Highway 79
Pinson, Alabama
Project No. 3183-001

Dear Mr. King,

Spectrum Environmental, Inc., (Spectrum) is pleased to provide this Phase I Environmental Site Assessment (Phase I ESA) prepared for the above-referenced property.

Please be aware that according to ASTM Practice E1527-13, this document is generally valid for 180 days, unless changes in site usage have occurred which would impact the environmental conditions of the property. If you have any questions or comments, please contact the undersigned at Spectrum Environmental, Inc. at (205) 664-2000.

Sincerely,
SPECTRUM ENVIRONMENTAL, INC.


Jessica Delo
Project Manager


Scott Hassler, P.G.
Vice President



www.specenviro.com

Corporate Office
Alabaster, AL
(205) 664-2000

Coastal Office
Mobile, AL
(251) 923-4352

Mid-South Office
Nashville, TN
(205) 913-0715

Southeast Office
Atlanta, GA
(205) 612-9298

TABLE OF CONTENTS

Table of Contents	1
Acronyms	3
1.0 Executive Summary	5
1.1 Property Summary Table	5
1.2 Conclusions	6
1.3 Table of Critical Dates	7
2.0 Introduction	8
2.1 Purpose	8
2.2 Detailed Scope of Services	9
2.2.1 Records Review	9
2.2.2 Site Reconnaissance	10
2.2.3 Interviews	10
2.2.4 Evaluation and Report Preparation	10
2.3 Significant Assumptions	10
2.4 Limitations and Exceptions	11
2.5 Special Terms and Conditions	11
2.6 User Reliance	11
3.0 Site Description	12
3.1 Location and Legal Description	12
3.2 Site and Vicinity General Characteristics	12
3.3 Current Use of Property	12
3.4 Descriptions of Structures, Roads, and Other Site Improvements	12
3.5 Current Uses of Adjoining Properties	12
4.0 User Provided Information	13
4.1 Title and Judicial Records for Environmental Liens and AULs	13
4.2 Specialized Knowledge or Experience of the User	13
4.3 Valuation Reduction for Environmental Issues	13
4.4 Commonly Known or Reasonably Ascertainable Information	13
4.5 Property Owner, Manager, and/or Occupant Information	13
4.6 Reason for Performing Phase I ESA	13
5.0 Records Review	14
5.1 Standard Environmental Record Sources	14
5.1.1 Target Property	14
5.1.2 Surrounding Properties	14
5.1.3 Unplottable Sites	15
5.2 Additional Environmental Record Sources	15
5.3 Physical Setting Sources	15
5.4 Historical Property Use Information	15
5.4.1 Sanborn Fire Insurance Map Review	16
5.4.2 Historical Maps and Aerial Photographs	16
6.0 Site Reconnaissance	17

6.1 Methodology and Limiting Conditions..... 17

6.2 General Site Setting 17

6.3 Exterior Observations 17

 6.5.1 USTs 17

 6.5.2 ASTs 17

 6.5.3 Drums..... 18

 6.5.4 Drains/Sumps 18

 6.5.5 Stained Soil/Stressed Vegetation 18

 6.5.6 Water Wells 18

 6.5.7 Septic Tanks/Field Lines..... 18

 6.5.8 Electrical Transformers..... 18

 6.5.9 Solid Wastes..... 18

 6.5.10 Pits, Ponds, and Lagoons 18

 6.5.11 In-Ground Hydraulic Lifts 18

 6.5.12 Waste Incineration 18

 6.5.13 Chemical and/or Waste Materials 18

 6.5.14 Pipelines..... 19

6.6 Adjoining Properties 19

7.0 Interviews..... 20

8.0 Vapor Encroachment Screening 22

 8.1 Introduction..... 22

 8.2 Discussion 22

 8.3 Findings..... 22

9.0 Findings..... 24

10.0 Opinion 25

 10.1 Vapor Encroachment Condition 25

 10.2 Current and Historical Use of Target Property 26

 10.3 Current and Historical Use of Adjacent Property 26

11.0 Conclusion 27

12.0 Deviations 29

13.0 References..... 30

14.0 Signatures of Environmental Professionals 31

15.0 Qualifications of Environmental Professionals 32

16.0 Appendixes 35

ACRONYMS

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL National Priority List
Proposed NPL Proposed National Priority List Sites
NPL LIENS Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL National Priority List Deletions

Federal CERCLIS list

CERCLIS Comprehensive Environmental Response, Compensation, and Liability
Information System
FEDERAL FACILITY Federal Facility Site Information listing

Federal RCRA CORRACTS facilities list

CORRACTS Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF RCRA - Treatment, Storage and Disposal

Federal institutional controls / engineering controls registries

US ENG CONTROLS Engineering Controls Sites List
US INST CONTROL Sites with Institutional Controls

State and tribal landfill and/or solid waste disposal site lists

SWF/LF Permitted Landfills

State and tribal leaking storage tank lists

LAST List of AST Release Incidents
INDIAN LUST Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

INDIAN UST Underground Storage Tanks on Indian Land
FEMA UST Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

ENG CONTROLS Engineering Controls Site Listing
AUL Environmental Covenants

State and tribal voluntary cleanup sites

INDIAN VCP Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS Land Division Brownfields 128(a) Program Site Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

ODI Open Dump Inventory
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
INDIAN ODI Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL Clandestine Drug Labs
AOCONCERN Area of Concern
CDL Clandestine Methamphetamine Lab Sites
US HIST CDL National Clandestine Laboratory Register

Local Land Records

LIENS 2 CERCLA Lien Information
LUCIS Land Use Control Information System

Records of Emergency Release Reports

HMIRS Hazardous Materials Information Reporting System
SPILLS Emergency Response Data

Other Ascertainable Records

COAL ASH Coal Ash Disposal Sites
COAL ASH DOE STEAM-ELECTRIC PLANT OPERATION DATA
COAL ASH EPA Coal Combustion Residues Surface Impoundments List
CONSENT Superfund (CERCLA) Consent Decrees
DOT OPS Incident and Accident Data
DOD Department of Defense Sites
DRYCLEANERS Drycleaner Facility Listing
FUDS Formerly Used Defense Sites
FTTS FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide,
& Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing
ICIS Integrated Compliance Information System
INDIAN RESERV Indian Reservations
MINES Mines Master Index File
MLTS Material Licensing Tracking System
PADS PCB Activity Database System
PCB TRANSFORMER PCB Transformer Registration Database
RAATS RCRA Administrative Action Tracking System
RADINFO Radiation Information Database
ROD Records Of Decision
SCRD DRYCLEANERS State Coalition for Remediation of Drycleaners Listing
SSTS Section 7 Tracking Systems
TRIS Toxic Chemical Release Inventory System
TSCA Toxic Substances Control Act
UMTRA Uranium Mill Tailings Sites

1.0 EXECUTIVE SUMMARY

Spectrum Environmental, Inc. (Spectrum) has prepared this Phase I Environmental Site Assessment (Phase I ESA) report for 8954 Highway 79 in Pinson, Alabama, in accordance with American Society of Testing and Materials (ASTM) Practice E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, which is recognized by the United States Environmental Protection Agency (USEPA) and deemed to be compliant with the All Appropriate Inquiries (AAI) Regulation listed under 40 CFR Part 312.

The objective of this Phase I ESA was to identify, to the extent feasible *recognized environmental conditions*¹ (REC) and/or *business environmental risks*² (BER) in association with the property, if any. To accomplish this objective, Spectrum conducted a review of reasonably ascertainable³ records (and practically reviewable⁴), conducted a site reconnaissance, conducted interviews of persons knowledgeable of the site/surrounding areas, and evaluated the data for reporting.

1.1 Property Summary Table

A summary of the pertinent details of the project is provided below.

Project Summary Table					
Name of Client:	Geode Group, LLC		Project Number:	3183-001	
Client Contact:	Philip J. King				
Project Description:	Phase I ESA				
Property Name:	Pinson				
Property Address:	8954 Highway 79				
City:	Pinson	County:	Jefferson	State:	AL
Tax Map Designated Parcel Number:	09 00 06 2 000 001.000				
Property Area (Acres):	±14.60				
Building Area (Square Feet):	Not Listed				
Assessor Designated Site Use:	Undeveloped				
Year Built:	Not Listed				
Property Owner:	Philip J. King				
Assessment Personnel:	Jessica Delo and Jennifer Fisher				
Accompanied/Escorted By:	Unaccompanied				
Property Contact:	Philip J. King				
Inspection Date:	June 25, 2018				
Weather Conditions:	Cloudy and 90°				

¹ *Recognized Environmental Condition* - "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment".

² *Business Environmental Risk* - A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of *commercial real estate*, not necessarily limited to those environmental issues required to be investigated in this practice.

³ Reasonably ascertainable – Information that is: (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

⁴ Practically Reviewable – Means that information provided by source in a manner and in a form, that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.

1.2 Conclusions

Spectrum has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-13 of the target property. A summary of the findings is presented below.

Recognized Environmental Conditions

A recognized environmental condition (REC), as defined in the ASTM Standard, means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not REC's. *Based on our review of current and historical site data, no RECs were identified in connection with the target property.*

Historical Recognized Environmental Conditions

A historical recognized environmental condition (HREC), as defined in the ASTM Standard, is an environmental condition that in the past would have been identified as a REC, but has been adequately addressed and therefore no longer represents a REC. *Based on our review of current and historical site data, no HRECs were identified in connection with the target property.*

Controlled Recognized Environmental Conditions

A controlled recognized environmental condition (CREC), as defined in the ASTM Standard, is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent or meeting risk-based criteria established by the regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). *Based on our review of current and historical site data, no CRECs were identified in connection with the target property.*

Business Environmental Risks

A business environmental risk (BER), as defined in the ASTM Standard, is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. *Based on our review of current and historical site data, two BERs were identified in connection with the target property. Based on our review of current and historical site data, no BERs were identified in connection with the target property.*

1.3 Table of Critical Dates

Table of Critical Dates	
Report Issuance Date	June 28, 2018
Date of Interview of Past and Present Owners and Occupants	June 26, 2018
Date of Recorded Environmental Clean-up Lien Search	-
Date of Government Record Review	June 22, 2018
Date of Visual Inspection of Subject and Adjoining Properties	June 25, 2018
Earliest Date of Interviews, Lien Search, Records Reviews and Inspections	June 22, 2018

It should be noted that this section is only intended to represent a brief summary of our findings, and is not a detailed account of all the information compiled in preparation of this report. The user should review the Phase I ESA in its entirety prior to drawing any final conclusions as to potential environmental conditions associated with the site.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment (Phase I ESA) is to identify, to the extent feasible pursuant to the processes prescribed in the ASTM, E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, *recognized environmental conditions* (RECs) in connection with the property. The term REC means “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment”. De minimis conditions are not recognized environmental conditions. De minimis conditions generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The Phase I ESA Process is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner*⁵, *contiguous property owner*⁶, or *bona fide prospective purchaser*⁷ limitations on CERCLA liability (*landowner liability protections*).

⁵ Innocent Landowner Defense: A person may qualify as one of three types of innocent landowners: (i) a person who “did not know and had no reason to know” that contamination existed on the property at the time the purchaser acquired the property; (ii) a government entity which acquired the property by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; and (iii) a person who “acquired the facility by inheritance or bequest.” To qualify for the innocent landowner defense, such person must have made all appropriate inquiries on or before the date of purchase. Furthermore, the all appropriate inquiries must not have resulted in knowledge of the contamination. If it does, then such person did “know” or “had reason to know” of contamination and would not be eligible for the innocent landowner defense.

⁶ Contiguous Property Owner Liability Protection: A person may qualify for the contiguous property owner liability protection if, among other requirements, such person owns real property that is contiguous to, and that is or may be contaminated by hazardous substances from other real property that is not owned by that person. Furthermore, such person conducted All Appropriate Inquiry at the time of acquisition of the property and did not know or have reason to know that the property was, or could be, contaminated by a release or threatened release from the contiguous property. The all appropriate inquiries must not result in knowledge of contamination. If it does, then such person did “know” or “had reason to know” of contamination and would not be eligible for the contiguous property owner liability protection.

⁷ Bona fide prospective purchaser liability protection: A person may qualify as a bona fide prospective purchaser if, among other requirements, such person made “all appropriate inquiries into the previous ownership and uses of the facility in accordance with generally accepted good commercial and customary standards and practices.” Knowledge of contamination resulting from all appropriate inquiry would not generally preclude this liability protection. A person must make all appropriate inquiry on or before the date of purchase and the facility must have been purchased after January 11, 2002.

2.2 Detailed Scope of Services

Spectrum employs a phased approach to site investigations by outlining and completing specific work tasks. A Phase I ESA usually consists of a records review, site reconnaissance, personal interviews, and the generation of a report. Results of the initial Phase I ESA help assess whether further investigations may be necessary.

2.2.1 Records Review

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the property. Accuracy and completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete. The user or environmental professional is not obligated to identify mistakes or insufficiencies in information provided. However, the environmental professional reviewing records shall make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which the environmental professional has actual knowledge.

A listing of standard environmental record sources is listed below.

<i>Standard Environmental Records Sources (where available)</i>	<i>Approximate Minimum Search Distance (miles)</i>
Federal NPL Site List	1.0
Federal delisted NPL	0.5
Federal CERCLIS list	0.5
Federal CERCLIS NFRAP list	0.5
Federal RCRA CORRACTS list	1
Federal RCRA TSD list	0.5
Federal RCRA Generators list	Property and Adjoining
Federal institutional control/ engineering control registries	Property only
Federal ERNS list	Property only
State/tribal list of hazardous waste sites	
State/tribal NPL	1.0
State/tribal CERCLIS	0.5
State/tribal Landfill	0.5
State/tribal LUST	0.5
State/tribal Registered UST/AST	Property and Adjoining
State/tribal institutional control/ engineering control registries	Property only
State/tribal VCP sites list	0.5
State/tribal Brownfield sites list	0.5

Other sources of information that could be reviewed include, but is not limited to, the Alabama Department of Environmental Management, the local Fire Department, Planning Department, Building Permits Department, aerial photographs, fire insurance maps, property tax files, recorded land title records, topographic maps, and city directories.

2.2.2 Site Reconnaissance

The objective of the site reconnaissance was to obtain information indicating the likelihood of identifying RECs in connection with the property. A site reconnaissance was conducted by Spectrum personnel experienced in hazardous materials/petroleum product surveys. Surface conditions and current activities on the subject property and on adjoining properties were observed. An inventory of potential contaminant sources on, and adjoining, the subject property was completed on the basis of regulatory agency record reviews and visual observations. Limitations encountered during the site reconnaissance are included in the discussion of the report.

2.2.3 Interviews

The objective of interviews was to obtain information indicating RECs in connection with the property. Interviews with past and present owner, operators, and/or occupants of the property, where possible, were conducted as part of this Phase I ESA. Other persons potentially interviewed could include State and local government officials, local fire department personnel, local historians, and others that may have specialized knowledge of the site and/or surrounding properties.

2.2.4 Evaluation and Report Preparation

This Phase I ESA report summarizes the findings from the tasks described above. Spectrum has provided a discussion of potential and existing contamination sources, and conclusions regarding our evaluation of the likelihood of contamination on the target property.

2.3 Significant Assumptions

No significant assumptions were made during the conduct of this Phase I ESA unless otherwise stated.

2.4 Limitations and Exceptions

Spectrum has performed our services for this project in accordance with our agreement, ASTM Practice E 1527-13, and the site-specific requirements provided by client, where applicable. No guarantees are either expressed or implied. The records search was limited to information available from public sources; this information is changing continually and is frequently incomplete. Unless we have actual knowledge to the contrary, all information obtained from interviews or provided to us has been assumed to be correct and complete. Spectrum assumes no liability for findings or conclusions we may draw based on misleading or false information provided to us. Further, we assume no liability for items, conditions, or situations not visible or readily accessible through the application of standard professional care and practice.

There is no investigation that is thorough enough to preclude the presence of materials on the subject property that presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable may, in the future, become subject to different regulatory standards and require remediation. Spectrum assumes no liability for findings or conclusions we may draw based on misleading or false information provided to us. Further, we assume no liability for items, conditions, or situations not visible or readily accessible through the application of standard professional care and practice.

2.5 Special Terms and Conditions

There are no special terms and/or conditions pertaining to this Phase I ESA.

2.6 User Reliance

This report is certified to Geode Group, LLC. Any reliance on this report by other parties shall be at such party's sole risk.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The target property is located at 8954 Highway 79 in Pinson, Alabama (Figure 1-Appendix A). An aerial view of the target property is provided as Figure 2 and a tax map is provided as Figure 3.

3.2 Site and Vicinity General Characteristics

The target property is located in Pinson, Alabama and situated in an area dominated by a mix of various undeveloped and residential-use properties. The uses of adjoining properties are listed in Section 3.5 below.

3.3 Current Use of Property

The target property is currently undeveloped and partially cleared; though there is a concrete building pad (building has been razed) and paved access road the eastern boundary of the target property.

3.4 Descriptions of Structures, Roads, and Other Site Improvements

The target property encompasses an area of ±14.6 acres; which can be accessed via Highway 79. At the time of the site reconnaissance, no buildings or structures were identified. However, there was a concrete building pad (building has been razed) and paved access road on the eastern boundary of the property.

3.5 Current Uses of Adjoining Properties

Direction	Use
North	Undeveloped/ Residential
South	Undeveloped
East	Highway 79/Undeveloped/ Residential
West	Undeveloped

4.0 USER PROVIDED INFORMATION

A User Questionnaire was completed by Mr. Philip J. King to assist the environmental professionals evaluate the potential for RECs to be associated with the target property. A copy of the completed User Questionnaire is provided in Appendix B and a summary of the information provided is discussed below.

4.1 Title and Judicial Records for Environmental Liens and AULs

Judicial and Title Records were not provided to Spectrum for review and discussion in this Phase I ESA report. However, the User did state that there are no environmental liens or Activity Use Limitations (AULs) in connection with the target property.

4.2 Specialized Knowledge or Experience of the User

The User stated that they do not have any specialized knowledge of the target property.

4.3 Valuation Reduction for Environmental Issues

The User indicated that the price of property represents a fair market value.

4.4 Commonly Known or Reasonably Ascertainable Information

The User is not aware of any commonly known or reasonably ascertainable information about the property.

4.5 Property Owner, Manager, and/or Occupant Information

The target property is owned by Philip J. King and has been assigned Parcel numbers 09-00-06-2-000-001.000.

4.6 Reason for Performing Phase I ESA

This Phase I ESA has been conducted prior to the sale of the property with the purpose of identifying RECs and/or BERs that might exist in connection with the target property.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

Environmental Data Resources, Inc. (ERIS) conducted a search of available environmental records. The report, dated June 22, 2018, was designed to assist parties seeking to meet the requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risks associated with a parcel of real estate.

ERIS's search of available ("reasonably ascertainable") government records on the target property and within the search radius around the target property included the databases listed on Pages 5 through 8 of the Radius Search database report (Appendix C).

5.1.1 Target Property

The target property was not identified in any of the databases searched. However, the target property is listed in the Jefferson County Property Tax database from 2003-2018 under the Land Computation Code 641 Auto Repair & Services. However, after interviews with neighbors it is believed the site was previously used a convenience store and no one interviewed recalled the property being used for Auto Repair & Services.

5.1.2 Surrounding Properties

Discussion of Groundwater Flow Direction - The position (with respect to the groundwater flow direction) of any site to the target property is essential in helping evaluate whether or not a site (or contamination associated with a site) represents a recognized environmental condition to the target property. Based on our review of site topography, it appears that the groundwater flow direction in the vicinity of the target property would be to the south. Based on our review one site was identified in the database.

Raceway 833 (8867 Highway 79)

This site is located approximately 0.25 miles south and in an interpreted downgradient position with respect to the target property. This site was identified in the LUST database

due to a release of petroleum products in January of 2003. The site is currently undergoing corrective action effectiveness monitoring. However, due to the distance and the interpreted downgradient position to the target property, it is unlikely that a release from this property would affect the target property. *Based on this information, this site in our opinion does not represent a REC to the target property.*

5.1.3 Unplottable Sites

Two sites were identified in the database report that due to inaccurate or incomplete address information could not be mapped and were listed as Unplottable Sites. After further research both sites were identified to be over one mile away from the target property.

5.2 Additional Environmental Record Sources

No additional environmental records were reviewed during the Phase I Environmental Site Assessment.

5.3 Physical Setting Sources

Project Property:	Pinson Site
	8954 Highway 79 Pinson AL 35126
Coordinates:	
Latitude:	33.765356
Longitude:	-86.685504
UTM Northing:	3736184.01621 Meters
UTM Easting:	529122.697033 Meters
UTM Zone:	UTM Zone 16S
Elevation:	641.41 ft
Slope Direction:	SSW

5.4 Historical Property Use Information

Historical information of the target and surrounding properties was obtained through a search of readily available and reasonable ascertainable sources that included a review of Sanborn Fire Insurance Maps, historical maps and aerial photographs, and interviews with persons knowledgeable of the site. A discussion of historical information sources is provided below and interviews with persons knowledgeable of the site are provided in Section 7.0 - Interviews.

5.4.1 Sanborn Fire Insurance Map Review

A review of available Sanborn Fire Insurance Map indexes as provided by ERIS, indicates no coverage for the target property and surrounding area. A copy of the report indicating this information is provided in Appendix D.

5.4.2 Historical Maps and Aerial Photographs

Historical maps and aerial photographs for the target property were obtained through ERIS. The historical maps/photographs are provided in Appendix E and summaries for each map are provided below:

Year	Property	Discussion
1941, 1947, & 1952	Target	The target property appears to be developed for agricultural use.
	Surrounding	Surrounding properties to the north, south, and east appear to be developed for agricultural use. The surrounding properties to the west appears to be undeveloped.
1970 & 1975	Target	The target property appears to be developed for agricultural use on the western portion and heavily forested and undeveloped on the eastern portion. However there appears to a few buildings and a parking lot/access road on the very eastern border of the target property adjoining Highway 79.
	Surrounding	Surrounding properties to the north, south, and east appear to be developed for agricultural or residential use. The surrounding properties to the west appears to be undeveloped.
1981, 1990 & 1998	Target	The target property appears to be undeveloped and heavily forested. However there appears to be two buildings and a parking lot/access road on the very eastern border of the target property adjoining Highway 79.
	Surrounding	Surrounding properties to the north, and east appear to be developed for agricultural or residential use. The surrounding properties to the west and south appear to be undeveloped and heavily forested.
2006, 2009, 2011, & 2013	Target	The target property appears to be undeveloped and heavily forested. However there appears to be a building and a parking lot/access road on the very eastern border of the target property adjoining Highway 79.
	Surrounding	Surrounding properties to the north and east appear to be developed for residential use. The surrounding properties to the west and south appear to be undeveloped and heavily forested.
2015 & 2017	Target	The target property appears to be undeveloped and heavily forested. However there appears to be a building and a parking lot/access road on the very eastern border of the target property adjoining Highway 79.
	Surrounding	Surrounding properties to the north and east appear to be developed for residential use. The surrounding properties to the west and south appear to be undeveloped and heavily forested.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Spectrum personnel (Jessica Delo and Jennifer Fisher) conducted a visual reconnaissance of the subject property on June 25, 2018. Spectrum personnel walked the property in an attempt to identify potential RECs and/or BERs, if any. During the reconnaissance there were no limiting conditions that prohibited Spectrum from observing the property. Photographs taken during the site reconnaissance are provided in Appendix F.

6.2 General Site Setting

The target property is underlain by the Pottsville Formation (upper part) (Pennsylvanian). The Pottsville Formation is composed Interbedded dark-gray shale, siltstone, medium-gray sandstone, and coal in cyclic sequences. In descending order the members include: Razburg Sandstone Member, Camp Branch Sandstone Member, Lick Creek Sandstone Member, and the Bremen Sandstone Member (Szabo, et.al., 1988).

6.3 Exterior Observations

The target property encompasses an area of ± 14.6 acres; which can be accessed via Highway 79. At the time of the site reconnaissance, no buildings or structures were identified. The target property appears to be undeveloped and heavily forested. However there appears to be a building and a parking lot/access road on the very eastern border of the target property adjoining Highway 79.

6.5 Specific Items of Interest

In addition to the general observations described above, specific items/areas of interest are discussed below.

6.5.1 USTs

Spectrum did not identify any fill ports, manways, vent lines or similar features that would indicate the presence of a UST.

6.5.2 ASTs

Spectrum did not identify any ASTs on the target property.

6.5.3 *Drums*

Spectrum did not identify any drums on the target property.

6.5.4 *Drains/Sumps*

Spectrum did not identify any drains or sumps on the target property.

6.5.5 *Stained Soil/Stressed Vegetation*

No stained soils or stressed vegetation were identified on the target property.

6.5.6 *Water Wells*

Spectrum did not observe any water wells.

6.5.7 *Septic Tanks/Field Lines*

There was no evidence of a septic tank/field lines on the property.

6.5.8 *Electrical Transformers*

Spectrum identified one pole mounted transformer on the southern side of the target property. There were no evidence of leaks or staining.

6.5.9 *Solid Wastes*

Spectrum did not identify a solid waste storage on the target property.

6.5.10 *Pits, Ponds, and Lagoons*

No pits, ponds, or lagoons were identified on the target property.

6.5.11 *In-Ground Hydraulic Lifts*

Spectrum did not identify any in-ground hydraulic lifts.

6.5.12 *Waste Incineration*

Spectrum did not identify any areas where waste was incinerated.

6.5.13 *Chemical and/or Waste Materials*

Spectrum did not identify any chemicals or waste materials on the target property.

6.5.14 Pipelines

Spectrum did not identify any petroleum pipelines on the target property.

6.6 Adjoining Properties

Direction	Use
North	Undeveloped/ Residential
South	Undeveloped
East	Highway 79/Undeveloped/ Residential
West	Undeveloped

7.0 INTERVIEWS

Property Owner-Philip J. King

Spectrum interviewed Mr. Philip King via phone on June 26, 2018. Mr. King (Geode Group LLC) has owned the for approximately 6 months. According to Mr. King, the target property was purchased from delinquent taxes from the State of Alabama. Mr. King stated that the realtor informed him that the property was previously used as a small engine repair shop since the 1970s. He also stated that the building that was there when he purchased the target property was abandoned and used by the homeless population, so he demolished the building. Mr. King confirmed with Alabama Power that there is no service nor meter to the target property, however he did find a line from a telephone pole. Additionally, he is not aware of any buried drums, septic tanks, USTs, ASTs, or potentially hazardous chemicals have been on this property. Moreover, Mr. King is not aware of any environmental incidents/response to the target property and is not aware of any other environmental site assessments conducted on the target property.

Neighbor-Peggy Whitt

Spectrum interviewed Ms. Peggy Whitt who is a resident in the City of Pinson. She had lived in the area since 1983 and stated that the target property was previously a convenience store and was built around 1985-1986. Ms. Hill also stated that she did not recall gasoline being sold on the property.

Palmerdale Fires District Station 3-Lieutenant Shane Holiday

Spectrum interviewed Lieutenant Shane Holiday with the Station 3 Fire Department in Pinson, Alabama. Lieutenant Holiday stated that he has been with the Department for about 8 years and stated that the target property was previously a convenience store. He also stated that it was never used as a gas station and that he is not aware of any environmental incidents or responses that may have occurred at the target property.

Palmerdale Fires District Station 1-Fire Marshall Edward Hill

Spectrum interviewed Fire Marshall Edward Hill with the Station 1 Fire Department in Pinson, Alabama. Fire Marshall Hill stated that he has been with the Department since

2005 and stated that the target property was previously a convenience store. He also stated that it was never used as a gas station and that he is not aware of any environmental incidents or responses that may have occurred at the target property. He did state that the building burned down prior to his tenure with the Fire Department but was unaware of the date.

Personal with The Jefferson County Property Tax Administration

Spectrum spoke with several employees with the Jefferson County Property Tax Administration in regards to the target property being listed under Land Computation Code “641 Auto Repair & Services.” Personal stated that the land was zone for agricultural and commercial use and the Code is verified by the Board of Equalization. Personal with the Board of Equalization stated that they field check and input the Code every year. However, based on interviews with the land owner and neighbors and the site reconnaissance, the use of the property for Auto Repair & Servicing was not verified.

8.0 VAPOR ENCROACHMENT SCREENING

8.1 Introduction

Spectrum conducted a vapor encroachment screen (VES) in accordance with ASTM E2600-10: Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions as part of this Phase I ESA to identify a Vapor Encroachment Condition⁸ (VEC) associated with the target property. Factors considered by Spectrum's Environmental Professional included the following:

- Use of Target Property
- Types of Chemicals of Concern (COC)
- Location(s) of Known/Suspected Contamination
- Soil Characteristics
- Depth to Groundwater
- Vapor Conduits
- Cleanup Status of Contaminated Property(s)

8.2 Discussion

As part of the VES evaluation, Spectrum considered the above factors in addition to the anticipated groundwater flow direction and barriers/conduits affecting groundwater flow, if any. The position (with respect to the groundwater flow direction) of any site to the target property is essential in helping evaluate whether or not a site (or contamination associated with a site) represents a VEC to the target property. Based on our review of site topography and surface water drainage features, it appears that the groundwater flow direction in the vicinity of the target property would be toward the south.

8.3 Findings

The target property was primarily used for agricultural use since 1941 until the early 1970s; when eastern side of the property was developed for commercial use. The western portion of the property has remained undeveloped since at least 1975 to 2017.

One site was identified in the database report within the search distance set forth in ASTM E2600-10 (up to 0.33 miles from the target property for VOCs and 0.1 miles for petroleum

⁸ Vapor Encroachment Condition (VEC) — the presence or likely presence of COC vapors in the sub-surface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater either on or near the TP.

sites) and in an interpreted downgradient position. However, based on the discussions in Section 5.1.2 of this report, it is unlikely that the current/historical uses of these sites would adversely affect the target property.

Based on our review of the information presented above, it is our opinion that a VEC to the target property is unlikely.

9.0 FINDINGS

Spectrum has conducted a review of readily available and reasonably ascertainable records for the site, conducted a site reconnaissance along with interviews with persons knowledgeable of the site and surrounding properties, and evaluated the data during the preparation of this report. Based on our evaluation of the data, Spectrum presents the following findings:

- *Vapor Encroachment Conditions*
- *Current and historical use of target property; and*
- *Current and historical use of adjacent properties*

10.0 OPINION

Based on the information obtained during the site reconnaissance, records reviews, and interviews, Spectrum has evaluated current and historical information pertaining to the target and surrounding properties. Based on these evaluations, opinions regarding conditions observed and the classification of these conditions is presented below. For each condition, Spectrum has classified each as a REC, a historical REC⁹, a Controlled REC¹⁰, or a BER and presents an opinion why the condition is classified as such.

10.1 Vapor Encroachment Condition

The target property was primarily used for agricultural use since 1941 until the early 1970s; when eastern side of the property was developed for commercial use. The western portion of the property has remained undeveloped since at least 1975 to 2017.

One site was identified in the database report within the search distance set forth in ASTM E2600-10 (up to 0.33 miles from the target property for VOCs and 0.1 miles for petroleum sites) and in an interpreted downgradient position. However, based on the discussions in Section 5.1.2 of this report, it is unlikely that the current/historical uses of these sites would adversely affect the target property.

Based on our review of the information presented above, it is our opinion that a VEC to the target property is unlikely.

⁹ *Historical Recognized Environmental Condition*—A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.

¹⁰ *Controlled Recognized Environmental Condition*—A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

10.2 Current and Historical Use of Target Property

The target property was primarily used for agricultural use since 1941 until the early 1970s; when eastern side of the property was developed for commercial use. The western portion of the property has remained undeveloped since at least 1975 to 2017.

Upon review of readily available and reasonably ascertainable record sources, we did not identify instances where petroleum products and/or hazardous materials were released or otherwise affected the target property. *Based on our review of the current and historical use of the target property, observations made during the site reconnaissance, and interviews with persons knowledgeable of the site, no RECs were identified in connection with the target property.*

10.3 Current and Historical Use of Adjacent Property

Based on our review of current and historical record resources, the surrounding properties to north, south, and east were sparsely developed for residential and agricultural use by at least 1941. Since 2006, residential expansion has occurred to the north and east of the target property. The surrounding properties to the west and south have been undeveloped and heavily forested since the early 1980s.

During the site reconnaissance, surrounding properties to the north and east were observed to be developed for residential use.

Based on our review of the environmental database report, one surrounding site was identified within the respective search radii (see discussion in [Section 5.1.2](#) of this report); however, this site is in a downgradient position and was not interpreted to represent an environmental condition to the target property.

Based on our review of current and historical site data, the environmental database report, and reconnaissance of the surrounding properties, none of the surrounding land uses was interpreted to represent a recognized environmental condition in connection with the target property.

11.0 CONCLUSION

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 for the target property. Any exceptions to, or deletions from, this practice are described in Section 12.0 – Deviations of this report. Based on our review of current and historical site data, the following conclusions are presented.

Recognized Environmental Conditions

A recognized environmental condition (REC), as defined in the ASTM Standard, means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not REC's. *Based on our review of current and historical site data, no RECs were identified in connection with the target property.*

Historical Recognized Environmental Conditions

A historical recognized environmental condition (HREC), as defined in the ASTM Standard, is an environmental condition that in the past would have been identified as a REC but has been adequately addressed and therefore no longer represents a REC. *Based on our review of current and historical site data, HRECs were not identified in connection with the target property.*

Controlled Recognized Environmental Conditions

A controlled recognized environmental condition (CREC), as defined in the ASTM Standard, is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent or meeting risk-based criteria established by the regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations,

institutional controls, or engineering controls). *Based on our review of current and historical site data, no CRECs were identified in connection with the target property.*

Business Environmental Risks

A business environmental risk (BER), as defined in the ASTM Standard, is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. *Based on our review of current and historical site data, no BERs were identified in connection with the target property.*

12.0 DEVIATIONS

Historical information regarding the subject site has been obtained through the use of aerial photographs and interviews with individuals cognizant of the site. The earliest map that was readily available and reviewed was a 1941 aerial photograph. Through a review of historical record sources; the use of the target property could not be independently evaluated on 5-year increments. However, the data gaps in the historical review were not during times of significant change on the target property. As such, it is not believed that this lack of readily available or reasonable ascertainable data represents a significant data gap that would lead to the identification of additional RECs or BERs on the target property.

13.0 REFERENCES

40 CFR Part 312 – Innocent Landowners, Standard for Conducting All Appropriate Inquiry.

American Society of Testing and Materials (ASTM), Practice E 1527-13. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Environmental Risk Information Services Report dated June 22, 2018

Environmental Risk Information Services Certified Sanborn Map Report dated June 22, 2018


Environmental Risk Information Services Aerial Photo Decade Package dated June 22, 2018

Szabo, M. W., Osborne, E. W., Copeland, C. W. Jr., Neathery; T. L., 1988, Geologic Map of Alabama, Geological Survey of Alabama Special Map 220, scale 1:250,000.

14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional¹¹ responsible for conducting the Phase I Environmental Site Assessment and preparation of the report, as defined in §312.10 of 40 CFR Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Spectrum Environmental, Inc.


Scott E. Hassler, P.G.
Vice President

¹¹ Environmental Professional – (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). (2) Such a person must (i) hold a current Professional Engineer’s or Professional Geologist’s license or registration from a state, tribe, or U.S. territory and have the equivalent of three years full-time relevant experience; or be licensed/certified by the Federal government, a state, tribe, and U.S. Territory to perform environmental inquiries as defined in §312.21 and have the equivalent of three years full-time relevant experience; or have a baccalaureate or higher degree from an accredited institution from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five years of full time relevant experience; or have the equivalent of ten years of full time relevant experience.

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS



Scott E. Hassler, P.G. (ALPG 409)

Vice-President

85 Spectrum Cove – Alabaster, AL 35007 – 205-664-2000

shassler@specenviro.com

Areas of Expertise

- Management and Coordination
- Technical Oversight
- Contamination Assessments
- Environmental Assessments, Brownfield, and VCP
- Regulatory Compliance Analysis & Planning
- Hazardous Material Management Program Development, Implementation & Training
- NPDES & SID Permitting Technical Assistance
- Stormwater Management Services Implementation & Training
- Expert Testimony

Years of Experience

With Spectrum:

20 years

With Other Firms:

4 years

Education

1990 – BS Geology, UNCW
1992 – MS Geology, U. of Alabama

Overview

Mr. Hassler is a graduate of the University of North Carolina-Wilmington with a BS degree in Geology. He also holds a Master's degree in Geology from the University of Alabama. With more than 24 years of diverse experience, Mr. Hassler specializes in environmental site assessments, contamination assessments, environmental audits, industrial and construction stormwater compliance and Brownfield redevelopment. Scott has been employed with Spectrum since 1996.

In addition to technical oversight of the group, Mr. Hassler is responsible for the overall development of Spectrum's staff, technical review of various work products, client coordination and management, preparation of annual budgets, accounting reviews.

Mr. Hassler is a Licensed Professional Geologist in the State of Alabama and was issued license number ALPG #409.

Areas of Involvement/Responsibility

- Technical Oversight of environmental site assessments/facility siting projects;
- Phase I and II Property evaluations for Real Estate Transactions and Development
- Brownfield and VCP site assessment and coordination;
- NPDES and SID Permitting-Technical Assistance
- Stormwater Management Services including: Permitting, Implementation, Sampling and Training;
- Best Management Practices (BMP) and Spill Prevention Control and Countermeasure (SPCC) Plan Development and Implementation;
- Waste management and tracking program development;
- Underground Storage Tank (UST) Assessment and Remediation;
- Expert Witness Testimony and Technical Case Preparation Services;
- Regulatory Compliance Analysis and Planning, and
- HAZCOM Program Development, Implementation and Training.

Scott E. Hassler, P.G. (continued)

Page 2 of 2

Significant Achievements / Projects

- Site Manager/Geologist - Phase I Environmental Site Assessment, Cleveland, Mississippi. During the Phase I, Scott discovered the site was previously used for the manufacture of pesticides; including DDT and Toxaphene. Scott prepared work plans to assess the site in phases, then coordinated and provided oversight of the plan implementation. Activities included collection of soil samples and the installation of Type II & Type III groundwater monitoring wells.
- Site Manager/Geologist - Pesticide release response to the burial of drums containing Lindane. Scott managed the initial source area investigation and source area excavation. Responsibilities included material characterization & profiling and coordination of the transportation & disposal of the excavated material. Subsequently, Scott worked with the MDEQ in preparing and implementation of groundwater quality assessment work plans. During the course of investigative actions, Type II well, double-cased wells (Type III) and triple cased wells were installed and sampled. Scott designed and implemented a hydrogeological assessment of the site including slug testing, aquifer testing, and the evaluation/reporting of the data. Scott designed and managed the installation of the groundwater treatment system still in operation at the site. .
- Alternate Project Coordinator, USEPA Site. Responsible for the preparation of preliminary work plans for review & approval by the client & the EPA. With EPA approval, Scott provided primary oversight of field activities in addition to soil and groundwater sampling. Direct push, hollow-stem, & air rotary drilling techniques utilized for the collection of soil samples and the installation of peizometers, Type II wells, and Type III wells. Scott also designed & implemented slug and aquifer testing appropriate for a Karst terrain. Upon completion of field activities, Scott was responsible for the reporting of the data to client and Federal Environmental Agencies.
- Environmental Professional and senior reviewer for Phase I Environmental Site Assessments for national client. These Phase I ESA Reports must be compliance with current ASTM standards (ASTM E1527-13 and other various State and/or Federal Requirements (HUD, Rural Development, R.A.D, and state housing authority guidelines). Additionally, many of these projects also include ASTM non-scope considerations that testing for ACM, LBP, radon, as well as other reviews that go beyond that required under ASTM E1527-13.
- Project Liasion for national client with hundreds of properties across the U.S. Duties include coordinating EP Desktop Reviews, Phase I ESAs, and other needs as required (environmental permitting, preparation of BMP/SWPPP Plans, contamination assessments, and coordination with regulatory authorities).

Community Involvement

2012-Present – Chairman of the Board of Adjustments, City of Helena, Alabama.

2015-Present – Member of YMCA Board – Shelby County (Pelham) YMCA.



Jessica Delo

Senior Biologist/Project Manager

85 Spectrum Cove- Alabaster, AL 35007 – 205-913-0715– jdelo@specenviro.com

Areas of Expertise

Wetland Delineation

Stream Assessments

USACE Section 404
Permitting

Threatened and Endangered
Species Evaluations

NEPA Review

Agency Coordination

Phase I Environmental Site
Assessments

Years of Experience

With Spectrum:
Less than 1 Year

With Other Firms:
6 Years

Education

2009- BS Wildlife Ecology
and Management
University of Alabama

2011- MS Environmental
Management
Samford University

Overview

Ms. Delo is a graduate of the University of Alabama with a BS degree in Wildlife Ecology and Management and a graduate of Samford University with a MS degree in Environmental Management. Jessica joined the Spectrum staff in July 2017 as a Senior Biologist. Ms. Delo specializes in environmental site assessments, USACE 404 permitting, wetland delineation, stream assessments, threatened and endangered species habitat evaluations, and coordinating with state and federal agencies, as well as managing many different natural resource and environmental projects.

Areas of Involvement/Responsibility

- Wetland and Waters of the U. S. delineations for USACE Jurisdictional Determinations
- USACE Section 404 permitting under the Clean Water Act
- Stream identification and assessments
- Threatened and Endangered Species Evaluations
- Phase I Environmental Site Assessments
- Agency coordination
- Project Management

Training/Certifications

- Fundamental of Erosion Prevention and Sediment Control Program completed May 2017.
- USACE Wetland Delineation Course completed May 2017.
- Tennessee Hydrologic Determination Course completed April 2017.
- USFWS Southeast Region GIS Training April 2017.
- LiDar in Tennessee training completed in January 2017
- Stream Investigation, Stabilization, and Design Workshop completed November 2016
- 40-hour Hazardous Waste Operations and Emergency Response (OSHA HAZWOPER) Certification of completed in February 2015.
- USACE Wetland Delineation Course completed March 2014.

16.0 APPENDICES

The following appendices are included and attached to this report:

Appendix A: Figures

Appendix B: User Questionnaire

Appendix C: Regulatory Records Documentation (Computer Database Report)

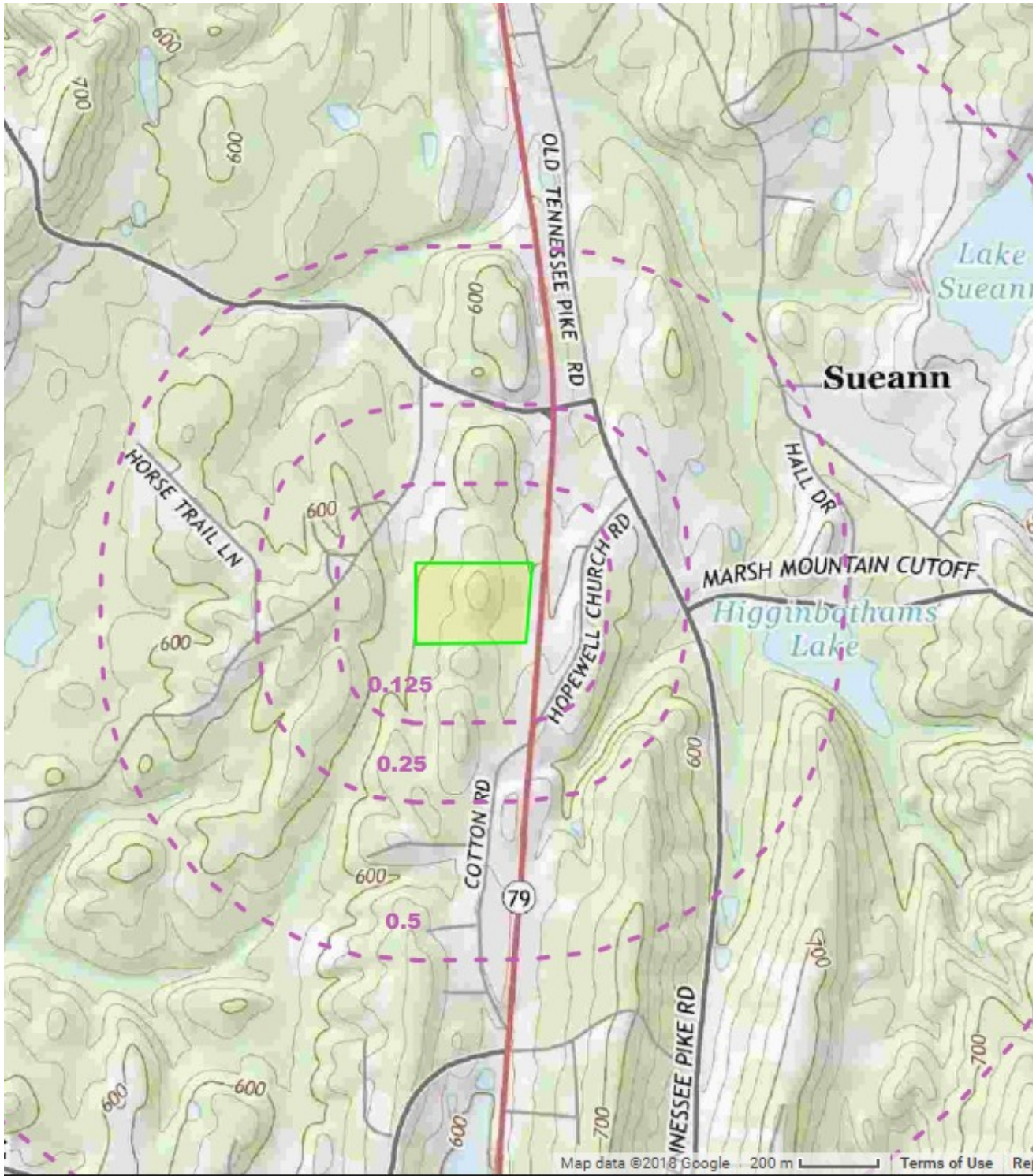
Appendix D: Sanborn Report

Appendix E: Historical Figures

Appendix F: Site Reconnaissance Photos

APPENDIX A

FIGURES



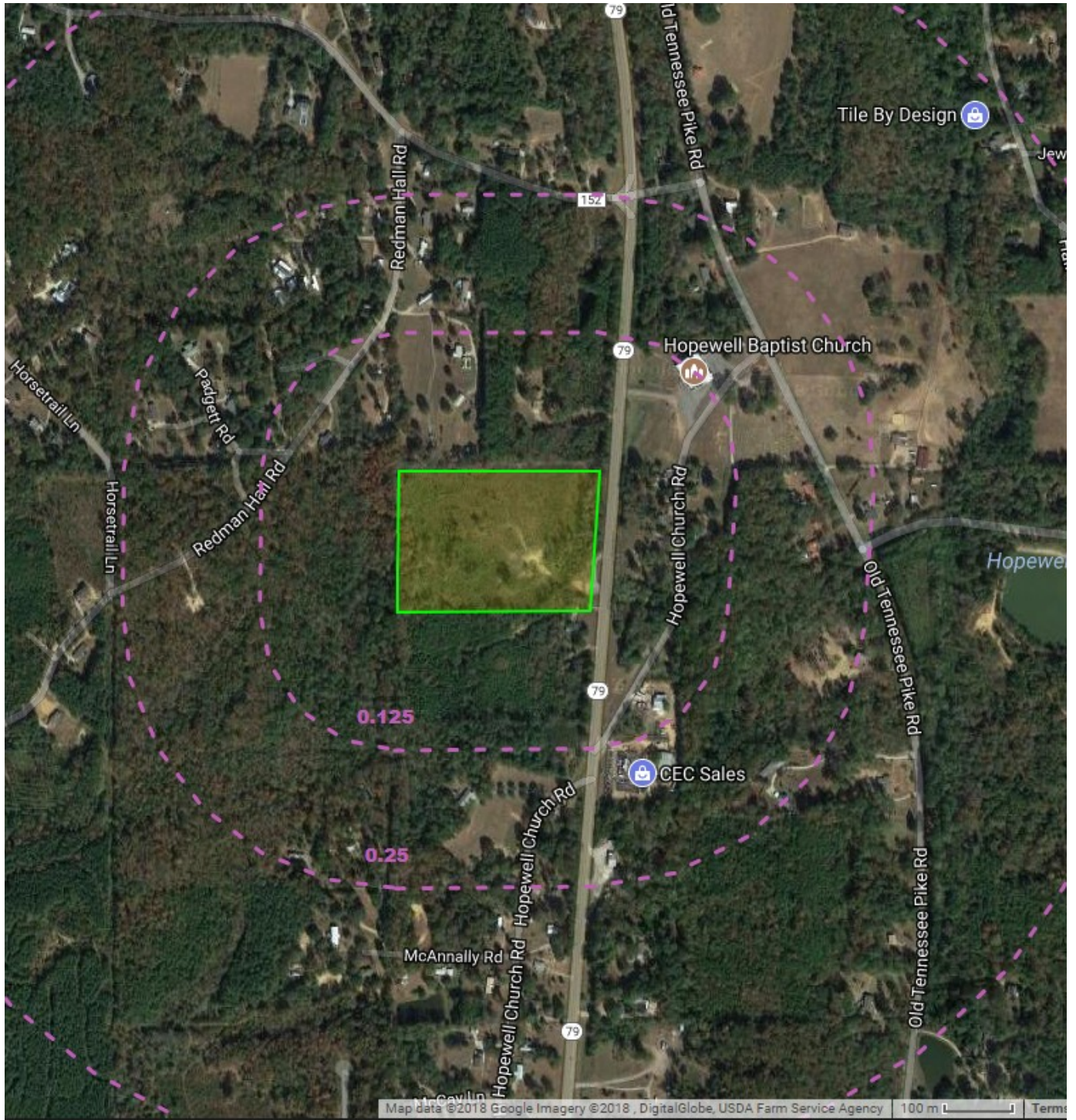
Source: Image Courtesy of ERIS.
 The green line denotes the approximate site location.



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

TITLE
Figure 1 Site Location Map Pinson Site 8954 Highway 79 Pinson, Alabama



Source: Image Courtesy of ERIS.
The green line denotes the approximate site location.



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

TITLE
Figure 2 Site Aerial Map Pinson Site 8954 Highway 79 Pinson, Alabama



Source: Image courtesy of ERIS.
 Parcel Number: 0900062000001000 Owner: Virginia D Reep



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

TITLE
Figure 3 Tax Map Pinson Site 8954 Highway 79 Pinson, Alabama

APPENDIX B

USER QUESTIONNAIRE

Spectrum Environmental, Inc.
Phase I ESA – User Questionnaire



Name of User: _____	Contact Phone #: _____
Project Name: _____	Contact Email: _____

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”), the User must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The User should provide the following information to Spectrum along with work authorization. Failure to conduct these inquiries could result in a determination that “all appropriate inquiries” is not complete.

<p>1. Environmental cleanup liens that are filed or recorded against the site(40 CFR 312.25) Did a search of recorded land title records (or judicial records where appropriate identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? (In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.)</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA/Unk
<p>2. Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26) Did a search of recorded land title records (or judicial records as described above) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA/Unk
<p>3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28) Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA/Unk
<p>4. Relationship of purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29) (A) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? (B) If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?</p>	A) <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA B) <input type="checkbox"/> Y <input type="checkbox"/> N
<p>5. Commonly known or reasonable ascertainable information about the property (40 CFR 312.30) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: (A) Do you know the past uses of the property? (B) Do you know of specific chemicals that are present or once were present at the property? (C) Do you know of spills or other chemical releases that have taken place at the property? (D) Do you know of any environmental cleanups that have taken place at the property?</p>	A) <input type="checkbox"/> Y <input type="checkbox"/> N B) <input type="checkbox"/> Y <input type="checkbox"/> N C) <input type="checkbox"/> Y <input type="checkbox"/> N D) <input type="checkbox"/> Y <input type="checkbox"/> N
<p>6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40CFR 312.31). As the User of this PESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA/Unk

Title search done for purpose of quiet title. No findings re: #1, #2

Signature: _____ Date: 6/21/10

APPENDIX C
ENVIRONMENTAL DATABASE REPORT



DATABASE REPORT

Project Property: *Pinson Site
8954 Highway 79
Pinson AL 35126*

Project No: *11984*

Report Type: *Database Report*

Order No: *20180621200*

Requested by: *Spectrum Environmental Services*

Date Completed: *June 22, 2018*

**Environmental Risk
Information Services**
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	7
Executive Summary: Site Report Summary - Surrounding Properties.....	8
Executive Summary: Summary by Data Source.....	9
Map.....	10
Aerial.....	13
Topographic Map.....	14
Detail Report.....	15
Unplottable Summary.....	16
Unplottable Report.....	17
Appendix: Database Descriptions.....	18
Definitions.....	26

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

Your Liability for misuse: Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc. ("ERIS") using various sources of information, including information provided by Federal and State government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Trademark and Copyright: You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report(s) are protected by copyright owned by ERIS Information Inc. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

Executive Summary

Property Information:

Project Property: *Pinson Site
8954 Highway 79 Pinson AL 35126*

Project No: *11984*

Coordinates:

Latitude:	<i>33.765356</i>
Longitude:	<i>-86.685504</i>
UTM Northing:	<i>3,736,184.02</i>
UTM Easting:	<i>529,122.70</i>
UTM Zone:	<i>UTM Zone 16S</i>

Elevation: *641 FT*

Order Information:

Order No: *20180621200*

Date Requested: *June 21, 2018*

Requested by: *Spectrum Environmental Services*

Report Type: *Database Report*

Historicals/Products:

Aerial Photographs	<i>Historical Aerials (Boundaries)</i>
ERIS Xplorer	<i>ERIS Xplorer - Interactive Viewer</i>
Excel Add-On	<i>Excel Add-On</i>
Fire Insurance Maps	<i>US Fire Insurance Maps</i>
Physical Setting Report (PSR)	<i>PSR</i>

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	0	0	-	-	0
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	0	0	-	-	0
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
State								
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	0	1	0	-	1
LAST	Y	.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED LST	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	0	0	-	-	0
AST	Y	.25	0	0	0	-	-	0
DTNK	Y	.25	0	0	0	-	-	0
AUL	Y	.5	0	0	0	0	-	0
VCP	Y	.5	0	0	0	0	-	0
BROWNFIELDS	Y	.5	0	0	0	0	-	0

Tribal

INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0

County

No County standard environmental record sources available for this State.

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
ODI	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	0	0	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	.5	0	0	0	0	-	0

State

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SPILLS	Y	.125	0	0	-	-	-	0
DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED DRYC	Y	.25	0	0	0	-	-	0

Tribal *No Tribal additional environmental record sources available for this State.*

County *No County additional environmental record sources available for this State.*

Total:			0	0	1	0	0	1
---------------	--	--	---	---	---	---	---	---

* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
1	LUST	RACEWAY 833	8867 HIGHWAY 79 PINSON AL	SSE	0.25 / 1,300.84	-6	15

Searchable Inci No | NFA Issued: UST030103 |

Executive Summary: Summary by Data Source

Standard

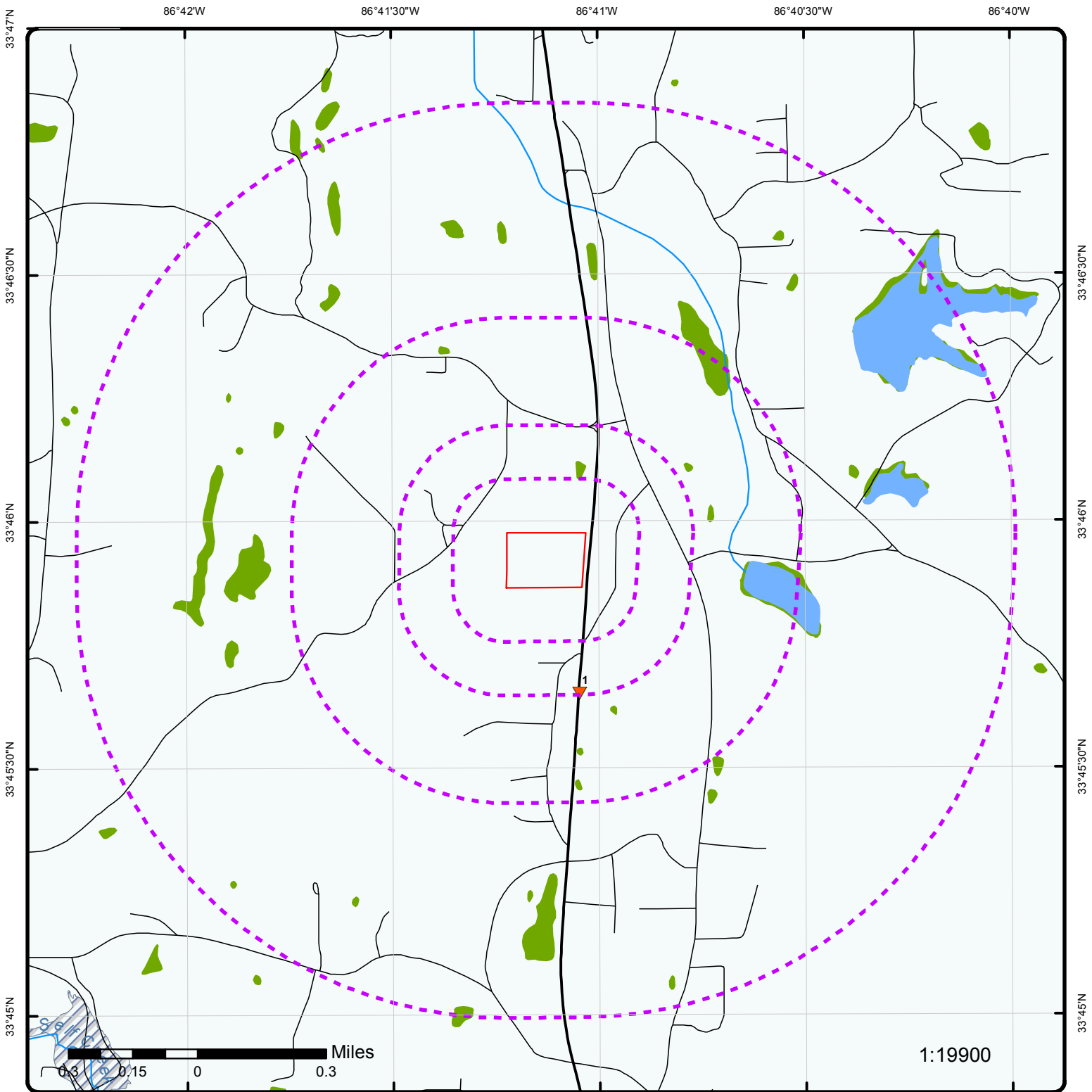
State

LUST - Leaking Underground Storage Tanks

A search of the LUST database, dated Apr 5, 2018 has found that there are 1 LUST site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RACEWAY 833	8867 HIGHWAY 79 PINSON AL	SSE	0.25 / 1,300.84	1

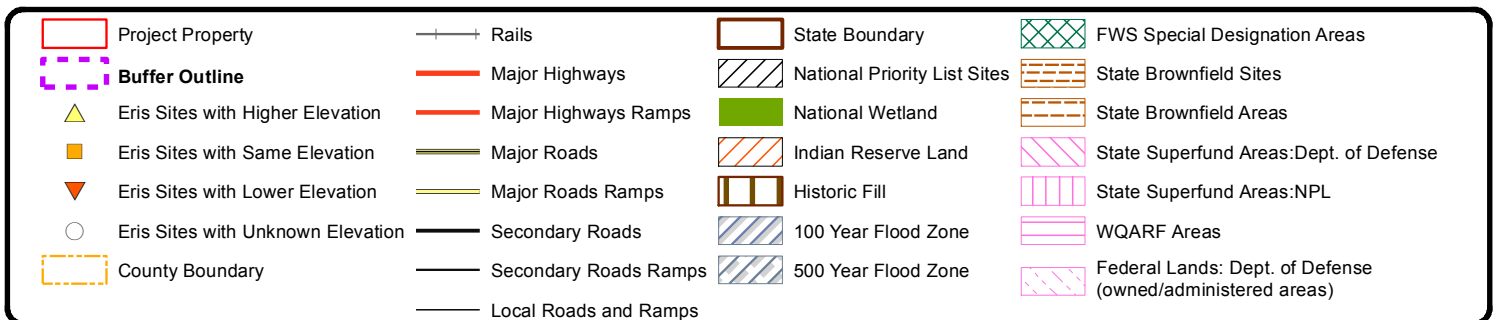
Searchable Inci No | NFA Issued: UST030103 |

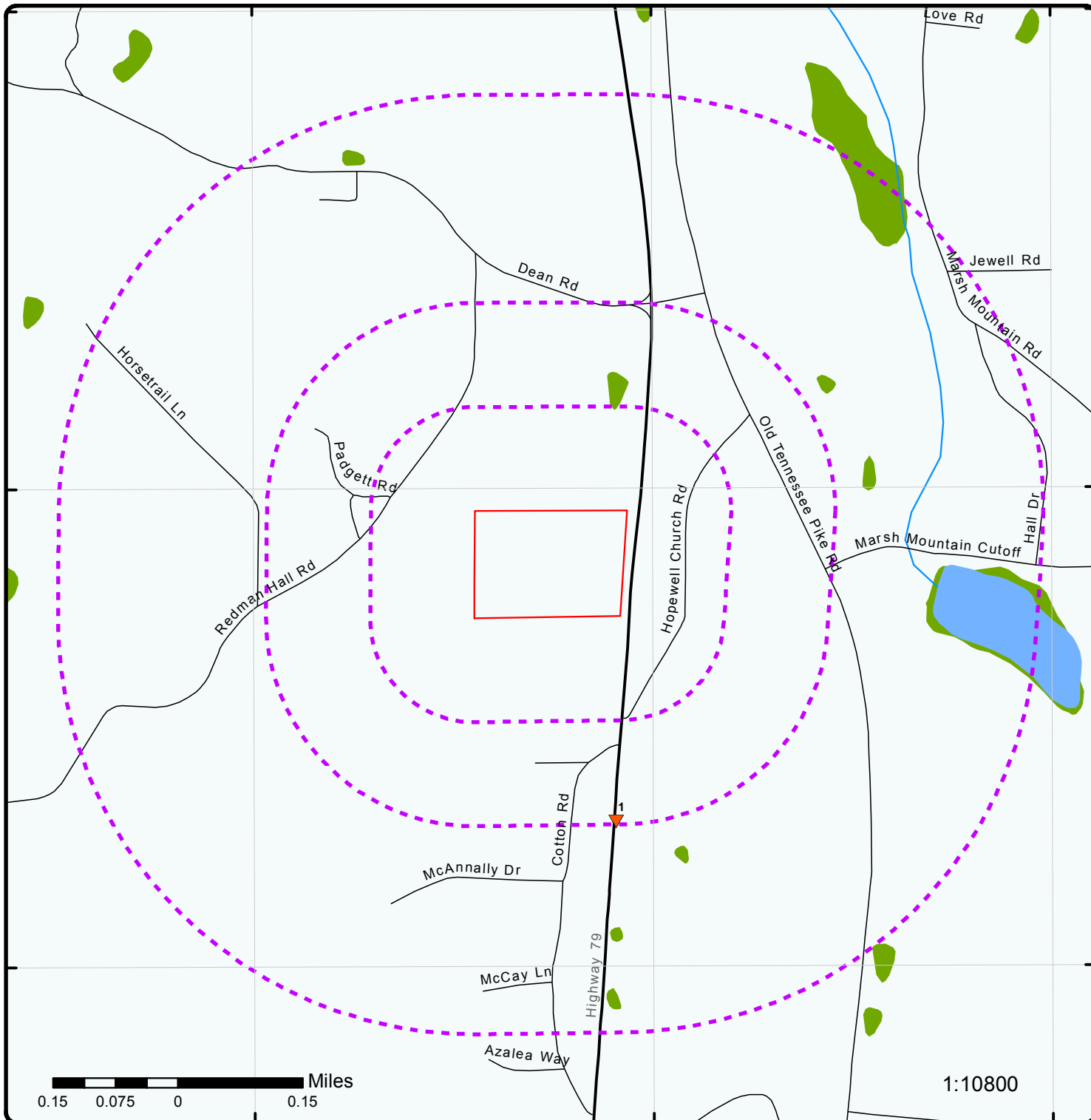


Map : 1 Mile Radius

Order No: 20180621200

Address: 8954 Highway 79, Pinson, AL, 35126





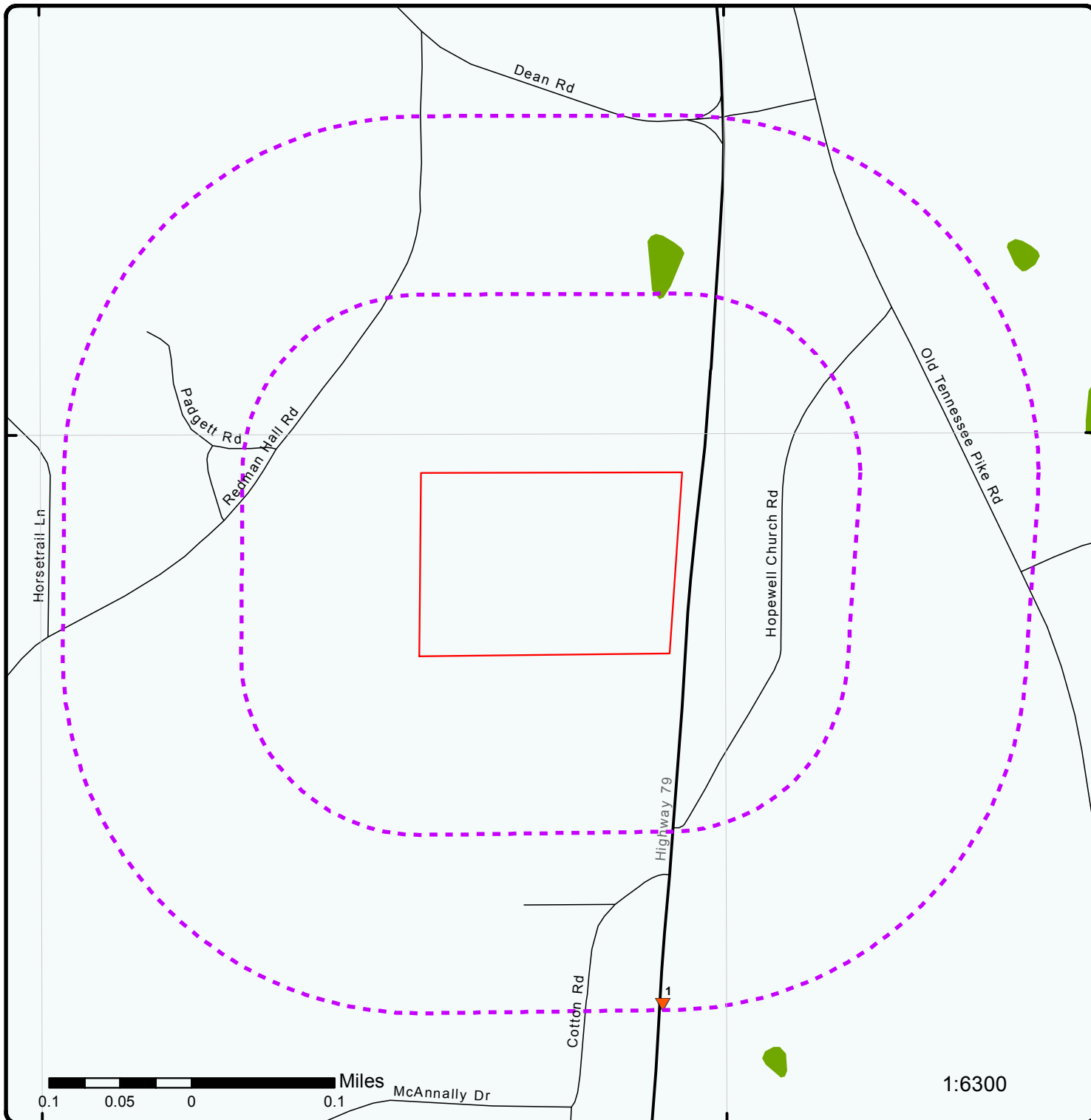
Map : 0.5 Mile Radius

Order No: 20180621200

Address: 8954 Highway 79, Pinson, AL, 35126



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



Map : 0.25 Mile Radius

Order No: 20180621200

Address: 8954 Highway 79, Pinson, AL, 35126



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



Aerial (2015)

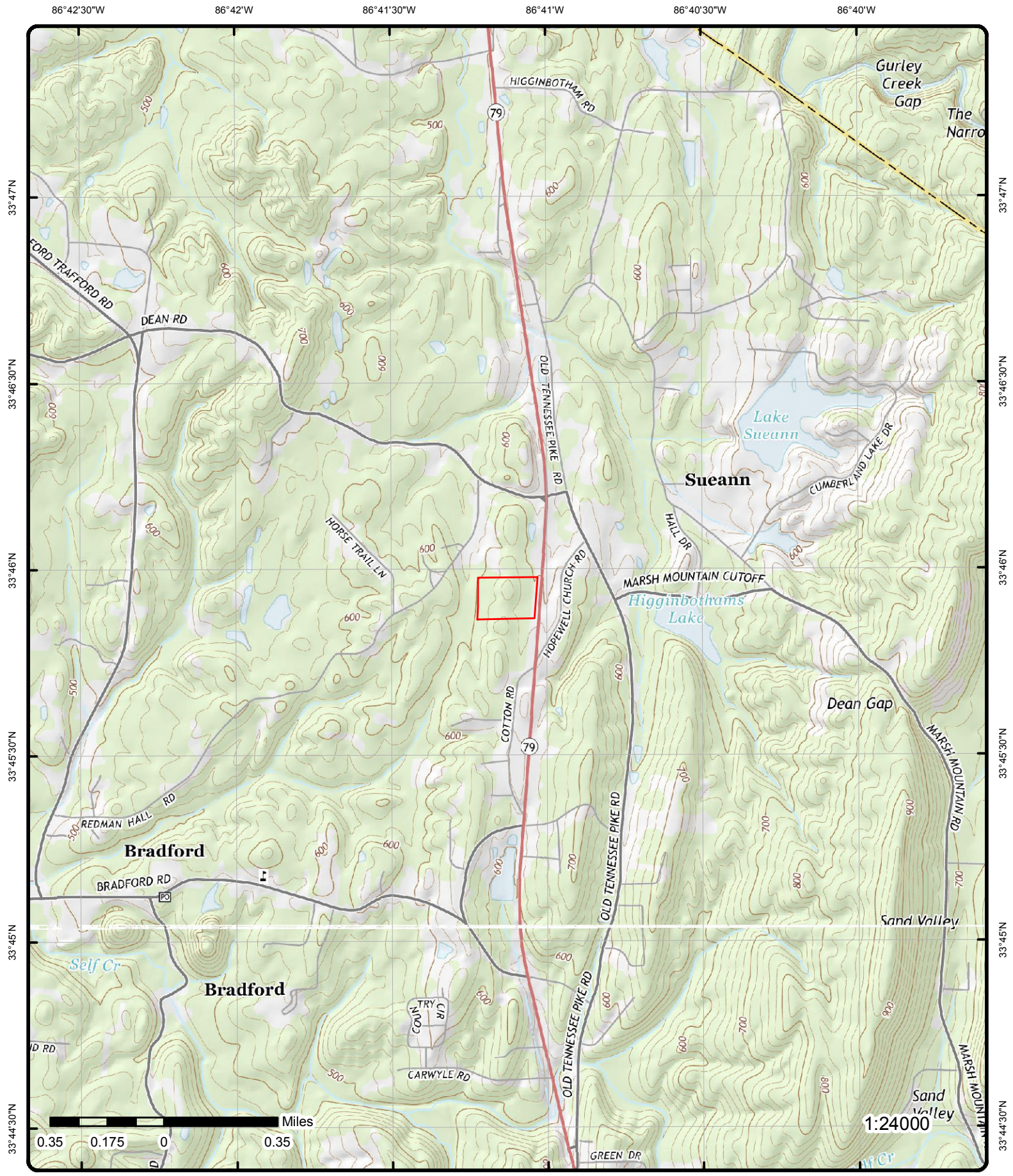
Address: 8954 Highway 79, Pinson, AL, 35126

Source: ESRI World Imagery

Order No: 20180621200



© ERIS Information Inc.



Topographic Map (2014)

Address: 8954 Highway 79, Pinson, AL, 35126

Quadrangle(s): Trafford, AL; Pinson, AL;

Source: USGS Topographic Map

Order No: 20180621200



© ERIS Information Inc.

Detail Report

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
<u>1</u>	1 of 1	SSE	0.25 / 1,300.84	635.03 / -6	RACEWAY 833 8867 HIGHWAY 79 PINSON AL	LUST

Facility Site No: 9602
Incident No: 03
Searchable Inci No: UST030103
NFA Issued:
Incident Year: UST03
Incident Month: 01
Owner Name: RACETRAC PETROLEUM, INC.
Latitude: 33.756867
Longitude: -86.684149

Facility Owner No: 14001
Facility County No: 73
Owner Address: P. O. BOX 105035
Owner City: ATLANTA
Owner State: GA
Owner Zip: 30348

Unplottable Summary

Total: 2 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
FINDS/FRS	SELF CREEK	HIGHWAY 79	PINSON AL	35126	866752922
LUST	ALABAMA BRIDGE BUILDERS INC	HWY 79 N	PINSON AL		858407356

Searchable Inci No | NFA Issued: UST940811 | X

Unplottable Report

Site: SELF CREEK
HIGHWAY 79 PINSON AL 35126

FINDS/FRS

Registry ID: 110070201488
FIPS Code: AL073
Program Acronyms: NPDES
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 02-MAR-2018 09:34:18
Update Date:
Interest Types: ICIS-NPDES UNPERMITTED
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 04
County Name: JEFFERSON
US/Mexico Border Ind:
Latitude:
Longitude:
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070201488

Site: ALABAMA BRIDGE BUILDERS INC
HWY 79 N PINSON AL

LUST

Facility Site No:	478	Facility Owner No:	10099
Incident No:	11	Facility County No:	73
Searchable Inci No:	UST940811	Owner Address:	HWY 79 N (P.O. BOX 1000)
NFA Issued:	X	Owner City:	PINSON
Incident Year:	UST94	Owner State:	AL
Incident Month:	08	Owner Zip:	35126
Owner Name:	ALABAMA BRIDGE BUILDERS INC		
Latitude:	0		
Longitude:	0		

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Feb 6, 2018

National Priority List - Proposed:

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Feb 6, 2018

Deleted NPL:

DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Feb 6, 2018

SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Apr 11, 2018

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Apr 11, 2018

Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned:

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

[RCRA CORRACTS](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jan 24, 2018

RCRA non-CORRACTS TSD Facilities:

[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Jan 24, 2018

RCRA Generator List:

[RCRA LQG](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jan 24, 2018

RCRA Small Quantity Generators List:

[RCRA SQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jan 24, 2018

RCRA Conditionally Exempt Small Quantity Generators List:

[RCRA CESQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

Government Publication Date: Jan 24, 2018

RCRA Non-Generators:

[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jan 24, 2018

Federal Engineering Controls-ECs:

FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 20, 2016

Federal Institutional Controls- ICs:

FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jan 20, 2016

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 8, 2017

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 20, 2018

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

LIEN on Property:

SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Apr 11, 2018

State

Hazardous Substance Cleanup Fund:

SHWS

A list of sites where hazardous substances have been spilled, discarded or disposed of. This list is maintained by Alabama Department of Environmental Management (ADEM). The Alabama Hazardous Substances Cleanup Fund (AHSCF) Act provides resources for the ADEM to assess and/or conduct removal actions at such sites. This database is state equivalent CERCLIS.

Government Publication Date: Apr 4, 2018

Delisted Hazardous Substance Cleanup Fund:

DELISTED SHWS

This database contains a list of sites that were removed from the Alabama Department of Environmental Management (ADEM). Alabama Hazardous Substances Cleanup Fund (AHSCF) Act provides resources for the ADEM to assess and/or conduct removal actions at such sites.

Government Publication Date: Apr 4, 2018

Permitted Landfills:

SWF/LF

A list of solid waste landfills permitted by the Waste Programs Branch (WPB) of the Alabama Department of Environmental Management (ADEM). ADEM defines a municipal solid waste landfill as a discrete area of land or an excavation that receives household waste and that is not a land application unit, surface impoundment, injection well, or waste pile.

Government Publication Date: Sep 19, 2017

Leaking Underground Storage Tanks:

LUST

A list of issued release incidents/Leaking Underground Storage Tanks (LUSTs) maintained by the Alabama Department of Environmental Management (ADEM). It addresses any release to the subsurface of the land, including releases to groundwater.

Government Publication Date: Apr 5, 2018

List of AST Release Incidents:

LAST

A list of Leaking Aboveground Storage Tanks (LASTs) made available by the Alabama Department of Environmental Management (ADEM).

Government Publication Date: Apr 5, 2018

Delisted Leaking Storage Tanks:

DELISTED LST

List of sites which have been removed from the Alabama Department of Environmental Management (ADEM)'s lists of LUSTs and LASTs.

Government Publication Date: Apr 05, 2018

Underground Storage Tanks:

UST

A list of Underground Storage Tanks (USTs) managed by Alabama Department of Environmental Management (ADEM).

Government Publication Date: May 9, 2018

Aboveground Storage Tanks:

AST

A list of Aboveground Storage Tanks (ASTs) made available by the Alabama Department of Environmental Management (ADEM).

Government Publication Date: May 9, 2018

Delisted Storage Tanks:

DTNK

This database contains a list of storage tank sites that were removed from the Alabama Department of Environmental Management (ADEM).

Government Publication Date: May 9, 2018

Environmental Covenants:

AUL

A list of sites with Environmental Covenants made available by Alabama Department of Environmental Management (ADEM). The Uniform Environmental Covenants Act (UECA) applies to a property or site undergoing a response action that does not return the property to unrestricted use [Regulation ADEM Admin. Code 335-5].

Government Publication Date: Aug 21, 2017

Cleanup Properties Inventory:

VCP

A list of Cleanup Properties managed by Alabama Department of Environmental Management (ADEM). "Cleanup Properties Inventory" means the Cleanup Properties Inventory compiled and updated as necessary by the Department pursuant to 335-15-6-.03(1) for all qualifying properties for which a property assessment plan or cleanup plan has been approved.

Government Publication Date: Sep 27, 2017

Brownfields:

BROWNFIELDS

A list of Brownfields made available by The Alabama Department of Environmental Management (ADEM). Brownfields are sites where previous industry or other activity has contaminated the property, making redevelopment more challenging than with previously unused real estate.

Government Publication Date: Sep 27, 2017

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands:

INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 4, which includes Alabama. There are no LUST records in Alabama at this time.

Government Publication Date: Oct 14, 2017

Underground Storage Tanks (USTs) on Indian Lands:

INDIAN UST

USTs on Tribal/Indian Lands in Region 4, which includes Alabama.

Government Publication Date: Oct 14, 2017

Delisted Tribal Leaking Storage Tanks:

DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

Delisted Tribal Underground Storage Tanks:

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Apr 17, 2018

Toxics Release Inventory (TRI) Program:

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2016

Hazardous Materials Information Reporting System:

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 11, 2017

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Dec 21, 2017

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA of the Act) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

Toxic Substances Control Act:

[TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2017

Hist TSCA:

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

[FTTS INSP](#)

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

[PRP](#)

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Oct 10, 2017

State Coalition for Remediation of Drycleaners Listing:

[SCRD DRYCLEANER](#)

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

[ICIS](#)

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Nov 18, 2016

Drycleaner Facilities:

[FED DRYCLEANERS](#)

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Sep 14, 2016

Delisted Drycleaner Facilities:

[DELISTED FED DRY](#)

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Sep 14, 2016

Formerly Used Defense Sites:

[FUDS](#)

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Nov 22, 2016

Material Licensing Tracking System (MLTS):

[MLTS](#)

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Jun 30, 2017

Historic Material Licensing Tracking System (MLTS) sites:

[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

[MINES](#)

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Jul 31, 2017

Alternative Fueling Stations:

[ALT FUELS](#)

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Apr 25, 2018

Superfund Decision Documents:

[SUPERFUND ROD](#)

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Apr 11, 2018

Registered Pesticide Establishments:

[SSTS](#)

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 1, 2018

Polychlorinated Biphenyl (PCB) Notifiers:

[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Nov 30, 2017

State

Spill Incident List:

[SPILLS](#)

A list of spill incidents reported to Alabama Department of Environmental Management.

Government Publication Date: Apr 27, 2018

Drycleaner Facilities:

[DRYCLEANERS](#)

A list of drycleaners that are reported to the Alabama Drycleaning Environmental Trust Fund (DERTF) Board at their quarterly meetings and are releasable to the public. This is maintained by the Department of Environmental Management.

Government Publication Date: Feb 15, 2018

Delisted Drycleaners:

[DELISTED DRYC](#)

Sites removed from the list of sites reported to the Alabama Drycleaning Environmental Trust Fund (DERTF) Board and made available by the Alabama Department of Environmental Management.

Government Publication Date: Feb 15, 2018

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX D

SANBORN FIRE INSURANCE MAP REPORT



FIRE INSURANCE MAP RESEARCH RESULTS

Date: 6/21/2018

Order Number: 20180621200

Site Name: Pinson Site

Address: 8954 Highway 79, Pinson, AL, 35126

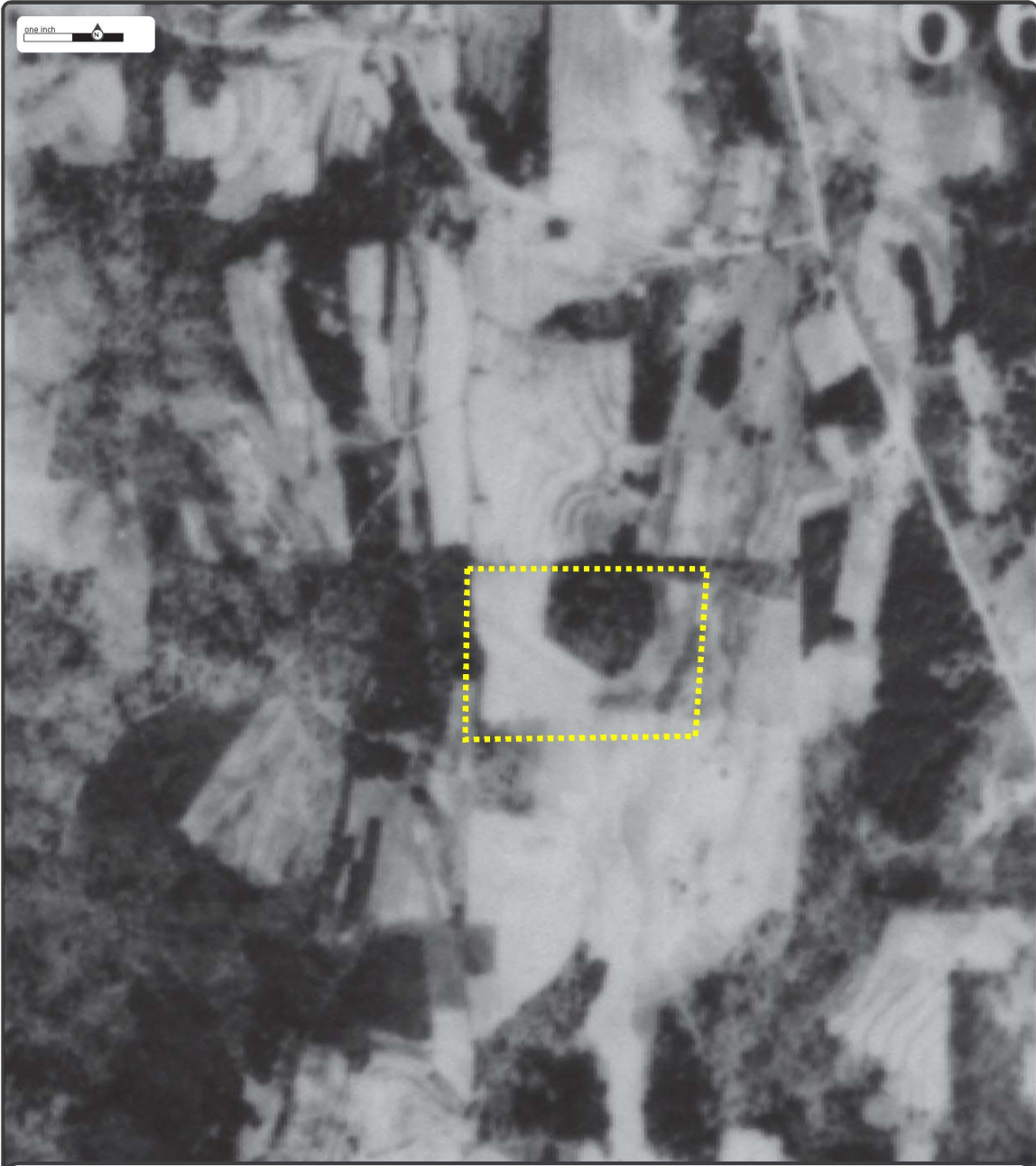
ERIS has searched our in-house collection of Fire Insurance Maps for the address at:
8954 Highway 79, Pinson, AL, 35126

Please note that no information was found for your site or adjacent properties.

If you have any questions regarding the enclosed information, please do not hesitate to contact us.

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

APPENDIX E
HISTORICAL MAPS AND PHOTOGRAPHS



Date: **1941**
 Source: **ASCS**
 Scale: **1" to 500'**
 Comments: *PHOTO INDEX-BEST AVAIL*



www.erisinfo.com | 1.866.517.5204

Subject: *8954 Highway 79 Pinson AL*
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial



Date: 1947
 Source: ASCS
 Scale: 1" to 500'
 Comments:



www.erisinfo.com | 1.866.517.5204

Subject: 8954 Highway 79 Pinson AL
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial



Date: 1952
 Source: AMS
 Scale: 1" to 500'
 Comments:



www.erisinfo.com | 1.866.517.5204

Subject: 8954 Highway 79 Pinson AL
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial



Date: 1970
 Source: USGS
 Scale: 1" to 500'
 Comments:



www.erisinfo.com | 1.866.517.5204

Subject: 8954 Highway 79 Pinson AL
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial



Date: 1975
 Source: USGS
 Scale: 1" to 500'
 Comments:



www.erisinfo.com | 1.866.517.5204

Subject: 8954 Highway 79 Pinson AL
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial



Date: 1981
 Source: NHAP
 Scale: 1" to 500'
 Comments:



www.erisinfo.com | 1.866.517.5204

Subject: 8954 Highway 79 Pinson AL
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial



Date: 1990
 Source: USGS
 Scale: 1" to 500'
 Comments:



www.erisinfo.com | 1.866.517.5204

Subject: 8954 Highway 79 Pinson AL
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial



Date: 1998
 Source: USGS
 Scale: 1" to 500'
 Comments:



www.erisinfo.com | 1.866.517.5204

Subject: 8954 Highway 79 Pinson AL
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial



Date: 2006
 Source: NAIP
 Scale: 1" to 500'
 Comments:



www.erisinfo.com | 1.866.517.5204

Subject: 8954 Highway 79 Pinson AL
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.

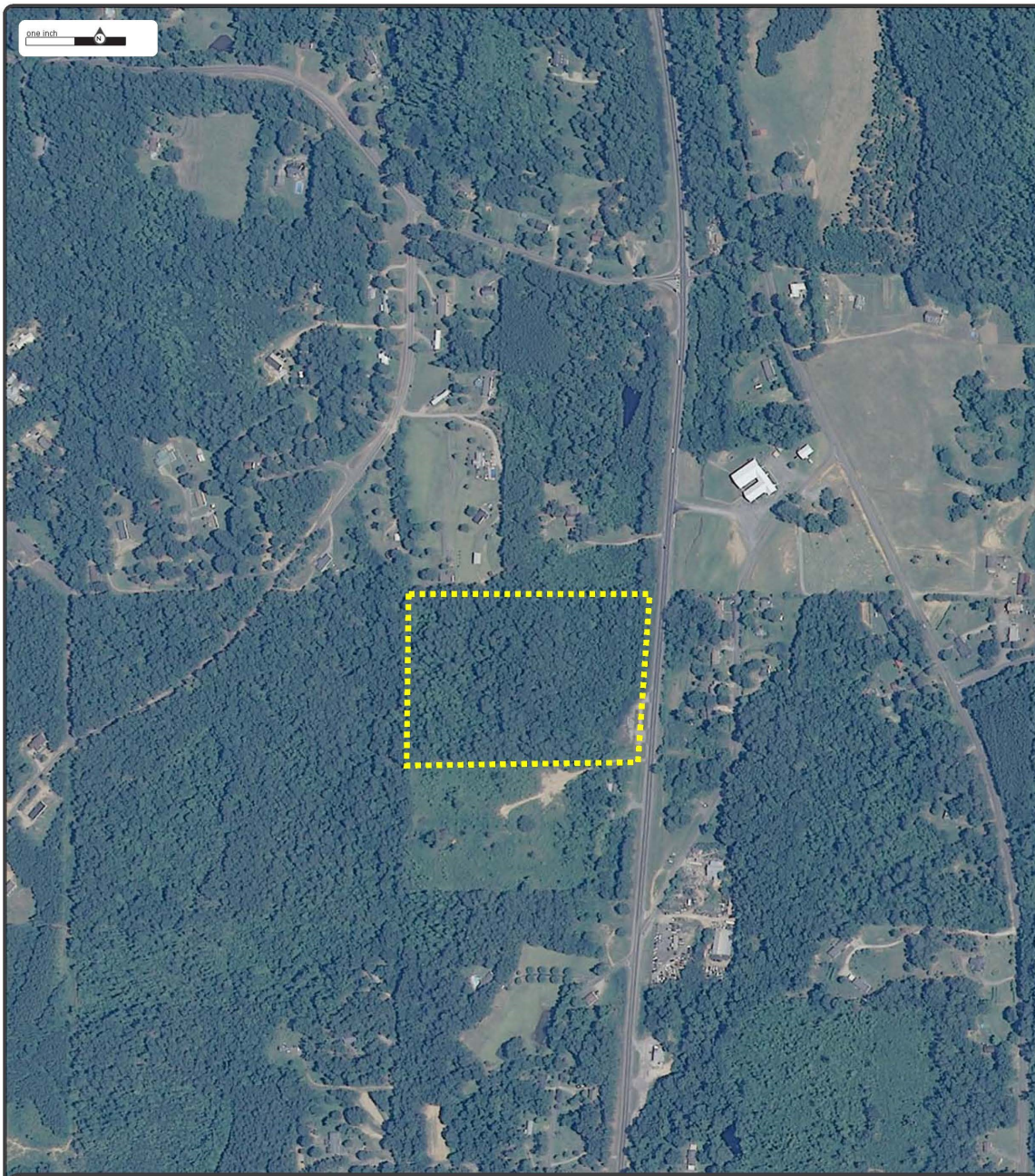


NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial



Date: 2009
 Source: NAIP
 Scale: 1" to 500'
 Comments:



ENVIRONMENTAL RISK INFORMATION SERVICES
 www.erisinfo.com | 1.866.517.5204

Subject: 8954 Highway 79 Pinson AL
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.

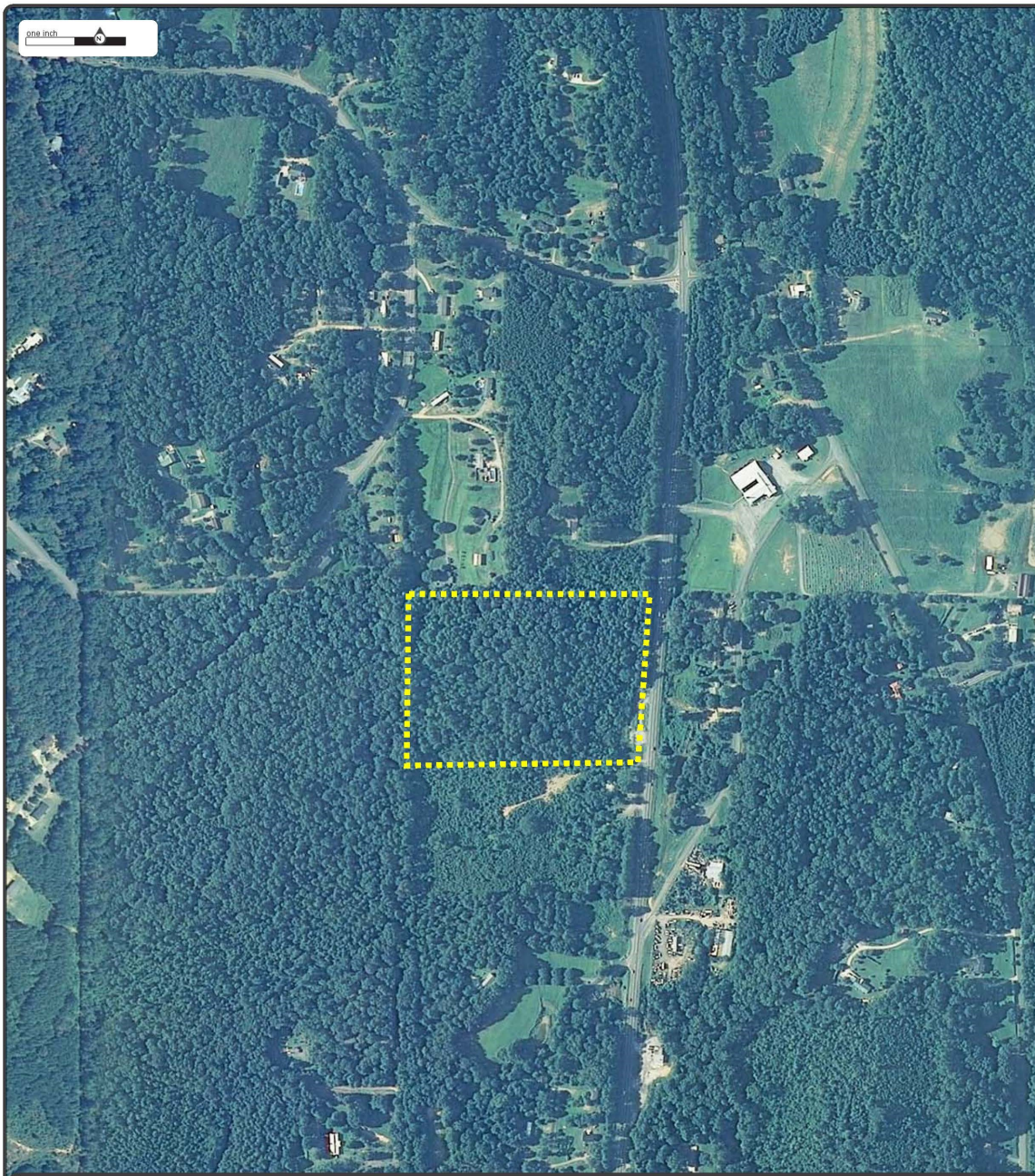


NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial



Date: 2011
 Source: NAIP
 Scale: 1" to 500'
 Comments:



www.erisinfo.com | 1.866.517.5204

Subject: 8954 Highway 79 Pinson AL
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.

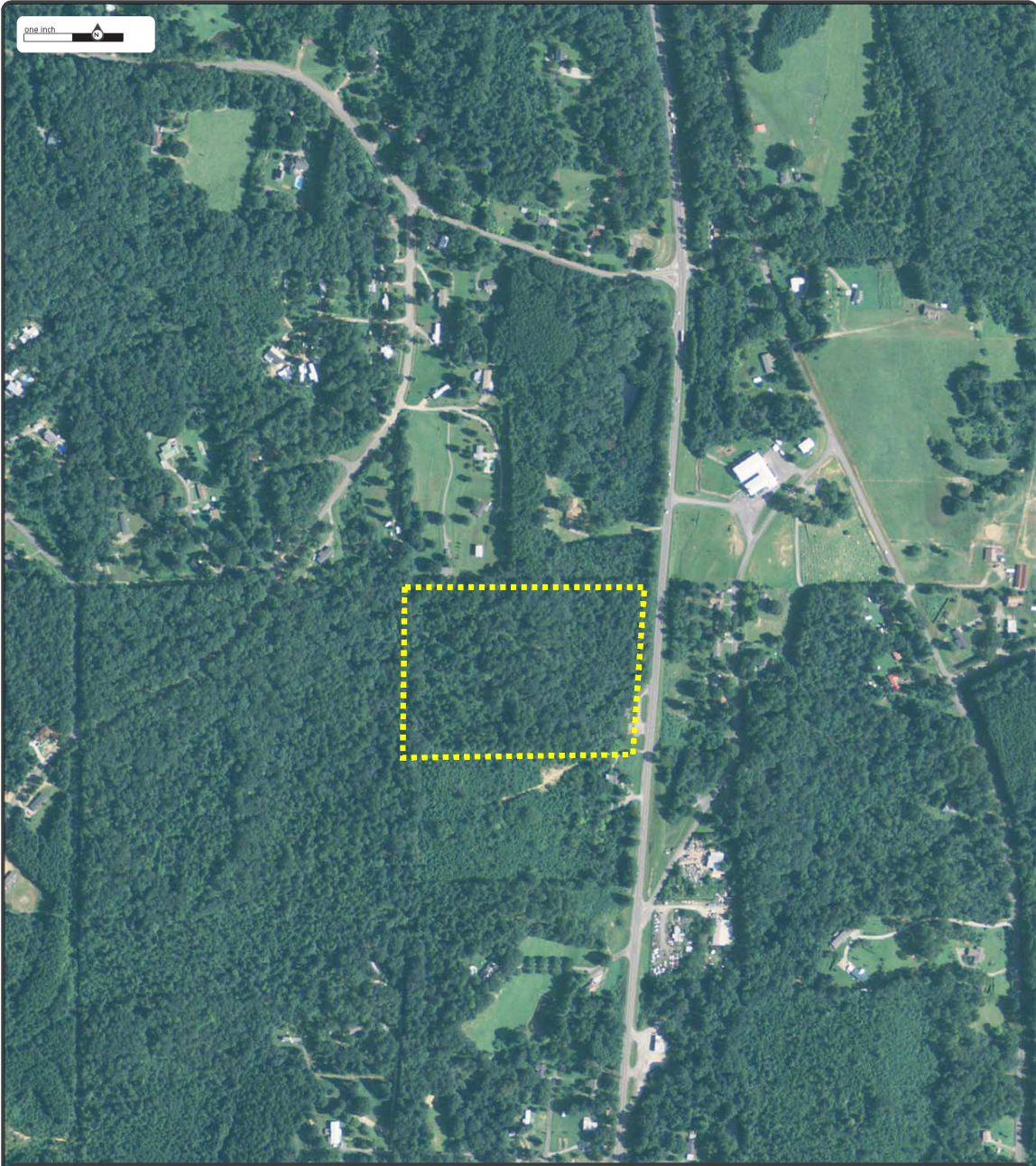


NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial



Date: 2013
 Source: NAIP
 Scale: 1" to 500'
 Comments:



www.erisinfo.com | 1.866.517.5204

Subject: 8954 Highway 79 Pinson AL
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial



Date: 2015
 Source: NAIP
 Scale: 1" to 500'
 Comments:



www.erisinfo.com | 1.866.517.5204

Subject: 8954 Highway 79 Pinson AL
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial



Date: 2017
 Source: NAIP
 Scale: 1" to 500'
 Comments:



www.erisinfo.com | 1.866.517.5204

Subject: 8954 Highway 79 Pinson AL
 Approx Center: 33.76535 / -86.68550

Source: Image courtesy of ERIS. Approximate Site Location outlined in yellow.



NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
DW	3183
-Checked By:	Date:
SH	6/26/18
Project Mgr.:	Job #:
JD	3183-001-01

85 Spectrum Cove
 Alabaster, AL 35007
 O - 205-664-2000
 F-205-664-2142

TITLE
Historic Aerial

APPENDIX F
SITE RECONNAISSANCE PHOTOGRAPHS

Site Reconnaissance Photographs



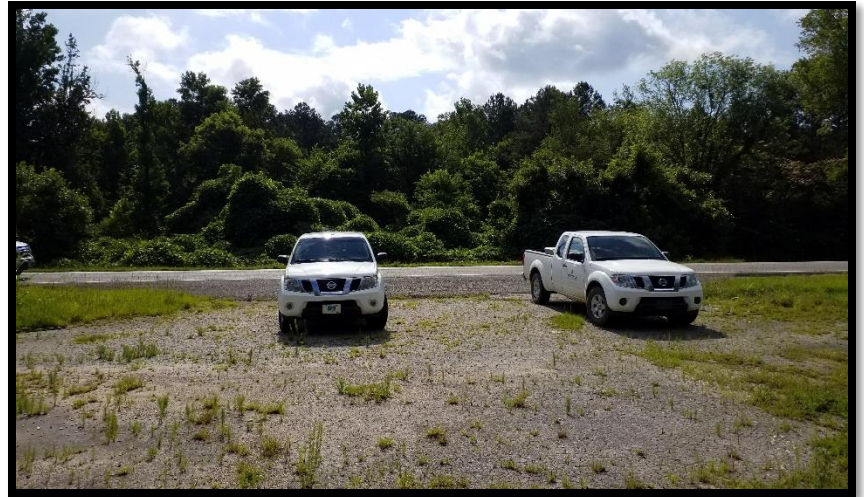
View from target property looking west



View of target property looking south



View from target property looking north



View from target property looking east

Site Reconnaissance Photographs



Overview of target property looking west



Pole mounted transformer (no signs of leaks)



Concrete pad



Overview of target property looking south

Site Reconnaissance Photographs



Building prior to demolition, taken April 11, 2017 (provided by Mr. Philip King)



Inside of building prior to demolition, taken April 18, 2018 (provided by Mr. Philip King)



Building prior to demolition, taken September 25, 2017 (provided by Mr. Philip King)



Inside of building prior to demolition, taken April 18, 2018 (provided by Mr. Philip King)