

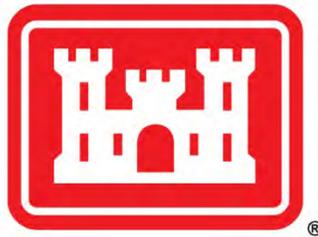
**Final**

**Environmental Condition of Property Report  
Gordo U.S. Army Reserve Center (AL022)**

**25266 Highway 82, Gordo, Alabama**

**Contract No. W912QR-12-D-0027  
Delivery Order Number 0002**

*Prepared for:*



**U.S. Army Corps of Engineers  
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**June 2013**

# Statement of Independent Technical Review

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CH2M HILL has completed the Final Report of the Environmental Condition of Property Update Report for Gordo USARC (AL022), Gordo, Alabama.

Notice is hereby given that an independent technical review has been conducted that is appropriate to the level of risk and complexity inherent in the project. During the independent technical review, compliance with established policy principles and procedures, utilizing justified and valid assumptions, was verified. This included review of data quality objectives; technical assumptions; methods, procedures, and materials to be used; the appropriateness of data used and level of data obtained; and reasonableness of the results, including whether the product meets the customer's needs consistent with law and existing U.S. Army Corps policy.

Significant concerns and explanation of the resolutions are documented within the project file. As noted above, all concerns resulting from independent technical review of the project have been considered.



Date: 19 Jun 2013

Colleen Reilly  
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Date: 19 Jun 2013

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# Abbreviations and Acronyms

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|          |  |
|----------|--|
| ACM      | asbestos-containing material   |
| aFOS     | Area Facilities Operation Specialist   |
| AGS      | Allied Governmental Services   |
| AIRS     | Aerometric Information Retrieval System  |
| AMSD     | approximate minimum search distance  |
| amsl     | above mean sea level   |
| AR       | Army Regulation  |
| Army     | U.S. Department of the Army  |
| AST      | aboveground storage tank   |
| ASTM     | American Society for Testing and Materials   |
| AUL      | activity and use limitation  |
| bgs      | below ground surface   |
| CER      | computerized environmental report  |
| CERCLA   | Comprehensive Environmental Response, Compensation, and Liability Act                    |
| CERCLIS  | Comprehensive Environmental Response, Compensation, and Liability Act Information System |
| CFR      | Code of Federal Regulations  |
| CORRACTS | Corrective Action Tracking System  |
| DoD      | U.S. Department of Defense   |
| DTSC     | California Department of Toxic Substance Control   |
| ECP      | Environmental Condition of Property  |
| EDR      | Environmental Data Resources, Inc.   |
| ERNS     | Emergency Response Notification System   |
| ESA      | Environmental Site Assessment  |
| F        | Fahrenheit   |
| FEMA     | Federal Emergency Management Agency  |

|                    |  |
|--------------------|--|
| FIFRA              | Federal Insecticide, Fungicide, and Rodenticide Act      |
| FINDS              | Facility Index System/Facility Register System           |
| FRDS               | Federal Reporting Database System                        |
| ft                 | foot or feet   |
| ft <sup>2</sup>    | square feet  |
| FUDS               | formerly used defense site                               |
| HSWA               | Hazardous and Solid Waste Amendments                     |
| HWS                | hazardous waste site                                     |
| ICIS               | Integrated Compliance Information System                 |
| kg                 | kilogram   |
| LAST               | leaking aboveground storage tank                         |
| LBP                | lead-based paint   |
| LQG                | large quantity generator                                 |
| LUST               | leaking underground storage tank                         |
| MEC                | munitions and explosives of concern                      |
| MEP                | military equipment parking                               |
| µg/ft <sup>2</sup> | microgram per square foot                                |
| MLTS               | Material Licensing Tracking System                       |
| MSDS               | material safety data sheets                              |
| NEPA               | National Environmental Policy Act                        |
| NESHAPS            | National Emission Standards for Hazardous Air Pollutants |
| NFRAP              | No Further Remedial Action Planned                       |
| NPDES              | National Pollutant Discharge Elimination System          |
| NPL                | National Priorities List                                 |
| NRCS               | Natural Resources Conservation Service                   |
| NWI                | National Wetland Inventory                               |
| PADS               | PCB Activity Database System                             |
| PCB                | polychlorinated biphenyls                                |
| pCi/L              | picoCuries per liter                                     |
| POV                | privately-owned vehicle                                  |

|        |   |
|--------|---|
| PRP    | potentially responsible party                             |
| RAATS  | RCRA Administrative Action Tracking System                |
| RCRA   | Resource Conservation and Recovery Act                    |
| RCRIS  | Resource Conservation and Recovery Act Information System |
| ROD    | Record of Decision  |
| RSC    | Regional Support Command                                  |
| RSO    | Radiation Safety Officer                                  |
| SCRD   | State Coalition for Remediation of Drycleaners            |
| SHPO   | State Historic Preservation Officers                      |
| SLIC   | Spills, Leaks, Investigation and Cleanup                  |
| SQG    | Small quantity generator                                  |
| SSTS   | Section 7 Tracking System                                 |
| SWF/LF | solid waste facilities/landfill sites                     |
| TP     | target property   |
| TRIS   | Toxic Chemical Release Inventory System                   |
| TSCA   | Toxic Substances Control Act                              |
| TSD    | treatment, storage, and disposal                          |
| UIC    | underground injection well                                |
| UMTRA  | uranium mill tailings site                                |
| USACE  | U.S. Army Corps of Engineers                              |
| USAR   | U.S. Army Reserve   |
| USARC  | U.S. Army Reserve Center                                  |
| USEPA  | U.S. Environmental Protection Agency                      |
| USGS   | U.S. Geological Survey                                    |
| UST    | underground storage tank                                  |

## SECTION 1

# Summary

---

CH2M HILL prepared the Environmental Condition of Property (ECP) report<sup>1</sup> for use by the U.S. Army Corps of Engineers (USACE) and the U.S. Army Reserve (USAR), which includes the Army Reserve Installation Management Directorate, and the 81st Regional Support Command (RSC), for the disposal of a parcel of land, hereafter referred to as the "Property." The Property is located at 25266 Highway 82, Gordo, Alabama. The Property consists of approximately 3.7 acres of land that contains the U.S. Army Reserve Center (USARC) building, two storage sheds, a military equipment parking (MEP) lot, and a privately owned vehicle (POV) lot. A property location map (Figure 1) and property features map (Figure 2) are included in Appendix A.

The ECP Report meets the U.S. Department of the Army's requirement to assess, determine, and document the environmental condition of transferable property in an ECP Report. The ECP Assessment was performed to collect reliable information regarding the environmental condition of the Property to determine the Property's suitability for disposal in accordance with Army Regulation (AR) 200-1, Environmental Protection and Enhancement. The ECP Report complies with the ASTM International (ASTM, formerly the American Society for Testing and Materials) D6008-96 (2005).

The ECP revealed no recognized environmental conditions in connection with the Property.

In accordance with ASTM D5746-98 (2010), Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities, it is recommended that the Property be classified as a Property Area Type 1, defined as "An area or parcel of real property where no release, or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties)". The recommended classification does not include categorizing the Property based on *de minimis* conditions that generally do not present a material risk of harm to the 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.

The classification is only a recommendation. In accordance with Section 15-5.e of AR 200-1, the Garrison Commander (or equivalent) is responsible for determining the appropriate ECP category for the property being transferred based on the results of the ECP Report and action taken to address contamination.

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<sup>1</sup> An ECP Report is the *report* defined in § 3.2.78 of ASTM E1527-05. Similarly, an "ECP" is an Environmental Site Assessment (ESA) as defined in § 3.2.30 of ASTM E 1527-05. Use of these terms is mandated by § 15-5 of Army Regulation 200-1. The ECP and report are required to conform to ASTM E1527-05. Terminology used throughout this report is intended to comply with ASTM E1527-05 usage, except where specifically noted.

The following is the classification system:

- Type 1—An area or parcel of real property where no release, or disposal of, hazardous substances or petroleum products or their derivatives has occurred (including no migration of the substances from adjacent properties).
- Type 2—An area where only the release or disposal of petroleum products or their derivatives has occurred.
- Type 3—An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.
- Type 4—An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken.
- Type 5—An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and removal or remedial actions, or both, are under way, but all required actions have not yet been taken.
- Type 6—An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but required response actions have not yet been initiated.
- Type 7—An area or parcel of real property that is unevaluated or requires additional evaluation.

## SECTION 2

# Introduction

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## 2.1 Purpose

CH2M HILL has prepared the ECP Report for the USACE and USAR. The ECP Report was prepared to support the USAR's intent to dispose of the Property, defined in Section 3.1. The ECP Report conforms with ASTM D6008-96 (2005).

The following are the primary purposes of the ECP Report:

- Provide the Army with information it may use to make disposal decisions.
- Provide the public with information relative to the environmental condition of the Property.
- Assist federal agencies during the property screening process.
- Provide information for prospective buyers.
- Provide information about completed remedial and corrective actions at the Property.
- Assist in determining appropriate responsibilities, asset valuation, and liabilities with other parties to a transaction.
- Assist prospective new owners in identifying recognized environmental conditions associated with the Property.

Recognized environmental conditions are defined by ASTM D6008-96 (2005) as:

*...the presence or likely presence of any hazardous substances or petroleum products on any federal real 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 the environment. The term includes hazardous substances or petroleum products even under conditions in compliance with applicable 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 these conditions were brought to the attention of appropriate governmental agencies.*

The ECP Report contains the information required to comply with the provisions of 40 *Code of Federal Regulations* (CFR) Part 373, which requires that a notice accompany contracts for the sale of, and deeds entered into, for the transfer of federal property on which any hazardous substance was stored, released, or disposed. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Section 120(h), stipulates that a notice is required if certain

quantities of designated hazardous substances have been stored on the property for 1 year or more; specifically, quantities exceeding 1,000 kilograms (kg) or the reportable quantity, whichever is greater, of the substances specified in 40 CFR 302.4, or 1 kg of acutely hazardous waste as defined in 40 CFR 261.30. A notice is also required if hazardous substances have been disposed of or released on the property in an amount greater than or equal to the reportable quantity. AR 200-1 requires that the ECP Report address asbestos, lead-based paint, radon, and other substances potentially hazardous to human health.

## 2.2 Detailed Scope of Services

The specific scope of work consisted of a site reconnaissance, interviews, and a records review.

### 2.2.1 Site Reconnaissance

A site reconnaissance was conducted to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the Property. The site reconnaissance included visually assessing the Property for the presence of hazardous substances and petroleum products, drainages, pathways, and potential sources of pollutant releases (odors, pools of liquid, stains, septic systems, drums, polychlorinated biphenyls [PCBs], drains and sumps, lagoons, stressed vegetation, and so forth). The Property also was observed from its periphery, and obvious past and present Property uses were noted. In addition, a reconnaissance of the surrounding roads and adjacent properties was conducted to assess the Property's location with respect to surrounding property uses and natural surface features, and to identify obvious past and present uses and potential environmental conditions on adjoining properties, as well as the surrounding area. Photographs taken as part of the site reconnaissance are presented in Appendix B.

Mike Brose of CH2M HILL conducted the site reconnaissance on January 24, 2013, and was accompanied by Mr. Ervin Webber, 81st RSC Facilities Coordinator. The weather during the site visit was sunny with temperatures of approximately 55 ° Fahrenheit (F). The site reconnaissance was conducted in a systematic manner: the perimeter of the Property was traversed, then transects from east to west and north to south were traversed across the Property. There were no limiting factors associated with visual observations on the Property or surrounding properties.

### 2.2.2 Interviews

Persons were interviewed to obtain information regarding recognized environmental conditions in connection with the Property and adjoining properties to assess current and past site uses and to identify other present and previous activities and events potentially resulting in the environmental degradation of the Property. Table 2-1 summarizes the individuals interviewed, contacted, and to whom requests for documentation were made as part of the ECP. Information obtained from the interviews is discussed in Section 6 and documented in Appendix E.

TABLE 2-1  
 Summary of Personnel Interviewed  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| Name                  | Affiliation                                       |
|-----------------------|---|
| Ervin Webber          | 81st RSC Facility Coordinator                     |
| Sherman Johnson       | Tenant contractor with Allied Government Services |
| Dale Settles          | 81st RSC Area Facility Environmental Specialist   |
| Lyndon Erickson       | 81st RSC Area Facilities Operation Specialist     |
| Linda Riley Lattimore | 81st RSC Environmental Protection Specialist      |
| Dan Thomas            | 81st RSC Environmental Division Chief             |
| Todd Hall             | Town of Gordo Police Chief                        |
| Barry Ambrose         | Pickens County Environmental                      |

### 2.2.3 Records Review

The purpose of the records review was to obtain and review records to identify recognized environmental conditions in connection with the Property. Reasonably ascertainable documents from standard sources were obtained and reviewed. If provided, alternative sources of information, such as appraisals, environmental reports, permits, building plans, and specifications, were reviewed. Copies of all supporting documentation are provided in Appendix F.

Standard historical sources, such as topographic maps, aerial photographs, local street directories, fire insurance maps, and other historical sources were obtained and reviewed to identify previous activities on and in the vicinity of the Property. Standard historical documents reviewed as part of the ECP are provided in Appendix C.

Reasonably ascertainable standard environmental record sources maintained by federal, state, and local agencies within the approximate ASTM minimum search distances were obtained and reviewed as described in Section 4. The computerized environmental report (CER), provided by Environmental Data Resources, Inc. (EDR) is provided in Appendix D.

## 2.3 Significant Assumptions

The information obtained from individuals interviewed and supporting documentation and records was considered to be accurate unless reasonable inquiries indicated otherwise. The ECP Report presents a summary of reasonably ascertainable information on the environmental conditions of, and concerns relative to, the land, facilities, and real property assets at the Property. Its findings are based on a record search of publicly available documents, a review of reasonably ascertainable documents, a visual reconnaissance of the Property conducted on January 24, 2013, and interviews with personnel knowledgeable of the Property and its history.

Reasonably ascertainable environmental investigation reports and historical documents associated with the Property were reviewed in support of the ECP. Information obtained from the additional sources is referenced within the report.

## 2.4 Limitations and Exceptions

### 2.4.1 Limitations

The ground surface of the Property was visually inspected during the site reconnaissance. No test pits were excavated to inspect subsurface soil conditions. No sampling or analysis of any media was conducted during the survey.

The report has been prepared in compliance with ASTM D6008-96 (2005). In preparing the report, CH2M HILL has relied on certain information provided by federal, state, and local officials and other parties referenced herein, and on information contained in the files of governmental agencies that were reasonably ascertainable at the time of the assessment. Although there may have been some degree of overlap in the information provided by the various sources, an attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of the site assessment was not conducted. Visual observations were made of the Property and surrounding properties as indicated in the report.

### 2.4.2 Exceptions

There are no exceptions.

### 2.4.3 Data Gaps

A data gap is a lack of or inability to obtain information required by the ASTM standard, despite good faith efforts to gather the data. Data gaps may result from incompleteness in any of the activities required by the ASTM standard. A data gap is considered significant only if it affects the ability to identify recognized environmental conditions. No significant data gaps are identified following the records search and the January 24, 2013 site reconnaissance. Table 2-2 summarizes the data gap that was identified during the preparation of the ECP.

TABLE 2-2  
Summary of Data Gaps  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

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| <b>Data Gap</b> | <b>Explanation</b>                                  | <b>Significance of Gap</b>   |
|-----------------|---|--|
| Site History    | Site history was not conducted in 5-year intervals. | Low—Standard historical sources of information, such as aerial photographs, historical topographic maps, city directory abstracts, Sanborn Fire Insurance maps, and interviews with knowledgeable individuals who were familiar with the property all indicated site use was consistent (use by military). |

---

## 2.5 Special Terms and Conditions

CH2M HILL has prepared the report solely for the use of USACE and USAR in evaluating the Property. The report, or any portions thereof, should not be disseminated to or relied on by any other party except in accordance with §1.3 of ASTM D6008-96 (2005). The ECP Report does not include an evaluation of the Property for suitability; structural, mechanical, building, or site safety; financial; or any other aspects of the Property.

## 2.6 User Reliance

The report has been produced under an agreement between CH2M HILL and USACE. Any reliance upon this document, or upon CH2M HILL's performance of services in preparing the document, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions, and indemnities set forth in the agreement between the parties, and property ownership/management disclosure limitations, if any. It is not to be relied on by any party other than the U.S. Government, for which the ECP was performed, nor used for any purpose other than that specifically stated in Section 2.1 without advance and express written consent by CH2M HILL and USACE.

SECTION 3

## Property Description

### 3.1 Property Location

The Property is located at 25266 Highway 82, Gordo, Alabama. The site location map is provided in Appendix A. The Property is approximately 3.7 acres, and is bordered by commercial retail and residential areas. The following provides general asset information for the Property:

|                               |   |
|-------------------------------|---|
| Facility Name and Address:    | Gordo USARC, 25266 Highway 82, Gordo, Alabama, 35466  |
| Property Owner:               | 81st U.S. Army Reserve Regional Support Command   |
| Building(s) Description       | Brick building with metal roof, two metal storage sheds   |
| Date of Ownership:            | June 12, 1984   |
| Current Occupant:             | U.S. Army Reserve   |
| Zoning:                       | Light Industrial  |
| U.S. Geological Survey (USGS) |   |
| Quadrangle:                   | Gordo, Alabama, 7.5-minute series (1922, 1983)  |
| Latitude/Longitude:           | 33°, 19' 13.37" North and 87° 54' 34.38" West   |
| Legal Description:            | 500'S X 453' IRR PT SE/4 OF SE/4 BEG INT W ROW U S HWY 82 & N ROW BOSTIC RD TH W ON N ROW BOSTIC RD 453' TH NLY 450' TH ELY 280' TO W ROW U S HWY 82 TH SLY ON W ROW 500'S TO P.O.B. S8 T20S R13W |
| Property Size:                | Approximately 3.7 acres   |

### 3.2 Physical Description

#### 3.2.1 Site and Vicinity Characteristics

The Property encompasses approximately 3.7 acres and is bounded by Highway 82 to the east, 1<sup>st</sup> Avenue West to the south, a Piggly Wiggly grocery store to the north, and Southeast Media & Mailing and a storage business to the west. A property features map is included in Appendix A. The northwest portion of the parcel is accessible from the adjoining military storage area and the southeast portion is accessible from a paved access drive from the commercial retail area to the

northeast. The western portion of the Property consists of a fenced, paved MEP. North of the main building is a POV parking lot.

The Property and surrounding areas to the south and west are relatively flat. The building is at approximately 275 feet above mean sea level (amsl). To the north and west is an elevation change of approximately 25 feet, with a steep slope downward toward the facility.

### 3.2.2 Current Use of the Property

The property is used as a USARC. They are no units currently assigned to the center.

### 3.2.3 Building Descriptions

#### The USARC Building

Constructed in 1990, the USARC building is a concrete block building with a brick exterior and a pitched metal roof. The building has two sections, connected by a hallway. The base area of the building is 14,978 square feet (ft<sup>2</sup>).

#### Dry Storage Shed

A wooden shed with a metal roof is located in the southwest corner of the MEP lot. The building is currently storing ceiling tiles.

#### Flammable Material Storage Shed

A wood framed shed with metal walls and roof, as well as a wooden floor, is located at the north east area of the MEP lot. A sign indicated that the building was used for flammable storage, but was empty during the visual site inspection.

### 3.2.4 Other Facilities and Site Features

To the north of the facility is the POV lot. The lot is asphalt paved with painted parking lines and drains toward Highway 82.

To the west of the facility is the MEP lot. The lot is asphalt paved with painted lines for equipment storage. The lot drains to the south; however, stormwater does not appear to be able to properly drain and pools near the entrance at the south end of the lot. As a result, sediment and vegetative growth is present on the MEP lot near the entrance from 1<sup>st</sup> Avenue West.

Utilities, including water, sewer, electric, telecommunication, and natural gas, are generally located along the southwest side of the Property, parallel to Highway 82 or 1<sup>st</sup> Avenue West.

### 3.2.5 Topography

The Property generally slopes from west to east. The EDR radius map reports the Property's topographic elevation is approximately 272 feet amsl. According to the U.S. Geological Survey (USGS) Gordo, Alabama 7.5-minute series topographic map, the Property's topographic elevation ranges from approximately 300 feet amsl along the western boundary of the Property to 275 feet amsl along the eastern boundary of the Property. The topography of the area is best described as gently

sloping upland. Based on the topographic map review, the Property is located at a lower elevation than adjoining and surrounding areas to the west and north, and at a higher elevation than adjoining areas to the east.

### 3.2.6 Surface Waters

Little Bear Creek is approximately 0.8 mile southeast of the Property. A tributary to Little Bear Creek is located east of Highway 82, less than 0.1 mile from the Property. Stormwater drainage ditches occur along the east and south boundaries adjacent to Highway 82 and 1<sup>st</sup> Street West, respectively. No other bodies of water are identified near the Property.

### 3.2.7 Geology

There are no predominant geological surface features, such as rock outcroppings, on the Property. The Property is located within the Piedmont Providence of the Appalachian Highlands physiographic province of the United States (USGS 2003).

### 3.2.8 Hydrogeology

Under natural, undisturbed conditions, shallow groundwater flow generally follows the topography of the land surface. On this basis, the topography suggests that localized groundwater flow is to the east-southeast, toward Little Bear Creek. However, localized conditions can alter flow direction; therefore, the presumed flow may not coincide with the actual flow in the vicinity of the Property.

As part of the CER, EDR reviews federal and state groundwater databases for water well information, including the federal USGS database, Federal Reporting Database System (FRDS) Public Water Source Database, the Alabama Drinking Water Quality Database, the Alabama oil and gas related wells, and the Department of Water Resources water well database (EDR 2013b). The nearest well is approximately 0.3 mile east of the Property, at a lower elevation. The depth to groundwater at the well ranged between 35 and 79.95 feet below ground surface (bgs), with an average of approximately 67.5 feet bgs.

### 3.2.9 Soils

According to the U.S. Department of Agriculture Soil Conservation Service, the soils on the Property consist of Bama sandy loam (2 to 5 percent slopes), Kinston-Mantachie complex (0 to 1 percent slopes, frequently flooded), Luverne-Smithdale complex (8 to 15 percent slopes), and Savannah loam (2 to 5 percent slopes) (Natural Resources Conservation Service [NRCS] 2013).

The Luverne-Smithdale complex and Savannah loam are the predominant soil types on the Property. Luverne-Smithdale complex is found on ridge landforms, and the general soil profile is sandy loam from 0 to 9 inches, clay loam from 9 to 42 inches, followed by sandy clay loam from 24 to 60 inches. The soil is well drained with a moderate water capacity (NRCS 2013).

Savannah loam occurs on terrace landforms, and the typical soil profile is loam from 0 to 26 inches and clay loam from 26 to 65 inches. The soil is moderately well drained with a low water capacity (NRCS 2013).

The Kinston-Mantachie complex and Bama sandy loam comprise a smaller portion of the Property. The Kinston-Mantachie complex occurs in floodplains, is classified as poorly drained, and has a typical soil profile of clay loam, silt loam, and loamy sand. Bama sandy loam occurs on ridges, is considered well-drained, and has a sandy loam and sandy clay loam soil profile (NRCS 2013).

### 3.3 Description of Structures, Roads, Improvements to the Site

#### 3.3.1 Utilities

The Property is served by the following utilities:

Water: Town Of Gordo Water Works

Sanitary Sewer: Town Of Gordo Water Works

Storm Sewer: Town Of Gordo Water Works

Electric: Alabama Power Company

Natural Gas: Southern Natural Gas

Stormwater on the Property drains from the higher elevation areas north and west of the facility, toward ditches that are located at the east and south boundaries of the Property. Stormwater from the POV lot drains down the driveway to Highway 82 on the eastern side of the Property. Stormwater from the MEP lot drains toward 1<sup>st</sup> Avenue West.

All electric utilities on the Property are underground. An electrical transformer was observed on the Property at the time of the site reconnaissance.

High voltage overhead electrical transmission lines run parallel along Highway 82. The lines do not directly service the Property.

**SECTION 4**

# Property History

## 4.1 Historical Use Information on the Property

Information obtained from USAR and historical research documentation indicates that the property was vacant prior to purchase by USAR. The Property was developed in 1989 as a USARC and has always remained a USARC. Currently, there are no units stationed at the facility; however, the 416<sup>th</sup> Adjunct Detachment was the last unit at the facility.

Historical research documentation, including historical aerial photographs, topographical maps, fire insurance maps, and city directories, is included in Appendix C.

### 4.1.1 Topographic Maps

CH2M HILL reviewed historical Gordo, Alabama, 7.5-minute series topographic maps of the Property provided by EDR (Appendix C, EDR 2013c). Table 4-1 presents a summary of findings.

TABLE 4-1  
 Summary of Topographic Maps  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| <b>Year Revised</b> | <b>Property</b>   | <b>Surrounding Properties</b>   |
|---------------------|---|---|
| 1967                | No structures on Property   | A structure is present immediately west of the property, and several structures occur east of the property on the east side of Highway 82. No structures are located north of the property. Primary roads, including Highway 82, are present. |
| 1983                | No structures or distinguishable features present on the Property | More structures and roads are present south of the property and south of County Road 16. No other notable changes from the 1967 topographic map.  |

No landfills or other environmentally significant features are identified on the topographical maps.

### 4.1.2 Historical Maps

Sanborn Maps constitutes a source of prior site uses of real property for many cities and towns in the United States. The maps were originally created to assist insurance underwriters in understanding the potential fire risk of structures requiring insurance; however, they are also useful in determining the previous uses of a property. Sanborn Maps often contain information relating to uses of individual structures, location of certain petroleum and chemical storage tanks, and the storage of other

potentially toxic substances. Sanborn Maps begin their coverage in 1867 and continued through the 1990s.

EDR searched for Sanborn Maps. The search did not identify Sanborn Map coverage in the vicinity of the Property (Appendix C).

### 4.1.3 Aerial Photographs

Historical aerial photographs provide visual documentation of site conditions. Activities such as dumping or industrial use of a site can often be discerned through the examination of historical aerial photographs. CH2M HILL reviewed historical aerial photographs provided by EDR (EDR 2013b) and available through Google™ earth. The aerial photographs provided by EDR are included in Appendix C. The aerial photograph reviewed from Google earth is provided as the base map to the figures provided in Appendix A. Table 4-2 summarizes the aerial photographs reviewed.

TABLE 4-2  
 Summary of Aerial Photographs  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| Year                   | Property  | Adjacent and Surrounding Properties  |
|------------------------|---|--|
| 1949                   | No development on the Property. However, the property is partially cleared for agriculture use. | A structure is present on the adjoining property immediately west of the Property. The structure appears to be a farmstead. No other structures adjoin the property. Major roads, including Highway 82, are visible. Several farmsteads occur in the area and the downtown area of Gordo is visible to the east. |
| 1960                   | No observable differences from the 1949 aerial photograph.                                      | The adjoining farmstead is still present immediately west of the property. Additional development has also occurred to the north and east of the property.   |
| 1966                   | No observable differences from the 1960 aerial photograph.                                      | No observable difference from the 1960 aerial photograph.  |
| 1981                   | The property is forested with no development.   | The farmstead is no longer present on the adjoining property to the immediate west. The adjoining property is forested and partially maintained with no visible structures. More development has occurred south of the property and south of County Road 16.   |
| 1992                   | The USARC facility and associated parking lots are present on the property.                     | The facility and parking area currently located west of the property is visible. Industrial Boulevard, also located west and north of the property, has been constructed. The area immediately north of the property remains undeveloped.  |
| 1999                   | No observable differences from the 1992 aerial photograph.                                      | The facility and parking area north of the property is visible. More structures and facilities are present along Industrial Boulevard to the north and west of the property.   |
| 2006                   | No observable differences from the 1999 aerial photograph.                                      | More structures are present north of the property and northeast of the property along Highway 82. Additional structures are also present off Industrial Boulevard north and west of the property.  |
| 2010<br>(Google earth) | No observable differences from the 2006 aerial photograph.                                      | No observable differences from the 2006 aerial photograph.   |

TABLE 4-2  
 Summary of Aerial Photographs  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| Year                   | Property   | Adjacent and Surrounding Properties  |
|------------------------|--|--|
| 2011<br>(Google earth) | No observable differences from the 2010 aerial photograph. | An additional structure was constructed on Industrial Boulevard in the adjoining northwest area of the property. |
| 2012<br>(Google earth) | No observable differences from the 2011 aerial photograph. | No observable differences from the 2011 aerial photograph.   |

#### 4.1.4 City Directories

City directories provide tenant listings, by address, for every year covered by the directory service. The EDR city directory abstract included a directory review for the Property and adjacent properties for the following years: 2012, 2007, 2002, and 1999. Research detail source was not available for the Property. The Property was not listed in 1999, 2002, 2007, and 2012 city directories. Based on EDR's city directory abstracts, there were no previous uses of the adjacent properties that would be suspected of degrading its environmental quality (EDR 2013d). A complete copy of the EDR city directory abstract is included in Appendix C.

Based on EDR's city directory abstracts, there were no previous uses of the Property that would be suspected of degrading the environmental quality of same.

#### 4.1.5 Chain-of-Title

A chain-of-title search was not part of the scope of services for the report. Deeds were not provided; however, the Pickens County Office of the Revenue Commissioner was contacted via its website and ownership and deed information was reviewed for the Property and adjoining properties.

### 4.2 Past Use, Storage, Disposal, and Release of Hazardous Substances

Observations made at the time of the site reconnaissance and records reviewed do not indicate there has been any use, storage, disposal, or release of hazardous substances on the Property. However, a flammable materials storage shed was observed on the Property. The shed was empty and had no indication of a release.

### 4.3 Past Use, Storage, Disposal, and Release of Petroleum

#### 4.3.1 Past Use and Storage of Petroleum

No vehicle or equipment maintenance activities are known to have been performed on the Property. No records have been reviewed that indicate there has been any use, storage, disposal, or release of petroleum-derived substances on the Property.

There is no record or knowledge of the Property having contained bulk petroleum storage tanks in excess of 55 gallons for a period of 1 year or more.

#### 4.3.2 Past Disposal and Release of Petroleum

No records, knowledge, or observations indicate that petroleum has been disposed of or released onto the Property.

### 4.4 Review of Previous Environmental Reports

A review of onsite records produced several environmental reports pertaining to the Property. The following subsections provide a brief summary of the reports. Copies of the summarized reports are included in Appendix F.

#### 4.4.1 2000 Engineering and Environmental Facility Assessment

An engineering and environmental assessment was completed by the Department of the Army at the Gordo USARC on March 8, 2000. The report concluded that there were no significant concerns about the facility's practices in handling, inventory, and managing hazardous materials and wastes. It also concluded that the facility manager and the unit personnel are maintaining an environmentally compliant facility. During the assessment, the following issues were identified:

- Facility lacked appropriate documentation on asbestos, radon, and PCBs.
- Hazardous material inventories were not provided to the local fire department.
- Indoor firing range did not have appropriate closure documentation.
- Service contract is needed for pest control.
- Facility did not have an updated Spill Prevention, Control, and Countermeasure plan.

#### 4.4.2 Memorandum for the Appointment of Radiation Safety Officer

The November 20, 2010 memorandum states that a Radiation Safety Officer (RSO) is not needed for the unit (416<sup>th</sup> Adjunct Detachment) since it does not have equipment that contains radiation.

#### 4.4.3 Range Cleanup—AL022 81st RSC, Gordo USARC, Gordo, Alabama

The October 2002 report states that results from the clearance wipe samples indicated that residual lead levels in the range concrete are below the clearance level of 200 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ). No further cleanup was recommended.

#### 4.4.4 81st RSC Environmental Review Checklist

An 81st RSC Environmental Review Checklist, dated March 21, 2012, stated that there are no known controversial environmental issues at the facility. It also stated that there are no environmentally sensitive areas (wetlands, floodplains, coastal zones, etc.) on or adjacent to the facility.

#### 4.4.5 Final Sanitary Sewer and Stormwater Drainage Evaluation, Gordo USARC

The December 2008 report concluded the following:

- The evaluation shows no connections between the sanitary and stormwater systems.
- The sewage line entering sanitary manhole SSMH5 from the USARC building toilets is partially blocked and should be cleaned to eliminate the potential for backup.
- There is standing water against the north side of the USARC building, behind the air conditioning unit, which is causing corrosion of electrical conduit. WESTON recommends that a leak test be performed on the underground water service line(s) in the vicinity, which is the alleged cause of the standing water.
- There is a low area outside the door to the courtyard on the south side of the USARC building, which floods during heavy rainfall. A drop inlet and associated pipe should be installed to drain the stormwater to the east into the drainage swale along 1<sup>st</sup> Avenue West.

SECTION 5

# Adjacent Properties

The Property is located in a residentially and commercially developed area. Table 5-1 summarizes the surrounding property usage.

TABLE 5-1  
Description of Adjacent Properties  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| Direction | Adjacent Properties  |
|-----------|--|
| North     | Piggy Wiggly grocery store   |
| South     | 1 <sup>st</sup> Avenue West paved road, New Harmony Missionary Baptist Church, and residential homes |
| East      | Highway 82, retail antique stores/stands, residential home   |
| West      | Southeastern Media & Mailing commercial facility and a storage facility                              |

Based on observations during the site reconnaissance and interviews with facility personnel, the adjoining properties are commercial and residential owned. Figure 2 in Appendix A depicts the surrounding properties.

Several nearby surrounding sites are listed on the regulatory database. A detailed discussion on regulatory database information is provided in Section 6.

SECTION 6

# Records Review

## 6.1 Standard Environmental Record Sources

A regulatory database CER was obtained from EDR on February 5, 2013, and is included in Appendix D. The CER is a listing of sites identified on select federal and state standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM D6008-96 (2005). CH2M HILL reviewed each environmental database to evaluate if certain sites identified in the CER have the potential to have a negative environmental impact on the Property. Table 6-1 lists the number of sites by regulatory database within the prescribed AMSD appearing in the CER.

TABLE 6-1  
 Summary of Databases Reviewed  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| Databases Reviewed   | AMSD                 | Number of Sites Within AMSD |
|--|----------------------|-----------------------------|
| Federal National Priorities List (NPL) Site List   | 1 mile               | 0                           |
| Proposed NPL   | 1 mile               | 0                           |
| NPL Liens  | Target property (TP) | 0                           |
| Federal Delisted NPL Site List   | 1 mile               | 0                           |
| Federal Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) List              | 0.5 mile             | 0                           |
| CERCLIS Federal Facility   | 1 mile               | 0                           |
| Federal CERCLIS No Further Remedial Action Planned (NFRAP) Sites   | 0.5 mile             | 0                           |
| Federal Corrective Action Tracking System (CORRACTS)   | 1 mile               | 0                           |
| Federal Resource Conservation and Recovery Act (RCRA) Information System (RCRIS) Treatment, Storage, and Disposal (TSD) List | 0.5 mile             | 0                           |
| Federal RCRA Large and Small Quantity Generators List  | 0.25 mile            | 0                           |
| Federal Institutional Controls/Engineering Controls Registries (US ENG CONTROLS)   | 0.5 mile             | 0                           |
| US INST CONTROL  | 0.5 mile             | 0                           |
| Federal Emergency Response Notification System (ERNS) List   | TP                   | 0                           |
| Formerly Used Defense Sites (FUDS)   | 1 mile               | 0                           |
| Listing of Brownfield Sites  | 0.5 mile             | 0                           |
| Superfund (CERCLA) Consent Decrees   | 1 mile               | 0                           |
| Records of Decisions (RODs)  | 1 mile               | 0                           |

TABLE 6-1  
 Summary of Databases Reviewed  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| Databases Reviewed  | AMSD      | Number of Sites Within AMSD |
|---|-----------|-----------------------------|
| Uranium Mill Tailings Sites   | 0.5 mile  | 0                           |
| Open Dump Inventory   | 0.5 mile  | 0                           |
| Toxic Chemical Release Inventory System (TRIS)  | TP        | 0                           |
| Toxic Substances Control Act (TSCA)   | TP        | 0                           |
| State and Tribal Lists of NPL Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation    | 1 mile    | 0                           |
| State and Tribal Lists of CERCLA Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation | 0.5 mile  | 0                           |
| State and Tribal Landfills or Solid Waste Facilities List   | 0.5 mile  | 0                           |
| State and Tribal Registered Storage Tank Lists  | 0.25 mile | 2                           |
| State and Tribal Leaking Petroleum Storage Tank   | 0.5 mile  | 1                           |
| Spills, Leaks, Investigation, and Cleanup (SLIC)  | 0.5 mile  | 0                           |
| State and Tribal Institutional/Engineering Control Registries   | TP        | 0                           |
| State and Tribal Voluntary Cleanup Sites  | 0.5 mile  | 0                           |
| State and Tribal Brownfield Sites   | 0.5 mile  | 0                           |

Several listings from the database search had missing or incorrect location information. The listings, known as unmapped or orphan sites, cannot be mapped from the database results alone. Additional efforts were made to locate the orphan sites and assess their environmental importance to the subject property. Using a mapping utility (Google Earth 2013), the locations of orphan sites within 1.5 miles of the subject property were identified and mapped. The remaining orphan sites identified in the CER were either located more than 1.5 miles from the property, were outside the specified AMSD, or were not a potential environmental threat.

### 6.1.1 Federal Databases

#### National Priorities List

The National Priorities List (NPL) database is a listing of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under CERCLA (Superfund). A site must be on the NPL to receive money from the Trust Fund for Remedial Action.

**Analysis/Comment:** The CER did not identify any listed NPL sites within the AMSD.

#### Delisted NPL Sites

The U.S. Environmental Protection Agency (USEPA) may delete a final NPL site if it determines that no further response is required to protect human health or the environment. Under Section 300.425(e) of the National Contingency Plan (55

*Federal Register* 8845, March 8, 1990). Sites that have been deleted from the NPL remain eligible for further Superfund-financed remedial action in the unlikely event that conditions in the future warrant such action. Partial deletions also can be conducted at NPL sites.

**Analysis/Comment:** The CER did not identify any delisted NPL sites within the AMSD.

Comprehensive Environmental Response, Compensation, and Liability Act Information System  
Comprehensive Environmental Response, Compensation, and Liability Act  
Information System (CERCLIS) is the USEPA's system for tracking potential hazardous waste sites within the Superfund program. A site's presence on CERCLIS does not imply a level of federal activity or progress at a site, nor does it indicate that hazardous conditions necessarily exist at the location. Within 1 year of being entered into CERCLIS, USEPA performs a preliminary assessment of a site. Based on the results of the preliminary assessment, USEPA may conduct additional investigations, which could lead to a site being listed on the NPL.

**Analysis/Comment:** The CER did not identify any CERCLIS sites within the AMSD.

#### Federal Facility

Federal Facility is a sub-listing of NPL and Base Realignment and Closure sites found in the CERCLIS database where USEPA's Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

**Analysis/Comment:** The CER did not identify any Federal Facility within the AMSD.

#### CERCLIS No Further Remedial Action Planned Sites

As of February 1995, CERCLIS sites designated as No Further Remedial Action Planned (NFRAP) have been removed from the CERCLIS list. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to warrant federal Superfund action or NPL consideration.

**Analysis/Comment:** The CER did not identify any CERCLIS NFRAP facilities within the AMSD.

#### Resource Conservation and Recovery Act Information System Treatment, Storage, and Disposal List

The Resource Conservation and Recovery Act Information System (RCRIS) Treatment, Storage, and Disposal List (TSD) list contains information pertaining to facilities that treat, store, or dispose of hazardous waste. Although the facilities represent some form of hazardous waste activity, they are most significant if determined to be out of compliance or to have violations.

**Analysis/Comment:** The CER did not identify any RCRIS TSD facilities within the AMSD.

### Resource Conservation and Recovery Act Information System Generators

The RCRIS generator database contains information pertaining to sites that generate hazardous waste regulated under the Resource Conservation and Recovery Act (RCRA). Under RCRA, hazardous waste generators are classified by the quantity of hazardous waste generated in a calendar month into the following categories:

- Large Quantity Generator (LQG), greater than 1,000 kg
- Small Quantity Generator (SQG), 100 to 1,000 kg
- Conditionally Exempt, less than 100 kg

RCRA generators, although they represent some form of hazardous waste activity, are most significant if they are determined to have Class I violations or to be noncompliant.

**Analysis/Comment:** The CER did not identify any RCRA generators within AMSD.

### Corrective Action Tracking System

Corrective Action Tracking System (CORRACTS) is a list of facilities found to have had hazardous waste releases and require RCRA corrective action activity, which can range from site investigations to remediation.

**Analysis/Comment:** The CER did not identify any CORRACTS sites within the AMSD.

### Emergency Response Notification System

The Emergency Response Notification System (ERNS) is a database of notifications of oil discharges and hazardous substance releases made to the federal government. The notifications are used by on-scene coordinators to determine an emergency response and release prevention. When a call is made to the National Response Center or one of the 10 USEPA regions, a report is created containing all of the release information that the caller provided. The report is transferred to an appropriate agency to evaluate the need for a response and the records are electronically transferred to the ERNS database. As such, if a reported release of oil or a hazardous substance is deemed to require a response, it also should be listed in the appropriate federal or state environmental database, such as CERCLIS, state equivalent CERCLIS, or state leaking underground storage tanks (LUST) or spills lists.

**Analysis/Comment:** The CER did not identify any ERNS sites within the AMSD.

### Federal Institutional Control/Engineering Control Registries

The Federal Institutional/Engineering Control registries contain listings of sites that have engineering and/or institutional controls in place. Engineering controls include various physical control devices, such as fences, caps, building slabs, paved areas, liners, and treatment methods to eliminate pathways for regulated substances to enter the environment or affect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction

restrictions, property use restrictions, and post-remediation care requirements intended to prevent exposure to contaminants remaining onsite. Deed restrictions and activity and use limitations (AULs) are generally required as part of institutional controls.

**Analysis/Comment:** The CER did not identify any sites in the Federal Institutional/Engineering Control registries within the AMSD.

## 6.1.2 State and Tribal Databases

### Alabama and Tribal NPL Equivalent Hazardous Waste Sites

The RESPONSE database identifies confirmed release sites of high priority and/or high potential risk, where the Department of Toxic Substance Control (DTSC) is involved in remediation.

**Analysis/Comment:** The CER did not identify any Alabama and/or Tribal NPL Equivalent RESPONSE sites within the prescribed search radius.

### Alabama and Tribal CERCLIS Equivalent Hazardous Waste Sites

The DTSC Site Mitigation and Brownfield Reuse Program's ENVIROSTOR database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The following site types included in the database are Superfund sites, or State response including Military, State, Voluntary Cleanup, and School sites.

**Analysis/Comment:** The CER did not identify any Alabama and/or Tribal CERCLIS equivalent (ENVIROSTOR) sites within the prescribed search radius.

### Alabama and/or Tribal Landfill and/or Solid Waste Facilities List

The solid waste facilities/landfill sites (SWF/LF) list is an inventory of solid waste disposal facilities, landfills, or incinerators in Alabama. The information comes from the Integrated Waste Management Board's Solid Waste Information System database.

**Analysis/Comment:** The CER did not identify any SWF/LF sites within the prescribed search radius.

### Alabama and/or Tribal Registered Storage Tanks Facility List

The underground storage tank (UST) list contains information from the State Water Resources Control Board's Hazardous Substance Storage Container Database, and lists all registered USTs. Inclusion of a site on the UST list does not necessarily constitute environmental contamination, but instead merely indicates the presence of registered bulk storage tanks.

**Analysis/Comment:** The CER identified the following UST sites within the specified search radius (Table 6-2).

TABLE 6-2

Underground Storage Tank Sites Within AMSD of Property  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| Property Name/<br>Address               | Distance (Miles)          | Direction | Presumed<br>Hydrogeologic<br>Relationship | Regulatory Status  |
|---|---------------------------|-----------|---|--|
| Branco, 24517 Highway<br>82W, Gordo, AL | Approximately<br>0.1 mile | South     | Down gradient                             | Three, 8,000-gallon steel<br>USTs containing diesel and<br>gasoline. |

The aboveground storage tank (AST) list contains information from the State Water Resources Control Board's Hazardous Substance Storage Container Database, and lists all registered ASTs. Inclusion of a site on the AST list does not necessarily constitute environmental contamination, but instead merely indicates the presence of registered bulk storage tanks.

**Analysis/Comment:** The CER identified the following registered ASTs. Inclusion of a site on the AST list does not necessarily constitute environmental contamination, but instead merely indicates the presence of registered bulk storage tanks (Table 6-3).

TABLE 6-3

Aboveground Storage Tanks Within AMSD of Property  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| Property Name/<br>Address                                     | Distance (Miles)          | Direction | Presumed<br>Hydrogeologic<br>Relationship | Regulatory Status   |
|---|---------------------------|-----------|---|---|
| PECO Farms Inc. Shop,<br>26455 Highway 82,<br>Gordo, AL 35466 | Approximately<br>0.1 mile | North     | Cross-gradient                            | 10,000-gallon AST<br>containing diesel and<br>currently in use. |

#### Alabama and/or Tribal Leaking Underground/Aboveground Storage Tank Lists

The Leaking Underground/Aboveground Storage Tank (LUST/LAST) Incident Reports contain an inventory of reported LUST incidents. The Release Database is an inventory of reported spills and leaks, both active and inactive from USTs and ASTs. It includes the stationary and nonstationary source spills reported to the state, tribal, and federal agencies, including remediated and contaminated sites.

**Analysis/Comment:** The CER identified the following LUST sites within the prescribed search radius (Table 6-4).

TABLE 6-4  
 Leaking Underground Storage Tank Sites Within AMSD of Property  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| Property Name/<br>Address                                     | Distance (Miles)          | Direction | Presumed<br>Hydrogeologic<br>Relationship | Regulatory Status  |
|---|---------------------------|-----------|---|--|
| PECO Farms Inc.<br>Maintenance Shop,<br>Highway 82, Gordo, AL | Approximately<br>0.1 mile | North     | Cross-gradient                            | Incidents occurred in<br>January 1992 and July 1998.<br>The Alabama Department of<br>Environmental<br>Management's list of release<br>incidents states a No Further<br>Action (NFA) letter was<br>issued. The date of the letter<br>was not available. |

### Spills, Leaks, Investigation and Cleanup Cost Recovery Listings

The Spills, Leaks, Investigation, and Cleanup (SLIC) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

**Analysis/Comment:** The CER did not identify any SLIC sites within the prescribed search radius.

### Alabama and Tribal Institutional Land Use Control Registries

The Alabama Institutional Controls database lists properties within the state with recorded institutional controls.

**Analysis/Comment:** The CER did not identify any Institutional Land Use Controls within the prescribed search radius.

### Alabama and Tribal Voluntary Cleanup Program Sites

The Voluntary Cleanup Priority Listing is a list of all state and tribal voluntary cleanup program sites.

**Analysis/Comment:** The CER did not identify any Voluntary Cleanup Program sites within the prescribed search radius.

### Alabama and Tribal Brownfield Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. (EDR 2013a) The Brownfield Program allows a non-responsible party to acquire a contaminated property with state liability protection for existing contamination by agreeing to perform an environmental assessment and/or remediation. The amount of environmental work is site-specific and dependent on the intended future use of the site.

**Analysis/Comment.** The CER did not identify any Brownfield sites within the prescribed search radius.

## 6.2 Additional Environmental Record Sources

Table 6-5 summarizes additional environmental record resources that were included in the CER.

TABLE 6-5  
 Summary of Additional Environmental Databases Reviewed  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| Databases Reviewed   | AMSD            | Number of Sites Within AMSD |
|--|-----------------|-----------------------------|
| Local Brownfields Lists  | 0.5 mile        | 0                           |
| Local Lists of Landfill/Solid Waste Disposal Sites   | TP and 0.5 mile | 0                           |
| Local Lists of Hazardous Waste/Contaminated Sites  | TP to 1.0 mile  | 0                           |
| Local Land Records   | TP and 0.5 mile | 0                           |
| Records of Emergency Release Reports   | TP and 1.0 mile | 0                           |
| RCRA-Non Generators (NonGen)   | 0.25 mile       | 1                           |
| Department of Transportation Incident and Accident Data (DOT OPS)                                | TP              | 0                           |
| Department of Defense (DoD) Sites  | 1.0 mile        | 0                           |
| Formerly Used Defense Sites (FUDS)   | 1.0 mile        | 0                           |
| Superfund (CERCLA) Consent Decrees (CONSENT)   | 1.0 mile        | 0                           |
| Record of Decision (ROD)   | 1.0 mile        | 0                           |
| Uranium Mill Tailings Sites (UMTRA)  | 0.5 mile        | 0                           |
| Mines Master Index File (MINES)  | 0.25 mile       | 0                           |
| Toxic Chemical Release Inventory System (TRIS)   | TP              | 0                           |
| Toxic Substances Control Act (TSCA)  | TP              | 0                           |
| FIFRA/TSCA Tracking System—Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)/TSCA FTTS | TP              | 0                           |
| Historic FTTS (HIST FTTS)  | TP              | 0                           |
| Section 7 Tracking System (SSTS)   | TP              | 0                           |
| Integrated Compliance Information System (ICIS)  | TP              | 0                           |
| PCB Activity Database System (PADS)  | TP              | 0                           |
| Material Licensing Tracking System (MLTS)  | TP              | 0                           |
| Radiation Information Database (RADINFO)   | TP              | 0                           |
| Facility Index System / Facility Registry System (FINDS)   | TP              | 0                           |
| RCRA Administrative Action Tracking System (RAATS)   | TP              | 0                           |

TABLE 6-5  
Summary of Additional Environmental Databases Reviewed  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| Databases Reviewed  | AMSD      | Number of Sites Within AMSD |
|---|-----------|-----------------------------|
| Risk Management Plans (RMP)   | TP        | 0                           |
| Underground Injection Wells (UIC)   | TP        | 0                           |
| National Pollutant Discharge Elimination System (NPDES) Facility List     | TP        | 0                           |
| Coal Ash Disposal Sites (COAL ASH)  | 0.5 mile  | 0                           |
| Steam-Electric Plant Operation Data (COAL ASH DOE)                        | TP        | 0                           |
| Coal Combustion Residues Surface Impoundments List (COAL ASH EPA)         | 0.5 mile  | 0                           |
| State Coalition for Remediation of Drycleaners Listing (SCRD DRYCLEANERS) | 0.5 mile  | 0                           |
| 2020 Corrective Action Program List (2020 COR ACTION)                     | 0.25 mile | 0                           |
| Aerometric Information Retrieval System Facility Subsystem (US AIRS)      | TP        | 0                           |
| Potential Responsible Parties (PRP)                                       | TP        | 0                           |
| Financial Assurance Information Listing (Financial Assurance)             | TP        | 0                           |

## 6.2.1 Additional Databases

### Resource Conservation and Recovery Act Non-Generators (NonGen)

Resource Conservation and Recovery Act (RCRA) NonGen / NLR: RCRA Info is USEPA's comprehensive information system, providing access to data supporting the RCRA of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA. Non-generators do not presently generate hazardous waste.

**Analysis/Comment:** The CER identified Beta Raven, Inc. Listing does not necessarily constitute environmental contamination, but instead merely indicates the presence of a former generator.

TABLE 6-6  
Leaking Underground Storage Tank Sites Within AMSD of Property  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| Property Name/<br>Address   | Distance (Miles)          | Direction | Presumed<br>Hydrogeologic<br>Relationship | Regulatory Status   |
|---|---------------------------|-----------|---|---|
| Beta Raven Inc., 401<br>1 <sup>ST</sup> Ave West, Gordo, AL,<br>35466 | Approximately<br>0.1 mile | East      | Down-gradient                             | Incidents occurred in<br>January 1992 and July 1998.<br>No status on the cleanup<br>complete. |

## SECTION 7

# Site Reconnaissance

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## 7.1 Methodology and Limiting Conditions

A site reconnaissance was performed to characterize onsite conditions and assess surrounding property uses and natural surface features that may have affected the condition of the Property. Photographs taken as part of the site reconnaissance are provided in Appendix B. The site visit was conducted on January 24, 2013, by Michael Brose, an Environmental Scientist with CH2M HILL. The Property was represented by Mr. Ervin Webber, Facility Coordinator for the 81st RSC. Weather conditions were partly cloudy and the outside temperature was approximately 55° F. CH2M HILL conducted the site reconnaissance in a systematic manner, focusing initially on the Property boundaries and exterior areas, which were surveyed in a grid pattern. CH2M HILL also surveyed all interior spaces of existing improvements, focusing on areas of potential environmental concern (that is, chemical storage areas, mechanical rooms, etc). In addition, CH2M HILL conducted a reconnaissance of the surrounding roads and readily accessible adjacent properties to identify obvious potential environmental conditions on neighboring properties.

One of the primary objectives of the site reconnaissance was to note visual evidence of contamination or potential sources of contamination, including leaks, spills, and any other evidence of releases. There were no issues that limited visual observation of the Property.

## 7.2 Interior Observations

The Gordo USARC building has two sections connected by a corridor. The east side houses the lobby, classrooms, offices, a conference room, a library, janitor's closet, and two lavatories (men's and women's). The western side has a large assembly hall, kitchen, dishwashing room, food storage room, a former indoor firing range that has been converted to a storage/supply room, unit storage room, and an arms vault. There are several rooms that are only accessible from the outside, including the mechanical room, electrical room, and two storage rooms.

The majority of the rooms were empty/vacant, except for several offices and the storage rooms. Material safety data sheets (MSDSs) were posted in the assembly room and listed dishwashing soap, cleaning compound, and talc. Eight small containers and two drums of talc were observed in the storage room. The talc containers had labels stating they were asbestos free.

Small quantities of cleaners were observed in the storage room, including pine oil, oven cleaner, scouring powder, and bathroom cleaner.

The former indoor firing range was converted into a storage area. The bullet trap still existed behind the shelving.

Paint was peeling from the ceiling of the dishwashing room.

A small pool of water was observed in the mechanical room, near the floor drain. There was mold observed on the ceiling of the mechanical room.

### 7.3 Exterior Observations

The majority of the Property is relatively flat; however, there is a steep elevation change at the western and northern boundaries.

- Utilities, including electric, water, sanitary and storm sewage, were observed along Highway 82, east of the Property and along 1<sup>st</sup> Avenue West south of the Property.
- A wooded area is at the northwestern portion of the Property. The area was accessible by foot and contained some trash that appeared to have been blown into the area.
- To the north of the facility is the POV lot. The lot is asphalt paved with painted parking lines and drains toward Highway 82.
- To the west of the facility is the MEP lot. The lot is asphalt paved with painted lines for equipment storage. The lot is fenced and has pole mounted lights. The lot drains to the south; however, storm water does not appear to be able to properly drain and pools near the entrance at the south end of the lot. As a result, sediment and vegetative growth is present on the lot near the entrance.
- A fenced trash container storage area is located southwest of the facility. Also southwest of the facility is a water meter vault. South of the building is a gazebo.
- Along the east and part of the south boundaries is a stormwater ditch that appears to have some erosion issues in areas.

No USTs, ASTs, odors, pools of liquids, buried sumps, drums, pits, ponds, sewage treatment solid waste, or septic systems were observed on the Property except for a grease trap located near the kitchen. The interior of the grease trap was not observed.

### 7.4 Conclusions of the Site Reconnaissance

The site reconnaissance included visually assessing the Property for the presence of hazardous substances and petroleum products, drainages, paths, and potential sources of pollutant releases (odors, pools of liquid, stains, septic systems, drums, PCBs, drains and sumps, lagoons, stressed vegetation, etc.). No recognized environmental conditions were observed at the Property during the January 24, 2013, site reconnaissance that would affect the Property categorization.

## SECTION 8

# Interviews

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Section 8 presents summaries of relevant information obtained from the interviews conducted by CH2M HILL as of January 24, 2013. A list of persons interviewed, as well as those from whom an interview was requested, is listed in Section 2.2.2. Interview documentation is presented in Appendix E.

## 8.1 Interview with Gordo USARC Facility Coordinator

Erving Webber has been the Gordo USARC Facility Coordinator since 2001. Mr. Webber indicated that to the best of his knowledge, the Army Reserve has occupied and used the Property since its original development.

Mr. Webber was asked whether he was aware of: (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. Mr. Webber responded that he was not aware of any environmental liens, restrictions, or violations against the Property.

Mr. Webber stated that he is unaware of any releases or spills on the Property. To his knowledge, the indoor firing range was never used and has been used as storage since he has been there. He also stated that no vehicles or equipment have been stored in the MEP lot.

### 8.1.1 Helpful Documents

Mr. Webber provided the construction drawing, Engineering and Environmental Facility Assessment report for March 2000, and a memo stating that the 416<sup>th</sup> Adjunct Detachment does not have equipment that contains radiation (Appendix F). Otherwise, Mr. Webber was not aware of any other existing documentation related to the environmental condition of the Property.

## 8.2 Interview with USARC Occupant

Sherman Johnson is a contractor with Allied Governmental Services (AGS). He has been working at the Gordo USARC since 2011. He stated that he has been the only one working at the USARC since he arrived. He is unaware of any environmental issues with the Property.

### 8.2.1 Helpful Documents

Mr. Johnson indicated he was unaware of existing documentation related to the environmental condition of the Property.

## 8.3 Interview with 81st RSC Area Facility Operation Specialist

Lyndon Erickson is the 81st RSC Area Facility Operation Specialist (aFOS). He has been involved with the Gordo USARC for the last 3.5 years. He has no knowledge of any environmental issues at Gordo USARC.

### 8.3.1 Helpful Documents

Mr. Erickson indicated he was unaware of existing documentation related to the environmental condition of the Property.

## 8.4 Interview with 81st RSC Environmental Protection Specialist

Linda Riley Lattimore has the 81st RSC Environmental Protection Specialist for the last 6 months. She has no knowledge of any environmental issues at Gordo USARC.

### 8.4.1 Helpful Documents

Ms. Riley Lattimore supplied electronic copies of the following reports:

- Range Cleanup, AL022 81st RSC, Gordo USARC, Gordo, Alabama
- 81st RSC Environmental Review Checklist
- Final Sanitary Sewer and Stormwater Drainage Evaluation, Gordo USARC

## 8.5 Interviews with Local Government Officials

Interviews were either conducted or attempted with government officials from Pickens County and the Town of Gordo, Alabama personnel.

### 8.5.1 Town of Gordo Fire/Police Departments

The Town of Gordo was contacted by telephone on February 4, 2013. Gordo only has a volunteer fire department and no interviews could be made. However, the Town of Gordo Police chief, Todd Hall, was contacted and stated that he was not aware of any emergency responses at the Gordo USARC except car accidents that have occurred on Highway 82 near the USARC. Mr. Hall was unaware of any other existing documentation related to the environmental condition of the Property.

### 8.5.2 Pickens County Health Department

An information request was submitted through the Pickens County Health Department website on February 4, 2013. Terina Wood, Area III Social Work Director, forwarded my request to Barry Ambrose, Pickens County Environmental Director. Mr. Ambrose has been with the county environmental department for the last 31 years and has no knowledge or records of any environmental issues at the Property.

SECTION 9

# Conclusions

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CH2M HILL has prepared the ECP Report in conformance with the scope and limitations of ASTM D6008-96 (2005). Any exceptions to, or deletions from, the practice are described in Section 2.2.

The ECP revealed no recognized environmental conditions in connection with the Property.

In accordance with ASTM designation D5746-98 (2010), Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities, it is recommended that the Property be classified as a Property Area Type 1, defined as an area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred including migration of these substances from adjacent properties (ASTM 2010). The recommended classification does not include categorizing the Property based on *de minimis* conditions that generally do not present a material risk of harm to the 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.

The above classification is only a recommendation. In accordance with AR 200-1, Environmental Protection and Enhancement, the Garrison Commander (or equivalent) is responsible for determining the appropriate ECP category for the property being transferred based on the results of the ECP Report and action taken to address contamination.

**SECTION 10**

# Deviations

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The report was prepared in general accordance with ASTM D6008-96 (2005). There are no known deviations from the ASTM standard, with the exception of a minor data gap identified in Section 2.4.3.

## SECTION 11

# Review of Additional Resources

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Section 11 outlines additional services contracted for between the User and CH2M HILL, including, but not limited to, a broader scope of assessment, more detailed conclusions, liability/risk evaluations, recommendation for Phase II testing, remediation techniques, etc. Sections 11.8 through 11.11 are intended to provide only a cursory review of the items at the time of the site reconnaissance, and may not satisfy the requirements as set forth by the National Environmental Policy Act (NEPA).

## 11.1 Asbestos-containing Material

The use of most spray-applied surfacing asbestos-containing materials (ACMs) were banned by the National Emission Standards for Hazardous Air Pollutants (NESHAP) during the 1970s. Specifically, asbestos-containing spray-on fireproofing and insulation were banned under NESHAP in 1973, followed by the banning of decorative spray-on applications in 1978. In 1975, NESHAP also banned the installation of wet-applied and pre-formed asbestos-containing pipe insulation and pre-formed boiler and hot water tank insulation. Although revised in 1990, NESHAP still prohibits spray-on applications of ACMs to buildings, structures, pipes, and conduits unless such material is encapsulated in a bituminous or resinous binder that is not friable after drying.

Under the TSCA, the use of asbestos-containing corrugated paper, roll-board, commercial paper, specialty paper, flooring felt, and new uses of asbestos were banned in 1989. Notwithstanding the forgoing, most U.S. firms voluntarily ceased production of asbestos-containing building materials not covered by the aforementioned federal bans by the mid-1980s.

ACM surveys were conducted at USARC in 1988, 1995, and 2004. The results indicated that ACMs were present in the facility. An additional ACM survey was conducted by Professional Services Industries, Inc on January 24, 2013. A total of 24 samples were collected, including quality control samples, from 10 homogeneous suspect ACMs observed during the field inspection. The samples were analyzed by polarized light microscopy (PLM).

No ACMs (>1% asbestos) were identified, tested and confirmed to be ACM during this investigation.

The following materials were identified, tested and found to contain  $\leq 1\%$  asbestos via PLM with visual estimation. In accordance with U.S. Environmental Protection Agency (USEPA) and the Occupational, Safety, and Health Administration requirements, these materials are considered to be ACMs, unless point count analysis is performed to indicate they are non-ACM:

- Exterior window black caulk (<1% chrysotile) observed at the windows throughout the USARC Building.
- Exterior wall control joint black caulk (<1% chrysotile) observed at the control joints of the exterior walls throughout the USARC Building.

The following materials were not sampled due to inaccessibility, safety concerns, or in order to avoid compromising their integrity, and are assumed to be ACM:

- Roofing materials at the wood-framed pavilion located south of USARC Building.
- 15 fire doors located throughout the USARC Building.

The identified or assumed ACMs were observed to be in good condition at the time of the field inspection.

## 11.2 Radon

Radon is a naturally occurring colorless, odorless gas that is a byproduct of the decay of radioactive materials potentially present in bedrock and soil. Radon gas may enter the lowest level of a building through floor cracks, structural joints, or plumbing conduits. The concentration of radon gas in a building depends on subsurface soil conditions, the integrity of the building's foundation, and the building's ventilation system. The potential adverse health effects associated with radon gas depend on various factors, such as the concentration of the gas and duration of exposure. The USEPA guidance action level for annual residential exposure to radon is 4 picoCuries per liter (pCi/L) of air. The guidance action level is not a regulatory requirement for private owners of real property, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

CH2M HILL reviewed information on the USEPA Map of Radon Zones Web site (USEPA 2011). Pickens County, Alabama was listed as a Zone 2 county with an average predicted indoor radon screening level between 2 pCi/L and 4 pCi/L, which is below the 4 pCi/L recommended action level established by USEPA (USEPA 2011). Radon information provided in the EDR report indicated that 16 sites located in Pickens County had indoor radon levels averaging 0.67 pCi/L (EDR 2013a).

## 11.3 Lead-based Paint

Lead-based paint (LBP) is a hazard in properties constructed prior to 1978. Lead accumulates in the body and can cause significant health problems in small children when ingested. The USARC facility and associated asphalt parking lot was constructed in the late 1980s, when the use of LBP was no longer permitted. It is unlikely LBP is present on the Property.

## 11.4 Mold

As part of the assessment, CH2M HILL performed a limited visual inspection for the significant presence of mold. Classes of fungi, molds have been found to cause a

variety of health problems in humans, including allergic, toxicological, and infection responses. Molds are decomposers of organic materials, thrive in humid environments, and produce tiny spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting often play host to such growth.

The USARC facility present on the Property was constructed in the late 1980s. Mold growth was observed on the ceiling of the mechanical room during the January 24, 2013 site inspection.

## 11.5 100-Year Flood Zone

Review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map panel number 01107C0333C indicated that the Property is located in Zone X, which is not located within a 100-year floodplain (FEMA 2010). A copy of the FEMA map can be found in Appendix G.

## 11.6 Wetlands

USACE and USEPA jointly define wetlands as, “Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”

Based on a review of the National Wetlands Inventory (NWI) Map, no wetlands are on the Property (NWI 2013).

## 11.7 Threatened and Endangered Species

The federally protected species occurring in Pickens County, Alabama are listed in Table 11-1. The Property and the surrounding area is developed and heavily disturbed. No suitable habitat for the protected species was identified on or in the vicinity of the Property. Additionally, no federally designated critical habitat for threatened or endangered species occurs on or in the vicinity of the Property. As a result, no federally protected species are likely to occur on the Property.

TABLE 11-1  
 Pickens County Federally Protected Species  
*Environmental Condition of Property Report, Gordo U.S. Army Reserve Center, Gordo, Alabama*

| Common Name            | Scientific Name               | Status |
|------------------------|-------------------------------|--------|
| Southern Combshell     | <i>Epioblasma penita</i>      | LE     |
| Orangenacre Mucket     | <i>Hamiota perovalis</i>      | LT     |
| Alabama Moccasinshell  | <i>Medionidus acutissimus</i> | LT     |
| Black Clubshell        | <i>Pleurobema curtum</i>      | LE     |
| Southern Clubshell     | <i>Pleurobema decisum</i>     | LE     |
| Flat Pigtoe            | <i>Pleurobema marshallii</i>  | LE     |
| Ovate Clubshell        | <i>Pleurobema perovatum</i>   | LE     |
| Heavy Pigtoe           | <i>Pleurobema taitianum</i>   | LE     |
| Alabama Heelsplitter   | <i>Potamilus inflatus</i>     | LT     |
| Triangular Kidneyshell | <i>Ptychobranthus greenii</i> | LE     |
| StirrupShell           | <i>Quadrula stapes</i>        | LE     |
| Gopher Tortoise        | <i>Gopherus polyphemus</i>    | C      |

Source: ANHP 2012

Notes:

LE: Listed Endangered

LT: Listed Threatened

C: Candidate

## 11.8 Cultural Resources

The USARC was constructed in the late 1980s and would not be eligible for listing on the National Register of Historic Properties. State Historic Preservation Officers (SHPO) correspondence will be conducted prior to transferring the Property to confirm that no historic properties are present.

## 11.9 Pesticides

Site personnel were not aware of any pesticide or herbicide spills on the Property.

## 11.10 Munitions and Explosives of Concern

The facility was constructed with an indoor firing range and arms vault. Small caliber ammunition for rifles and pistols was likely stored at the facility. However, the range was reportedly never used. The range was decommissioned and an October 2002 report indicated the former range area was remediated and suitable for other use. There was no documentation available of the use or disposal of munitions and explosives of concern (MEC) at the facility.

## 11.11 Radioactive Materials

No indications were found during the site reconnaissance, records review, or interviews that the presence, storage, handling, or disposal of radioactive materials is currently or has historically occurred on the Property. A memorandum from November 20, 2010 states that a Radiation Safety Office (RSO) is not needed for the unit. 416<sup>th</sup> Adjunct Detachment since it does not have equipment that contains radiation.

Also, a radiological survey was performed concurrently with the site reconnaissance and was not available at the time of the ECP report preparation.

## SECTION 12

# References

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Alabama Natural Heritage Program (ANHP). 2012. Rare, Threatened, and Endangered Species and Natural Communities Documented in Pickens County, Alabama. [http://www.alnhp.org/submit\\_query.php](http://www.alnhp.org/submit_query.php). Website accessed February 7, 2013.

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National Wetlands Inventory (NWI). 2013. Wetlands Mapper. <http://www.fws.gov/wetlands/Data/Mapper.html>. Website accessed on February 7, 2013.

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U.S. Environmental Protection Agency (USEPA). 2011. Map of Radon Zones website, <http://www.epa.gov/radon/states/alabama.html>. Website accessed on February 7, 2013.

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SECTION 13

## Signature(s) of Environmental Professional(s)

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject Property. A copy of my resume is provided in Appendix D.



Michael Brose  
Environmental Scientist  
CH2M HILL, Inc.

13 Jun 2013  
Date

All information and documentation provided accurately reflects the environmental condition of property. This report is in general accordance with DoD requirements for completion of an ECP report.



FOR

DANIEL H. THOMAS III  
Chief, Directorate of Public Works - Environmental Division  
81st Regional Support Command

21 AUG 13  
Date

**SECTION 14**

# Qualification(s) of Environmental Professional(s)

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The résumé of the Environmental Professional, Michael, responsible for preparing this report is provided in Appendix G.

## **Appendix A**

### **Figures**

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Produced by the Dept. of Geography  
 College of Arts and Sciences  
 The University of Alabama

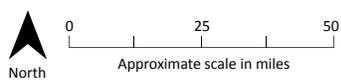


FIGURE 1  
**Property Location**  
 Gordo, Alabama USARC  
 Gordo, Alabama



FIGURE 2  
Property Feature Map  
Gordo, Alabama USARC  
Gordo, Alabama

**Appendix B**  
**Site Photographs**

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Photo 1: Gordo, AL USARC facing west

Filename: P1242060.JPG



Photo 2: POV parking lot facing north

Filename: P1242063.JPG



Photo 3: MEP lot facing east

Filename: P1242050.JPG



Photo 4: Grease trap cleanout facing southwest

Filename: P1242065.JPG



Photo 5: Wooded area located at the northwest corner facing west

Filename: P1242045.JPG

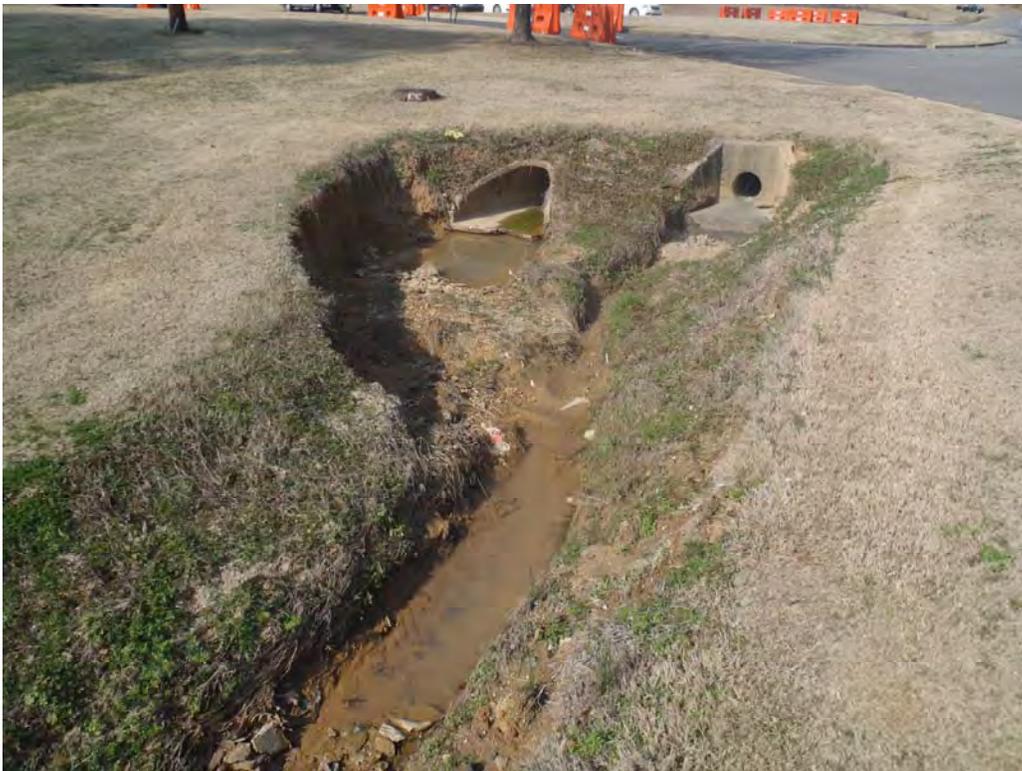


Photo 6: Ditch and culvert at driveway of Highway 82 facing north

Filename: P1242061.JPG



Photo 7: Back of USARC facility facing southeast

Filename: P1221918.JPG



Photo 8: Shed used for flammables facing east

Filename: P1242025.JPG



Photo 9: Transformer pad facing south

Filename: P1242059.JPG



Photo 10: Dry storage shed facing southeast

Filename: P1242019.JPG



Photo 11: Water meter vault

Filename: P1241966.JPG



Photo 12: Storage room

Filename: P1242024.JPG



Photo 13: Can wash facing south

Filename: P1242065.JPG



Photo 14: Gazebo facing south

Filename: P1241963.JPG



Photo 15: Mechanical room facing southeast

Filename: P1241955.JPG



Photo 16: Ceiling of mechanical room

Filename: P1242040.JPG



Photo 17: Office area facing south

Filename: P1241969.JPG



Photo 18: Former indoor firing range facing north

Filename: P1241991.JPG



Photo 19: Storage room facing north

Filename: P1242005.JPG



Photo 20: Talc containers in storage room facing north

Filename: P1242009.JPG



Photo 21: Talc drums facing west

Filename: P1242007.JPG



Photo 22: Janitor's closet facing north

Filename: P1241988.JPG



Photo 23: Dishwashing room facing south with paint that fell from ceiling

Filename: P1241996.JPG



Photo 24: Ceiling of dishwashing room

Filename: P1242039.JPG

**Appendix C**  
**Historical Research Documentation**

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**25266 Highway 82**

25266 Highway 82  
Gordo, AL 35466

Inquiry Number: 3497924.6  
January 18, 2013

## The EDR-City Directory Abstract

## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1999 through 2012. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 1320 feet of the target property.

A summary of the information obtained is provided in the text of this report.

### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

| <u>Year</u> | <u>Source</u>             | <u>TP</u> | <u>Adjoining</u> | <u>Text Abstract</u> | <u>Source Image</u> |
|-------------|---------------------------|-----------|------------------|----------------------|---------------------|
| 2012        | Cole Information Services | -         | X                | X                    | -                   |
| 2007        | Cole Information Services | -         | X                | X                    | -                   |
| 2002        | Cole Information Services | -         | X                | X                    | -                   |
| 1999        | Cole Information Services | -         | X                | X                    | -                   |

## FINDINGS

### TARGET PROPERTY INFORMATION

#### ADDRESS

25266 Highway 82  
Gordo, AL 35466

#### FINDINGS DETAIL

Target Property research detail.

## FINDINGS

### ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

#### 1ST AVE W

##### 423 1ST AVE W

| <u>Year</u> | <u>Uses</u>              | <u>Source</u>             |
|-------------|--------------------------|---------------------------|
| 2007        | ACKS CHAPEL C M E CHURCH | Cole Information Services |
| 2002        | ACKS CHAPEL CME CHURCH   | Cole Information Services |

##### 430 1ST AVE W

| <u>Year</u> | <u>Uses</u>              | <u>Source</u>             |
|-------------|--------------------------|---------------------------|
| 2012        | CASH AUTOMATION SERVICES | Cole Information Services |

##### 709 1ST AVE W

| <u>Year</u> | <u>Uses</u>               | <u>Source</u>             |
|-------------|---------------------------|---------------------------|
| 2012        | ASHMORES ASSOCIATED FOODS | Cole Information Services |

##### 954 1ST AVE W

| <u>Year</u> | <u>Uses</u>        | <u>Source</u>             |
|-------------|--------------------|---------------------------|
| 2007        | GREEN TREE ESTATES | Cole Information Services |
| 2002        | GREEN TREE ESTATES | Cole Information Services |

#### 3RD ST NW

##### 350 3RD ST NW

| <u>Year</u> | <u>Uses</u>                             | <u>Source</u>             |
|-------------|---|---------------------------|
| 2012        | GORDO FIRST BAPTIST CHURCH              | Cole Information Services |
|             | GORDO FIRST BAPTIST CHURCH<br>PASTORIUM | Cole Information Services |

#### 7TH ST SW

##### 125 7TH ST SW

| <u>Year</u> | <u>Uses</u>       | <u>Source</u>             |
|-------------|-------------------|---------------------------|
| 2007        | FINDLEY BODY SHOP | Cole Information Services |
| 2002        | FINDLEY BODY SHOP | Cole Information Services |

## FINDINGS

### 187 7TH ST SW

| <u>Year</u> | <u>Uses</u> | <u>Source</u>             |
|-------------|-------------|---------------------------|
| 2012        | FIRE        | Cole Information Services |

### GARDEN DR

#### 617 GARDEN DR

| <u>Year</u> | <u>Uses</u>              | <u>Source</u>             |
|-------------|--------------------------|---------------------------|
| 2012        | GORDO GARDENS APARTMENTS | Cole Information Services |

### INDUSTRIAL PARK BLVD

#### 841 INDUSTRIAL PARK BLVD

| <u>Year</u> | <u>Uses</u>   | <u>Source</u>             |
|-------------|---------------|---------------------------|
| 2007        | PIGGLY WIGGLY | Cole Information Services |

#### 842 INDUSTRIAL PARK BLVD

| <u>Year</u> | <u>Uses</u>              | <u>Source</u>             |
|-------------|--------------------------|---------------------------|
| 2012        | UNITED STATES GOVERNMENT | Cole Information Services |
| 2007        | GORDO POST OFFICE        | Cole Information Services |

### INDUSTRIAL PARK ST

#### 120 INDUSTRIAL PARK ST

| <u>Year</u> | <u>Uses</u>                   | <u>Source</u>             |
|-------------|-------------------------------|---------------------------|
| 2007        | SOUTHEAST MEDICAL & MAILING   | Cole Information Services |
| 2002        | SOUTHEAST MEDIA & MAILING INC | Cole Information Services |

#### 129 INDUSTRIAL PARK ST

| <u>Year</u> | <u>Uses</u>     | <u>Source</u>             |
|-------------|-----------------|---------------------------|
| 2012        | FRONT PORCH THE | Cole Information Services |
| 2007        | THE FRONT PORCH | Cole Information Services |
| 2002        | FRONT PORCH     | Cole Information Services |
| 1999        | FRONT PORCH THE | Cole Information Services |

#### 311 INDUSTRIAL PARK ST

| <u>Year</u> | <u>Uses</u>               | <u>Source</u>             |
|-------------|---------------------------|---------------------------|
| 2012        | UHAUL NEIGHBORHOOD DEALER | Cole Information Services |
|             | UHAUL RENTAL SYSTEM       | Cole Information Services |
|             | MOSS AUTO SUPPLY          | Cole Information Services |
| 2007        | MOSS AUTO SUPPLY INC      | Cole Information Services |

## FINDINGS

### TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

#### Address Researched

25266 Highway 82

#### Address Not Identified in Research Source

2012, 2007, 2002, 1999

### ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

#### Address Researched

120 INDUSTRIAL PARK ST

125 7TH ST SW

129 INDUSTRIAL PARK ST

187 7TH ST SW

311 INDUSTRIAL PARK ST

350 3RD ST NW

423 1ST AVE W

430 1ST AVE W

617 GARDEN DR

709 1ST AVE W

841 INDUSTRIAL PARK BLVD

842 INDUSTRIAL PARK BLVD

954 1ST AVE W

#### Address Not Identified in Research Source

2012, 1999

2012, 1999

No Years Found

2007, 2002, 1999

2002, 1999

2007, 2002, 1999

2012, 1999

2007, 2002, 1999

2007, 2002, 1999

2007, 2002, 1999

2012, 2002, 1999

2002, 1999

2012, 1999



**25266 Highway 82**

25266 Highway 82

Gordo, AL 35466

Inquiry Number: 3497924.3

January 17, 2013

## Certified Sanborn® Map Report

# Certified Sanborn® Map Report

1/17/13

**Site Name:**

25266 Highway 82  
25266 Highway 82  
Gordo, AL 35466

**Client Name:**

CH2M Hill, Inc.  
North Park 400  
Atlanta, GA 30328



EDR Inquiry # 3497924.3

Contact: Mike Brose

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by CH2M Hill, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

## Certified Sanborn Results:

**Site Name:** 25266 Highway 82  
**Address:** 25266 Highway 82  
**City, State, Zip:** Gordo, AL 35466  
**Cross Street:**  
**P.O. #** NA  
**Project:** NA  
**Certification #** 1FCD-430E-AE94



Sanborn® Library search results  
Certification # 1FCD-430E-AE94

## UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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**25266 Highway 82**

25266 Highway 82

Gordo, AL 35466

Inquiry Number: 3497924.4

January 18, 2013

## EDR Historical Topographic Map Report

# EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

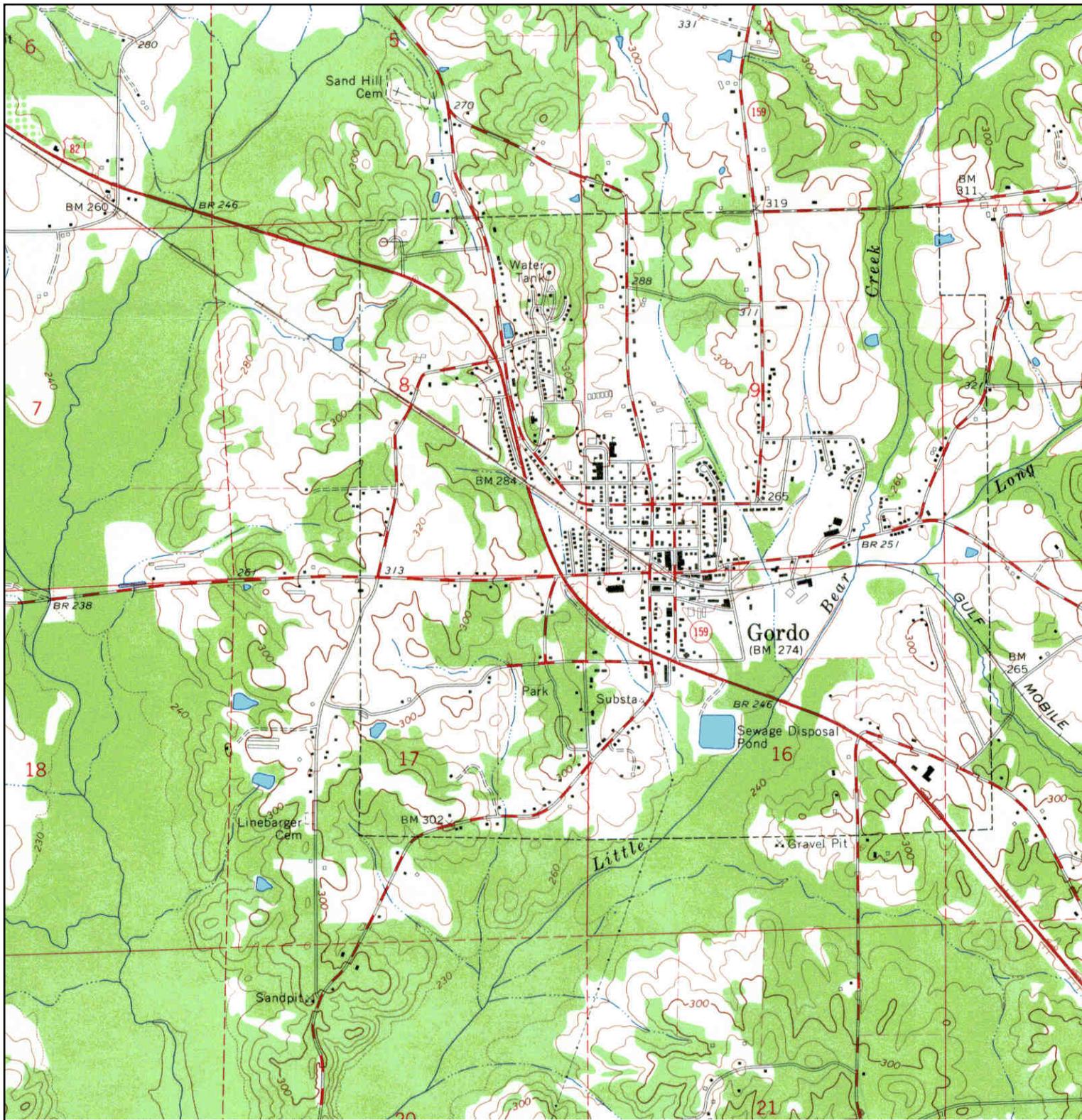
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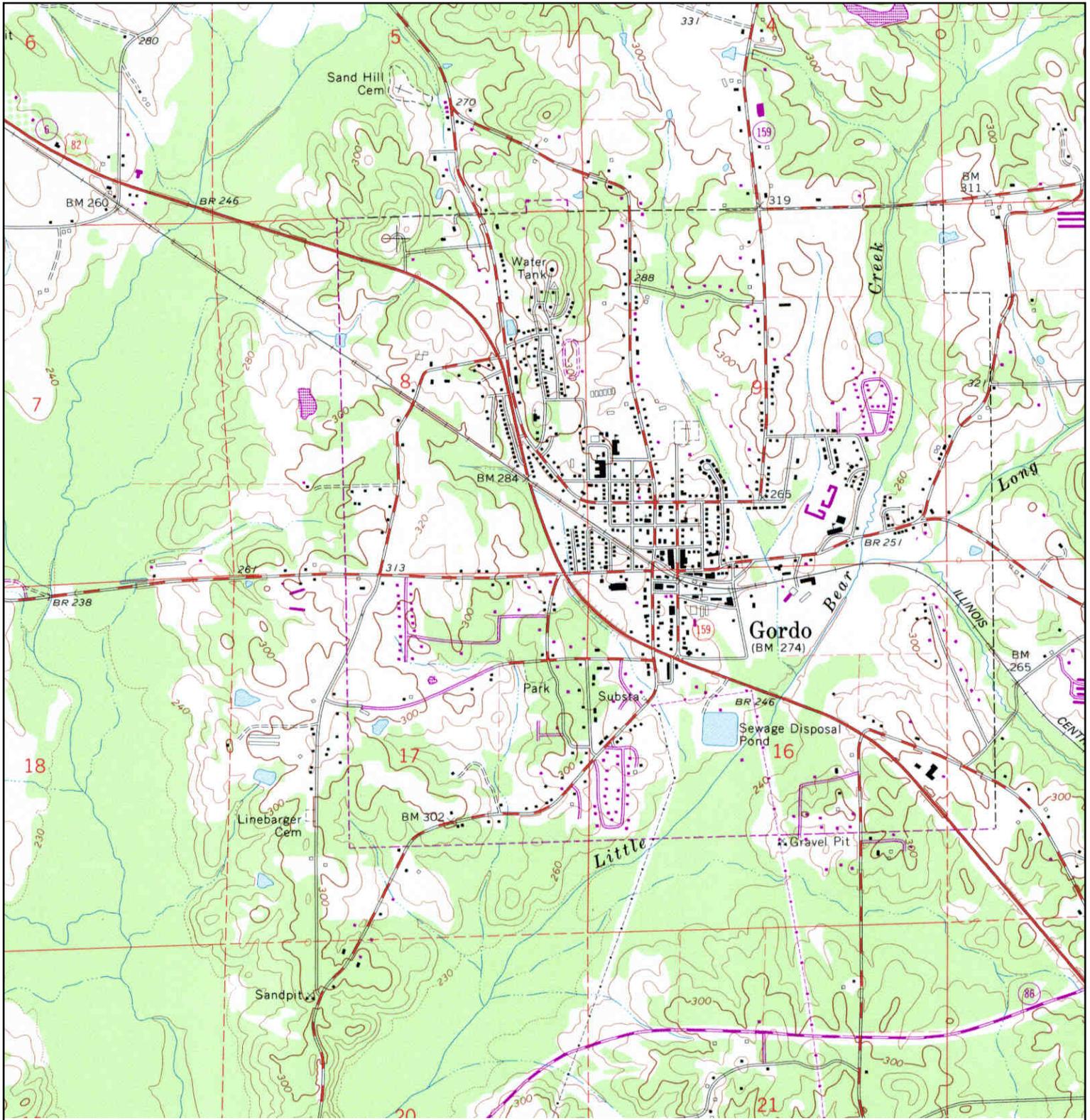
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# Historical Topographic Map



|                |  |   |  |
|----------------|--|---|--|
| <p>N<br/>↑</p> | <p><b>TARGET QUAD</b><br/>                 NAME: GORDO<br/>                 MAP YEAR: 1967</p> | <p><b>SITE NAME:</b> 25266 Highway 82<br/> <b>ADDRESS:</b> 25266 Highway 82<br/>                 Gordo, AL 35466<br/> <b>LAT/LONG:</b> 33.3203 / -87.9095</p> | <p><b>CLIENT:</b> CH2M Hill, Inc.<br/> <b>CONTACT:</b> Mike Brose<br/> <b>INQUIRY#:</b> 349792.4<br/> <b>RESEARCH DATE:</b> 01/18/2013</p> |
|                | <p><b>SERIES:</b> 7.5<br/> <b>SCALE:</b> 1:24000</p>   |   |  |

# Historical Topographic Map



|   |                                 |                                     |                                  |
|---|---------------------------------|-------------------------------------|----------------------------------|
| <p>N</p>  | <b>TARGET QUAD</b>              | <b>SITE NAME:</b> 25266 Highway 82  | <b>CLIENT:</b> CH2M Hill, Inc.   |
|   | <b>NAME:</b> GORDO              | <b>ADDRESS:</b> 25266 Highway 82    | <b>CONTACT:</b> Mike Brose       |
|   | <b>MAP YEAR:</b> 1983           | Gordo, AL 35466                     | <b>INQUIRY#:</b> 3497924.4       |
|   | <b>PHOTOREVISED FROM :</b> 1967 | <b>LAT/LONG:</b> 33.3203 / -87.9095 | <b>RESEARCH DATE:</b> 01/18/2013 |
|   | <b>SERIES:</b> 7.5              |                                     |                                  |
|   | <b>SCALE:</b> 1:24000           |                                     |                                  |
|   |                                 |                                     |                                  |



**25266 Highway 82**

25266 Highway 82

Gordo, AL 35466

Inquiry Number: 3497924.5

January 18, 2013

## The EDR Aerial Photo Decade Package



440 Wheelers Farms Road  
Milford, CT 06461  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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**Date EDR Searched Historical Sources:**

Aerial Photography January 18, 2013

**Target Property:**

25266 Highway 82

Gordo, AL 35466

| <u><i>Year</i></u> | <u><i>Scale</i></u>               | <u><i>Details</i></u>  | <u><i>Source</i></u> |
|--------------------|-----------------------------------|--|----------------------|
| 1949               | Aerial Photograph. Scale: 1"=500' | Panel #: 33087-C8, Gordo, AL;/Flight Date: November 16, 1949             | EDR                  |
| 1960               | Aerial Photograph. Scale: 1"=500' | Panel #: 33087-C8, Gordo, AL;/Flight Date: February 21, 1960             | EDR                  |
| 1966               | Aerial Photograph. Scale: 1"=500' | Panel #: 33087-C8, Gordo, AL;/Flight Date: March 07, 1966                | EDR                  |
| 1981               | Aerial Photograph. Scale: 1"=750' | Panel #: 33087-C8, Gordo, AL;/Flight Date: February 03, 1981             | EDR                  |
| 1992               | Aerial Photograph. Scale: 1"=500' | Panel #: 33087-C8, Gordo, AL;/DOQQ - acquisition dates: January 25, 1992 | EDR                  |
| 1999               | Aerial Photograph. Scale: 1"=750' | Panel #: 33087-C8, Gordo, AL;/Flight Date: January 16, 1999              | EDR                  |
| 2006               | Aerial Photograph. Scale: 1"=500' | Panel #: 33087-C8, Gordo, AL;/Flight Year: 2006                          | EDR                  |



**INQUIRY #:** 3497924.5

**YEAR:** 1949

**| = 500'**





INQUIRY #: 3497924.5

YEAR: 1960

| = 500'



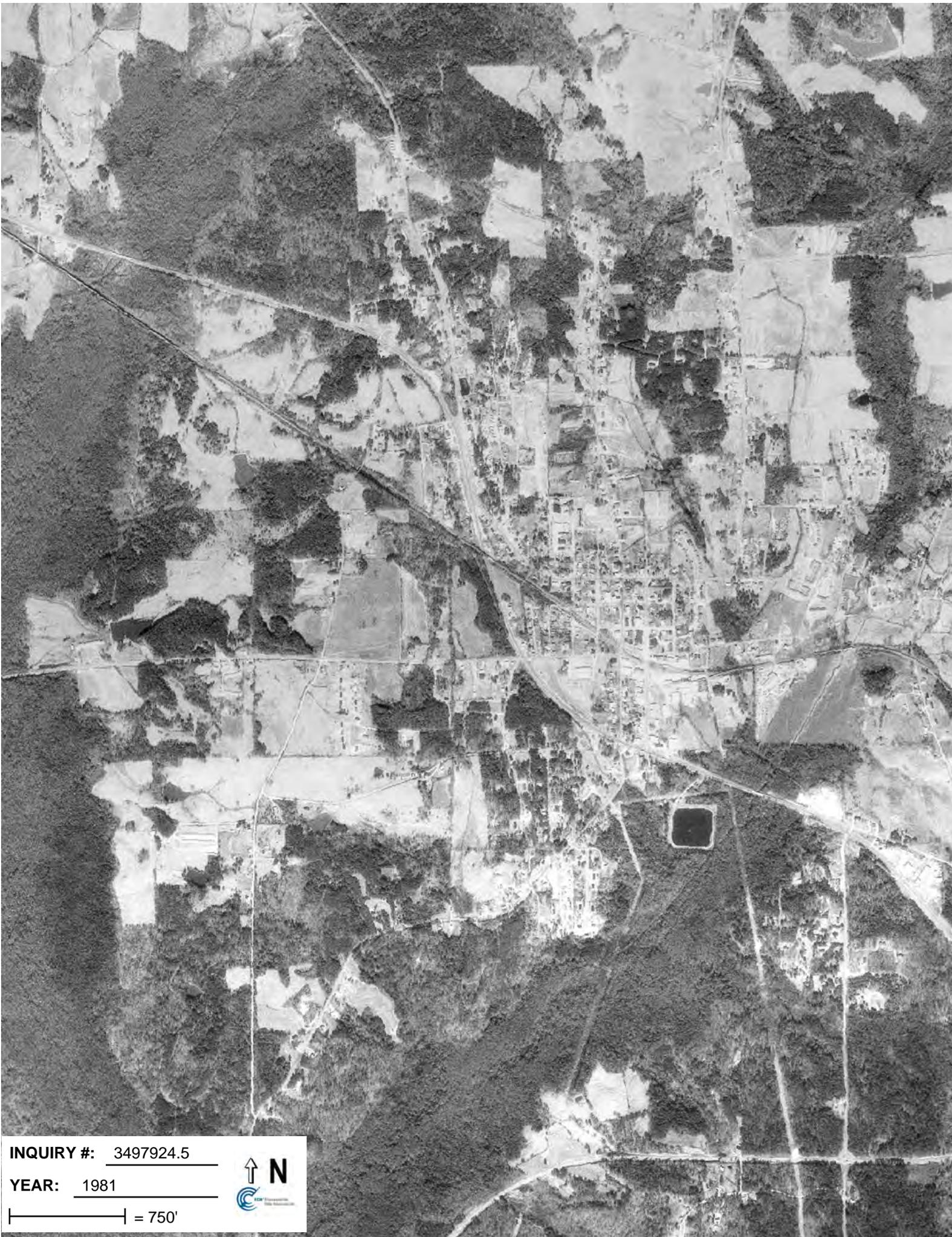


**INQUIRY #:** 3497924.5

**YEAR:** 1966

 = 500'





**INQUIRY #:** 3497924.5

**YEAR:** 1981

| = 750'





**INQUIRY #:** 3497924.5

**YEAR:** 1992

|—————| = 500'





**INQUIRY #:** 3497924.5

**YEAR:** 1999

| = 750'





INQUIRY #: 3497924.5

YEAR: 2006

| = 500'



**Appendix D**  
**Regulatory Records Documentation**

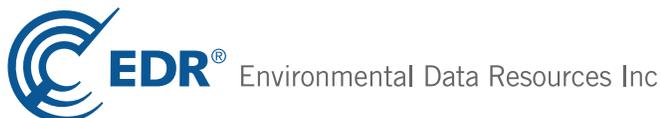
---

**25266 Highway 82**  
25266 Highway 82  
Gordo, AL 35466

Inquiry Number: 3497924.2s  
February 05, 2013

## The EDR Radius Map™ Report with GeoCheck®

Prepared using the EDR FieldCheck® System



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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## EXECUTIVE SUMMARY

A search of the environmental records was conducted by Environmental Data Resources, Inc. (EDR). CH2M HILL, INC. used the EDR FieldCheck System to review and/or revise the results of this search, based on independent data verification by CH2M HILL, INC.. The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

25266 HIGHWAY 82  
GORDO, AL 35466

#### COORDINATES

|                                |                             |
|--------------------------------|-----------------------------|
| Latitude (North):              | 33.3203000 - 33° 19' 13.08" |
| Longitude (West):              | 87.9095000 - 87° 54' 34.20" |
| Universal Transverse Mercator: | Zone 16                     |
| UTM X (Meters):                | 415343.3                    |
| UTM Y (Meters):                | 3686973.2                   |
| Elevation:                     | 272 ft. above sea level     |

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

|                       |                    |
|-----------------------|--------------------|
| Target Property Map:  | 33087-C8 GORDO, AL |
| Most Recent Revision: | 1983               |

### AERIAL PHOTOGRAPHY IN THIS REPORT

|             |      |
|-------------|------|
| Photo Year: | 2011 |
| Source:     | USDA |

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No sites were identified in following databases.

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

NPL..... National Priority List

## EXECUTIVE SUMMARY

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

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

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

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls  
LUCIS..... Land Use Control Information System

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent CERCLIS***

SHWS..... Hazardous Substance Cleanup Fund

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

SWF/LF..... Permitted Landfills

### ***State and tribal leaking storage tank lists***

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

### ***State and tribal registered storage tank lists***

INDIAN UST..... Underground Storage Tanks on Indian Land

## EXECUTIVE SUMMARY

FEMA UST..... Underground Storage Tank Listing

### ***State and tribal institutional control / engineering control registries***

ENG CONTROLS..... Engineering Controls Site Listing  
INST CONTROL..... Land Division Brownfields 128(a) Program Site Listing  
AUL..... Environmental Covenants

### ***State and tribal voluntary cleanup sites***

VCP..... Cleanup Program Inventory  
INDIAN VCP..... Voluntary Cleanup Priority Listing

### ***State and tribal Brownfields sites***

BROWNFIELDS..... Land Division Brownfields 128(a) Program Site Listing

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODI..... Open Dump Inventory  
SWRCY..... Recycling/Recovered Materials Processors Directory  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

#### ***Local Lists of Hazardous waste / Contaminated Sites***

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

#### ***Local Land Records***

LIENS 2..... CERCLA Lien Information

#### ***Records of Emergency Release Reports***

HMIRS..... Hazardous Materials Information Reporting System  
SPILLS..... Emergency Response Data

#### ***Other Ascertainable Records***

DOT OPS..... Incident and Accident Data  
DOD..... Department of Defense Sites  
FUDS..... Formerly Used Defense Sites  
CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision  
UMTRA..... Uranium Mill Tailings Sites

## EXECUTIVE SUMMARY

|                          |   |
|--------------------------|---|
| US MINES.....            | Mines Master Index File   |
| TRIS.....                | Toxic Chemical Release Inventory System   |
| TSCA.....                | Toxic Substances Control Act  |
| FTTS.....                | FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) |
| HIST FTTS.....           | FIFRA/TSCA Tracking System Administrative Case Listing  |
| SSTS.....                | Section 7 Tracking Systems  |
| ICIS.....                | Integrated Compliance Information System  |
| PADS.....                | PCB Activity Database System  |
| MLTS.....                | Material Licensing Tracking System  |
| RADINFO.....             | Radiation Information Database  |
| FINDS.....               | Facility Index System/Facility Registry System  |
| RAATS.....               | RCRA Administrative Action Tracking System  |
| RMP.....                 | Risk Management Plans   |
| UIC.....                 | UIC Listing   |
| NPDES.....               | NPDES Permit Listing  |
| DRYCLEANERS.....         | Drycleaner Facility Listing   |
| TIER 2.....              | Tier 2 Data Listing   |
| INDIAN RESERV.....       | Indian Reservations   |
| SCRD DRYCLEANERS.....    | State Coalition for Remediation of Drycleaners Listing  |
| PRP.....                 | Potentially Responsible Parties   |
| US AIRS.....             | Aerometric Information Retrieval System Facility Subsystem  |
| 2020 COR ACTION.....     | 2020 Corrective Action Program List   |
| EPA WATCH LIST.....      | EPA WATCH LIST  |
| US FIN ASSUR.....        | Financial Assurance Information   |
| PCB TRANSFORMER.....     | PCB Transformer Registration Database   |
| COAL ASH.....            | Coal Ash Disposal Sites   |
| COAL ASH DOE.....        | Steam-Electric Plant Operation Data   |
| COAL ASH EPA.....        | Coal Combustion Residues Surface Impoundments List  |
| Financial Assurance..... | Financial Assurance Information Listing   |

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR MGP..... EDR Proprietary Manufactured Gas Plants

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

# EXECUTIVE SUMMARY

## STANDARD ENVIRONMENTAL RECORDS

### ***State and tribal leaking storage tank lists***

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Management's Leaking Underground Storage Tank Listing.

An online review and analysis by CH2M HILL, INC. of the LUST list, as provided by EDR, and dated 12/04/2012 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

| <u>Equal/Higher Elevation</u>  | <u>Address</u> | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|--------------------------------|----------------|-----------------------------|---------------|-------------|
| PECO FARMS INC MAINTENANCE SHO | HWY 82         | ESE 1/4 - 1/2 (0.281 mi.)   | 4             | 23          |

### ***State and tribal registered storage tank lists***

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Management's UST Data with Owner/Site/Tank Information database.

An online review and analysis by CH2M HILL, INC. of the UST list, as provided by EDR, and dated 12/03/2012 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

| <u>Lower Elevation</u> | <u>Address</u>        | <u>Direction / Distance</u>   | <u>Map ID</u> | <u>Page</u> |
|------------------------|-----------------------|-------------------------------|---------------|-------------|
| <b>BRANCO</b>          | <b>24517 HWY 82 W</b> | <b>SE 0 - 1/8 (0.072 mi.)</b> | <b>2</b>      | <b>8</b>    |

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Management's AST Data with Owner/Site/Tank Information database.

An online review and analysis by CH2M HILL, INC. of the AST list, as provided by EDR, and dated 12/03/2012 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

| <u>Lower Elevation</u> | <u>Address</u>    | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|------------------------|-------------------|-----------------------------|---------------|-------------|
| PECO FARMS INC SHOP    | 264555 HIGHWAY 82 | NE 0 - 1/8 (0.071 mi.)      | 1             | 7           |

## ADDITIONAL ENVIRONMENTAL RECORDS

### ***Other Ascertainable Records***

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or

## EXECUTIVE SUMMARY

dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

An online review and analysis by CH2M HILL, INC. of the RCRA NonGen / NLR list, as provided by EDR, and dated 09/11/2012 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

| <u>Equal/Higher Elevation</u> | <u>Address</u>          | <u>Direction / Distance</u>    | <u>Map ID</u> | <u>Page</u> |
|-------------------------------|-------------------------|--------------------------------|---------------|-------------|
| <i>BETA RAVEN, INC.</i>       | <i>401 1ST AVE WEST</i> | <i>E 1/8 - 1/4 (0.129 mi.)</i> | <b>3</b>      | <b>21</b>   |