



**Phase I and Limited Phase II Environmental Site Assessment Report
2630 7th Avenue South
Birmingham, Alabama**

Prepared For:

Terry Cannon
624 27th Street South
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Report Summary Issuance Date: December 6, 2018

Spectrum Project Number:
3234-001-01

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11.0 CONCLUSION

Spectrum has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 for the target property. Any exceptions to, or deletions from, this practice are described in Section 12.0 – Deviations of this report. Additionally, Spectrum has performed a limited Phase II Environmental Site Assessment to determine if contaminants were present in concentrations exceeding the regulatory agency limits. Based on our review of current and historical site data, the following conclusions are presented.

Recognized Environmental Conditions

A recognized environmental condition (REC), as defined in the ASTM Standard, means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not REC's. The former use of the target property as a service station from 1924 until at least 1969 and the use of the property as a battery warehouse were identified as RECs. Based on these former uses, a limited Phase II was performed. Soil samples detected both gasoline chemicals and lead but the values were well below the regulatory limits. *Based on our review of current and historical site data and data relative to surrounding properties, no RECs relative to the target property were identified.*

Historical Recognized Environmental Conditions

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condition that in the past would have been identified as a REC, but has been adequately addressed and therefore no longer represents a REC.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

Controlled Recognized Environmental Conditions

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

Business Environmental Risks

A business environmental risk (BER), as defined in the ASTM Standard, is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. *Based on our review of current and historical site data, the purchaser should be aware that BERs could be present at the site. The former use of the property as a service station and battery warehouse could have possibly impacted the site in ways not reasonably ascertainable during this investigation. However, the sampling and resulting lab analyzed chemical concentrations present in soils below regulatory limits minimize the risks of conditions not identified during the preparation of this report.*



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