



October 5, 2021

USS Real Estate
610 Preserve Parkway, Suite 200
Hoover, Alabama 35226

ATTENTION: Jammie Cowden


SUBJECT: Phase I Environmental Site Assessment Report
Undeveloped Properties
6200 & 6600 J Oliver Boulevard
6404 Kelco Place
5625 & 5651 Valley Road
6599 Seminole Circle
Fairfield, Alabama 35064
Project No. 1341-033-02

Dear Jammie:

Spectrum Environmental, Inc., (Spectrum) is pleased to provide this Phase I Environmental Site Assessment (Phase I ESA) Report prepared for the above-referenced property. The findings and conclusions of the Phase I ESA did not identify any Recognized Environmental Conditions (RECs) or Business Environmental Risks (BERs) in connection with the target property.

Please be aware that according to ASTM Practice E1527-13, this document is generally valid for 180 days, unless changes in site usage have occurred which would impact the environmental conditions of the property. If you have any questions or comments, please contact the undersigned at Spectrum Environmental, Inc. at (205) 664-2000.

Sincerely,
SPECTRUM ENVIRONMENTAL, INC.


Audrey Henson
Staff Scientist


Jamie D. Cox, P.G.
Assessment Group Manager

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SPECTRUM

Solutions to Your Environmental Challenges

**Phase I Environmental Site Assessment Report
Undeveloped Properties
6200 & 6600 J Oliver Boulevard
6404 Kelco Place
5625 & 5651 Valley Road
6599 Seminole Circle
Fairfield, Alabama 35064**

Prepared For:

USS Real Estate
610 Preserve Parkway, Suite 200
Hoover, Alabama 35226

Report Issuance Date: October 5, 2021

Spectrum Project Number:
1341-033-02

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1.0 EXECUTIVE SUMMARY

Spectrum Environmental, Inc. (Spectrum) has prepared this Phase I Environmental Site Assessment (Phase I ESA) report for the undeveloped properties located at 6599 Seminole Circle, 6200 J Oliver Boulevard, 6600 J Oliver Boulevard, 6404 Kelco Place, 5651 Valley Road and 5625 Valley Road in Fairfield, Alabama in accordance with American Society of Testing and Materials (ASTM) Practice E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, which is recognized by the United States Environmental Protection Agency (USEPA) and deemed to be compliant with the All Appropriate Inquiries (AAI) Regulation listed under 40 CFR Part 312.

The objective of this Phase I ESA was to identify, to the extent feasible *recognized environmental conditions*¹ (REC) and/or *business environmental risks*² (BER) in association with the property, if any. To accomplish this objective, Spectrum conducted a review of reasonably ascertainable³ records (and practically reviewable⁴), conducted a site reconnaissance, conducted interviews of persons knowledgeable of the site/surrounding areas, and evaluated the data for reporting.

1.1 Property Summary Table

A summary of the pertinent details of the project is provided below.

Project Summary Table					
Name of Client:	USS Real Estate			Project Number:	1341-033-02
Client Contact:	Jammie Cowden				
Project Description:	Phase I ESA				
Property Name:	Commercial Property				
Property Address:	6599 Seminole Circle, 6200 J Oliver Boulevard, 6600 J Oliver Boulevard, 6404 Kelco Place, 5625 & 5651 Valley Road				
City:	Fairfield	County:	Jefferson	State:	AL
Tax Map Designation:	See Table Below				
Property Area (Acres):	See Table Below				
Building Area (Square Feet):	N/A				
Assessor Designated Site Use:	Not Listed				
Year Built:	N/A				
Property Owner:	United States Steel Corp				
Assessment Personnel:	Audrey Henson and Jamie Cox				
Accompanied/Escorted By:	Unescorted				
Property Contact:	Peter Allsopp				
Inspection Date:	September 23, 2021				
Weather Conditions:	Sunny and 85°F				

¹ *Recognized Environmental Condition* - "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment".

² *Business Environmental Risk* - A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of *commercial real estate*, not necessarily limited to those environmental issues required to be investigated in this practice.

³ Reasonably ascertainable – Information that is: (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

⁴ Practically Reviewable – Means that information provided by source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.

ID	Address	Parcel Number	Owner	Acres*
PA-1	6200 E J Oliver Blvd	30 00 14 1 013 001.000	United States Steel Corp	±2.50
PA-2	6600 E J Oliver Blvd	30 00 11 4 004 003.002	United States Steel Corp	±4.11
PA-3	6404 Kelco Pl	30 00 14 1 001 001.002	United States Steel Corp	±3.48
PA-4	5625 Valley Road	30 00 11 4 003 002.001	United States Steel Corp	±1.80
PA-5	5651 Valley Road	30 00 11 4 003 003.000	United States Steel Corp	±2.04
PA-6	6599 Seminole Circle	30 00 14 1 011 001.000	United States Steel Corp	±0.79

*Acreage was obtained from the Jefferson County Website

1.2 Conclusions

Spectrum has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-13 of the target property. A summary of the findings is presented below.

Recognized Environmental Conditions

A recognized environmental condition (REC), as defined in the ASTM Standard, means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not REC's. *Based on our review of current and historical site data, no RECs were identified in connection with the target property.*

Historical Recognized Environmental Conditions

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

Controlled Recognized Environmental Conditions

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

Business Environmental Risks

A business environmental risk (BER), as defined in the ASTM Standard, is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. *Based on our review of current and historical site data along with information collected during the site reconnaissance, no BERs were identified in connection with the target property.*

1.3 Table of Critical Dates

Table of Critical Dates	
Report Issuance Date	October 5, 2021
Date of Interview of Past and Present Owners and Occupants	October 1, 2021
Date of Recorded Environmental Clean-up Lien Search	-
Date of Government Record Review	September 24, 2021
Date of Visual Inspection of Subject and Adjoining Properties	September 23, 2021
Earliest Date of Interviews, Lien Search, Records Reviews and Inspections	September 24, 2021

It should be noted that this section is only intended to represent a brief summary of our findings and is not a detailed account of all the information compiled in preparation of this report. The user should review the Phase I ESA in its entirety prior to drawing any final conclusions as to potential environmental conditions associated with the site.