



**ANALYTICAL CHEMICAL TESTING
LABORATORY, INC.**

Consulting Chemists, Scientists & Engineers

PHASE I - ENVIRONMENTAL SITE ASSESSMENT

SITE:

FORMER TAMERON EASTERN SHORE HONDA

**1302 U.S. HIGHWAY 98
DAPHNE, ALABAMA
T5S, R2E, SEC. 20
DAPHNE QUADRANGLE, BALDWIN COUNTY, ALABAMA**

REPORT TO:

ACHESON PROPERTIES, L.L.C.

MR. JOHN LUCAS

**1675 MONTGOMERY HIGHWAY
BIRMINGHAM, ALABAMA 35216**

JOB #08-2982

JULY 8, 2008

7.0. ASBESTOS SURVEY

No suspect Asbestos-Containing Building Material was identified during the inspection of the interior area of the building at the site. Hence, no sampling was conducted. Asbestos-Containing Building Materials were not identified and do not appear to be a threat for this site at this time.

8.0. PETROLEUM CONTAMINATION INVESTIGATION

8.1. Soil Samples & Analyses

ACT conducted a limited Petroleum Contamination Assessment (PCA) for the site, which consisted of collection and analyses of soil samples to characterize and quantify the potential for petroleum contamination on the site that may exist in areas where recognized environmental conditions applied on site. This was necessary due to the two above-ground oil tanks, which were located on-site, in a secondary containment area.

ACT obtained soil samples within the area adjacent to the tanks and identified soil contamination just under decomposed asphalt. The contaminated soil was removed by excavation and placed in a 55-gallon drum. The remediated soil was disposed of at Oil Recovery, Inc., accompanying manifest attached. Remaining soils were tested for Total Petroleum Hydrocarbons, TPH, and none of the samples showed levels of hydrocarbons in excess of the 100 mg/Kg Corrective Action Limit for TPH in soil, set by the ADEM. Soil contaminated with petroleum does not appear to be a threat for this site at this time. Test reports are in the Appendix.

8.2 Water Discharges

Surface water and storm water flows into drainage systems and into storm drains to the City of Daphne Sanitary Sewer. No evidence of illegal discharge of wastewater was identified on the site.

9.0. CONCLUSIONS AND RECOMMENDATIONS

Analysis of soil samples taken from two locations at the site indicated a low level of environmental concern for the site at this time. TPH levels were below the ADEM CAL for TPH in soil. No suspect indications of petroleum or other regulated product releases on the site were discovered during this ESA.

Based on ACT's contact with Alabama Department of Environmental Management (ADEM), Land Division, Hazardous Waste Branch, no potentially hazardous releases were identified within 0.5 miles of the site. Based on ACT's contact with the ADEM, Groundwater Branch, UST Corrective Action Section, no petroleum release sites were identified within a 1-mile radius of the site.



No suspect Asbestos Containing Building Materials were discovered during the inspection of the interior areas of the site buildings.

Pole mounted transformers located on the subject site and on adjoining property appeared to be in good condition with no rust or apparent leakage and no indication of PCB contamination of soils was observed.

No other recognized environmental conditions, except those have been identified for the above referenced site, at this time. ACT recommends no further investigative or any corrective action at the site, at this time.

10.0 QUALIFICATIONS OF REPORT

This report is intended for the use of Acheson Properties, L.L.C. , Mr. John Lucas or their assignees, in the evaluation of the subject property. ACT is not responsible for opinions, conclusions or recommendations made by others based on the findings of this report. The conclusions presented in this report are the professional opinions of ACT employees based on the findings obtained in accordance with customary practices, principles and methodologies utilized in the fields of environmental science and engineering.

No investigation can absolutely deny the existence of hazardous materials since existing hazardous materials can escape detection using the customary methods. The conclusions of the environmental assessment are based on conditions as observed during our site visit and historical information about the site. Future changes in environmental conditions and site characteristics may occur with passage of time, in which case the conclusions of this report may have to be re-evaluated.

