



**Phase I Environmental Site Assessment Report
Haynes Property
40863 US Highway 280
Sylacauga, Talladega County, Alabama**

Report Issuance Date: October 13, 2015
Validity Date: April 2, 2016

Spectrum Project Number:
2878-001

Prepared For:

Anna Haynes
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1.0 EXECUTIVE SUMMARY

Spectrum Environmental, Inc. (Spectrum) has prepared this Phase I Environmental Site Assessment (Phase I ESA) report for the property located at 40863 US Highway 280, Sylacauga, 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.

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.

Project Summary Table					
Name of Client:	Anna Haynes		Project Number:	2878-001	
Client Contact:	Chris Haynes				
Project Description:	Phase I ESA				
Property Name:	Haynes Property				
Property Address:	40863 US Highway 280				
City:	Sylacauga	County:	Talladega	State:	AL
Tax Map Designated Parcel Number:	A 2807252000004021 B 2807252000004024 C 2807252000004023 D 2807252000001017 E 2807252000004022				
Property Area (Acres):	A 5.40 B 9.10 C 3.00 D <1.0 E <1.0				
Building Area (Square Feet):	8550 & 3640				
Assessor Designated Site Use:	NA				
Year Built:	1994 & 1990				
Property Owner:	Anna Haynes				
Assessment Personnel:	Eric Larrat				
Accompanied/Escorted By:	Chris Haynes				
Property Contact:	Chris Haynes				
Inspection Date:	10/7/15				
Weather Conditions:	Sunny				

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 as well as the site reconnaissance of the target property, 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, no BER's were identified in connection with the target property.*

Table of Critical Dates	
Report Issuance Date	October 13, 2015
Date of Interview of Past and Present Owners and Occupants	October 7, 2015
Date of Recorded Environmental Clean-up Lien Search	-
Date of Government Record Review	October 5, 2015
Date of Visual Inspection of Subject and Adjoining Properties	October 7, 2015
Earliest Date of Interviews, Lien Search, Records Reviews and Inspections	October 5, 2015
Report Viability Date	April 2, 2016

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.