

Phase I Environmental Site Assessment

Nimitz Avenue Site

1420 Nimitz Avenue

Talladega, Talladega County, Alabama

March 30, 2020

Terracon Project No. E1207043



Prepared for:

First Bank of Alabama
Talladega, Alabama

Prepared by:

Terracon Consultants, Inc.
Birmingham, Alabama

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

March 30, 2020



First Bank of Alabama
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Re: Phase I Environmental Site Assessment
Nimitz Avenue Site
1420 Nimitz Avenue
Talladega, Talladega County, Alabama 35160
Terracon Project No. E1207043


Dear Mr. Lee:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with our Agreement For Services dated February 19, 2020.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.


Cameron Hendon
Field Scientist


Frank M. Nowicki
Senior Project Professional

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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with our Agreement For Services dated February 19, 2020 and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Frank M. Nowicki, Environmental Professional. Cameron Hendon and Frank Nowicki performed the site reconnaissance on February 28, 2020.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site consists of approximately 7 acres of industrially developed land located at 1420 Nimitz Avenue, Talladega, Talladega County, Alabama. Talladega County tax assessor identified this site as Talladega County Parcel ID No. 1306131006002001. The site includes adjoined office/manufacturing buildings totaling approximately 80,000ft² with an associated driveway on the northern boundary and paved asphalt parking surrounding the building. Thick vegetation surrounds the north, east, and south sides of the site. The buildings are vacant, but were most recently occupied by Demil Alabama LLC, a company involved in the demilitarization of scrapped military vehicles.

Historical Information

Based on a review of the historical information, the topographic maps depict the site as undeveloped land in 1890. The 1941 aerial maps depict the site as developed with a large commercial structure. Historically, the site has been commercially developed from 1941 until the present. In the early 1940's, the site and surrounding area were reportedly part of Brecon Loading Company's operations, which involved filling bags with gunpowder for artillery. Subsequent to the gunpowder bagging operation, the property was redeveloped with the current structures and the facility has been occupied by companies involved with the sales, service, and repair of fire trucks and other fire protection equipment, including Crimson Fire Inc., Quality Manufacturing, and Southeastern Apparatus Sales LLC since at least the 1970's. Demil Alabama LLC, a company involved in the demilitarization of scrapped military vehicles, had reportedly operated at the site since 2014. The area around the site is currently sparse residential development.

Previous Reports

Terracon previously conducted a Phase I ESA on the site in 2014 and identified three recognized environmental conditions (RECs): (1) a secondary containment dike which had reportedly contained a diesel above-ground storage tank (AST); (2) former painting operations on-site; and

(3) two former underground storage tanks (UST) for which closure documentation was not available. The previous Phase I recommended subsurface investigation to evaluate potential environmental impact associated with the above-listed RECs.

Terracon subsequently conducted a Limited Site Investigation (LSI) on the site in 2014 to investigate the identified RECs. Based on the results of the soil and groundwater investigation, some VOCs and PAHs were detected at some locations; however, contaminants were not detected at concentrations of concern. Terracon concluded that the previously identified RECs had been addressed and no further assessment or remediation was warranted at the time.

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. The site was identified in the regulatory databases. Quality Manufacturing Co Inc., which operated on site in the 1990's, was identified in the UST regulatory database. One gasoline and one diesel UST were reportedly removed in 1990. Although closure documentation was not available, based on results from a previous LSI, the former USTs do not constitute a REC in connection with the site.

Southeastern Apparatus Sales LLC was identified in the RCRA NonGen regulatory database and was formerly a Small Quality Generator (SQG) of hazardous waste (waste paint related materials). The facility has not reported generating hazardous waste since 2007. The facility's former painting operations (identified as a REC in the previous Phase I ESA) were investigated as part of the 2014 LSI. The results indicated that the REC had been addressed.

A review of Alabama Department of Environmental Management (ADEM) records during a prior Phase I ESA on 2014. indicated that a release/overflow of diesel fuel and water had occurred in the area of a former above-ground diesel fuel tank at this facility. The release reportedly was remediated, but records detailing the cleanup and whether any post-remediation sampling was performed were not available. An LSI conducted by Terracon in 2014 addressed the release, and it is not considered a REC in connection with the site.

Site Reconnaissance

Terracon conducted a reconnaissance of the site and observed the on-site adjoined office/shop structures as well as the surrounding exterior portions of the site. The site includes two adjoined office buildings and a large shop building with an associated driveway on the northern boundary and paved asphalt parking surrounding the building. Thick vegetation surrounds the north, east, and south sides of the site. The western boundary and entrance of the office portion of the building is bordered by Nimitz Avenue. Four pole-mounted transformers are located near the front entrance along with additional parking, storm drains, and a natural gas meter. The southern side of the building has six roll-up doors, a section for parking, and a chain-link fence that sections off most of the southern property.

The northern yard area contains a storage shed previously used for paint storage. The northern boundary extends to Naff Avenue alongside thick vegetation and a drainage ditch.

The northeastern corner of the site contains a dumpster with wood debris, tires, and a 20,000-gallon UST formerly used for storage of test water. The UST for storage of test water is not considered a REC in connection with the site.

The eastern boundary, behind the building is partially paved with weathered asphalt. Apparent oil staining on the weathered asphalt pavement was observed throughout this area. The oil staining appeared to be generally limited to the surface of the remaining asphalt pavement and is not considered a REC.

Adjoining Properties

Adjoining properties are comprised mainly of sparse residential developments, wooded land, and a former industrial property. To the west of the site is Nimitz Avenue, followed by a residential structure and wooded land. The north and south adjoining properties are comprised of wooded land. The eastern adjoining property is a vacant industrial facility that was used in the 1940's to bag gunpowder for artillery. The property is heavily overgrown and contains ruins of the former concrete structures. It is not considered a REC in connection with the site.

Indications of RECs were not observed with the adjoining properties.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at 1420 Nimitz Avenue, Talladega, Talladega County, Alabama, the site. RECs or Controlled RECs (CRECs) were not identified in connection with the site.

Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs or CRECs. As such, no additional investigation is warranted at this time.