

Bullock personnel met with the owner, Mrs. Judy McLaughlin on March 5, 2019 to survey the property. Mrs. McLaughlin said the property had been in her late husband's family since at least the late 1800s. Small parcels along Alabama Highway 10 had been sold to relatives and friends over the years for building homes or small businesses, but the majority of the property, including the water and mineral rights have been maintained by the McLaughlin family. Mrs. McLaughlin's late father-in-law, Dr. J.D. McLaughlin had a residence on a portion of the westernmost parcel, but the house was demolished in the 1990s after his death. Mrs. McLaughlin said she had re-acquired the 2.19 acre parcel in the center section of the property in January, 2019, and intended to sale the entire property, as well as the water rights. Mrs. McLaughlin knew of no environmental issues ever associated with the property.

7.2 INTERVIEW WITH SITE MANAGER

The property is vacant, therefore no site manager was interviewed.

7.3 INTERVIEW WITH OCCUPANT

See Section 7.2.

7.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

Blue Springs is served by an unmanned Volunteer Fire Department, therefore no fire officials were available to interview. No other government officials could be identified.

7.5 INTERVIEWS WITH OTHERS

No other interviews were conducted during the preparation of this report.

8.0 FINDINGS

Bullock has performed this Phase I ESA for the Blue Springs Properties located on Highway 10, Blue Springs, Barbour County, Alabama. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the site.

9.0 OPINION

Considering the absence of *recognized environmental conditions* identified in connection with the site, Bullock recommends no further investigation with respect to ASTM Practice E 1527-13 criteria. It should be noted that the former Blue Springs Park Mart located at 2609 Highway 10, approximately 500 feet east of the warehouse parking lot across Highway 10, contains an 8,000 gallon underground storage tank that has not been properly closed. An inspector from ADEM noted the tank was empty when he inspected the facility on May 6, 2016. Groundwater flow from the site is generally east-southeast toward the river, therefore, any potential contamination from this facility should not present a viable concern.

Bullock encountered limiting conditions during historical research, specifically incomplete property ownership records, no Sanborn Map coverage, limited City Directory coverage, and no local government interview, and limited access to all areas of the property due to dense undergrowth.; however, many of these gaps were filled with augmenting information obtained through other available historical sources. While these items represent data gaps (pursuant to the ASTM Standard), they appear to be minor and should not affect the overall conclusions of this Phase I ESA.

