

APPENDIX G
NATIONAL REGISTER OF HISTORICAL PLACES



September 9, 2010

CERTIFIED MAIL: 7009 0960 0000 7691 4877

Mr. Frank White, Executive Director
Alabama Historical Commission
Post Office Box 300900
Montgomery, Alabama 36130-0900

**RE: Proposed Theodore Fire Station
Section 10, Township 6 South, Range 2 West
Theodore, Alabama
PPM Project No. 213410-EA**

Dear Mr. White:

PPM Consultants, Inc. on behalf of The City of Mobile, is preparing an Environmental Assessment for the above-referenced proposed development. Enclosed, you will find a location map of the proposed project. PPM conducted a site visit and reviewed the National Register of Historical Places. The subject location and adjacent property was not identified as containing any listed historical landmarks. However, during the site visit a possible eligible historical site was noted northwest of the subject location. The First Baptist Church of Theodore has a sanctuary that according to their web site was erected between 1950 and 1951. The church owns the adjoining property to the west with the sanctuary located approximately 500 feet from the subject location. We have concluded as a result of our site inspection and review of the National Register of Historical Places that there are no adverse impacts associated with the development as it pertains to cultural resources.

This assessment is being conducted for consideration of funding through the Federal Emergency Management Agency Assistance to Firefighters Grant and Fire Station Construction Grant for The City of Mobile. Accordingly, we invite your comments regarding the development and request that you make any and all comments within 30 days upon receipt of this package.

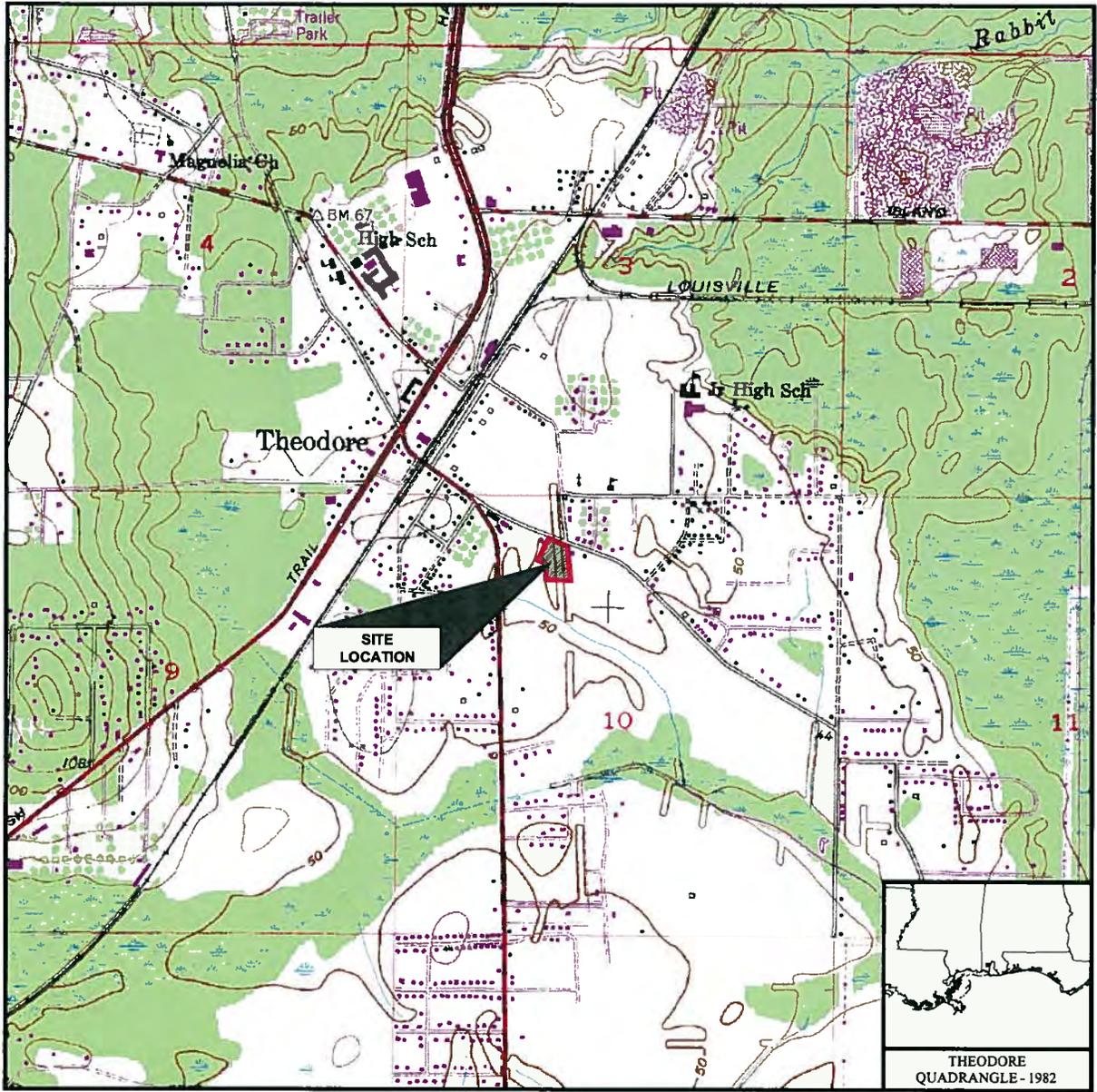
If you have any questions regarding this project, please contact me at (205) 335-5748.

Sincerely,

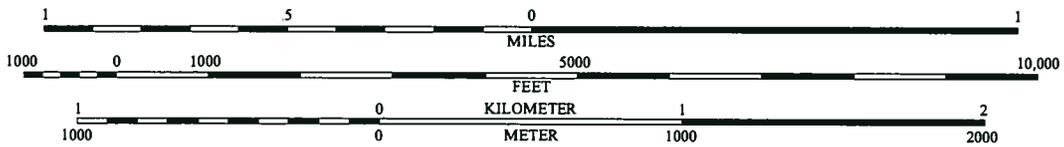
A handwritten signature in blue ink, appearing to read "Bryan Jones".

Bryan Jones
Senior Environmental Consultant

Attachments: Figure 1 – Site Location Topographic Map
Figure 2 – Site Location Aerial Photograph



SCALE: 1 : 24,000



Z:\Bryan Jones\213410\ea\213410-ea.dwg, 1 sim., 6/17/2010 3:11:36 PM, mike hood



PPM CONSULTANTS, INC.

DRAWN BY:

JMH

DRAWN DATE:

6/17/10

PROJECT NUMBER:

BRYAN

BILLING GROUP:

JONES

CITY OF MOBILE
PROPOSED THEODORE FIRE STATION
 OLD MILITARY ROAD
 THEODORE, ALABAMA

SITE LOCATION MAP

FIGURE NUMBER

1

Z:\Bryan.Jones\213410\ea\213410-aa.dwg, 2 aerial, 6/17/2010 3:12:10 PM, mike hood



0 100 200

SCALE: 1"=200'
(Approximate)



PPM CONSULTANTS, INC.

DRAWN BY:
JMH

DRAWN DATE:
6/17/10

PROJECT NUMBER:
BRYAN

BILLING GROUP:
JONES

CITY OF MOBILE
PROPOSED THEODORE FIRE STATION
OLD MILITARY ROAD
THEODORE, ALABAMA

AERIAL MAP

FIGURE
NUMBER

2

MEMO

TO: Don McKnight
Grants Administrator

FROM: John Sledge
Mobile Historic Development Commission

DATE: 18 December 2009

RE: New Fire Station Site

I have reviewed the proposed site for the new fire station on Old Military Road in Theodore. The site itself is wooded and unimproved with mostly residential development to the east and north, and the First Baptist Church and a commercial corridor to the west.

The proposed site is not located in or near any National Register of Historic Places listed or eligible district, but the nearby First Baptist Church (built 1950, Fred Clarke architect) should be considered potentially eligible as an individual NR listing. However, because there are modern brick additions to this building, and modern metal buildings to its rear, as well as paved parking and a modern 1960s brick ranch house to the east, the proposed fire station **will not present** any adverse impact.

Please advise if I need to provide any further information.



STATE OF ALABAMA
ALABAMA HISTORICAL COMMISSION
468 SOUTH PERRY STREET
MONTGOMERY, ALABAMA 36130-0900

FRANK W. WHITE
EXECUTIVE DIRECTOR

September 29, 2010

TEL: 334-242-3184
FAX: 334-240-3477

Bryan Jones
Environmental Science
3074 Sergeant E. I. "Boots" Thomas Drive
Spanish Fort, Alabama 36527

Re: AHC 10-1250
Theodore Fire Station
Mobile County, Alabama

Dear Mr. Jones:

Upon review of the above referenced project, we have determined that the project activities will have no effect on any known cultural resources listed on or eligible for the National Register of Historic Places. Therefore, we concur with the proposed project activities.

However, should artifacts or archaeological features be encountered during project activities, work shall cease and our office shall be consulted immediately. Artifacts are objects made, used or modified by humans. These include but are not limited to arrowheads, broken pieces of pottery or glass, stone implements, metal fasteners or tools, etc. Archaeological features are stains in the soil that indicate disturbance by human activity. Some examples are postholes, building foundations, trash pits and even human burials. This stipulation shall be placed on the construction plans to insure contractors are aware of it.

We appreciate your efforts on this project. Should you have any questions, please contact Greg Rhinehart at (334) 230-2662. Please have the AHC tracking number referenced above available and include it with any correspondence.

Truly yours,

A handwritten signature in black ink, appearing to read "Elizabeth Ann Brown".

Elizabeth Ann Brown
Deputy State Historic Preservation Officer

EAB/GCR/gcr

APPENDIX H
PHASE I ESA OF THEODORE PROPERTY

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**CITY OF MOBILE
THEODORE PROPERTY
BELLINGRATH ROAD AND
OLD MILITARY ROAD
THEODORE, ALABAMA**

PPM PROJECT NO. 213410-ESA1

FEBRUARY 10, 2009

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

AT

**THEODORE PROPERTY
BELLINGRATH ROAD AND OLD MILITARY ROAD
THEODORE, ALABAMA**

PREPARED FOR:

**CITY OF MOBILE
POST OFFICE BOX 1827
MOBILE, ALABAMA 36633**

PPM PROJECT NO. 213410-ESA1

FEBRUARY 10, 2009

PREPARED BY:

REVIEWED BY:

**MONICA A. HOLSTON
ENVIRONMENTAL SCIENTIST**

**GREGORY P. STOVER, P.G.
SENIOR PROJECT GEOLOGIST**

**PPM CONSULTANTS, INC.
30704 SGT. E.I. "BOOTS" THOMAS DRIVE
SPANISH FORT, ALABAMA 36527
(251) 990-9000**

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APPENDICES

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EXECUTIVE SUMMARY

PPM Consultants, Inc. was retained by the City of Mobile to conduct a Phase I Environmental Site Assessment (ESA) of an undeveloped, wooded property located near the intersection of Bellingrath Road and Old Military Road in Theodore, Alabama. The purpose of this assessment was to identify recognized environmental conditions in connection with the property by means of interviews, review of record information, and site reconnaissance. The environmental assessment was conducted in conformance with the scope of American Society for Testing and Materials (ASTM) Standard Practice E 1527-05.

PPM conducted the site reconnaissance on January 28, 2009. The property is currently wooded and undeveloped, irregular in shape, and encompasses approximately 2.82 acres. The historical information researched state that the subject property has been undeveloped and vacant since 1940. County tax records indicate the property has been owned by the First Baptist Church, which adjoins the property to the west, since 1978. Chief James Shelly, formally of the Mobile County Fire Department and currently with the Theodore-Tillmans Corner Volunteer Fire Department, stated that he has been a fireman since 1975 and does not recall any environmental concerns in the area. The adjoining properties are mixed commercial and residential with undeveloped, wooded and vacant properties.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

1.0 INTRODUCTION

1.1 PURPOSE

PPM Consultants, Inc. was retained by the City of Mobile to conduct a Phase I Environmental Site Assessment (ESA) of an undeveloped, wooded property located near the intersection of Bellingrath Road and Old Military Road in Theodore, Mobile County, Alabama. The purpose of this assessment was to determine if recognized environmental conditions were present at the site according to the American Society for Testing and Materials (ASTM) E 1527-05 Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process. The purpose of the ASTM standard practice is:

“to define good commercial and customary practice... for conducting an environmental site assessment of a parcel of real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products.”

The goal of the processes established by this practice is to identify recognized environmental conditions associated with the property. The term *recognized environmental condition* is defined by ASTM as:

“the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public 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.”

In order to qualify for one of the Landowner Liability Protections (LLP) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the User must provide the following information (if available) to the environmental professional (i.e., PPM) and specified in 40 CFR 312.25 through 312.31:

- (1) Environmental cleanup liens that are filed or recorded against the site;
- (2) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry;
- (3) Specialized knowledge or experience of the person seeking to qualify for the LLP;
- (4) Relationship of the purchase price to the fair market value of the property if it were not contaminated;
- (5) Commonly known or reasonably ascertainable information about the property; and

- (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.

Failure to provide this information could result in determination that “all appropriate inquiry” is not complete. If there is more than one User of this report (e.g. lending institution or borrower/purchaser), a representative of each User must provide this information to seek qualification for the LLP. This and other information provided by the User is presented in **Section 3.0**.

1.2 DETAILED SCOPE OF SERVICES

The ESA was conducted in accordance with good commercial and customary practices as described in ASTM Designation: E 1527-05, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. A summary of the scope of work completed is presented in the following sections:

1.2.1 Records Review

PPM reviewed reasonably ascertainable records to establish a history of the site and surrounding properties within the approximate minimum search distances described in ASTM E 1527, to include:

- Federal records and databases, including the National Priority List (NPL), Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), Resource Conservation Recovery Act (RCRA) Generators and Treatment, Storage, and Disposal (TSD) facilities lists, and Emergency Response Notifications System (ERNS) list.
- State and local records, including lists of hazardous waste sites identified for investigation or remediation; solid waste disposal sites; registered and leaking underground storage tank (LUST) lists; and other documents as are reasonably ascertainable.
- Previous environmental site assessment reports, tank closure reports, subsurface investigation reports, corrective action reports, audit reports, and related Federal and state correspondence provided by the client or property owner.
- On-site records related to environmental compliance and hazardous substance and petroleum product usage, storage, inventories, handling, and disposal.
- Standard historical sources, which may include aerial photographs, fire insurance maps, and city directories.
- Physical setting sources, including United States Geological Survey (USGS) Maps, Soil Conservation Service Maps, and other information as available.

1.2.2 Site Reconnaissance

A site reconnaissance was conducted on the property to determine the nature and setting of the site and to visually and/or physically observe the property and any structures on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles. The indoor and outdoor inspections focused on practices that may constitute or contribute to recognized environmental conditions. PPM investigated the following during the site reconnaissance:

- Uses of the site, adjoining properties and surrounding area (past and present).
- Geological, hydrogeological, hydrologic, and topographic conditions.
- Presence of storage tanks, potential PCB-containing equipment; odors; pools of liquid; containers, use, and handling practices of hazardous substances and petroleum products; pits, ponds, and lagoons; stained soil and pavement; stressed vegetation; solid waste disposal; waste water discharge; wells; septic tanks; drains and sumps; stains or corrosion; and heating/cooling system. If any of these items were identified, PPM attempted to determine the nature and potential environmental concern represented by the item through observation, interviews, and record review.

1.2.3 Interviews

PPM made reasonable attempts to obtain information regarding the site by conducting interviews with the following as deemed appropriate:

- Key site manager or site escort, if different;
- Current and past owners, occupants, and tenants;
- Current and past employees;
- State and local environmental, health and emergency response agencies;
- Local Fire Department; and
- Local municipal engineers.

1.2.4 Level of Inquiry

As provided in the ASTM E 1527 standard practice, performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property. The practice recognizes reasonable limits of time and cost. Although reasonable cost is not defined, reasonable time is defined as information that can be provided by the source within 20 calendar days of receiving the request by the information provider. If such information was requested and the report was requested by the user in less than 20 calendar days, PPM will issue an addendum to the report upon receipt.

PPM made reasonable attempts to review locally available records and supplement records that are not locally available with telephone interviews, when applicable. If a known or suspect environmental concern was identified on the federal and state databases, PPM made use of the physical setting information, statistical plume studies, local records, and interviews with state and local agencies to provide our opinion of the impact on the property. In situations where such issues could not be brought to closure by these means, the access and review of state or federal case files by either traveling to the state capital or by requesting the information by mail through the Freedom of Information Act was considered a change in scope.

The ASTM standard practice specifies that all obvious uses of the property be identified from the present back to the property's first developed use, or back to 1940, whichever is earlier. The standard practice also specifies a search interval of standard historical resources of approximately five years. It has been PPM's experience that the standard historical resources most likely to provide usable information on historical use are aerial photographs, local street directories, and fire insurance maps; however, the quality, coverage, and local availability of these resources may be highly variable. If local research of these resources did not attain the ASTM objectives, PPM attempted to supplement this information with interviews and by ordering aerial photographs and Sanborn Fire Insurance maps from a national vendor that specializes in the retrieval of such information. Whatever historical information was derived from checking these sources was deemed sufficient to comply with the practice, unless additional research was specifically requested by the client.

One of the user's responsibilities specified by the ASTM standard practice is the checking of land title records for environmental liens and land use limitations. Performance of this responsibility is at the discretion of the user; however, it is typical for title records to be researched prior to purchase of a property. Land title records are also a standard historical resource. If land title records were obtained by the client, PPM requested this information be provided to supplement the historical research. PPM did not conduct a land title search unless specifically requested by the client.

1.3 SIGNIFICANT ASSUMPTIONS

A statistical study of petroleum hydrocarbon plume lengths originating from underground storage tank (UST) releases was performed by the Texas Bureau of Economic Geology, Geological Circular No. 97-1. The Texas study found that groundwater benzene plumes [defined as 10 parts per billion (ppb) benzene] were less than 380 feet in length in 90% of the sites studied and less than 1,200 feet in length in 99% of the sites studied. Based on this study, LUST sites identified within the search area (see Section 4.1) that were greater than 1,000 feet from the property were assumed to have a minimal potential to impact the property unless PPM had specialized knowledge to the contrary. Likewise, LUST sites between 500 and 1,000 feet from the property that could reasonably be interpreted to be hydrologically down or cross-gradient were also assumed to have a minimal potential to impact the property unless PPM had specialized knowledge to the contrary. LUST sites less than 500 feet from the property were evaluated on a case-by-case basis.

In the absence of area-specific information such as PPM's specialized knowledge or groundwater data obtained from document review, PPM assumes that the groundwater flow direction in the area of the property mimics the topographical gradient indicated by USGS Topographic Maps discussed in Section 4.3 and will use this implied groundwater flow direction in the evaluation of potential impacts from offsite sources.

Another factor used in considering the potential impact from petroleum hydrocarbon plumes was the presence of intervening hydrologic barriers such as perennial streams, rivers, and lakes. If such a feature were present between an identified petroleum hydrocarbon release and the property, the release was assumed to have a minimal potential to impact the property.

1.4 SCOPE LIMITATIONS

Scope limitations encountered during this assessment included:

- No coverage of area from Sanborn Maps; and
- Inability to contact a property owner and/or previous property owners.

The scope limitations identified above would be considered data gaps; however, a data gap is only significant if other information and/or professional experience are unable to supplement the missing information in such a way that reasonable opinions can still be made with regard to recognized environmental conditions. The significance of data gaps in how they affected PPM's ability to make reasonable conclusions are discussed in **Section 7.0**.

1.5 SPECIAL TERMS AND CONDITIONS

The User did not request or specify any special terms or conditions that would limit or reduce the scope of this assessment with respect to the ASTM E 1527-05 practice.

There may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of the ASTM E 1527-05 practice. Non-scope considerations include (but are not limited to) asbestos, lead paint, wetlands, or radon. Non-scope considerations were not included in this assessment unless specifically requested by the User. If such non-scope considerations were not addressed by this assessment, no implication is intended as the relative importance of their absence. If any non-scope considerations were addressed by this assessment, they are identified and discussed in **Section 9.0, Additional Services** of this report.

1.6 USER RELIANCE

The Primary User of this Phase I ESA report is the City of Mobile, whom is considering purchasing the property. The findings and conclusions contained within this report may not be used or relied upon by any other parties without the written consent of the City of Mobile and PPM.

In accordance with the ASTM practice, this report may be relied upon by the City of Mobile for a period of up to 180 days following closing of the loan. After 180 days, the following components of the report must be updated:

- Interviews with owners, operators, and occupants;
- Searches for environmental cleanup liens;
- Reviews of federal, tribal, state, and local government records; and
- Visual inspections of the property and of adjoining properties.

If a party different from the original User intends to use this report, the subsequent User must also satisfy the following requirements at a minimum:

- Obtain written authorization to rely on the original report from the original User and PPM.
- Fulfill the User's Responsibilities outlined in **Section 1.1**.
- Contract PPM to update the report if the original report is over 180 days and less than one year old.

If the report is greater than one year old at the time of acquisition by any User, no part of the report can be relied upon in order to satisfy *all appropriate inquiry*.

1.7 PPM ACKNOWLEDGMENT STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40CFR 312. We have 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.

2.0 SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

Street Address:	Near 7125 Bellingrath Road and 7031 Old Military Road (south of intersection of Old Military Road and Carl Hamilton Roads)				
County:	Mobile				
City, State, Zip Code:	Theodore, Alabama 36582				
Was a Legal Description Obtained?				Yes	
Source of Legal Description:	Mobile County Revenue Commission Website				
Reference Map:	Figure 1, Site Location Map, Appendix A				

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

General Land Use:	Commercial and residential					
General Setting:	Formerly vacant and undeveloped, now with commercial and residential					
General Topography:	Flat with a gentle slope to the south and east					
USGS 7.5 Quadrangle	Section	10	Township	6 South	Range	2 West
	Name:	Theodore			Date:	1982
Coordinates:	Latitude:	N 30:32:34		Longitude:	W -88:10:09	
	Name	U.S. Highway 90 (Government Boulevard)				
Nearest Major Thoroughfare	Distance	~2,150 feet				
	Direction	Northwest				

2.3 SITE USE AND IMPROVEMENTS

Date of Site Visit:	January 28, 2009
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Current Use of Property:
Undeveloped and wooded

Property Size:	~2.82 acres	Shape:	Irregular
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Describe buildings on site:
None

Describe vegetation and landscaping on site:
Semi-dense vegetation with small and large trees

Describe roads, paths, paved areas on site:
None

Type of Sewage Disposal:	City of Theodore
Source of Drinking Water:	City of Theodore
Type of HVAC system:	None

Adjoining Roads:	
North:	Old Military Road (where Carl Hamilton intersects from the north)
East:	None
South:	None
West:	None
Reference Maps:	Figure 2, Site/Area Map, Appendix A
Reference Photographs:	Site Photographs, Appendix B

2.4 CURRENT USES OF ADJOINING PROPERTIES

From Due North, then Clockwise:	
Name:	Undeveloped and wooded
Address:	None
Use:	None
Direction:	North
Intervening Street:	Old Military Road

From Due North, then Clockwise:	
Name:	Residence
Address:	7065 Carl Hamilton Road
Use:	Residence
Direction:	North-northeast
Intervening Street:	Old Military Road

Name:	Residence
Address:	7070 Old Military Road
Use:	Residence
Direction:	East-northeast
Intervening Street:	None

Name:	Undeveloped, vacant property
Address:	None
Use:	None
Direction:	East
Intervening Street:	None

Name:	Undeveloped, wooded property
Address:	None
Use:	None
Direction:	South
Intervening Street:	None

Name:	Softball field on First Baptist Church property
Address:	7125 Bellingrath Road
Use:	Softball field
Direction:	West-southwest
Intervening Street:	None

Name:	Residence
Address:	7031 Old Military Road
Use:	Residence
Direction:	Northwest
Intervening Street:	None
Reference Map:	Figure 2, Site/Area Map, Appendix A
Reference Photographs:	Site Photographs, Appendix B

3.0 USER PROVIDED INFORMATION

3.1 TITLE RECORDS

Did the User provide title records for the property?	No
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3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Is the User aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?	No
Is the User aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded under federal, tribal, state, or local law? ¹	No

3.3 SPECIALIZED KNOWLEDGE

Does the User have any specialized knowledge or experience related to the property or nearby properties? For example, is User 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?	No
Is the User aware of any commonly known or reasonably ascertainable information about the property that would help PPM identify conditions indicative of releases or threatened releases?	No
a. Does the User know the past uses of the property?	No
b Does the User know of specific chemicals that are present or once were present at the property?	No
c. Does the User know of any spills or other chemical releases that have taken place at the property?	No
d. Does the User know of environmental cleanups that have taken place at the property?	No
Based on the User's 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?	No

3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Does the User believe the purchase price for this property reasonably reflects the fair market value of the property?	Yes
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3.5 OWNER INFORMATION

Property Owner:	First Baptist Church
Owner Representative:	Mr. Joe Debrow
Address:	7125 Bellingrath Road
Telephone Number:	251-423-2410

3.6 REASON FOR PERFORMING PHASE I

Reason for Phase I:	Due diligence for innocent landowners defense
Type of Transaction:	Land Purchase Financing
Special Instructions:	None

3.7 OTHER INFORMATION PROVIDED BY USER

A site plan was provided by the City of Mobile. A copy is provided in **Appendix E, Other Documentation.**

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Standard Environmental Record Resources were researched by obtaining regulatory databases from a national vendor that specializes in the retrieval of such information. The regulatory database report is provided in **Appendix C, Regulatory Research Documentation**.

SUMMARY OF DATABASE REVIEW			
Type of Site	Search Distance	Number Identified	
		Potential (from database)	Actual (field confirmed)
NPL	1 mile	0	0
CERCLIS	1/2 mile	0	0
CERC-NFRAP	On or Adjoining	0	0
RCRA CORRACTS	1 mile	0	0
RCRA TSD	1/2 mile	0	0
RCRA Generator	On or Adjoining	0	0
ERNS	On site	0	0
State/Tribal Equivalent NPL	1 mile	0	0
State/Tribal Equivalent CERCLIS	1/2 mile	0	0
State/Tribal Landfill/SWD	1/2 mile	0	0
State/Tribal LUST	1/2 mile	0	0
State/Tribal RUST	On or Adjoining	0	0
Institutional/Engineering Control	On site	0	0
Voluntary Cleanup Sites	0.5 mile	0	0
Brownfields Sites	0.5 mile	0	0
DATABASE PROVIDER:	Environmental FirstSearch, see Appendix C		

No such sites were found by the database review.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

There were no additional records reviewed as part of this assessment.

4.3 PHYSICAL SETTING SOURCES

LIST OF PHYSICAL SETTING SOURCES REVIEWED					
Title:	Theodore Topographic Map	Source:	USGS	Date:	1982

The USGS Topographic Map shows the property to have an approximate elevation of 50 feet above mean sea level (AMSL) in an area that is primarily flat.

4.4 HISTORICAL USE INFORMATION

AERIAL PHOTOGRAPHS		
Year	Comments	
1940	Property	The property and adjoining area appears to be undeveloped and vacant. The property appears to be cropland.
	Adjoining	
1966	Property	The property appears undeveloped, vacant cropland.
	Adjoining	Adjoining property appears undeveloped and vacant with the residential properties present to the northeast and northwest.
1974	Property	Similar to the 1966 photo.
	Adjoining	Similar to the 1966 photo. The adjoining property on the south side appears more wooded. The softball field to the west appears present.
1980	Property	Similar to the 1974 photo.
	Adjoining	Similar to the 1974 photo.
2005	Property	The property appears similar to current view.
	Adjoining	Adjoining properties are similar to current view.
Aerial Source		Dates
USDA Soil Conservation Service		1940, 1966, 1974, and 1980
Google Earth		2005
Reference Aerials:		Historical Records Documentation, Appendix D

CITY DIRECTORIES		
Source:		Mobile Genealogy Library
Year	Comments	
1940-1950	Property	No Bellingrath Road listed. Three residences listed along Old Military Road with no address numbers.
	Adjoining	
1955-1980	Property	No numbers listed on addresses. There is mixed commercial and residential listings along Bellingrath and all residential listings along Old Military Road.
	Adjoining	
1985	Property	No listings.
	Adjoining	Mixture of residential and commercial listings along Bellingrath Road starting at 7205 Bellingrath Road. All residential along Old Military Road.
1990-2006	Property	No listings.
	Adjoining	Adjoining properties are similar to current listings.

SANBORN MAPS	
No coverage.	
Source:	N/A

USGS TOPOGRAPHIC MAPS		
Quadrangle Name:		Theodore, Alabama see Figure 1, Appendix A
Year	Comments	
1982	Property	The property appears to be undeveloped.
	Adjoining	The adjoining properties appear undeveloped to the east, south, and west with residential property to the northeast.

Comments: Sales history obtained from the Mobile County Revenue Commission website indicates the property is part of a larger parcel owned by the First Baptist Church and purchased by the church in 1978. No prior ownership is indicated. Information obtained from the website is located in **Appendix E**.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

Were there any conditions limiting ability to perform the Site Inspection?	No
Was there any Special Methodology used to inspect the Target Property?	No
General Methodology used to inspect Property³:	
PPM conducted a site and area reconnaissance to verify data provided by FirstSearch and to inspect the site and surrounding properties for conditions that might warrant environmental concern. Observations concerning sites identified by the regulatory database are presented in Section 4.1 . Observations made of suspect activities in exterior areas on the subject property or on adjoining properties are presented in Section 5.3 . Observations made of suspect activities in interior areas of the subject property are presented in Section 5.4 . Observations made of suspect activities for sites in the surrounding area that are not adjoining or were not identified by the regulatory database are presented in Section 5.2 .	

5.2 AREA RECONNAISSANCE

There were no obvious suspect activities observed in the surrounding area.
FirstSearch provided a list of "Non-Geocoded Sites" located in the general site vicinity whose locations were not mapped due to partial or erroneous addresses. The Non-Geocoded Summary did not identify any sites that appeared to have a potential to be in the study area.

5.3 EXTERIOR OBSERVATIONS

Were the following conditions observed or suspected?		Onsite		Adjoining	
		Yes	No	Yes	No
1	Pits, Ponds, and Lagoons		X		X
2	Stained Soil or Pavement		X		X
3	Stressed Vegetation		X		X
4	Solid Waste	X			X
5	Waste Water		X		X
6	Wells		X		X
7	Septic Systems		X		X
8	Storage Tanks		X		X
9	Drums		X		X
10	Hazardous Substance Containers		X		X
11	Petroleum Product Containers		X		X
12	Unidentified Substance Containers		X		X
13	Odors		X		X
14	Pools of Liquid		X		X
15	Potential PCB Equipment	X			X
4.	Some household dumping was noted onsite along with approximately three separate piles of concrete debris.				
15.	One pole-mounted transformer was located on the west side of the property. The transformer appeared to be in good condition with no signs of spills or leaks. The transformer is owned by the local power company and is their responsibility.				

5.4 INTERIOR OBSERVATIONS

Are there any interior spaces on the property?	No
--	----

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER/PREVIOUS OWNER

Interviewer:	M. Holston		
Date:	2/9/09		
Name:	Mr. Joe Debrow		
Agency:	First Baptist Church		
Title/Job:	Church Board of Trustees/Property Owner Representative	Phone:	(251) 423-2410
Address:	Theodore, Alabama		
Comments: Mr. Debrow stated that he was part of the Board of Trustees for the First Baptist Church. He was not aware of any environmental issues with the property and stated that there has never been any development on that portion of the property that he recalled. Mr. Debrow asked PPM to interview Mr. Bobby Oliver who is the Chairman for the Board of Trustees.			

Interviewer:	M. Holston		
Date:	2/9/09		
Name:	Mr. Bobby Oliver		
Agency:	First Baptist Church		
Title/Job:	Chairman for the Church Board of Trustees/Property Owner Representative	Phone:	(251) 454-0845
Address:	Theodore, Alabama		
Comments: Mr. Oliver stated that the property as a whole was purchased in the late 1970s by the church. He was not aware of any environmental issues with the property or any environmental liens associated with the property. Mr. Oliver said that he was responsible for subdividing the property and stated that there has never been any development on that portion of the property.			

6.2 INTERVIEWS WITH SITE MANAGER

Comments: N/A

6.3 INTERVIEWS WITH OCCUPANTS

Comments: N/A

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

LOCAL FIRE DEPARTMENT			
Interviewer:	M. Holston		
Date:	2/2/09		
Name:	Fireman-no name given		
Agency:	Fowl River Volunteer Fire Department		
Title/Job:	Volunteer Fireman	Phone:	(251) 973-2800
Address:	Theodore, Alabama		
Comments: The volunteer fireman stated that the area was either in Theodore-Tillmans Corner or Mobile County Fire Departments jurisdiction.			

Interviewer:	M. Holston		
Date:	2/4/09		
Name:	Chief James Shelly		
Agency:	Theodore-Tillmans Corner Volunteer Fire Department		
Title/Job:	Fire Chief	Phone:	(251) 653-8010
Address:	Theodore, Alabama		
Comments: Chief Shelly stated that he was formally with the Mobile Fire Department from 1975 to 2002 and with the volunteer fire department in Theodore to the present. To his knowledge, he is not aware of any environmental concerns in the area and no reported hazardous spills.			

6.5 INTERVIEWS WITH OTHERS

No regulatory issues warranted further interviews with regulatory agencies.

7.0 FINDINGS/OPINIONS

The findings of this Phase I ESA and PPM's opinions as to whether any of the suspect activities identified represent recognized environmental conditions, historical recognized environmental conditions or *de minimis* conditions associated with the property are presented as follows:

- **Historical Use of the Property.** Based on the historical information researched, the subject property has been undeveloped and vacant since 1940. Aerial photographs indicate the site was cropland from at least 1940 to the 1960s. Chief Shelly, formally of the Mobile County Fire Department and currently with the Theodore-Tillmans Corner Volunteer Fire Department, stated that he has been a fireman since 1975 and does not recall any environmental concerns in the area. The property was acquired by the First Baptist Church in 1978, but all development associated with the church is on the 11.79 acres that adjoin the property to the west. Based on the available information, the historical use of the property does not represent a recognized environmental condition.
- **Current use of the Property.** The subject property is currently undeveloped and wooded. Some household dumping and piles of concrete debris were noted onsite; however, no evidence of hazardous substances or petroleum products was observed. The current use of the property does not represent a recognized environmental condition.
- **Current uses of Surrounding Properties.** Adjoining properties are the First Baptist Church, mixed commercial and residential with undeveloped, wooded or vacant areas. The current uses of the surrounding properties do not represent a recognized environmental condition.
- **One Pole-Mounted electrical transformer located on the west side of the property.** Dielectric fluids in some electrical transformers contain PCBs. The content of the dielectric fluid for the onsite transformer is unknown but there were no signs of rust, leakage, staining or stressed vegetation associated with the transformer. Transformers in this area would be owned by the City of Theodore who would retain any environmental liability associated with a release from the unit. The transformer does not appear to represent a recognized environmental condition.

8.0 CONCLUSIONS

PPM has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Standard Practice E 1527-05 at the undeveloped, wooded property located at Bellingrath Road and Old Military Road in Theodore, Mobile County, Alabama. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

9.0 ADDITIONAL SERVICES

There were no additional services provided by PPM under this scope of work.

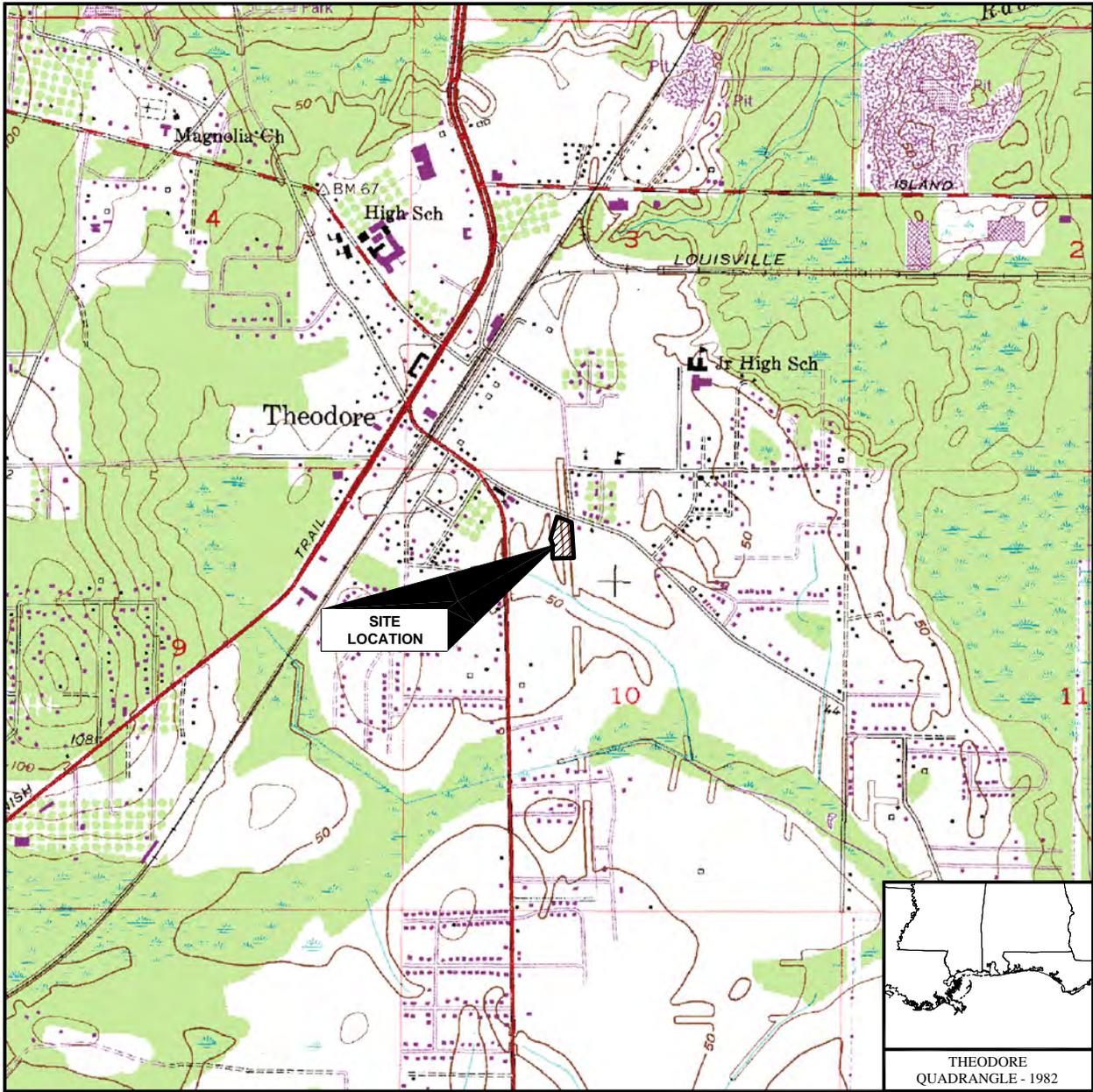
10.0 COMMONLY USED ABBREVIATIONS

The following is a list of abbreviations that are commonly used in Phase I ESA reports:

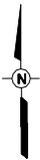
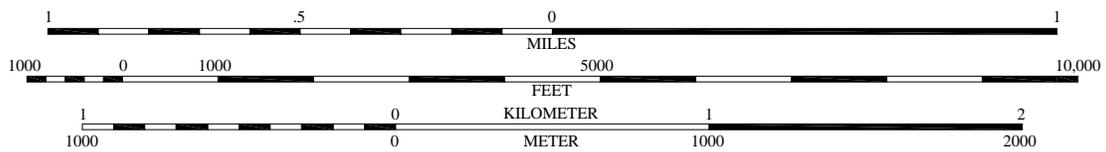
ARBCA	Alabama Risk-based Corrective Action
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
ATTF	Alabama Tank Trust Fund
ATG	Automatic Tank Gauge
BTEX	benzene, toluene, ethylbenzene, and xylenes (gasoline components)
BDL	Below Detection Limits
BGS	below ground surface
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CESQG	Conditionally Exempt Small Quantity Generator (<100 kg per month)
CFR	Code of Federal Regulations
CORRACTS	Corrective Action Report
ECHO	Enforcement & Compliance History Online (from USEPA)
EDR	Environmental Data Resources
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
LQG	Large Quantity Generator of hazardous waste (>1,000 kg per month)
LUST	leaking underground storage tank
NFA	No Further Action
NFRAP	No Further Remedial Action Planned
NPL	National Priority List
MTBE	methyl tertiary butyl ether (common gasoline additive)
PAH	polynuclear aromatic hydrocarbons (common diesel components)
ppm	parts per million
PPM	PPM Consultants, Inc.
RCRA	Resource Conservation and Recovery Act
RUST	registered underground storage tank
SWD	Solid Waste Disposal
SQG	Small Quantity Generator of hazardous waste (100 to 1,000 kg per month)
TSD	Treatment, Storage, and Disposal
USEPA	United States Environmental Protection Agency
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground storage tank

APPENDICES

APPENDIX A
FIGURES



SCALE: 1 : 24,000



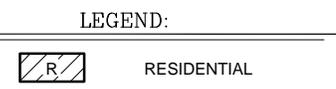
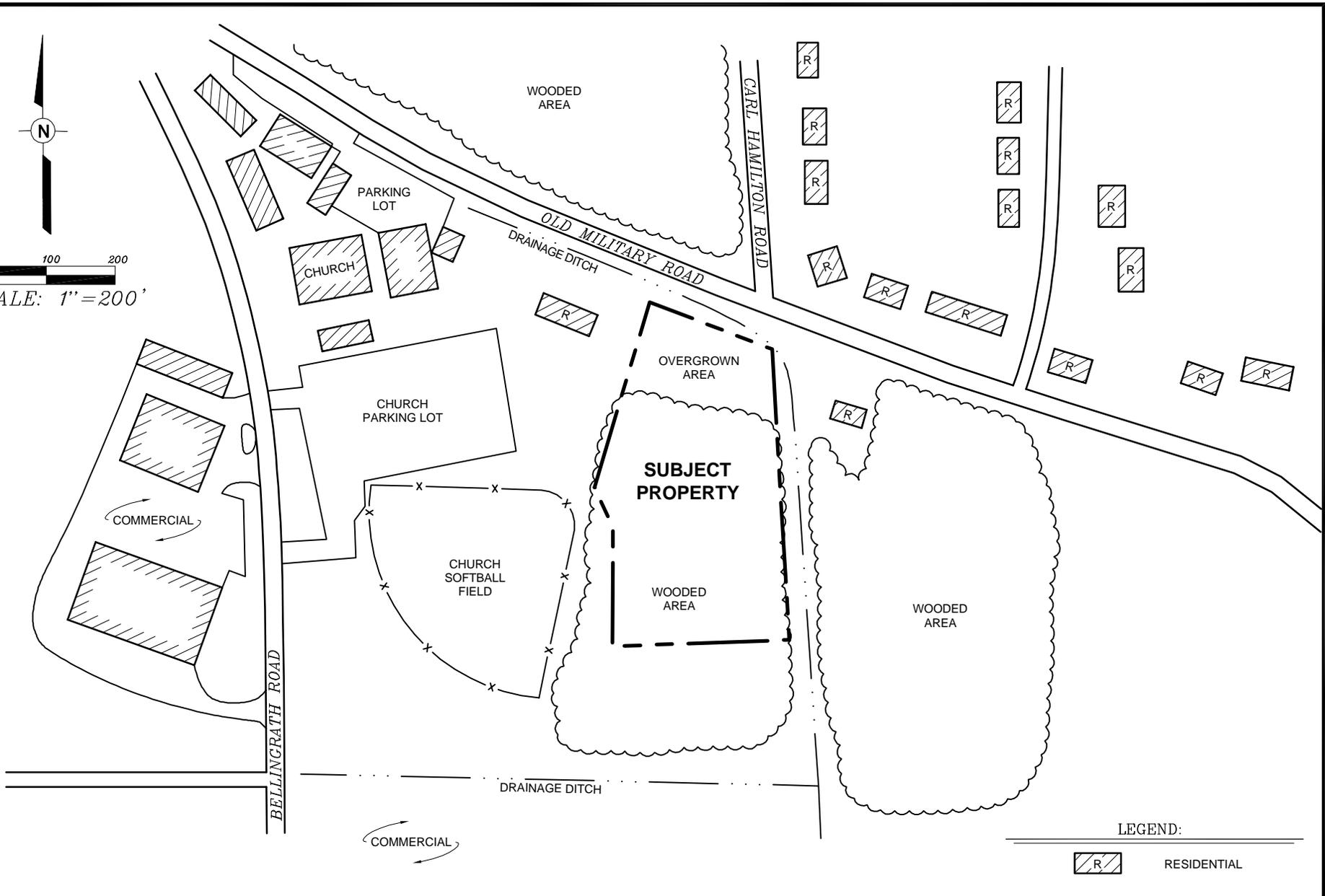
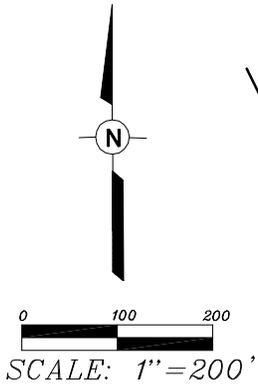
Z:\City of Mobile\213410\esa1\213410-esa1.dwg, 1 sim., 2/22/2009 5:19:17 PM, mike hood

PPM PPM CONSULTANTS, INC.	
DRAWN BY: MH	DRAWN DATE: 2/02/09
PROJECT NUMBER: 213410	BILLING GROUP: ESA1

CITY OF MOBILE
THEODORE PROPERTY
 BELLINGRATH ROAD AND OLD MILITARY ROAD
 THEODORE, ALABAMA

SITE LOCATION MAP

FIGURE NUMBER
1



Z:\City of Mobile\213410\esa1\213410-esa1.dwg, 2 sm., 2/9/2009 2:19:07 PM, mike hood

PPM PPM CONSULTANTS, INC.	
DRAWN BY: MH	DRAWN DATE: 2/09/09
PROJECT NUMBER: 213410	BILLING GROUP: ESA1

CITY OF MOBILE
THEODORE PROPERTY
 BELLINGRATH ROAD AND OLD MILITARY ROAD
 THEODORE, ALABAMA

SITE / AREA MAP

FIGURE
NUMBER

2

APPENDIX B
SITE PHOTOGRAPHS



Photo 1. Subject Property



Photo 2. Subject Property



Photo 3. Subject Property (household debris)



Photo 4. Drainage Ditch



Photo 5. Subject Property



Photo 6. Subject Property (concrete and brick debris)



Photo 7. Drainage Ditch with debris



Photo 8. Onsite Transformer



Photo 9. Adjoining property to the North



Photo 10. Adjoining properties to the Northeast



Photo 11. Adjoining properties to the East-northeast



Photo 12. Adjoining property to the East



Photo 13. Adjoining property to the South



Photo 14. Adjoining properties to the Southwest



Photo 15. Adjoining properties to the West



Photo 16. Adjoining property to the Northwest

APPENDIX C
REGULATORY RESEARCH DOCUMENTATION

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property: THEODORE PROPERTY

BELLINGRATH ROAD

THEODORE AL 36582

Job Number: 213410ESA1

PREPARED FOR:

PPM Consultants

30704 Sgt EI "Boots" Thomas Dr

Spanish Fort, AL 36527

01-28-09

Environmental
FIRSTSEARCH



Tel: (407) 265-8900

Fax: (407) 265-8904

Environmental FirstSearch Search Summary Report

Target Site: BELLINGRATH ROAD
THEODORE AL 36582

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-12-09	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	01-12-09	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-09-09	0.50	0	0	0	0	-	1	1
NFRAP	Y	01-09-09	0.50	0	0	0	0	-	1	1
RCRA COR ACT	Y	09-08-08	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	09-08-08	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	09-08-08	0.25	0	0	1	-	-	13	14
Federal IC / EC	Y	12-02-08	0.50	0	0	0	0	-	0	0
ERNS	Y	11-17-08	0.25	0	0	0	-	-	63	63
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	01-01-08	1.00	0	0	0	0	0	0	0
State Spills 90	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal SWL	Y	07-27-07	0.50	0	0	0	0	-	2	2
State/Tribal LUST	Y	01-07-09	0.50	0	0	0	0	-	2	2
State/Tribal UST/AST	Y	12-04-08	0.25	0	0	1	-	-	7	8
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	01-01-08	0.50	0	0	0	0	-	0	0
State Other	Y	01-01-07	0.25	0	0	0	-	-	0	0
- TOTALS -				0	0	2	0	0	90	92

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 01-28-09
Requestor Name: Monica Holston
Standard: AAI

Search Type: COORD
Job Number: 213410ESA1

Target Site: BELLINGRATH ROAD
 THEODORE AL 36582

Demographics

Sites: 92	Non-Geocoded: 90	Population: NA
Radon: 0 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-88.169174	-88:10:9	Easting: 387848.425
Latitude:	30.542727	30:32:34	Northing: 3379325.778
Elevation:	50		Zone: 16

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)	Services:																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Fire Insurance Maps</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Fire Insurance Maps	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
	Requested?	Date																																	
Fire Insurance Maps	No																																		
Aerial Photographs	No																																		
Historical Topos	No																																		
City Directories	No																																		
Title Search/Env Liens	No																																		
Municipal Reports	No																																		
Online Topos	No																																		

*Environmental FirstSearch
Sites Summary Report*

Target Property: BELLINGRATH ROAD
THEODORE AL 36582

JOB: 213410ESA1

TOTAL: 92 **GEOCODED:** 2 **NON GEOCODED:** 90 **SELECTED:** 0

<u>Map ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>ElevDiff</u>	<u>Page No</u>
1	RCRAGN	ARTIC AIR and ELECTRIC ALD983184003/VGN	7001 BELLINGRATH ROAD MOBILE AL 36582	0.16 SW	+2	1
2	UST	DICKINSON TRANSMISSIONS 15759-17742	BELLINGRATH ROAD MOBILE AL 36619	0.23 SW	+2	2

Environmental FirstSearch Sites Summary Report

Target Property: BELLINGRATH ROAD
THEODORE AL 36582

JOB: 213410ESA1

TOTAL: 92 **GEOCODED:** 2 **NON GEOCODED:** 90 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No
	ERNS	NORTHSIDE OF THEODORE CANAL NRC-654600/MOBILE	EAST OF MARTIN MARIETTA OF THEODORE AL	NON GC	N/A	N/A
	ERNS	GULF OF MEXICO NRC-761395/VESSEL	UNKNOWN THEODORE AL	NON GC	N/A	N/A
	ERNS	INTERSECTION OF RANGE LINE AND HAM NRC-833974/MOBILE	UNKNOWN THEODORE AL	NON GC	N/A	N/A
	ERNS	LANDFILL NRC-798790/FIXED	6785 BOYKIN ROAD THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	M/V NICOR SAILOR 176317/UNKNOWN	IN THE MOBILE BAY CHANNEL THEODORE AL	NON GC	N/A	N/A
	ERNS	MCKENZIE TANK LINE 360189/HIGHWAY RELATED	BELLINGRATH ROAD THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	MIDDLE BAY ROAD NRC-737048/STORAGE TANK	THEODORE AL	NON GC	N/A	N/A
	ERNS	MIDSTREAM FUEL 505729/PIPELINE RELATED	NO ADDRESS THEODORE AL	NON GC	N/A	N/A
	ERNS	MIDSTREAM FUEL SERVICE 382419/UNKNOWN	MOBILE BAY WOODCHIP DOCK THEODORE AL	NON GC	N/A	N/A
	ERNS	MM: 000679.5 NRC-724540/RAILROAD NON-RELEASE	UNKNOWN THEODORE AL	NON GC	N/A	N/A
	ERNS	SOUTH FORK OF DEAR RIVER NRC-576259/FIXED	WEST SHORE OF MOBILE BAY THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	MOBIL OIL CO 232425/FIXED FACILITY	MOBIL THEODORE BASE THEODORE AL	NON GC	N/A	N/A
	ERNS	ELMINI LAMA INC.(LIBERIA) 215002/UNKNOWN	HAMILTON BLVD THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	OFF OF DAUPHIN ISLAND PKWY TO BELL NRC-823556/MOBILE	UNKNOWN THEODORE AL	NON GC	N/A	N/A
	ERNS	OTTO CANDIES 241341/UNKNOWN	MIDSTREAM FUEL DOCK THEODORE AL	NON GC	N/A	N/A
	ERNS	OTTO CANDIES BOATS 241338/UNKNOWN	MIDSTREAM FUEL SERVICE DOCK THEODORE AL	NON GC	N/A	N/A
	ERNS	P AND H CONSTRUCTION 643429/MARINE- RELEASED FRO	THEODORE SHIP CHANNEL TURNI THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	PRIVATE RESIDENCE NRC-709939/FIXED	4431 BAY ROAD THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	RESIDENTIAL NRC-604996/FIXED	FRANK ROMER ROAD THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	SEAL CRAFT OPERATORS 405811/UNKNOWN	M and I DOCKS THEODORE AL	NON GC	N/A	N/A

Environmental FirstSearch Sites Summary Report

Target Property: BELLINGRATH ROAD
THEODORE AL 36582

JOB: 213410ESA1

TOTAL: 92 **GEOCODED:** 2 **NON GEOCODED:** 90 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No
	ERNS	MOBIL OIL 223235/FIXED FACILITY	UNKNOWN THEODORE AL	NON GC	N/A	N/A
	RCRAGN	RUSH TRUCK CENTER MOBILE INC ALR000037945/VGN	5500 LINWOOD STEINER ROAD THEODORE AL 36582	NON GC	N/A	N/A
	CERCLIS	MISSION PETRO TANKER ROLLOVER ALN000409770/NOT PROPOSED	EXIT 17A OFF I-10 (RANGELIN THEODORE AL 36582	NON GC	N/A	N/A
	NFRAP	BAY OIL SERVICES ALD983166083/NFRAP-N	RABON ROAD THEODORE AL 36582	NON GC	N/A	N/A
	RCRAGN	AA TRANSMISSION AND AUTOMOTIVE ALR000043901/VGN	5675 HIGHWAY 90 THEODORE AL 36582	NON GC	N/A	N/A
	RCRAGN	BAY OIL SERVICE ALD982101164/TR	RABON ROAD MOBILE AL 36582	NON GC	N/A	N/A
	RCRAGN	BUECHNER ENT INC DBA SIMPLY SHUTTE ALR000031393/SGN	6431 HIGHWAY 90 THEODORE AL 36582	NON GC	N/A	N/A
	RCRAGN	GE INSPECTION SERVICES ALR000024174/VGN	5425 BUSINESS PKWY THEODORE AL 36582	NON GC	N/A	N/A
	RCRAGN	INSTRUMENT AND VALVE SERVICE EMERS ALR000012179/VGN	5380 BUSINESS PKWY THEODORE AL 36582	NON GC	N/A	N/A
	RCRAGN	JEMCO PETROLEUMS INC ALD980602742/TR	RT 3 DAUPHIN ISLAND PKY THEODORE AL 36582	NON GC	N/A	N/A
	RCRAGN	KNIGHT TRANSPORTATION ALR000028498/SGN	6030 RANGELINE ROAD THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	GULF COAST AIR. and ELE. 277032/FIXED FACILITY	UNKNOWN THEODORE AL	NON GC	N/A	N/A
	RCRAGN	RHETT BUTLER TRUCKING, INC ALR000012567/TRANSPORTER	SOUTH ST THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	EXXON 267216/UNKNOWN	THEODORE CHANNEL THEODORE AL	NON GC	N/A	N/A
	RCRAGN	SEEMANN FIBERGLASS ALR000030916/LGN	5880 I-10 INDUSTRIAL PKWY THEODORE AL 36582	NON GC	N/A	N/A
	RCRAGN	UNITED STATES COAST GUARD ALR000028746/SGN	END OF DEER RIVER ROAD THEODORE AL 36582	NON GC	N/A	N/A
	RCRAGN	WEAVER TRANSPORT ALD980602296/TR	ROUTE 1 BOX 115A THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	7455 RANGE LINE RD NRC-880621/FIXED	7455 RANGE LINE ROAD THEODORE AL	NON GC	N/A	N/A
	ERNS	BEDRO PRICE. NRC-649089/VESSEL	UNKNOWN THEODORE AL	NON GC	N/A	N/A
	ERNS	DEGUSSA CORP 595937/RAILROAD	DAUPHIN ISLAND PKWY THEODORE AL 36582	NON GC	N/A	N/A

Environmental FirstSearch Sites Summary Report

Target Property: BELLINGRATH ROAD
THEODORE AL 36582

JOB: 213410ESA1

TOTAL: 92 **GEOCODED:** 2 **NON GEOCODED:** 90 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No
	ERNS	DIXIE CARRIERS 505678/UNKNOWN	HOLNAM DRY CARGO THEODORE AL	NON GC	N/A	N/A
	ERNS	DOUCET AND ADAMS 282366/UNKNOWN	THEODORE INDUSTRIAL CANAL M THEODORE AL	NON GC	N/A	N/A
	ERNS	SOUTH PRONG OF DEER RIVER, NEAR DE NRC-569452/FIXED	THEODORE AL 36582	NON GC	N/A	N/A
	RCRAGN	PIPELINE INDUCTION HEAT US INC ALR000043992/LGN	DAUPHIN ISLAND PKWY THEODORE AL 36582	NON GC	N/A	N/A
	SWL	THEODORE LANDFILL 49-16	6785 BOYKIN ROAD THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	SMALL CREEK OFF OF HIGHWAY 90 , JU NRC-860052/FLXED	SMALL CREEK OFF OF HIGHWAY THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	NRC-730549/FIXED	7455 RANGE LINE ROAD THEODORE AL	NON GC	N/A	N/A
	ERNS	NRC-657162/FIXED	8106 DOLPHIN ISLAND PKWY THEODORE AL	NON GC	N/A	N/A
	ERNS	586655/UNKNOWN	THEODORE SHIP CANAL THEODORE AL	NON GC	N/A	N/A
	ERNS	226682/UNKNOWN	THEODORE INDUSTRIAL CANAL THEODORE AL	NON GC	N/A	N/A
	ERNS	222704/UNKNOWN	HOLNAM INCORPORATION THEODORE AL	NON GC	N/A	N/A
	BRNS	442517/UNKNOWN	THEODORE INDUSTRIAL CANAL THEODORE AL	NON GC	N/A	N/A
	ERNS	364325/UNKNOWN	THEODORE INDUSTRIAL CANAL THEODORE AL	NON GC	N/A	N/A
	ERNS	202635/UNKNOWN	THEODORE SHIP CHANNEL THEODORE AL	NON GC	N/A	N/A
	ERNS	452955/HIGHWAY RELATED	THEODORE DAWES ROAD THEODORE AL 36582	NON GC	N/A	N/A
	SWL	DIRT INC. SANITARY LANDFILL THEODO 49-13R	UNKNOWN THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	515323/UNKNOWN	PECAN STEWARD ST THEODORE AL 36582	NON GC	N/A	N/A
	UST	COM-PAC FOOD STORE 16 6153-13658/PERM CLOSED	SCHILLINGER ROAD THEODORE AL 36582	NON GC	N/A	N/A
	UST	CONRAD LIVINGSTON DISTRIBUTORS INC 19183-22711	6950 MAC BAYOU DR THEODORE AL 36582	NON GC	N/A	N/A
	UST	CONRAD YELVINGTON DISTRIBUTORS INC 19183-13826/ACTIVE	6950 MAC BAYOU DR THEODORE AL 36582	NON GC	N/A	N/A

Environmental FirstSearch Sites Summary Report

Target Property: BELLINGRATH ROAD
THEODORE AL 36582

JOB: 213410ESA1

TOTAL: 92 **GEOCODED:** 2 **NON GEOCODED:** 90 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No
	UST	HERTZ SERVICE PUMP and COMPRESSOR 19277-12351/ACTIVE	3091 HAMILTON BLVD THEODORE AL 36582	NON GC	N/A	N/A
	UST	MOBILE THEODORE CO - 12360 12180-14462/ACTIVE	THEODORE DAWES ROAD MOBILE AL 36582	NON GC	N/A	N/A
	UST	PIKA PAK 7141-11247/PERM CLOSED	HIGHWAY 90 THEODORE AL 36582	NON GC	N/A	N/A
	UST	THEODORE MARINE SALES YARD 16925-15199/ACTIVE	BAKER THEODORE AL 36582	NON GC	N/A	N/A
	LUST	FORMER KIRK S GULF SERVICE STATION UST091007/ACTIVE	5900 US HIGHWAY 90 THEODORE AL 36582	NON GC	N/A	N/A
	LUST	LUNDY ROAD FACILITY UST930616/NFA	LUNDY ROAD THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	252248/UNKNOWN	THEODORE SHIP CHANNEL THEODORE AL	NON GC	N/A	N/A
	ERNS	NRC-716297/STORAGE TANK	8561 CARLISLE DR THEODORE AL	NON GC	N/A	N/A
	ERNS	STIEGLER SHIPPING 382420/UNKNOWN	MOBILE WOOD CHIPS CENTER THEODORE AL	NON GC	N/A	N/A
	ERNS	THEODORE CANAL NRC-730548/FIXED	THEODORE AL	NON GC	N/A	N/A
	ERNS	THEODORE SH CH JUNCTION LIGHT T NRC-786889/VESSEL	NORTH LAT 30-28-58.365 LONG THEODORE AL	NON GC	N/A	N/A
	ERNS	THEODORE SH CH LIGHT 10 NRC-786890/VESSEL	NORTH LAT 30-30-16.482 LONG THEODORE AL	NON GC	N/A	N/A
	ERNS	THEODORE SH CH LIGHT 13 NRC-786891/VESSEL	NORTH LAT 30-30-16.482 LONG THEODORE AL	NON GC	N/A	N/A
	ERNS	TMT 446856/UNKNOWN	MOBILE WOODSHIP TERMINAL THEODORE AL	NON GC	N/A	N/A
	ERNS	334831/UNKNOWN	UNKNOWN THEODORE AL	NON GC	N/A	N/A
	ERNS	187147/UNKNOWN	SOUTH SIDE OF INDUSTRIAL CA THEODORE AL	NON GC	N/A	N/A
	ERNS	409475/UNKNOWN	MIDSTREAM DOCK THEODORE AL	NON GC	N/A	N/A
	ERNS	486216/RH	KOOIMAN THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	576898/UNKNOWN	GUNN ROAD THEODORE AL	NON GC	N/A	N/A
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-36582	UNKNOWN AL 36582	NON GC	N/A	N/A

Environmental FirstSearch Sites Summary Report

Target Property: BELLINGRATH ROAD
THEODORE AL 36582

JOB: 213410ESA1

TOTAL: 92 **GEOCODED:** 2 **NON GEOCODED:** 90 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No
	ERNS	NRC-771313/STORAGE TANK	3140 CUMBERLAND ROAD THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	NRC-754499/STORAGE TANK	7455 RANGE LINE ROAD THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	NRC-533803/FIXED	METHIONINE PLANT THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	290609/UNKNOWN (NRC)	5520 HAMILTON BLVD THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	NRC-556727/FIXED	THEODORE SH CH H LT T T LLN THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	NRC-556726/FIXED	THEODORE CH LT 9 LLNR 6240 THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	NRC-622329/FIXED	RANGE LINE ROAD THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	289978/UNKNOWN	CEDAR POINT ROAD THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	519955/FIXED FACILITY	PECAN STEWARD ST THEODORE AL 36582	NON GC	N/A	N/A
	ERNS	200910/UNKNOWN	THEODORE INDUSTRIAL CANAL I THEODORE AL	NON GC	N/A	N/A

**Environmental FirstSearch
Site Detail Report**

Target Property: BELLINGRATH ROAD
THEODORE AL 36582

JOB: 213410ESA1

RCRAGN

SEARCH ID: 1 **DIST/DIR:** 0.16 SW **ELEVATION:** 52 **MAP ID:**

NAME: ARTIC AIR and ELECTRIC
ADDRESS: 7001 BELLINGRATH ROAD
MOBILE AL 36582
MOBILE
CONTACT: ARTIC GIBSON

REV: 9/8/08
ID1: ALD983184003
ID2:
STATUS: VGN
PHONE: 3346537656

SITE INFORMATION

CONTACT INFORMATION: ARTIC GIBSON
7001 BELLINGRATH ROAD
MOBILE AL 36582

PHONE: 3346537656

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Ignitable waste

*Environmental FirstSearch
Site Detail Report*

Target Property: BELLINGRATH ROAD
THEODORE AL 36582

JOB: 213410ESA1

UST

SEARCH ID: 2 **DIST/DIR:** 0.23 SW **ELEVATION:** 52 **MAP ID:** 2

NAME: DICKINSON TRANSMISSIONS	REV: 12/4/08
ADDRESS: BELLINGRATH ROAD	ID1: 15759-17742
THEODORE AL 36690	ID2: 17742
MOBILE	STATUS:
CONTACT: LEMUEL DICKINSON	PHONE: 2056537328

The Alabama Department of Environmental Management uses 1/1/1901 as a default date. Which means that if there is no actual date then this date is used

SITE INFORMATION

SITE ID NUMBER:	15759
SITE LAST INSPECTED:	5/22/2007
REG TANKS PER SITE:	0
TANKS CURRENTLY IN USE:	0
TANKS PERM OUT OF USE:	0
NUM ABOVE GROUND TANKS:	0
NUM ACTIVE ABOVE GROUND TANKS:	0

OWNER INFORMATION

OWNER NAME:	DICKINSON TRANSMISSIONS
OWNER ADDRESS:	7628 BELLINGRATH RD MOBILE AL 36582
OWNER CONTACT NAME:	LEMUEL DICKINSON
OWNER CONTACT PHONE:	2056537328

TANK INFORMATION

NUMBER OF TANKS:	1
TANK NUMBER:	1
CURRENTLY IN USE:	
INSTALLED DATE:	1/1/1986
PERM OUT OF USE:	
REMOVAL DATE:	1/1/1901
TEMP OUT OF USE:	
TANK CAPACITY:	9999999 GAL
STEEL CONST:	X FIBERGLASS R.P.:
COATING/CATHOD PROT:	FIBERGLASS COATED:
INTERIOR LINED:	

SUBSTANCE CURRENTLY STORED

UNLEADED GAS:	MID-GRADE GAS:
PREMIUM GAS:	DIESEL:
KEROSENE:	

PIPING MATERIAL

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: BELLINGRATH ROAD
THEODORE AL 36582

JOB: 213410ESA1

UST			
SEARCH ID: 2	DIST/DIR: 0.23 SW	ELEVATION: 52	MAP ID: 2
NAME: DICKINSON TRANSMISSIONS	REV: 12/4/08		
ADDRESS: BELLINGRATH ROAD	ID1: 15759-17742		
THEODORE AL 36690	ID2: 17742		
MOBILE	STATUS:		
CONTACT: LEMUEL DICKINSON	PHONE: 2056537328		
STEEL:	FIBERGLASS R.P.:	X	
FLEXIBLE:	FIELD INSTALL CATHOD:		

Environmental FirstSearch Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated 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.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: *EPA* NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. 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.

DELISTED - Deleted from the Final NPL

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- 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.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and 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.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

RCRA COR ACT: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

CONNECTICUT HAZARDOUS WASTE MANIFEST - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records.

MASSACHUSETTES HAZARDOUS WASTE GENERATOR - database of generators that are regulated under the MA DEP.

VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.

SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.

LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

BUREAU OF INDIAN AFFAIRS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: ADEM ALABAMA HAZARDOUS WASTE CLEANUP FUND ANNUAL REPORT (AHSCF) - database of sites addressed utilizing AHSCF funds either are not qualified for, or are unlikely to receive cleanup funding under the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, commonly referred to as Superfund.

State/Tribal SWL: ADEM LANDFILLS LIST - database of landfills including Construction/Demolition and Industrial Landfills, Industrial Landfills and Municipal Waste Landfills.

State/Tribal LUST: *ADEM* UST RELEASE INCIDENT LIST - database of petroleum storage systems that have reported the possible release of contaminants.

State/Tribal UST/AST: *ADEM/EPA* UNDERGROUND STORAGE TANK LIST - database of underground storage tanks, the data includes pipe construction, tank construction, leak detection and substance stored.

TRIBAL LAND UNDERGROUND STORAGE TANKS - database of underground storage tanks that are reported to be on Native American lands.

State/Tribal Brownfields: *ADEM/EPA* LAND DIVISION BROWNFIELDS 128(A) PROGRAM SHEET - database of Brownfield activities performed by ADEM. The data includes institutional control information. Brownfield Management System (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield Grant Programs.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Other: *US DOJ* NATIONAL CLANDESTINE LABORATORY REGISTER - Database of 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 U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

Environmental FirstSearch Database Sources

NPL: *EPA* Environmental Protection Agency

Updated quarterly

NPL DELISTED: *EPA* Environmental Protection Agency

Updated quarterly

CERCLIS: *EPA* Environmental Protection Agency

Updated quarterly

NFRAP: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA TSD: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA GEN: *EPA/MA DEP/CT DEP* Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

Federal IC / EC: *EPA* Environmental Protection Agency

Updated quarterly

ERNS: *EPA/NRC* Environmental Protection Agency

Updated annually

Tribal Lands: *DOI/BIA* United States Department of the Interior

Updated annually

State/Tribal Sites: *ADEM* Alabama Department of Environmental Management

Updated quarterly

State/Tribal SWL: *ADEM* Alabama Department of Environmental Management

Updated quarterly

State/Tribal LUST: *ADEM* Alabama Department of Environmental Management

Updated quarterly

State/Tribal UST/AST: *ADEM/EPA* Alabama Department of Environmental Management

Updated quarterly

State/Tribal Brownfields: *ADEM/EPA* Alabama Department of Environmental Management

Updated quarterly

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

State Other: *US DOJ* U.S. Department of Justice

Updated when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: BELLINGRATH ROAD
THEODORE AL 36582

JOB: 213410ESA1

<u>Street Name</u>	<u>Dist/Dir</u>	<u>Street Name</u>	<u>Dist/Dir</u>
Bellingrath Rd	0.10 SW		
Bush St	0.17 SW		
Cary Hamilton Rd	0.11 NE		
County Road 59	0.10 SW		
Gipson Rd	0.23 NE		
King St	0.22 SW		
Mobile Ln	0.23 NW		
Mobile St	0.23 NW		
Old Military Rd	0.11 NE		
Pecan Grove Ave	0.14 NE		
Pope Ct	0.25 NE		
Stegall St	0.24 NW		
Washington Blvd	0.22 NE		
Will Casher Ln	0.10 SW		

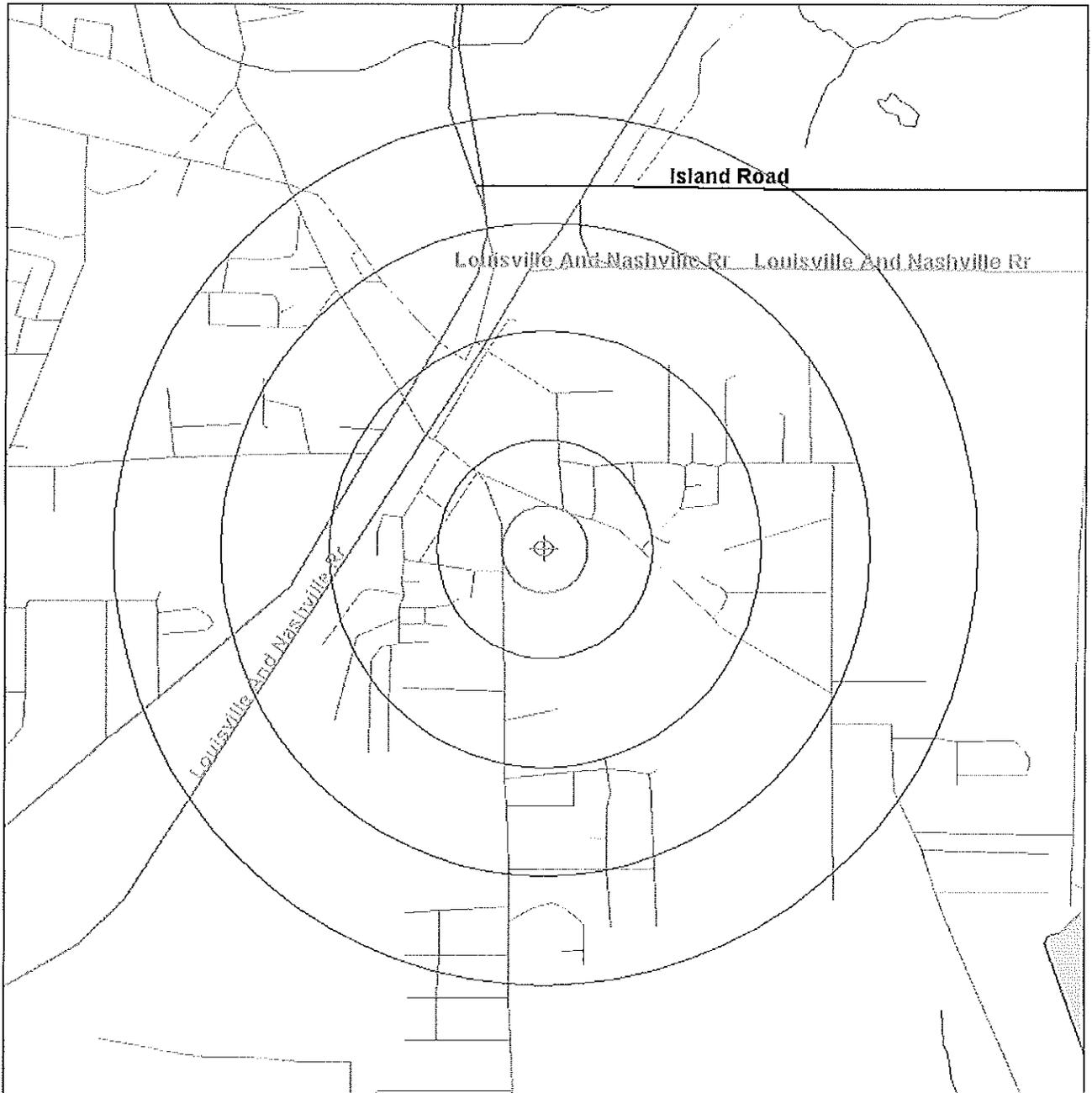


Environmental FirstSearch

1 Mile Radius
ASTM Map: NPL, RCRACOR, STATE Sites



BELLINGRATH ROAD, THEODORE AL 36582



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 30.542727 Longitude: -88.169174)
 - Identified Site, Multiple Sites, Receptor
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 - Triballand
 - Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

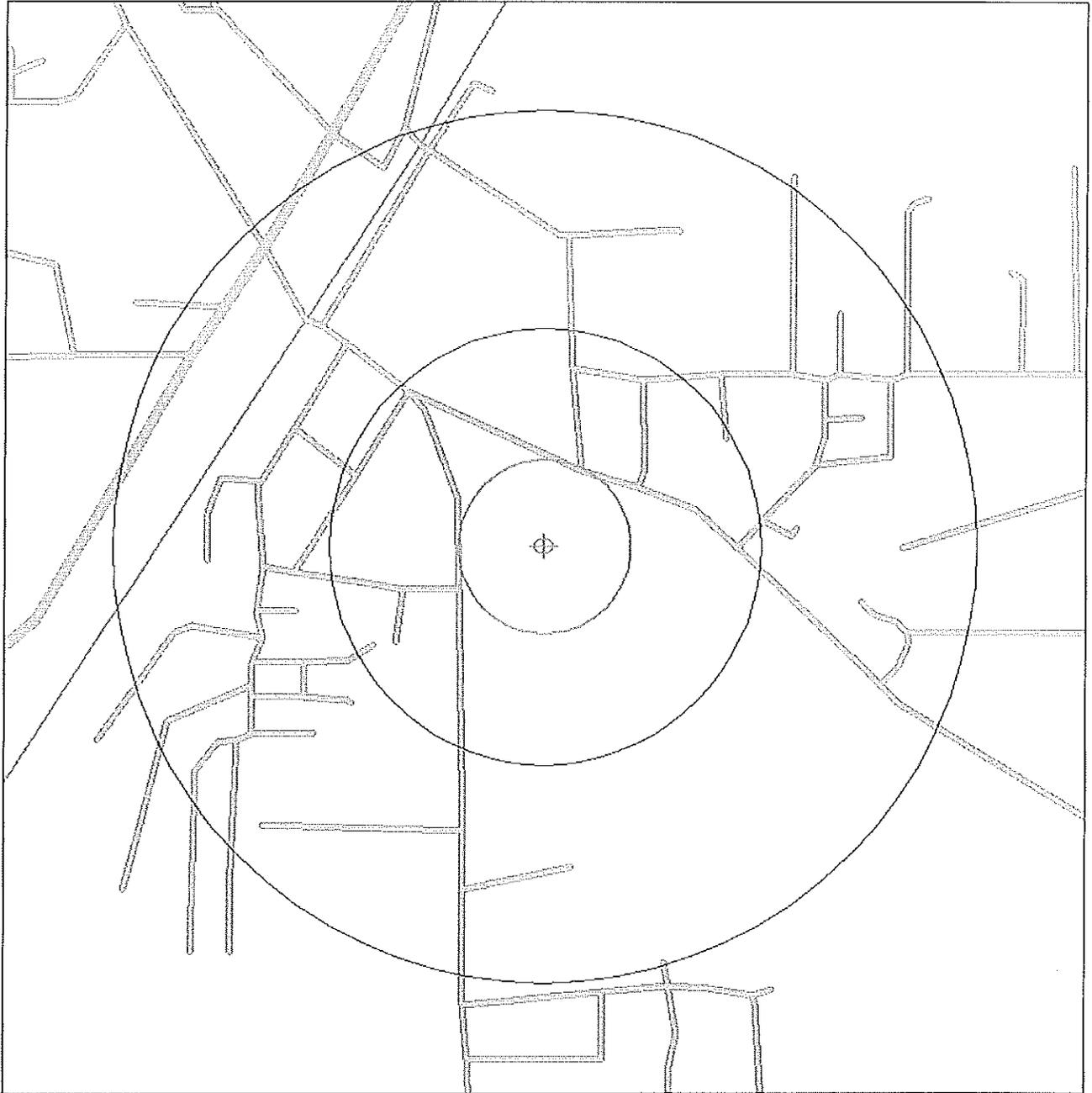


Environmental FirstSearch

.5 Mile Radius
ASTM Map: CERCLIS, RCRATSD, LUST, SWL

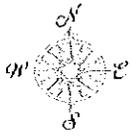


BELLINGRATH ROAD, THEODORE AL 36582



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 30.542727 Longitude: -88.169174) 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
- Triballand..... 
- Railroads 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represent: 500 ft. Radius



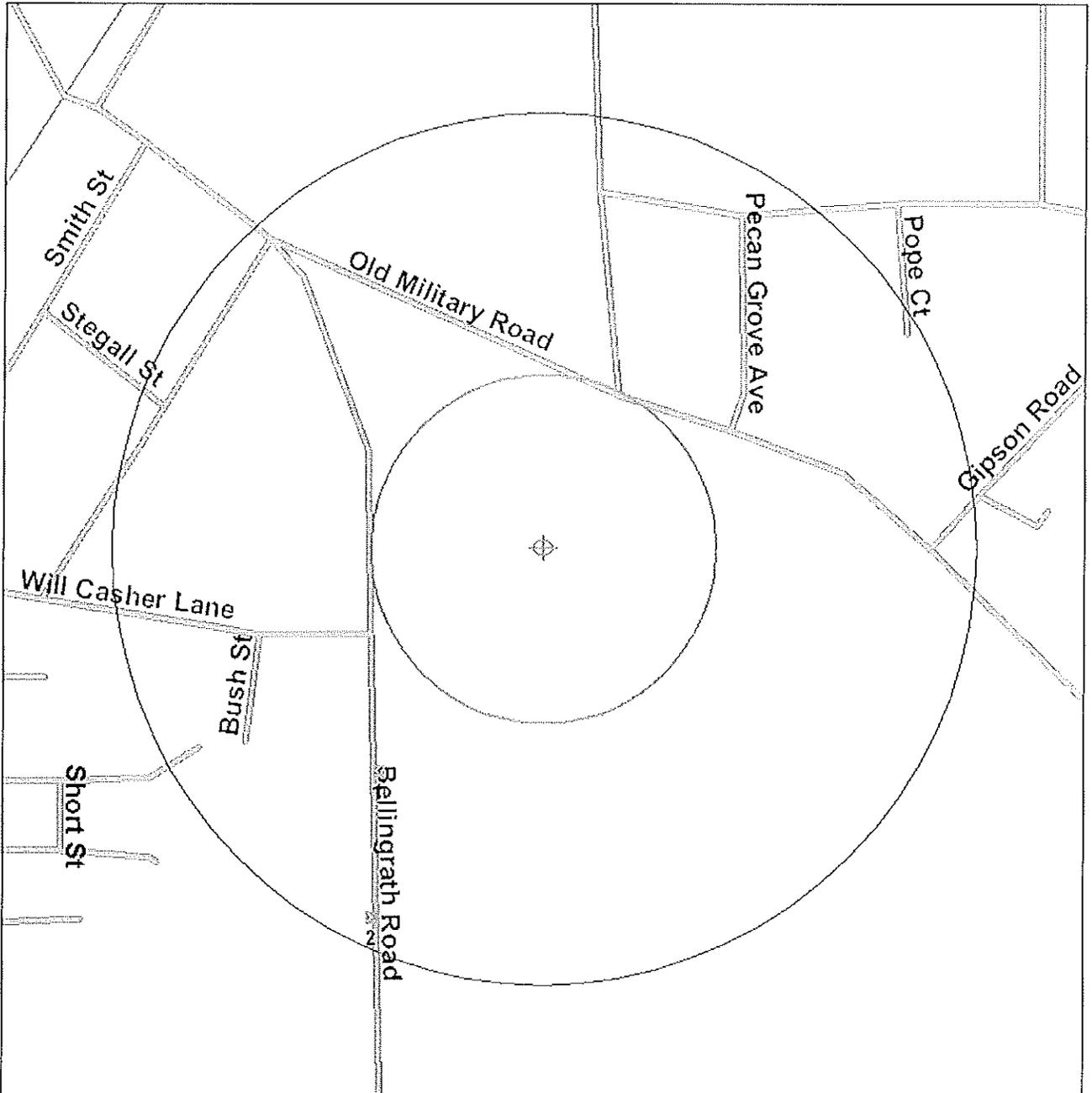
Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRA GEN, ERNS, UST

Environmental
FIRSTSEARCH

BELLINGRATH ROAD, THEODORE AL 36582



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 30.542727 Longitude: -88.169174)
 - Identified Site, Multiple Sites, Receptor
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 - Triballand
 - Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

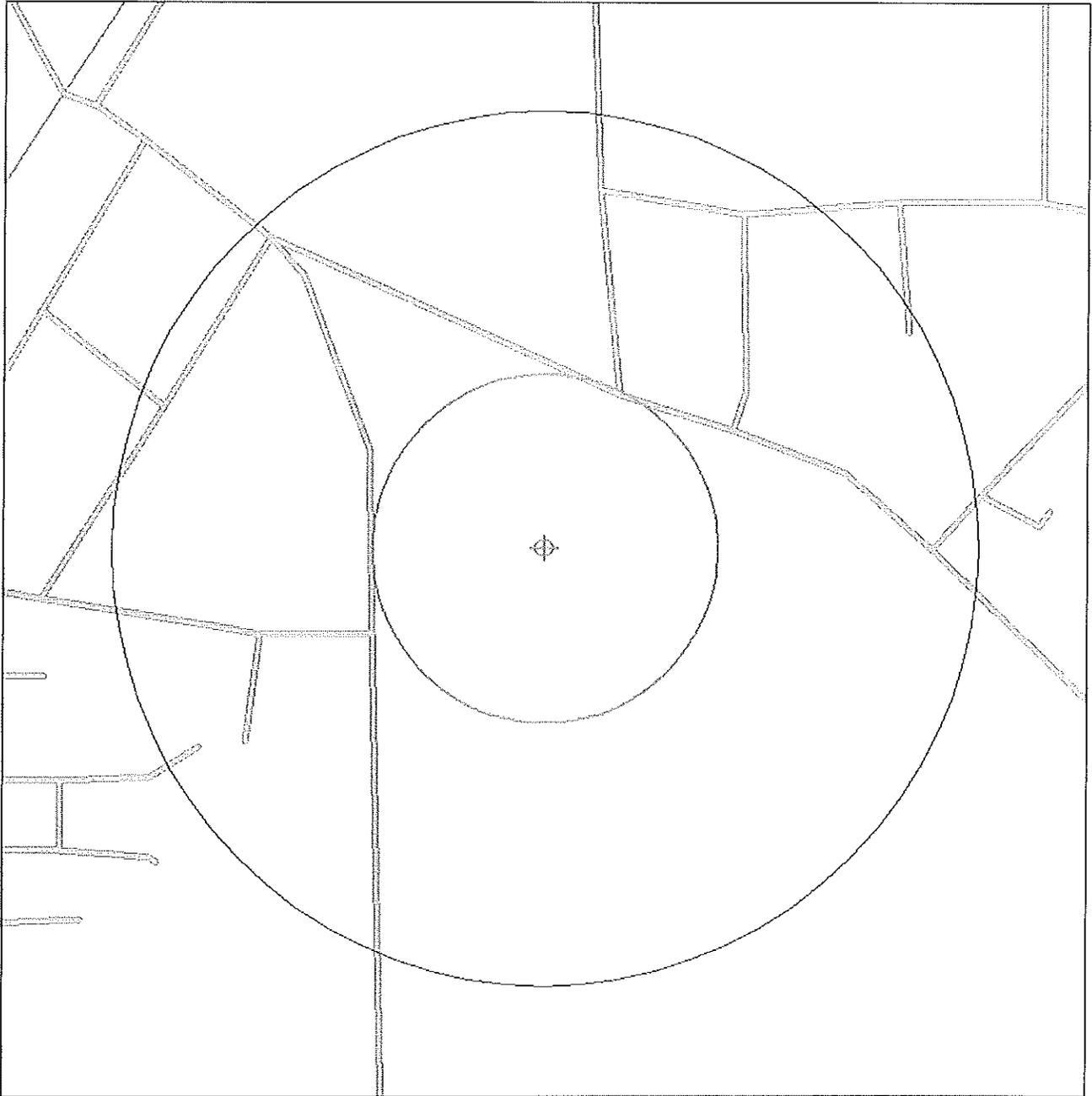
.25 Mile Radius

Non-ASTM Map: No Sites Found

Environmental
FIRSTSEARCH



BELLINGRATH ROAD, THEODORE AL 36582

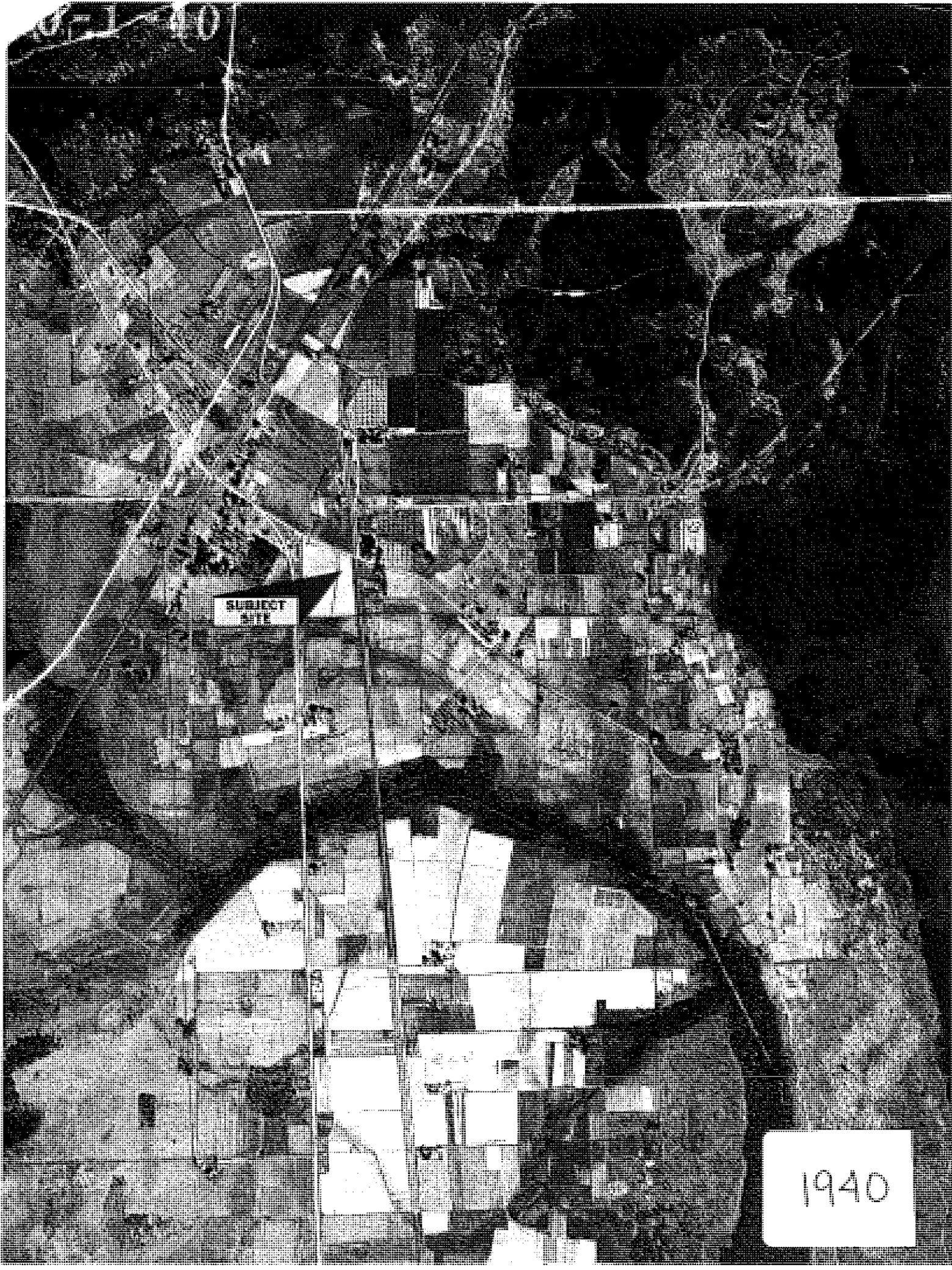


Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 30.542727 Longitude: -88.169174)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballaud.....
- National Historic Sites and Landmark Sites
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft Radius

APPENDIX D
HISTORICAL RECORDS DOCUMENTATION

100-1-40



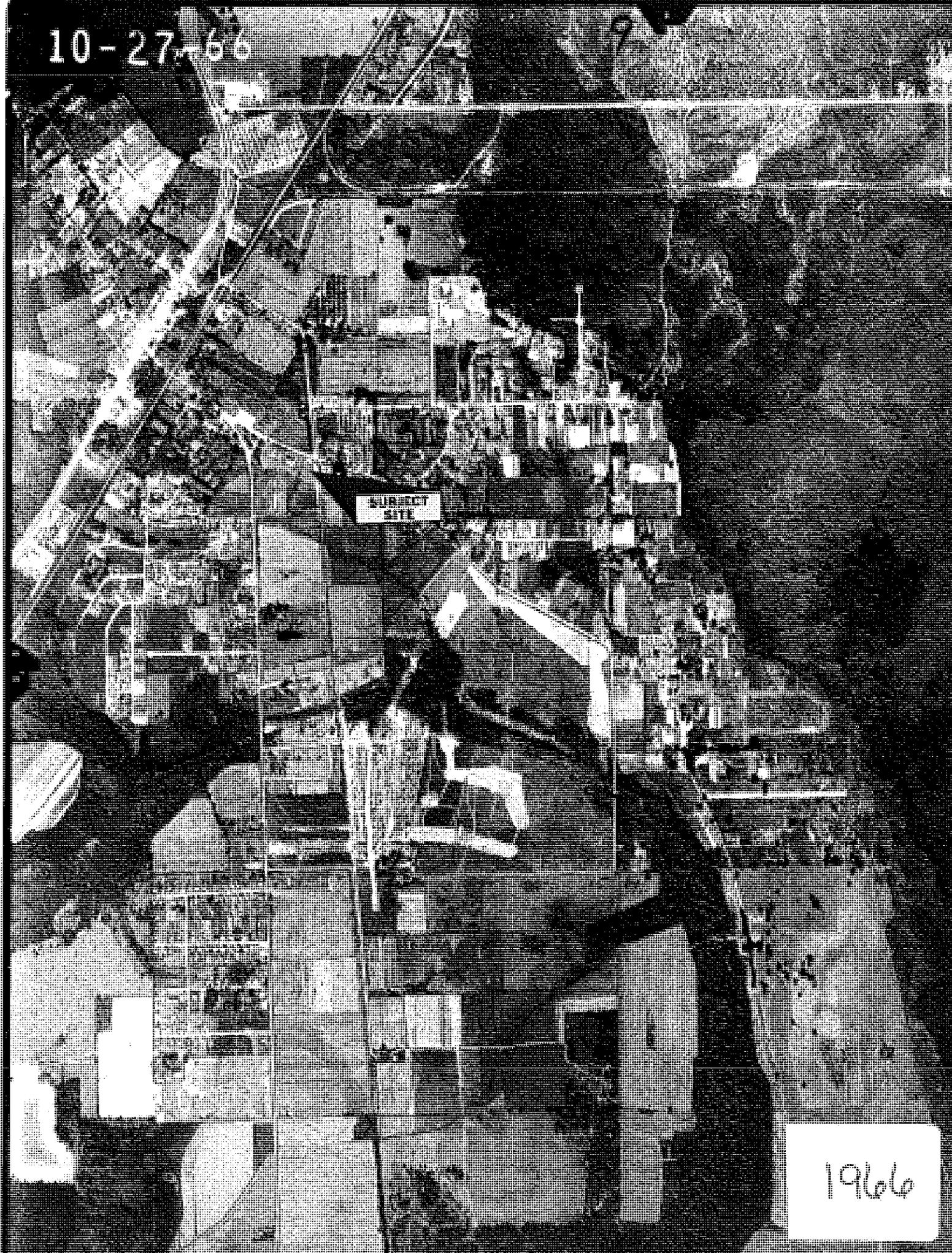
SUBJECT SITE

1940

10-27-66

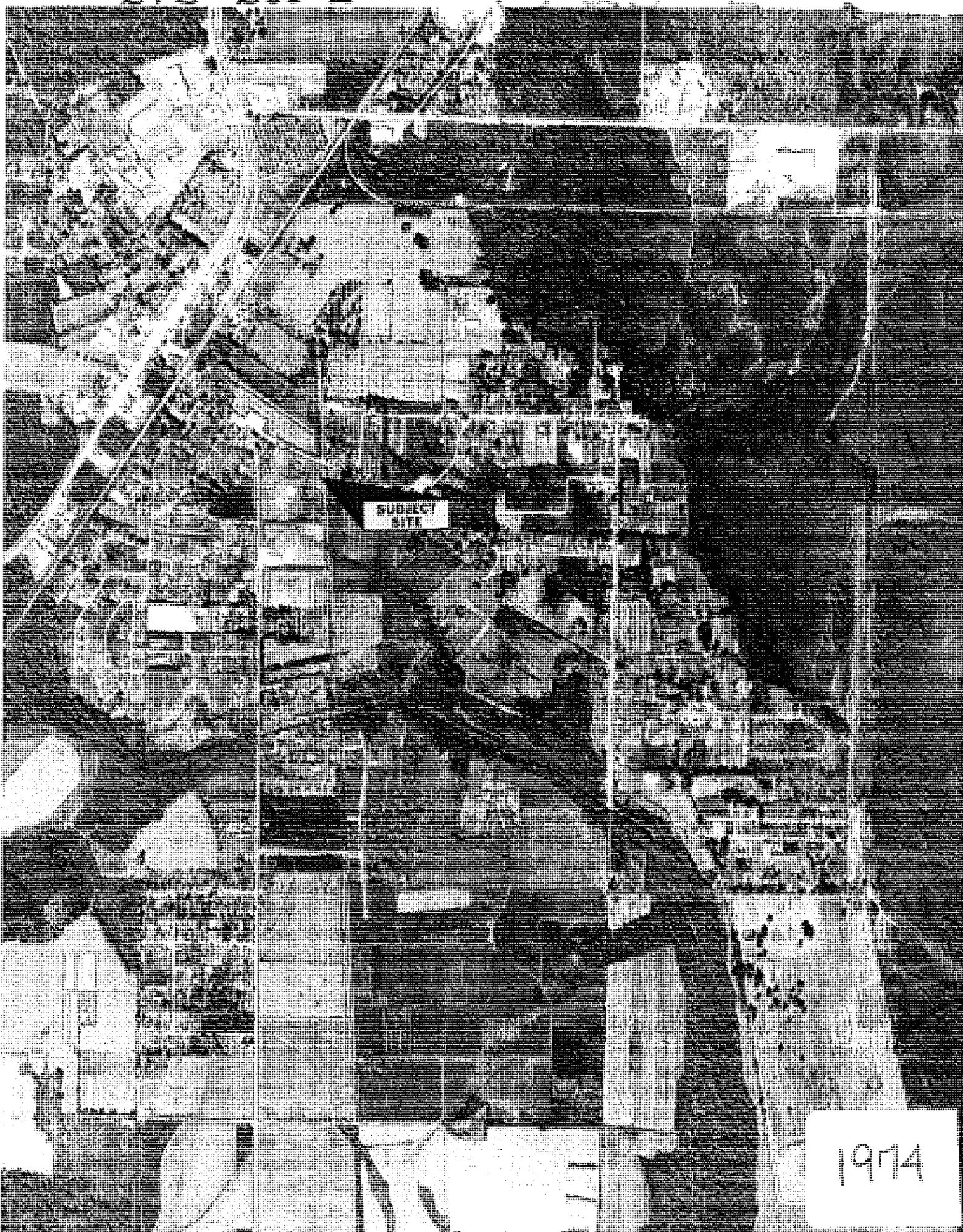
SUBJECT
SITE

1966



275-266-L

5-23



SUBJECT SITE

[Small white box]

111

1974

1980

SUBJECT SITE

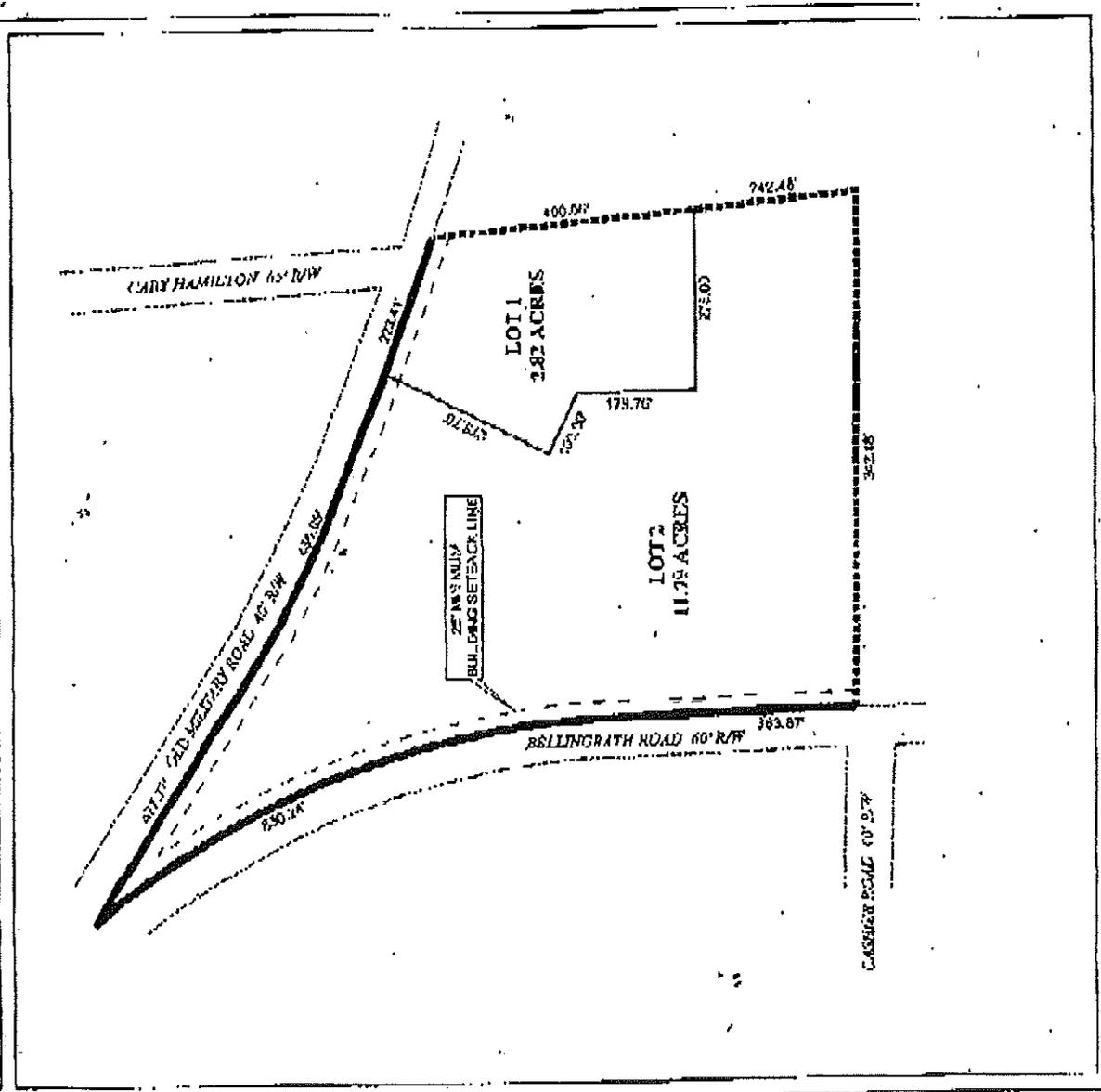




2005

APPENDIX E
OTHER DOCUMENTATION

DETAIL SITE PLAN



Environmental Viewer

The map displays a street grid with various lot numbers. Visible streets include MOBLE ST, BELLINGRATH RD, WILL CASHER LN, and BOB ST. Lot numbers range from 5445 to 7212. A small inset map in the top left shows the current view's location within a larger geographic context.

Layers

Visible	Active	Layer Name
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	City Limit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Planning Jur
<input type="checkbox"/>	<input type="checkbox"/>	Police Jur
<input type="checkbox"/>	<input type="checkbox"/>	Council District
<input type="checkbox"/>	<input type="checkbox"/>	Flood Map Cross
<input type="checkbox"/>	<input type="checkbox"/>	Flood Map Text
<input checked="" type="checkbox"/>	<input type="checkbox"/>	House Number
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Name
<input type="checkbox"/>	<input type="checkbox"/>	Lots
<input checked="" type="checkbox"/>	<input type="checkbox"/>	New Lots
<input type="checkbox"/>	<input type="checkbox"/>	City Facility
<input type="checkbox"/>	<input type="checkbox"/>	City Benchmarks
<input type="checkbox"/>	<input type="checkbox"/>	City Control Points
<input type="checkbox"/>	<input type="checkbox"/>	School
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage
<input type="checkbox"/>	<input type="checkbox"/>	Elevation Contour
<input type="checkbox"/>	<input type="checkbox"/>	Road Centerline
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Railroad Track
<input type="checkbox"/>	<input type="checkbox"/>	Edge of Pavement
<input type="checkbox"/>	<input type="checkbox"/>	Unpaved Road
<input type="checkbox"/>	<input type="checkbox"/>	Bridge
<input type="checkbox"/>	<input type="checkbox"/>	Tunnel
<input type="checkbox"/>	<input type="checkbox"/>	Driveway
<input type="checkbox"/>	<input type="checkbox"/>	Sidewalk
<input type="checkbox"/>	<input type="checkbox"/>	...



MOBILE COUNTY

Revenue Commission

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Legal Description

Key: 01250229 Parcel: R023802102000181.

Legal Description

PARCEL A- COMG AT CTR OF SEC 10 T6S R2W TH RUN N 01 DEG 13 MIN W 577.64 FT TO PT TH RUN S 89 DEG 58 MIN W 666.43 FT TO PT TH RUN N 04 DEG 09 MIN 15 SEC W 773 FT TO POB OF PPTY HEREIN DESC TH RUN N 88 DEG 57 MIN W 679.07 FT TO PT ON E/L OF (60 FT R/W) OF BELLINGRATH HWY TH RUN N 01 DEG 01 MIN W ALG SD E/L 383.87 FT TO P C OF CURVE TO LT HAVING A RAD OF 1238.84 FT TH RUN NWLY ALG SD E/L OF BELLINGRATH RD & ALG ARC OF SD CURVE 838.47 FT TO S/L (40 R/W) OF OLD MILITARY RD TH RUN S 58 DEG 08 MIN E 477.77 FT ALG SD S/L TO P C OF CURVE TO LT HAVING A RAD OF 1406.62 FT TH RUN SELY ALG ARC OF SD CURVE & ALG SD S/L OF OLD MILITARY RD 234.45 FT TO P T THEREOF TH CONT ALG SD S/L RUN S 67 DEG 41 MIN E 445.63 FT TO A PT TH RUN S 04 DEG 06 MIN E 642.41 FT TO PT TH RUN N 88 DEG 57 MIN W 100.32 FT TO POB CONTG 14.82 ACS EXEMPT RELIGIOUS PURPOSES #SEC 10 T6S R2W #MP38 02 10 2 000

Personal checks are accepted from October through April 1st.
Taxes due October 1st, delinquent after December 31st.
Penalty and interest added January 1st.

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Revenue Commission

Home New Search Search Results Tax Bill Assessment Legal Description Sales History Buildings View Parcel Map

Assessment Data

Key: 01250229 Parcel: R023802102000181.

Parcel Number: R023802102000181.	Key Number: 01250229	Account Number: F 362800
File Year: 2008	Class: 2	Location: 7125 BELLINGRATH RD
Owner: FIRST BAPTIST CHURCH	Municipality: COUNTY	

Address: P O BOX 509

THEODORE , AL 36590

Total Values	
Land: \$177,800	Building: \$87,700
Market: \$265,500	Assessed \$0
Features \$0	

Improvement / Feature Description

#01 1-1 STY BV RES W/2 BATH #VL000008770000

Other Information

RPBK: 1870	Page: 0797	Sales Date: 07/00/0078
DeedT:	Exemption OTH	Codes:

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MOBILE COUNTY

Revenue Commission

Name: Dem Search Search Results Tax Roll Assessment Legal Description Sales History Building View Parcel Map

Sales History

Key: 01250229 Parcel: R023602102000181

Name	Sales Date	Book / Page	Deed
FIRST BAPTIST CHURCH	07/00/1978	1870 / 0797	

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Taxes due October 1st, delinquent after December 31st.
Penalty and interest added January 1st.

Mobile County Deedliner

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APPENDIX F

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

MONICA A. HOLSTON
Environmental Scientist

PROFESSIONAL SUMMARY

Ms. Holston has ten years of experience specializing in Phase I Environmental Site Assessments (ESA), property transfer assessments and subsurface investigations. She has experience sampling for Asbestos Containing Materials (ACM) and lead-based paints for Phase I ESAs. Currently, Ms. Holston serves as Project Manager over groundwater monitoring events, free product recovery activities and remediation by natural attenuation projects. As a Project Manager, her duties include supervision of field activities, the collection of groundwater samples at various UST sites, interpretation of field and laboratory data, the operations and maintenance of dual-phase vacuum extraction (DPVE) systems, and the preparation of project reports. She also has experience performing Phase I ESAs for cellular tower sites and Phase II ESAs for petroleum-contaminated sites.

KEY PROJECT EXPERIENCE

- Performed Asbestos/Lead-based sampling in Alabama, Florida, and Mississippi.
- Performed Phase I ESAs in Alabama, Mississippi, Florida, Texas, and Michigan.
- Performed subsurface sampling of soil and groundwater for several Phase II ESA property transactions.
- Performed Operations and Maintenance (O&M) of DPVE system at several UST facilities.
- Experienced in collecting effluent and VOC samples from DPVE systems, measuring induced vacuum and hydraulic influence in the subsurface, and interpreting data from UST systems.
- Supervised and performed free product recovery events and generated reports at area UST projects.
- Conducted aquifer pump tests for source water evaluations in Alabama.
- Performed well sampling for various state trust fund sites in Alabama, Florida, Mississippi, and Illinois.
- Participated as a field scientist, report writer and technical coordinator for several multi-property, short-turnaround environmental assessments.
- Responsible for preparing Phase I ESA, Phase II ESA, Preliminary NEPA Environmental Assessment, quarterly groundwater monitoring, UST closure, Secondary Investigation, Risk Assessment and free product recovery reports.

MONICA A. HOLSTON
Page Two

EDUCATION

B. S. Environmental Science (Minors – Business Administration and Communication with the Hearing Impaired)
Troy State University, 1996

PROFESSIONAL TRAINING

40 Hour Hazwoper Training - 1998; 8-Hour Refresher Courses 1999-2008
U.S. Army Corps of Engineers Wetlands Delineation Course; 1999
AHERA Inspectors, Asbestos Training Course – 2000; Refresher Courses 2001-2002
Focused Alabama Risk-Based Corrective Action Training; 2002

GREGORY P. STOVER, P.G.
Senior Geologist

PROFESSIONAL SUMMARY

Mr. Stover has twenty-five years of experience as a geologist. Mr. Stover worked as a geologist for an oil field service company for over seven years. He has been an environmental consultant for twelve years with specialized experience in property transfer assessments and subsurface investigations. He has an extensive knowledge of environmental regulations, including RCRA, CERCLA, and USTs. He has performed, managed, or participated in several hundred environmental assessments and UST-related projects.

KEY PROJECT EXPERIENCE

- Served as the section manager of environmental assessments in a regional office of a national environmental consulting firm. Primary responsibilities were project and personnel management, training environmental personnel, quality control, proposal writing, and product development which included creating standard field forms, report formats, and instructionals for company-wide use to support the ASTM E 1527 Standard Practice for Phase I Environmental Site Assessments as well as client-specific scopes of work.
- Served as a technical coordinator to a major commercial institution for environmental projects on a nationwide basis. These duties included serving as the company's point of contact for the client; coordinating and standardizing the company-wide effort; conducting quality control reviews; providing expertise on subsurface investigations, hydrogeology, and contaminants; and developing worst-case cost projections for remediation based on known parameters and reasonable assumptions.
- Performed Phase I and II environmental assessments to satisfy CERCLA liability due diligence in 25 states and has managed or coordinated projects in 14 additional states.
- Responsible for personnel training and quality control/senior review at PPM for Phase I and II environmental assessments, contamination assessments, and risk assessments.
- Designed and managed soil and groundwater remediation projects for leaking UST facilities and fuel bulk terminals with emphasis on dual-phase vacuum extraction and excavation involving soil management by land-farming or treatment by thermal desorption.
- Project Manager of over 50 UST sites in South Alabama, involving contaminant delineation, groundwater monitoring, risk assessment, corrective action plan preparation, and remedial action implementation.

GREGORY P. STOVER, P.G.
Page Two

EDUCATION

B. S. Geology (Minor Oceanography and Forestry)
Auburn University, 1979

TRAINING

Asbestos Building Inspector's Course, AHERA (BCM Engineers, Inc.) March 1988;
Refresher: 1990, 1991, 1992, 1993, 1994 (BCM); and 1995, 1996, 1997, 1998, 1999, and
2000 (Professional Training Group).

UST Training Seminar, (BCM) 1992

Hazardous Waste Worker Training Seminar 29 CFR 1910.120 (University of Alabama -
Birmingham), November 1988; Refresher: 1990, 1991, 1992, 1993, 1994 (BCM); and
1995, 1996, 1997, 1998, 1999, and 2000 (Professional Training Group).

Hazardous Waste Supervisor Training Seminar 29 CFR 1910.120, (Professional Training
Group) 1995 (#595-4179)

Risk Based Corrective Action Seminar, (ASTM) October 1996

PROFESSIONAL AFFILIATIONS

Registered Professional Geologist

Florida, 509

Arkansas, 1547

Tennessee, TN2099

Alabama, 279

Mississippi, 0484

Federal Emergency Management Agency
PUBLIC NOTICE
Notice of Availability of the Draft Environmental Assessment (DEA)
For the Theodore Fire Station
Mobile, Alabama
FEMA- EMW-2009-SC-02117R

Interested persons are hereby notified that the Federal Emergency Management (FEMA) is proposing to assist the City of Mobile, Alabama in the funding of a Fire Station project for the citizens of South Mobile.

In accordance with the National Environmental Policy Act (NEPA) of 1969, National Historic Preservation Act (NHPA), Executive Order 11988, Executive Order 11990, and the implementing regulations of FEMA, an Environmental Assessment (EA) was prepared to assess the potential impacts of the Proposed Action on the human and natural environment. The Draft EA summarizes the purpose and need, alternatives, affected environment, and potential environmental consequences for the proposed action. The Draft EA is available for comment and can be viewed and downloaded from FEMA'S website at <http://www.fema.gov/plan/ehp/envdocuments/ea-region4shtm> or the City of Mobile's website at www.cityofmobile.gov. The Draft EA may also be reviewed and copied at the following locations:

Theodore Oaks Branch –Mobile Public Library
5808 Highway 90 West
Suite E
Theodore, Alabama

The comment period will conclude 15 days after the initial notice publication date of _____ . Written comments on the Draft EA can be mailed or faxed to the contact below. If no substantive comments are received. The Draft EA and associated Findings of no Significant Impact (FONSI) will become final. Substantive comments will be addressed as appropriate in the final documents.

Ray O Richardson
Environmental Manager
City of Mobile
P.O. Box 1827
Mobile, Alabama 36622-1827
FAX: (251) 208-7555