

Capitol City Plume - Documents (4 of 4)
Stephen Smith to: gary.gengel@lw.com

07/26/2011 03:17 PM

And your client's original 104(e) response:



CC Plume - 104(e) Response by Advertiser.pdf

Let me know if you have questions.

Stephen P. Smith
U.S. Environmental Protection Agency, Region 4
Office of Environmental Accountability
61 Forsyth Street, S.W.
Atlanta, Georgia 30303
Ph: (404) 562-9554
Fax: (404) 562-9486
smith.stephen@epa.gov

CONFIDENTIALITY NOTICE: This message is being sent by or on behalf of an attorney. It is intended exclusively for the individual(s) or entity(ies) to whom or to which it is addressed. This communication may contain information that is proprietary, privileged, or confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy, or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by email and delete all copies of the message.

Shelley V. Lucas
Environmental Law Consultant to
Gannett Co., Inc.

January 16, 2009

VIA OVERNIGHT MAIL

Kavita K. Batra
US Environmental Protection Agency, Region 4
Office of Environmental Accountability
61 Forsyth Street, SW
Atlanta, GA 30303

Re: Capitol City Plume Superfund Site
Response to 104(e) Request
Montgomery Advertiser


Ms. Batra:

This letter and its enclosures constitute the response of the Montgomery Advertiser to the 104(e) request dated November regarding the Capitol City Plume Superfund Site.

The Advertiser has occupied three properties in the past within the Site Area. Until 1940, the Montgomery Advertiser had offices at 200 Dexter Avenue. The Advertiser has no responsive information whatsoever regarding this property vacated almost 70 years ago. In more recent times, the Advertiser occupied buildings at 200 Washington Avenue and 116 South McDonough. This letter encloses separate responses for these properties.

Thank you for your patience as I prepared this response.

Very Truly Yours,


Shelley V. Lucas

cc: Cheryl Lindus, Montgomery (w/o encl)



10701869

U.S. EPA REGION IV

SDMS

POOR LEGIBILITY

PORTIONS OF THIS DOCUMENT MAY BE
DIFFICULT TO VIEW DUE TO THE QUALITY OF
THE ORIGINAL.

TO MAKE THE DOCUMENT READABLE, TRY
ONE OR MORE OF THE FOLLOWING:

From the Displays Settings in Windows Control Panel:

1. Set the Color Quality to the highest available: 24 bit or 36 bit.
2. Increase or decrease the Screen resolution.

From the Monitor/Display Controls:

1. For dark image page, increase the brightness and decrease the contrast.
2. For light image page, decrease the brightness and increase the contrast.

**** PLEASE CONTACT THE APPROPRIATE RECORDS CENTER TO VIEW THE MATERIAL****

ENCLOSURE A
CAPITOL CITY PLUME SUPERFUND SITE
INFORMATION REQUEST

**200 WASHINGTON AVENUE
and associated Parking Lot at 115 South McDonough Street**

Instructions

1. Please provide a separate narrative response to each and every Question and subpart of a Question set forth in this Information Request.
2. Precede each answer with the number of the Question to which it corresponds.
3. If information or documents not known or not available to you as of the date of submission of a response to this Information Request should later become known or available to you, you must supplement your response to EPA. Moreover, should you find, at any time after the submission of your response, that any portion of the submitted information is false or misrepresents the truth, you must notify EPA of this fact as soon as possible and provide EPA with a corrected response.
4. For each document produced in response to this Information Request, indicate on the document, or in some other reasonable manner, the number of the Question to which it responds.
5. The information requested herein must be provided even though the Respondent may contend that it includes possibly confidential information or trade secrets. You may, if you desire, assert a confidentiality claim covering part or all of the information requested, pursuant to Sections 104(e)(7)(E) and (F) of CERCLA, 42 U.S.C. Sections 9604(e)(7)(E) and (F), Section 3007(b) of RCRA, 42 U.S.C. Section 6927(b), and 40 C.F.R. Section 2.203(b), by attaching to such information at the time it is submitted, a cover sheet, stamped or typed legend, or other suitable form of notice employing language such as "trade secret," or "proprietary," or "company confidential." Information covered by such a claim will be disclosed by EPA only to the extent, and only by means, of the procedures set forth in statutes and regulation set forth above. If no such claim accompanies the information when it is received by EPA, it may be made available to the public by EPA without further notice to you. You should read the above cited regulations carefully before asserting a business confidentiality claim since certain categories of information are not properly the subject of such a claim.

Definitions

The following definitions shall apply to the following words as they appear in this Enclosure A:

1. The term "you," "Respondent" and "Newspaper" shall mean the **Montgomery Advertiser**, its current and former officers, managers, employees, contractors, trustees, partners, agents,

predecessors and successors in interest or assigns, and all subsidiaries, divisions, affiliates, and branches of the Montgomery Advertiser and its predecessors and successors.

2. The term "person" shall have the same definition as in Section 101(21) of CERCLA: an individual, firm, corporation, association, partnership, consortium, joint venture, commercial entity, United States Government, State, municipality, commission, political subdivision of a State, or any interstate body.

3. The terms "Site," "Facility" and "Property" shall mean and include any and all property on or about an area consisting of approximately thirty (30) city blocks, located in and north of downtown Montgomery, Montgomery County, Alabama, and that is known as the Capitol City Plume Superfund Site.

4. The term "hazardous substance" shall have the same definition as that contained in Section 101(14) of CERCLA and includes any mixtures of such pollutants and contaminants with any other substances. Petroleum products mixed with pollutants and contaminants are also included in this definition.

5. The term "hazardous waste" shall have the same definition as that contained in Section 1004(5) of RCRA.

6. The term "identify" means, with respect to a natural person, to set forth the person's name, present or last known business address and business telephone number, present or last known home address and home telephone number, and present or last known job title, position or business.

7. The term "identify" means, with respect to a corporation, partnership, business trust or other association or business entity (including a sole proprietorship), to set forth its full name, address, legal form (e.g., corporation, partnership, etc.), organization, if any, and a brief description of its business.

8. The term "identify" means, with respect to a document, to provide its customary business description, its date, its number, if any (invoice or purchase order number), the identity of the author, addressor, addressee and/or recipient, and the substance or the subject matter.

9. The term "pollutant or contaminant" shall have the same definition as that contained in Subsection 101(33) of CERCLA, 42 U.S.C. § 9601(33), and includes any mixtures of such pollutants and contaminants with any other substances.

10. The term "release" has the same definition as that contained in Section 101(22) of CERCLA, 42 U.S.C. Section 9601(22), and includes any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment, including the abandonment or discharging of barrels, containers, and other closed receptacles containing any hazardous substance or pollutant or contaminant.

11. The terms "document" and "documents" shall mean any object that records, stores, or presents information, and includes writings of any kind, formal or informal, whether or not wholly or

partially in handwriting, including by way of illustration and not by way of limitation, any invoice, manifest, bill of lading, receipt, endorsement, check, bank draft, canceled check, deposit slip, withdrawal slip, order, correspondence, record book, minutes, memorandum of telephone and other conversations including meetings, agreement and the like, diary, calendar, desk pad, scrapbook, notebook, bulletin, circular, form, pamphlet, statement, journal, postcard, letter, telegram, telex, report, notice, message, analysis, comparison, graph, chart, interoffice or intraoffice communications, photostat or other copy of any documents, microfilm or other film record, any photograph, sound recording on any type of device, any punch card, disc or disc pack; any tape or other type of memory generally associated with computers and data processing (together with the programming instructions and other written material necessary to use such punch card, disc, or disc pack, tape or other type of memory and together with printouts of such punch card, disc, or disc pack, tape or other type of memory); and (a) every copy of each document which is not an exact duplicate of a document which it produces, (b) every copy which has any writing, figure or notation, annotation or the like on it, (c) drafts, (d) attachments to or enclosures with any document, and (e) every document referred to in any other document.

12. The terms "and" and "or" shall be construed either disjunctively or conjunctively as necessary to bring within the scope of this Information Request any information which might otherwise be construed to be outside its scope.

13. The term "arrangement" means every separate contract or other agreement between two or more persons.

14. The terms "transaction" or "transact" mean any sale, transfer, giving, delivery, change in ownership, or change in possession.

15. The term "property interest" means any interest in property, including but not limited to any ownership interest, including an easement, any interest in the rental of property, any interest in a corporation that owns or rents or owned or rented property, and any interest as either the trustee or beneficiary of a trust that owns or rents, or owned or rented property.

16. The term "asset" shall include the following: real estate, buildings or other improvements of real estate, equipment, vehicles, furniture, inventory, supplies, customer lists, accounts receivable, interest in insurance policies, interests in partnerships, corporations and unincorporated companies, securities, patents, stocks, bonds, and other tangible as well as intangible property.

17. Words in the masculine shall be construed in the feminine, and vice versa, and words in the singular shall be construed in the plural, and vice versa, where appropriate in the context of a particular question or questions.

18. All terms not defined herein shall have their ordinary meaning, unless such terms are defined in CERCLA, RCRA, 40 C.F.R. Part 300, or 40 C.F.R. Parts 260-280, in which case the statutory or regulatory definitions shall apply.

Questions

1. Identify the person(s) responding to these questions on behalf of the Newspaper.

Response to 1. The "person" responding on behalf of the Newspaper is

**Shelley Lucas
Environmental Law Consultant
Gannett Co., Inc.**

Ms. Lucas is counsel to Gannett Co., Inc., which is the parent company of Multimedia, Inc. Multimedia, Inc. is the parent company of The Advertiser Company, which currently owns the Montgomery Advertiser. Gannett Co., Inc. acquired Multimedia, Inc. and many of its assets, including the Montgomery Advertiser, in 1995.

2. For every question contained herein, identify all persons consulted in the preparation of responses.

Response to 2.

- **Kevin Blurton, Production Director, Montgomery Advertiser**
- **Wes Gainey, Pressman, Montgomery Advertiser**
- **Ed McGarr, Pressman, Montgomery Advertiser**
- **Dennis Hall, Pressman, Montgomery Advertiser**
- **Tony McCord, Pressman, Montgomery Advertiser**
- **Marcus Riley, Facilities Manager, Montgomery Advertiser**
- **Wayne Powell, former Pressroom Manager, Montgomery Advertiser (retired)**
- **Scott LaFuria, Controller, Tallahassee Democrat**
- **Mike Gatherwright, production director, Greenville (SC) News, former production director, Montgomery Advertiser**

3. For every question contained herein, identify all documents consulted, examined, or referred to in the preparation of the response that contain information responsive to the question, and provide true and accurate copies of all such documents.

Response to 3. Respondent objects to the production of any documents unrelated to the Site on the grounds that the request is unreasonable in scope, overly broad, and unduly burdensome, and to the extent that the request seeks documents protected by the attorney-client privilege or as work product. Notwithstanding this objection, and expressly subject thereto, Respondent identifies the documents listed below.

Warranty Deeds from 1966. These deeds are enclosed.

Environmental Review of Multimedia, Inc., prepared by Pilko & Associates, Inc. for Bracewell and Patterson, LLP (counsel to Gannett Co., Inc.), July 1995. This document is protected from disclosure by the Attorney-Client Privilege. Respondent is willing to provide relevant portions of the document (those addressing the Montgomery Advertiser) to EPA upon the execution of a confidentiality agreement including an agreement by EPA that disclosure of the relevant portions of the document does not waive the privilege with respect to other sections of the report.

Non-disclosure Agreement regarding Environmental Records between the Montgomery County Commission and The Advertiser Company, June 26, 2000. This document is enclosed.

Letter from Gannett to Montgomery County Commission transmitting relevant pages from the Environmental Review of Multimedia, Inc. (referenced above), June 27, 2000. This document is enclosed.

Letter from Montgomery County Commission to Scott Brown, Publisher of the Montgomery Advertiser, regarding environmental issues at 200 Washington Avenue, March 3, 2002. This document is attached.

Memo of Understanding between Montgomery County Commission and the Advertiser Company regarding the sale of 200 Washington Avenue and the parking lot, October 2002. This document is enclosed.

Purchase and Sale Agreement between the Advertiser Company (Seller) and the Montgomery County Commission (Purchaser) for 200 Washington Avenue, 116 South McDonough Street and 115 South McDonough Street, June 2003. This document is enclosed.

A single page from what appears to be an appraiser's report regarding the three parcels sold to the Montgomery County Commission in 2003. This document is enclosed.

Environmental Site Assessment for 200 Washington Avenue, 116 South McDonough Street, and adjacent parking lot, Montgomery, prepared by Environmental-Materials Consultants, Inc. for the Montgomery County Commission, August 12, 2003. This document is enclosed.

Records Retention Policy, Montgomery Advertiser, current. This document is enclosed.

Note: Documents in Respondents' possession that have not been provided include various documents regarding the sale of the properties from Respondent to the Montgomery County Commission, such as documents addressing financial aspects of the sale, title insurance, internal approvals, confidentiality agreements and drafts of the documents listed above. None of these documents address environmental matters in any respect.

4. Has the Newspaper ever owned any property located either on Washington Avenue or elsewhere within the Site area?

Response to 4. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent owned the following properties:

- **Montgomery Advertiser Building, 200 Washington Avenue, Montgomery, AL**
- **Parking Lot, 115 South McDonough Street, Montgomery, AL ("the parking lot")**
- **Associated Press Building (aka the API-UPI building, or the Annex), 116 South McDonough Street, Montgomery, AL**
- **200 Dexter Avenue, Montgomery, AL**

NOTE: The Associated Press Building, 116 McDonough is addressed in a separate response from Respondent. Respondent has no information or documentation whatsoever regarding 200 Dexter Avenue, which was vacated in 1940.

The remainder of this response addresses only the Montgomery Advertiser Building, 200 Washington Avenue, and the associated parking lot.

Because the parking lot was immediately adjacent to and contiguous with the Advertiser Building property, and managed together, these two properties are collectively referred to hereinafter in this document as "200 Washington Avenue."

5. If yes, state the dates of ownership and provide copies of all documents evidencing or relating to such ownership, including but not limited to purchase and sale agreements, deeds, etc.

Response to 5. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. In addition, Respondent objects to the production of any documents unrelated to the Site on the grounds that the request is unreasonable in scope, overly broad, and unduly burdensome. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

The company owned the property at 200 Washington Avenue from 1940 to 2003.

6. Has the Newspaper ever leased and/or operated on any property located either on Washington Avenue or elsewhere within the Site area?

Response to 6. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding the foregoing objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

The company did not lease property within the Site area. The company did operate on property located on Washington Avenue and elsewhere within the Site area. See the responses to questions 4, 5 and 7 for details.

7. If yes, state the dates of operation and/or leases and provide copies of all documents evidencing or relating to such operation and/or lease.

Response to 7. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. In addition, Respondent objects to the production of any documents unrelated to the Site on the grounds that the request is unreasonable in scope, overly broad, and unduly burdensome. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information.

Respondent owned 200 Washington Avenue from 1940 to 2003. Respondent occupied and operated its business at 200 Washington Avenue from 1940 to 2002. Respondent ceased printing at 200 Washington Avenue in early 1997.

8. Describe the nature of your activities or business conducted on either Washington Avenue or elsewhere within the Site area.

Response to 8. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, the company provides the following information.

The company's operations at 200 Washington Avenue consisted of publishing and printing a daily newspaper known as the Montgomery Advertiser.

9. Provide a thorough explanation of the printing process at the Newspaper. This explanation should include but not be limited to a description of the chemicals used in the printing operation and a description of how the various chemicals are/were handled or disposed.

Response to 9. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

1940 through 1977

Respondent operated an 8-unit Goss headliner letterpress, from at least 1940 until 1977. This press used petroleum-based inks provided primarily, at least in the latter years, by Huber Ink. An oil-based cleaner was used to wipe the press and clean parts. To the best of our knowledge no "blanket wash" or solvents were used to clean or operate this press. Lubricant from the press was manufactured, at least for a time, by Standard Oil. This press was removed in 1976 or 1977.

As was the custom at the time, this press used zinc plates, and later lead plates, that were created by use of a linotype machine and the process known as "hot metal," "hot lead" and/or "hot type."

1977 through 1997

From 1977 through 1997, Respondent operated a 9-unit lithographic offset press. "Chemicals" used in the 9-unit lithographic offset printing process included:

Black, Yellow, Red and Blue Inks – The paper purchased inks from suppliers including "The Ink Company," JM Huber, and Flint Ink. The press used petroleum-based inks until the early 1990s. In the early 1990s, the paper began using soy-based inks; from that time forward, approximately 90% of the inks used were soy-based and 10% were petroleum-based.

Black ink was stored in a 3200 gallon stationary aboveground tank located in the ink room adjacent to the pressroom. The AST was filled via a remote fill port outside the building, using a truck and hose. It was standard practice for the ink vendor to place a paper newspaper wrapper around the hose during fills to catch any drips. The AST was located on a concrete floor and the small room had concrete block walls. There were no floor drains in the room housing the AST.

Colored inks were delivered to the paper in 55 gallon drums, five gallon buckets and/or 2 ½ gallon buckets. The 55 gallon drums and the buckets were stored in the same room as the black ink tank.

Some of the excess ink recovered from the printing process was accumulated in empty 5 gallon ink buckets in the AST room. When the buckets became full, the accumulated ink, whether black or colored, was emptied into the black ink tank. In addition, some of the waste ink was stored in 55 gallon drums.

The drums of waste ink were removed from the property for recycling or disposal each month by Safety-Kleen; the typical monthly pickup consisted of one drum or one partial drum of waste ink.

Blanket Wash—Blanket wash, typically "UC-50," was usually purchased from NENSCO (New England Newspaper Supply Company). Blanket wash was delivered to the paper and stored by the paper in 55 gallon drums. The drums were stored on the pressroom floor. When a drum was in use, a hand pump was attached to the top of the drum and the blanket wash was dispensed by this pump onto rags. No waste blanket wash was generated; the product was simply used up. Rags used with the blanket wash were stored in a 55 gallon drum and then sent offsite for laundering.

Fountain Solution—Fountain Solution, typically "Liquid Gold" brand, was usually purchased, in concentrated form, from NENSCO. On rare occasions, another brand would be used on a trial basis. Fountain solution was delivered to the paper and stored by the paper in 5 gallon plastic pails. The pails were typically stored in the reel room, but not in the "pit" where the paper rolls were located. The concentrate was mixed with water in a corner of the reel room (distant from the pit) prior to use.

Press Lubricant—The press was lubricated with light weight lubricant manufactured by Chevron; perhaps once a lubricant from DuBois was tried. Once a year or so, the lubricant was replaced. Used lubricant was drained from the press into 55 gallon drums and removed from the property for recycling or disposal.

Film Developer—

[None of the employees who worked in pre-press at 200 Washington still work for the paper. Moreover, Respondent did not locate any records identifying the type or quantities of film developer used.]

Plate Developer and Plate Cleaner—These products were typically manufactured by Western Litho. These products were stored in the basement, on a concrete floor, next to the plate room. There were no floor drains in the basement.

Parts Wash—Until the very early 1990s, parts were washed manually in a metal vat with a screen on the bottom to isolate solids. Respondent has identified no information about the type of cleaner used in the vat. In the early 1990s, Safety-Kleen installed a parts washer with a recirculating pump. Each week, Safety-

Kleen would empty the cleaner from the parts washer and add fresh cleaner. Safety-Kleen removed the used cleaner from the property for disposal.

Kerosene—Just once, a drum of kerosene was used to clean parts. When the drum was used up, it was not replaced. Respondent has no information about the removal of the drum from the premises.

Copper Cleaner—Every six months or so, the facility would purchase one 24-28 oz plastic bottle of copper cleaning solution to clean the copper drums in the press. The bottle was stored on a table in the roller room, which had a concrete floor and no floor drain.

Other Products—Newspaper Pressrooms commonly use many additional products in small quantities, as evidenced by product lists advertised on press supply websites. The substances described above were the products and materials described by pressmen during interviews and represented either the products used in the greatest quantities or those thought to possibly contain petroleum or hazardous substances (e.g. kerosene and copper cleaner).

10. Did you ever use, purchase, generate, store, treat, dispose, or otherwise handle any hazardous substances, including but not limited to those substances identified in Appendix A, while conducting any activities or business either on Washington Street or elsewhere within the Site area? If the answer to the preceding question is anything but an unqualified "no," identify:

Response to 10. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, the company provides the following information:

Zinc and Lead – From 1940 until the late 1960s or early 1970s, the paper's printing plates were made from zinc, and then lead. Plates were created onsite using the "hot metal" process. Used plates were melted down and the material reused.

Aluminum—Starting in the 1970s, the newspaper created printing plates from aluminum for each edition. The used plates were sent offsite for reclamation. No aluminum waste was generated.

- a. The chemical composition, characteristics, and physical state (e.g., solid, liquid) of each hazardous substance so transported, used, purchased, generated, stored, treated, disposed, or otherwise handled;

Response to 10(a). The plates were solid and made of aluminum.

- b. The person(s) who supplied you with each such hazardous substance;

Response to 10(b). No information.

- c. How each such hazardous substance was used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you;

Response to 10(c). The plates were purchased, stored in the pre-press area, imprinted using a photographic process, attached to the press, removed from the press, placed in a cardboard box, then removed from the property by an Advertiser employee who delivered them to Sable Steel for recycling.

- d. When each such hazardous substance was used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you;

Response to 10(d). Aluminum plates were used continuously from the 1970s to 1997.

RESPONSE FOR 200 WASHINGTON AVENUE, MONTGOMERY

- e. Where each such hazardous substance was used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you; and

Response to 10(e). See the response to question 10(c), above.

- f. The quantity of each such hazardous substance used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you.

Response to 10(f). Respondent used perhaps 250 plates a day, depending on how many pages were printed on a given day.

Note: Lacking MSDSs for the products addressed in response to question 9, it is unknown whether any of those products should be listed here.

11. Identify all federal, state and local authorities that regulate(d) your operations dealing with health and safety and environmental concerns during operations conducted on any property located either on Washington Avenue or elsewhere within the Site area.

Response to 11. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, the following agencies had direct contact with facility personnel, based on the recollections of those personnel:

The City of Montgomery Fire Department

OSHA

Other agencies may have had jurisdiction over the facility, but these are the agencies recalled by the persons identified in question 2.

12. Provide a list of all local, state and federal environmental permits ever granted to the Newspaper or obtained on behalf of the Newspaper (e.g. RCRA permits, NPDES permits, etc.).

Response to 12. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent had no environmental permits for its operations at 200 Washington Avenue.

13. Describe acts or omissions of any persons other than your employees, agents, or those persons with whom you had a contractual relationship, that may have caused a release or threat of release of hazardous substances at the Site and damages relating therefrom, and identify such persons.

Response to 13. Respondent objects to this request to the extent that it asks to identify all persons that "may have" caused a release or threat of release of hazardous substances at the Site or of any damages relating therefrom on the grounds that the question calls for speculation, is unanswerable in this form, is unreasonable in scope, and is overly broad and unduly burdensome. Without waiving the foregoing objection and expressly subject thereto, Respondent has [no] knowledge of any acts or omissions of any persons that "may have" caused a release or threat of release of hazardous substances at the Site or of any damages relating therefrom. Respondent is therefore unable to respond to this question. Notwithstanding this objection and the foregoing, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent is not aware of any such acts or omissions.

14. Identify all past and present solid waste management units (e.g. waste piles, waste lagoons, ponds, pits, tanks, container storage areas, etc.) on any of the Newspaper's past or present property located either on Washington Avenue or elsewhere within the Site area. For each such solid waste management unit, provide the following information:

Response to 14. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

There were no solid waste management units at either 200 Washington Avenue or on the Parking Lot property.

- a. A map showing the unit's boundaries and the location of all known solid waste management units whether currently in operation or not. This map should be drawn to scale, if possible, and clearly indicate the location and size of all past and present units; N/A
- b. The type of unit (e.g., storage area, landfill, waste pile, etc.), and the dimensions of the unit; N/A
- c. The dates that the unit was in use; N/A
- d. The purpose and past usage (e.g., storage, spill containment, etc.); N/A
- e. The quantity and types of materials (hazardous substances and any other chemicals) located in each unit; N/A and
- f. The construction (materials, composition), volume, size, dates of cleaning, and condition of each unit. N/A
- g. If unit is no longer in use, how was such unit closed and what actions were taken to prevent or address potential or actual releases of waste constituents from the unit. N/A

15. Describe the conditions of the Newspaper's physical facility at the Site during the years the Newspaper operated either on Washington Avenue or elsewhere within the Site area. Your response is to include but not be limited to the status of equipment (operating or dormant), general condition of the facility (e.g., leaking pipes, corroded drain or new piping installed), quality of maintenance (e.g., equipment in disrepair or inspected monthly), adherence to procedures (improper handling of chemicals, incomplete/absent policies, quality of supervision) and management of the facility.

Response to 15. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

No employees interviewed reported observing any problems with the facility's infrastructure or equipment.

16. Identify all leaks, spills, or releases into the environment of any hazardous substances, pollutants, or contaminants that have occurred at or from the Newspaper's physical facility during the years the Newspaper operated either on Washington Avenue or elsewhere within the Site area. In addition, identify:

Response to 16. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

An incident was recalled in which employees installed a washing machine in the basement to wash rags. The drain from the washing machine was connected to a basement-level floor drain which was believed to discharge to the sanitary sewer system. When the machine was used the first time, it quickly became apparent that the floor drain was connected to a pipe leading to the street. City employees responded and blocked the nearest storm sewer drain in with inflated baffles to prevent the water from entering the storm sewer. The material released to the street most likely consisted of water, soap, and trace residues of ink and blanket wash. The washing machine was removed after this incident.

- a. When such releases occurred;

Response to 16(a). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

The date of this incident is not known.

- b. How the releases occurred (e.g. when the substances were being stored, delivered by a vendor, transported or transferred (to or from any tanks, drums, barrels, or recovery units), and treated);

Response to 16(b). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

See the Response to 16, above.

- c. The amount of each hazardous substance, pollutant or contaminant so released;

Response to 16(c). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

The amount released to the street would have been limited to the amount of water in one load of laundry.

- d. Where such releases occurred;

Response to 16(d). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

The material released entered the paved street in front of 200 Washington Avenue.

- e. Any and all activities undertaken in response to each such release or threatened release, including the notification of any agencies or governmental units about the release;

Response to 16(e). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

The City reportedly blocked the storm drain. Whether and to what extent the soapy water was removed from the street is not known.

- f. Any and all investigations of the circumstances, nature, extent or location of each release or threatened release, including the results of any soil, water (ground and surface), or air testing undertaken; and

Response to 16(f). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

No environmental investigation or testing was performed.

- g. All persons with information relating to these releases.

Response to 16(g). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Wayne Powell

17. Was there ever a spill, leak, release or discharge of hazardous substances into any subsurface disposal system or floor drain inside or under the Newspaper's physical facility during the years the Newspaper operated either on Washington Avenue or elsewhere within the Site area? If the answer to the preceding question is anything but an unqualified "no," identify:

Response to 17. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

See the response to question 16, above. No other release into a floor drain was recalled or documented.

Some of the building's floor drains, namely those in the pre-press area, drained to two sump pumps that were connected to the sanitary sewer system. At least one floor drain, in the basement, was connected to a pipe leading to the street, as noted in response to question 16.

- i. Where the disposal system or floor drains were located;

Response to 17(a). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

See the response to question 16, above.

- ii. When the disposal system or floor drains were installed;

Response to 17(b). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Unknown

- iii. Whether the disposal system or floor drains were connected to pipes;

Response to 17(c). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based

**upon currently available information, to the company's knowledge,
Respondent provides the following information:**

See above.

- iv. Where such pipes were located and emptied;

Response to 17(d). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

See above.

- v. When such pipes were installed;

Response to 17(e). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Unknown.

- vi. How and when such pipes were replaced or repaired; and

Response to 17(f). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

The employees interviewed recalled no repairs to any underfloor piping.

- vii. Whether such pipes ever leaked or in any way released hazardous substances into the environment.

Response to 17(g). Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Pipes from the building did not release any "hazardous substance" to the "environment." The only known "release," as described in response

RESPONSE FOR 200 WASHINGTON AVENUE, MONTGOMERY

to question 16, was a "release" of washing machine water which was released to the paved street rather than soil or groundwater.

18. Has any contaminated soil ever been excavated or removed from the Site? Unless the answer to the preceding question is anything besides an unequivocal "no," identify:

Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

No.

- a. Amount of soil excavated; N/A
- b. Location of excavation; N/A
- c.
- d. Manner and place of disposal and/or storage of excavated soil; N/A
- e.
- f. Dates of soil excavation; N/A
- g.
- h. Identity of persons who excavated or removed the soil; N/A
- i.
- j. Reason for soil excavation; N/A
- k.
- l. Whether the excavation or removed soil contained hazardous substances and why the soil contained such substances; N/A
- m.
- n. All analyses or tests and results of analyses of the soil that was removed from the Site; N/A
- o.
- p. All persons, including contractors, with information about (a) through (h) of this request. N/A
- q.

19. Provide information and documentation concerning all inspections, evaluations, safety audits, correspondence and any other documents associated with the conditions, practices, and/or procedures at the Site concerning insurance issues.

Response to 19. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. In addition, Respondent objects to the production of any documents unrelated to the Site on the grounds that the request is unreasonable in scope, overly broad, and unduly burdensome, and to the extent that the request seeks documents protected by the attorney-client privilege or as work product. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent did not locate any responsive information or documentation.

20. Are you or your consultants planning to perform any investigations of the soil, water (ground or surface), geology, hydrology or air quality on or about the Site?

Response to 20. Respondent objects to this request to the extent that it seeks the identity of persons in possession, custody, or control of information unrelated to the Site. In addition, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent does not plan to perform any investigations at either 200 Washington Avenue or the parking Lot Property.

Significantly, however, a soil and groundwater investigation was previously performed at 200 Washington Avenue on behalf of the Montgomery County Commission. In 2002, in conjunction with the County's purchase of this property, the County retained a consultant to perform a Phase I Environmental Site Assessment and a Limited Phase II Environmental Site Assessment. The Phase I report, which is enclosed with this response, concluded that there was no evidence of a release at this property. The Phase II assessment consisted of soil and groundwater sampling from three monitoring wells outside the building and soil samples from seven cored sampling sites beneath the building. All samples were analyzed for BTEX (benzene, toluene, ethyl benzene and xylenes o,m,p) PCE (tetrachlorethylene) and MTBE. Laboratory results indicated that all BTEX, PCE and MTBE samples were below the analytical detection limit of 5 ppb (parts per billion). The Phase II report concluded: "Based on the scope of testing we have performed, it does not appear that the soil or groundwater at the Montgomery Advertiser Building site are contaminated with the pollutant compounds that are associated with the Capitol City Plume. As indicated in response to Question 3, a copy of the Environmental Site Assessment is enclosed.

21. If so, identify:

- a. What the nature and scope of these investigations will be; N/A
- b. The contractors or other persons that will undertake these investigations; N/A
- c. The purpose of the investigations; N/A
- d. The dates when such investigations will take place and be completed; N/A and
- e. Where on the Site such investigations will take place. N/A

22. Describe the Newspaper's waste handling and disposal history during the years it operated either on Washington Avenue or elsewhere within the Site area, for all facilities and all operations, including but not limited to transportation, shipping and/or receiving, storage, manufacturing, research, quality control, waste containment, and waste disposal facilities. This description is to include the names, addresses and activities of waste disposal contractors, and copies of all supporting documents (manifests, invoices, contracts, etc.).

Response to 22. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. In addition, Respondent objects to the production of any documents unrelated to the Site on the grounds that the request is unreasonable in scope, overly broad, and unduly burdensome. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent maintained a dumpster onsite for the disposal of non-hazardous trash. See the responses to questions 9 and 10 for information on the disposal or recycling of specific materials or items.

23. If any of the documents solicited in this information request are no longer available, please indicate the reason why they are no longer available. If the records were destroyed, provide us with the following:

Response to 23. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Respondent objects to the production of any documents unrelated to the Site on the grounds that the request is unreasonable in scope, overly broad, and unduly burdensome, and to the extent that the request seeks documents protected by the attorney-client privilege or as work product. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

At the time when Respondent ceased its print operation at 200 Washington, in 1997, facility records were stored either at 200 Washington or at a newsprint warehouse outside the Site area. In approximately 1999, the newsprint warehouse was sold, and most of the records there were shredded by Shred Away, Inc. Records from the warehouse that were not destroyed were returned to 200 Washington.

In 2002, when Respondent vacated 200 Washington, many older records were destroyed rather than moved to Respondent's new offices.

At this time, all records still in existence regarding current and former operations are stored at the current offices of the Montgomery Advertiser or at Gannett Co., Inc. headquarters in Virginia.

- a. All past and present document retention policies;

Response to 22(a). Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Respondent objects to the production of any documents unrelated to the Site on the grounds that the request is unreasonable in scope, overly broad, and unduly burdensome, and to the extent that the request seeks documents protected by the attorney-client privilege or as work product. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent was unable to locate any past retention policies. A copy of the current retention policy has been provided.

- b. A description of how the records were destroyed (burned, trashed, etc.) and the approximate date of destruction;

Response to 22(b). Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

See the response to 22, above.

- c. A description of the type of information that would have been contained in the documents;

Response to 22(c). Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. In addition, Respondent objects to this request to the extent that it asks to identify information that "may have" been contained in documents that no longer exist, on the grounds that the question calls for speculation, is unanswerable in this form, is unreasonable in scope, and is overly broad and unduly burdensome.

- d. The name, job title and most current address known by you of the person(s) who would have produced these documents, the person(s) who would have been responsible for the retention of these documents; the person(s) who would have been responsible for the destruction of these documents; and the person(s) who had an/or still may have the originals or copies of these documents; and

Response to 22(d). Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. In addition, Respondent objects to this request to the extent that it asks to identify all person(s) that "may have" the originals or copies of documents on the grounds that the question calls for speculation, is unanswerable in this form, is unreasonable in scope, and is overly broad and unduly burdensome. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following response:

Respondent has no information.

- e. The names and most current addresses of any person(s) who may possess documents relevant to this inquiry.

Response to 22(e). Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened

release of hazardous substances, pollutants and contaminants at the Site. In addition, Respondent objects to this request to the extent that it asks to identify any person(s) that "may possess" relevant documents on the grounds that the question calls for speculation, is unanswerable in this form, is unreasonable in scope, and is overly broad and unduly burdensome. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent is aware of no one who would possess copies of relevant documents.

APPENDIX A

Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs),
Pesticides, and Metals:

1. Benzene
2. 1,2 - Dichloroethane
3. 1,1 - Dichloroethene
4. Ethylbenzene
5. Tetrachloroethene (PCE)
6. Toluene
7. Trichloroethene (TCE)
8. Bis (2-ethylhexyl) phthalate
9. Benzo-a-pyrene
10. Heptachlor epoxide
11. Aluminum
12. Arsenic
13. Barium
14. Beryllium
15. Cadmium
16. Chromium
17. Copper
18. Iron
19. Lead
20. Thallium

ENCLOSURE A
CAPITOL CITY PLUME SUPERFUND SITE
INFORMATION REQUEST

Response for 116 SOUTH MCDONOUGH STREET

Instructions

1. Please provide a separate narrative response to each and every Question and subpart of a Question set forth in this Information Request.
2. Precede each answer with the number of the Question to which it corresponds.
3. If information or documents not known or not available to you as of the date of submission of a response to this Information Request should later become known or available to you, you must supplement your response to EPA. Moreover, should you find, at any time after the submission of your response, that any portion of the submitted information is false or misrepresents the truth, you must notify EPA of this fact as soon as possible and provide EPA with a corrected response.
4. For each document produced in response to this Information Request, indicate on the document, or in some other reasonable manner, the number of the Question to which it responds.
5. The information requested herein must be provided even though the Respondent may contend that it includes possibly confidential information or trade secrets. You may, if you desire, assert a confidentiality claim covering part or all of the information requested, pursuant to Sections 104(e)(7)(E) and (F) of CERCLA, 42 U.S.C. Sections 9604(e)(7)(E) and (F), Section 3007(b) of RCRA, 42 U.S.C. Section 6927(b), and 40 C.F.R. Section 2.203(b), by attaching to such information at the time it is submitted, a cover sheet, stamped or typed legend, or other suitable form of notice employing language such as "trade secret," or "proprietary," or "company confidential." Information covered by such a claim will be disclosed by EPA only to the extent, and only by means, of the procedures set forth in statutes and regulation set forth above. If no such claim accompanies the information when it is received by EPA, it may be made available to the public by EPA without further notice to you. You should read the above cited regulations carefully before asserting a business confidentiality claim since certain categories of information are not properly the subject of such a claim.

Definitions

The following definitions shall apply to the following words as they appear in this Enclosure A:

1. The term "you," "Respondent" and "Newspaper" shall mean the **Montgomery Advertiser**, its current and former officers, managers, employees, contractors, trustees, partners, agents, predecessors and successors in interest or assigns, and all subsidiaries, divisions, affiliates, and branches of the Montgomery Advertiser and its predecessors and successors.

2. The term "person" shall have the same definition as in Section 101(21) of CERCLA: an individual, firm, corporation, association, partnership, consortium, joint venture, commercial entity, United States Government, State, municipality, commission, political subdivision of a State, or any interstate body.
3. The terms "Site," "Facility" and "Property" shall mean and include any and all property on or about an area consisting of approximately thirty (30) city blocks, located in and north of downtown Montgomery, Montgomery County, Alabama, and that is known as the Capitol City Plume Superfund Site.
4. The term "hazardous substance" shall have the same definition as that contained in Section 101(14) of CERCLA and includes any mixtures of such pollutants and contaminants with any other substances. Petroleum products mixed with pollutants and contaminants are also included in this definition.
5. The term "hazardous waste" shall have the same definition as that contained in Section 1004(5) of RCRA.
6. The term "identify" means, with respect to a natural person, to set forth the person's name, present or last known business address and business telephone number, present or last known home address and home telephone number, and present or last known job title, position or business.
7. The term "identify" means, with respect to a corporation, partnership, business trust or other association or business entity (including a sole proprietorship), to set forth its full name, address, legal form (e.g., corporation, partnership, etc.), organization, if any, and a brief description of its business.
8. The term "identify" means, with respect to a document, to provide its customary business description, its date, its number, if any (invoice or purchase order number), the identity of the author, addressor, addressee and/or recipient, and the substance or the subject matter.
9. The term "pollutant or contaminant" shall have the same definition as that contained in Subsection 101(33) of CERCLA, 42 U.S.C. § 9601(33), and includes any mixtures of such pollutants and contaminants with any other substances.
10. The term "release" has the same definition as that contained in Section 101(22) of CERCLA, 42 U.S.C. Section 9601(22), and includes any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment, including the abandonment or discharging of barrels, containers, and other closed receptacles containing any hazardous substance or pollutant or contaminant.
11. The terms "document" and "documents" shall mean any object that records, stores, or presents information, and includes writings of any kind, formal or informal, whether or not wholly or partially in handwriting, including by way of illustration and not by way of limitation, any invoice, manifest, bill of lading, receipt, endorsement, check, bank draft, canceled check,

deposit slip, withdrawal slip, order, correspondence, record book, minutes, memorandum of telephone and other conversations including meetings, agreement and the like, diary, calendar, desk pad, scrapbook, notebook, bulletin, circular, form, pamphlet, statement, journal, postcard, letter, telegram, telex, report, notice, message, analysis, comparison, graph, chart, interoffice or intraoffice communications, photostat or other copy of any documents, microfilm or other film record, any photograph, sound recording on any type of device, any punch card, disc or disc pack; any tape or other type of memory generally associated with computers and data processing (together with the programming instructions and other written material necessary to use such punch card, disc, or disc pack, tape or other type of memory and together with printouts of such punch card, disc, or disc pack, tape or other type of memory); and (a) every copy of each document which is not an exact duplicate of a document which it produces, (b) every copy which has any writing, figure or notation, annotation or the like on it, (c) drafts, (d) attachments to or enclosures with any document, and (e) every document referred to in any other document.

12. The terms "and" and "or" shall be construed either disjunctively or conjunctively as necessary to bring within the scope of this Information Request any information which might otherwise be construed to be outside its scope.

13. The term "arrangement" means every separate contract or other agreement between two or more persons.

14. The terms "transaction" or "transact" mean any sale, transfer, giving, delivery, change in ownership, or change in possession.

15. The term "property interest" means any interest in property, including but not limited to any ownership interest, including an easement, any interest in the rental of property, any interest in a corporation that owns or rents or owned or rented property, and any interest as either the trustee or beneficiary of a trust that owns or rents, or owned or rented property.

16. The term "asset" shall include the following: real estate, buildings or other improvements of real estate, equipment, vehicles, furniture, inventory, supplies, customer lists, accounts receivable, interest in insurance policies, interests in partnerships, corporations and unincorporated companies, securities, patents, stocks, bonds, and other tangible as well as intangible property.

17. Words in the masculine shall be construed in the feminine, and vice versa, and words in the singular shall be construed in the plural, and vice versa, where appropriate in the context of a particular question or questions.

18. All terms not defined herein shall have their ordinary meaning, unless such terms are defined in CERCLA, RCRA, 40 C.F.R. Part 300, or 40 C.F.R. Parts 260-280, in which case the statutory or regulatory definitions shall apply.

Questions

1. Identify the person(s) responding to these questions on behalf of the Newspaper.

Response to 1. The "person" responding on behalf of the Newspaper is

**Shelley Lucas
Environmental Law Consultant
Gannett Co., Inc.**

Ms. Lucas is counsel to Gannett Co., Inc., which is the parent company of Multimedia, Inc. Multimedia, Inc. is the parent company of The Advertiser Company, which currently owns the Montgomery Advertiser. Gannett Co., Inc. acquired Multimedia, Inc. and many of its assets, including the Montgomery Advertiser, in 1995.

2. For every question contained herein, identify all persons consulted in the preparation of responses.

Response to 2.

**Bill Searcy, pressman, Montgomery Advertiser
Sonja Reep, commercial print manager, Montgomery Advertiser**

RESPONSE FOR 116 MCDONOUGH STREET, MONTGOMERY

3. For every question contained herein, identify all documents consulted, examined, or referred to in the preparation of the response that contain information responsive to the question, and provide true and accurate copies of all such documents.

Response to 3. See Response for 200 Washington Avenue.

4. Has the Newspaper ever owned any property located either on Washington Avenue or elsewhere within the Site area?

Response to 4. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent owned the following properties:

- **Montgomery Advertiser Building, 200 Washington Avenue, Montgomery, AL**
- **Parking Lot, 115 South McDonough Street, Montgomery, AL (hereinafter "the parking lot")**
- **Associated Press Building (aka the API building, the API-UPI building, or the Annex), 116 South McDonough Street, Montgomery, AL**
- **Real property and improvements on Dexter Avenue, Montgomery, AL**

NOTE: This response addresses only the "Associated Press Building" at 116 South McDonough Street.

5. If yes, state the dates of ownership and provide copies of all documents evidencing or relating to such ownership, including but not limited to purchase and sale agreements, deeds, etc.

Response to 5. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. In addition, Respondent objects to the production of any documents unrelated to the Site on the grounds that the request is unreasonable in scope, overly broad, and unduly burdensome. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent owned 116 McDonough Street from an unknown date until 2003. Respondent operated a business on the first floor of this property from an unknown date until approximately 1997.

6. Has the Newspaper ever leased and/or operated on any property located either on Washington Avenue or elsewhere within the Site area?

Response to 6. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding the foregoing objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information.

Respondent did not occupy any property within the Site Area pursuant to a lease.

Respondent did operate a business on the first floor of the building located at 116 McDonough Street, which is within the Site area. See the responses to questions 4, 5 and 7 for details. Also, Respondent leased the top floor of 116 McDonough to the Associated Press.

7. If yes, state the dates of operation and/or leases and provide copies of all documents evidencing or relating to such operation and/or lease.

Response to 7. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. In addition, Respondent objects to the production of any documents unrelated to the Site on the grounds that the request is unreasonable in scope, overly broad, and unduly burdensome. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent owned 116 McDonough Street from an unknown date until 2003. Respondent operated a business on the first floor of this property from an unknown date until 1997.

Also, Respondent leased the second floor of 116 McDonough to the Associated Press. Starting and ending dates of this lease are unknown.

8. Describe the nature of your activities or business conducted on either Washington Avenue or elsewhere within the Site area.

Response to 8. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, the company provides the following information.

Respondent operating a small commercial printing operation on the ground floor of 116 McDonough.

9. Provide a thorough explanation of the printing process at the Newspaper. This explanation should include but not be limited to a description of the chemicals used in the printing operation and a description of how the various chemicals are/were handled or disposed.

Response to 9. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent operated the following at this location:

- 19 x 25 omni single color press
- AD Dick 385 T-head press
- Several small duplicator presses Multi-lif 1250

These were low through-put, single sided, sheetfed presses which resembled office duplicating equipment more than newspaper presses. Presses of this size and nature often use about 100 pounds of ink a year, and perhaps 10 gallons of cleaning solvent.

Chemicals used in printing operations were:

Black, Yellow, Red and Blue Inks – The paper purchased inks from suppliers including Victory Ink in Birmingham, Alabama. At least in the latter years, the ink was soy-based. The ink came in 5 pound aluminum cans with plastic tape on the lids to prevent accidental opening. The cans were stored on steel shelves in the pressroom.

Blanket Wash—The blanket wash used was “V1-20” manufactured by Varn. In the earlier years it was delivered and stored in 1 gallon containers; in the later years it came in 5 gallon cans that fit into a cradle. The blanket wash was used with rags to clean the rollers and other press equipment. Used rags were stored in metal cans before being sent offsite for laundering. There was no waste blanket wash; it was simply used up.

Fountain Solution—The fountain solution used was “Total Plus AR,” manufactured by Varn. It was delivered to the facility and stored in the pressroom in 1 gallon plastic containers. Any waste fountain solution removed from the presses was drained down a sink.

Parts Wash—The facility used blanket wash to wash parts. There was no separate parts washer or parts wash product.

Plate Developing Products—In the earlier days of operation, the facility used a plate developer made by 3M. No MSDSs for the product used were located. The plate developer was delivered to the facility in cases containing four one-gallon cans. The cases were stored in the “plate room” where developing took place. The facility typically stored 4-5 cases at any one time. The facility used the developer by pouring the developer into a squirt bottle and squirting the developer onto plate; these activities took place within a sink. After the developer was applied, the plate remained in the sink where it was wiped with a sponge and then rinsed; the plate was then placed on newsprint to dry. Empty cans of developer were thrown in the trash. Next, while the plate was still on the newsprint, it was squirted with gum arabic. Gum arabic also was delivered to the facility in one-gallon cans, four cans to a case. The facility typically stored 1-2 cases at a time, also in the plate room. Gum arabic was transferred to squirt bottles within a sink. Empty cans of gum arabic were thrown in the trash. No MSDSs for the gum arabic used were located, but such products typically contain petroleum naptha and acetic acid.

In later years, the facility switched to an “all-in-one” plate developer which combined developer and gum arabic. This product was manufactured by 3M, and was used in a developing machine provided by 3M. No MSDS for this product was located. The all-in-one developer was delivered to the facility in one-gallon cans, 4 cans to a case. The facility typically stored 4-5 cases at any one time; they were stored in the plate room. The developing machine used about 2 ½ gallons of developer, which was poured into the machine directly from the can. The empty cans were thrown in the trash. Developer was removed from the machine every month or so; the used developer was drained directly into a sink. A filtration cartridge was replaced at the same time; the used cartridge was thrown in the trash.

Photo Developer/Film—This facility did not use or develop film.

Press Lubricant—“OC Turbine oil” manufactured by Chevron was used to lubricate press parts from time to time. The lubricant was applied with rags. Used rags were stored in metal cans before being sent offsite for laundering. No waste lubricant was generated because lubricant was not drained or removed from the press.

Rubber Rejuvenator—Small amounts of Hurst-o-lite, manufacturer by Hurst Graphics, was used with rags to soften rubber parts on the presses. It came in one gallon jugs and stored in a metal storage cabinet. No waste product was generated; the product was simply used up. Used rags were stored in metal cans before being sent offsite for laundering.

Press Lubricant—The press was lubricated with light weight lubricant, possibly manufactured by Chevron and/or DuBois. Once a year or so, the lubricant was replaced. Used lubricant was drained from the press into 55 gallon drums. We

have no information about where the waste oil was sent for recycling, re-use or disposal.

10. Did you ever use, purchase, generate, store, treat, dispose, or otherwise handle any hazardous substances, including but not limited to those substances identified in Appendix A, while conducting any activities or business either on Washington Street or elsewhere within the Site area? If the answer to the preceding question is anything but an unqualified "no," identify:

Response to 10. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, the company provides the following information:

Aluminum—The newspaper created printing plates from aluminum for each edition. The used plates were sent offsite for reclamation. No aluminum waste was generated.

- a. The chemical composition, characteristics, and physical state (e.g., solid, liquid) of each hazardous substance so transported, used, purchased, generated, stored, treated, disposed, or otherwise handled;

Response to 10(a). The plates were solid and made of aluminum.

- b. The person(s) who supplied you with each such hazardous substance;

Response to 10(b). The plates were supplied by 3M.

- c. How each such hazardous substance was used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you;

Response to 10(c). The plates were purchased from 3M, delivered to the facility, stored in the plate room, imprinted using a photographic process, attached to the press, removed from the press. Employees interviewed did not recall what happened to the used plates; however, at 200 Washington and other print sites used plates were and are typically picked up by the manufacturer and recycled.

- d. When each such hazardous substance was used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you;

Response to 10(d). Aluminum plates were used continuously from an unknown date until 1997.

- e. Where each such hazardous substance was used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you; and

Response to 10(e). See the response to question 10(c), above.

- f. The quantity of each such hazardous substance used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you.

Response to 10(f). Respondent used, on average about 8-10 plates per day, depending on how many publications and pages were printed that day.

Note: Lacking MSDSs for the products addressed in response to question 9, it is unknown whether any of those products should be listed here.

- 11. Identify all federal, state and local authorities that regulate(d) your operations dealing with health and safety and environmental concerns during operations conducted on any property located either on Washington Avenue or elsewhere within the Site area.

Response to 11. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Employees interviewed did not recall any agency visits.

12. Provide a list of all local, state and federal environmental permits ever granted to the Newspaper or obtained on behalf of the Newspaper (e.g. RCRA permits, NPDES permits, etc.).

Response to 12. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent did not have any environmental permits for its operations.

13. Describe acts or omissions of any persons other than your employees, agents, or those persons with whom you had a contractual relationship, that may have caused a release or threat of release of hazardous substances at the Site and damages relating therefrom, and identify such persons.

Response to 13. Respondent objects to this request to the extent that it asks to identify all persons that "may have" caused a release or threat of release of hazardous substances at the Site or of any damages relating therefrom on the grounds that the question calls for speculation, is unanswerable in this form, is unreasonable in scope, and is overly broad and unduly burdensome. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent has no knowledge of any acts or omissions by any persons that "may have" caused a release or threat of release of hazardous substances at the Site or of any damages relating therefrom.

14. Identify all past and present solid waste management units (e.g. waste piles, waste lagoons, ponds, pits, tanks, container storage areas, etc.) on any of the Newspaper's past or present property located either on Washington Avenue or elsewhere within the Site area. For each such solid waste management unit, provide the following information:

Response to 14. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

There were no solid waste management units at 116 McDonough during Respondent's ownership.

- a. A map showing the unit's boundaries and the location of all known solid waste management units whether currently in operation or not. This map should be drawn to scale, if possible, and clearly indicate the location and size of all past and present units; N/A
- b. The type of unit (e.g., storage area, landfill, waste pile, etc.), and the dimensions of the unit; N/A
- c. The dates that the unit was in use; N/A
- d. The purpose and past usage (e.g., storage, spill containment, etc.); N/A
- e. The quantity and types of materials (hazardous substances and any other chemicals) located in each unit; N/A and
- f. The construction (materials, composition), volume, size, dates of cleaning, and condition of each unit. N/A
- g. If unit is no longer in use, how was such unit closed and what actions were taken to prevent or address potential or actual releases of waste constituents from the unit. N/A

15. Describe the conditions of the Newspaper's physical facility at the Site during the years the Newspaper operated either on Washington Avenue or elsewhere within the Site area. Your response is to include but not be limited to the status of equipment (operating or dormant), general condition of the facility (e.g., leaking pipes, corroded drain or new piping installed), quality of maintenance (e.g., equipment in disrepair or inspected monthly), adherence to procedures (improper handling of chemicals, incomplete/absent policies, quality of supervision) and management of the facility.

Response to 15. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

The employees interviewed did not report observing any problems with the facility's infrastructure or equipment.

16. Identify all leaks, spills, or releases into the environment of any hazardous substances, pollutants, or contaminants that have occurred at or from the Newspaper's physical facility during the years the Newspaper operated either on Washington Avenue or elsewhere within the Site area. In addition, identify:

Response to 16. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, the company provides the following information:

Respondent has no information or documentation regarding any leaks, spills or releases into the environment of any hazardous substances, pollutants or contaminants at 116 McDonough.

- a. When such releases occurred; N/A
- b. How the releases occurred (e.g. when the substances were being stored, delivered by a vendor, transported or transferred (to or from any tanks, drums, barrels, or recovery units), and treated); N/A
- c. The amount of each hazardous substance, pollutant or contaminant so released; N/A
- d. Where such releases occurred; N/A
- e. Any and all activities undertaken in response to each such release or threatened release, including the notification of any agencies or governmental units about the release; N/A
- f. Any and all investigations of the circumstances, nature, extent or location of each release or threatened release, including the results of any soil, water (ground and surface), or air testing undertaken; N/A and
- g. All persons with information relating to these releases. N/A

17. Was there ever a spill, leak, release or discharge of hazardous substances into any subsurface disposal system or floor drain inside or under the Newspaper's physical facility during the years the Newspaper operated either on Washington Avenue or elsewhere within the Site area? If the answer to the preceding question is anything but an unqualified "no," identify:

Response to 17. Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

This facility had no floor drains.

- a. Where the disposal system or floor drains were located; N/A
- b. When the disposal system or floor drains were installed; N/A
- c. Whether the disposal system or floor drains were connected to pipes; N/A
- d. Where such pipes were located and emptied; N/A
- e. When such pipes were installed; N/A
- f. How and when such pipes were replaced or repaired; N/A and
- g. Whether such pipes ever leaked or in any way released hazardous substances into the environment. N/A

18. Has any contaminated soil ever been excavated or removed from the Site? Unless the answer to the preceding question is anything besides an unequivocal "no," identify:

Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding this objection, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

No.

- a. Amount of soil excavated; N/A
- b. Location of excavation; N/A
- c. Manner and place of disposal and/or storage of excavated soil; N/A
- d. Dates of soil excavation; N/A
- e. Identity of persons who excavated or removed the soil; N/A
- f. Reason for soil excavation; N/A
- g. Whether the excavation or removed soil contained hazardous substances and why the soil contained such substances; N/A
- h. All analyses or tests and results of analyses of the soil that was removed from the Site; N/A
- i. All persons, including contractors, with information about (a) through (h) of this request. N/A

19. Provide information and documentation concerning all inspections, evaluations, safety audits, correspondence and any other documents associated with the conditions, practices, and/or procedures at the Site concerning insurance issues.

Response to 19. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. In addition, Respondent objects to the production of any documents unrelated to the Site on the grounds that the request is unreasonable in scope, overly broad, and unduly burdensome, and to the extent that the request seeks documents protected by the attorney-client privilege or as work product. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent located no information or documentation.

20. Are you or your consultants planning to perform any investigations of the soil, water (ground or surface), geology, hydrology or air quality on or about the Site?

Response to 20. Respondent objects to this request to the extent that it seeks the identity of persons in possession, custody, or control of information unrelated to the Site. In addition, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

No.

21. If so, identify:

- a. What the nature and scope of these investigations will be; N/A
- b. The contractors or other persons that will undertake these investigations; N/A
- c. The purpose of the investigations; N/A
- d. The dates when such investigations will take place and be completed; N/A and
- e. Where on the Site such investigations will take place. N/A

22. Describe the Newspaper's waste handling and disposal history during the years it operated either on Washington Avenue or elsewhere within the Site area, for all facilities and all operations, including but not limited to transportation, shipping and/or receiving, storage, manufacturing, research, quality control, waste containment, and waste disposal facilities. This description is to include the names, addresses and activities of waste disposal contractors, and copies of all supporting documents (manifests, invoices, contracts, etc.).

Response to 21. Respondent objects to this request to the extent such a request does not relate to the investigation of the release or threatened release of hazardous substances, pollutants and contaminants at the Site. In addition, Respondent objects to the production of any documents unrelated to the Site on the grounds that the request is unreasonable in scope, overly broad, and unduly burdensome. Moreover, Respondent objects to the scope of this question and requests that such a request be limited to a relevant time period. Notwithstanding these objections, and expressly subject thereto, based upon currently available information, to the company's knowledge, Respondent provides the following information:

Respondent maintained a dumpster onsite for the disposal of non-hazardous trash.

RESPONSE FOR 116 MCDONOUGH STREET, MONTGOMERY

23. If any of the documents solicited in this information request are no longer available, please indicate the reason why they are no longer available. If the records were destroyed, provide us with the following:

Response to 23. See Respondent's Response for 200 Washington Avenue.

APPENDIX A

Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs),
Pesticides, and Metals:

0. Benzene
1. 1,2 – Dichloroethane
2. 1,1 – Dichloroethene
3. Ethylbenzene
4. Tetrachloroethene (PCE)
5. Toluene
6. Trichloroethene (TCE)
7. Bis (2-ethylhexyl) phthalate
8. Benzo-a-pyrene
9. Heptachlor epoxide
10. Aluminum
11. Arsenic
12. Barium
13. Beryllium
14. Cadmium
15. Chromium
16. Copper
17. Iron
18. Lead
19. Thallium

WARRANTY DEED

THE STATE OF ALABAMA
INDEPENDENT COUNTY.

1405A


611 MAY 165

[illegible]

The above described property is shown on the survey map dated May 17, 1964, by Frank B. Garzett, Registered Engineer, a copy of which map is attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the above-said premises to the said GRANTEE, his heirs and assigns forever,
And GRANTOR do covenent with the said GRANTEE, . . . its . . . heirs and assigns, that . . . she . . .
lawfully used to lay claim to the above-said premises that they are her own inheritance except as set forth above; that SHE . . . is now
free to sell and convey the same to the said SUCCESSORS . . . heirs and assigns, and their GRANTEES, . . . with WARRANTY AND DEFENSE the prem-
ises to the said GRANTEE, . . . its . . . heirs and assigns forever, against the claims and demands of all persons.
IN WITNESS WHEREOF GRANTOR has . . . hereunto set her hand . . . and day . . . the 16th
day of . . . MAY . . . in the year of our Lord One Thousand Nine Hundred and . . . Sixty-Nine.

DOUGHERTY DOUGHERTY DOUGHERTY DOUGHERTY
 1
 Douglas Schrier
 13.00

THE STATE OF ALABAMA Montgomery
1 The undersigned authority
Pauline Schuler

18 signed to the foregoing correspondence, and when, 19 released to me, after having been on this day, was being interviewed at the residence of the respondent. 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 104

Given under my hand and seal of the County of _____ MAY _____ A.D. 1966

 County Clerk

FOR RECORDING ONLY

WARRANTY DEED

0419 PAGE 0223

THE STATE OF ALABAMA, MONTGOMERY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED AND NO/100 DOLLARS and other valuable considerations to the GRANTOR(s) in hand paid by the GRANTEE(s) herein, the receipt whereof is hereby acknowledged by TOM GREEN and ANITA B. GREEN, individually and as husband and wife.

Do hereby GRANT, SURRENDER, SELL and CONVEY unto THE ADVERTISER COMPANY, a corporation, (herein referred to as GRANTOR(s)) its successors and assigns, the following described Real Estate, situated in the County of Montgomery, and State of Alabama, to-wit:

North half of Lot 9, on East side of McDonough Street in New Philadelphia and further described as commencing at a point on the East side of McDonough Street 110 feet South of the Southeast intersection of McDonough Street and Washington Street, thence East 100 feet, more or less, thence South 27 feet, thence West 100 feet, thence North along McDonough Street 27 feet to the point of beginning together with the right of way and use of a 10 foot alleyway opening on the East side of McDonough Street and lying in the rear and South of property owned by the Advertiser Company and immediately North and adjoining the Lot herein conveyed and extending East from McDonough Street 57 feet.

This conveyance is made subject to covenants, easements and restrictions appearing of record, if any.

TO HAVE AND TO HOLD, the above-described premises to the said GRANTOR(s), its SUCCESSORS and their FOREVER.

And GRANTOR(s) do not covenant with the said GRANTOR(s), its SUCCESSORS and their assigns, that they are (fully insured in the amount of the above-described premises) that they are free from all encumbrances, except as hereinafter provided; that they do not (and shall) to sell and convey the same to the said GRANTOR(s), its SUCCESSORS and their assigns, and that GRANTOR(s) will WARRANT AND DEFEND the premises to the said GRANTOR(s), its SUCCESSORS and their assigns, against the lawful claims and demands of all persons, except as hereinafter provided.

IN WITNESS WHEREOF, I, notary, have hereunto set my hand and seal, this 14th day of December, 1928.

WITNESSES: Walter H. Ballard (TOM GREEN) (ANITA B. GREEN)

THE STATE OF ALABAMA, MONTGOMERY COUNTY

I, the undersigned, A Notary Public in and for said State and said County, do hereby certify that TOM GREEN and ANITA B. GREEN, individually and as husband and wife, whose names are subscribed to the foregoing conveyance, and who are known to me and acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same were made.

Given under my hand and official seal this 14th day of December, 1928.

Notary Public

FOR RECORDING ONLY:

Ballard & Ballard, Attorneys
One East Office Center
500 East Blvd.
Montgomery, AL 36117

The COPY CENTER at Montgomery
19 Commerce Street
Tel. 261-3811

001.00
000.25
001.50
013.00

MPT.0411 PAGE 0089

LAW OFFICES
OF
CAPPELL, HOWARD, KNABE & COBB, P.A.
BY ADAMS AVENUE
MONTGOMERY, ALABAMA

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA,
MONTGOMERY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and no/100 DOLLARS and other valuable considerations

to the undersigned GRANTOR, Southern Poverty Law Center, Inc. a corporation,
(herein referred to as GRANTOR), in trust paid by the GRANTEE, the receipt of which is hereby acknowledged, the said GRANTOR does
by these presents GRANT, WARRANT, SELL and CONVEY unto The Advertiser Company, a corporation

herein referred to as GRANTEE, its SUCCESSORS heirs and assigns, the following described Real Estate situated in the County of Mont-
gomery and State of Alabama, to-wit:

The South one-half of Lot No. 9 on the East side of South
McDonough Street, between Washington and Adams Streets,
said lot hereby conveyed measuring 27 feet on McDonough
Street and extending back 100 feet, and being the same
property conveyed by I. O. Anderson and wife to Nettie E.
Lee, and by Nettie E. Lee and husband to Annie U. Chilton.

001.00 1 - A

000.25 1 - A

001.50 1 - A

046.50 1 - A

019.25 1 - B

555436 812

TO HAVE AND TO HOLD, the above-described premises, together with improvements and appurtenances thereto appertaining, unto the said
GRANTOR its SUCCESSORS and assigns FOREVER. SUCCESSORS

AND GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of the above-
described premises; that they are free from all encumbrances except as hereinafter provided; that it has a good right to sell and convey the same to the
said GRANTEE, its heirs and assigns, and the GRANTOR will warrant and defend the premises to the said GRANTEE, its
SUCCESSORS heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinafter provided.

IN WITNESS WHEREOF, Southern Poverty Law Center, Inc., a corporation, has caused
this instrument to be executed in its corporate name and behalf by Jo Ann C. Chancellor its duly authorized Secretary-treasurer
and its corporate seal of said corporation to be hereunto affixed and attested by Morris S. Deas, Jr. its
duly authorized Vice President, this 12th day of October, 1978.

ATTEST:
BY: [Signature]
Vice President

Southern Poverty Law Center, Inc.
BY: [Signature]
Secretary-treasurer

THE STATE OF ALABAMA,
MONTGOMERY COUNTY.

I, the undersigned, a Notary Public, in and for said State,
do hereby certify that Jo Ann C. Chancellor and Morris S. Deas, Jr. whose names are Secretary-
and Vice President of Southern Poverty Law Center, Inc.

are signed in the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents
of the same, they, in such efforts and with full authority, executed the same voluntarily for and in the act of said corporation.

Witness my hand and official seal this the 12th day of October, 1978.
[Signature]
Notary Public

THIS DEED WAS PREPARED BY
Pontaine M. Howard
BY ADAMS AVENUE
MONTGOMERY, ALABAMA

FOR RECORDING ONLY
MONTGOMERY CO
RECORDING DIVISION
11-11-78

OCT 12 2 07 PM 1978

JUDGE OF PROBATE

STATE OF ALABAMA

193924

BOOK 614 PAGE 201

MONTGOMERY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That

For and in consideration of the sum of One Hundred Dollars and other good and valuable considerations to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, Robert Cohn and The First National Bank of Montgomery, as co-executors and co-trustees under the last will and testament of Jonah H. Berman, deceased, as Grantors, do hereby grant, bargain, sell and convey unto The Advertiser Company, herein referred to as Grantee, its successors and assigns, the following described real estate situated in the County of Montgomery, State of Alabama, to-wit:

Beginning at a point on the north side of Adams Avenue which is 109.6 feet west of the northwest corner of the intersection of Adams Avenue and Hull Street, which point is marked by the east side of a brick wall, and which point is also the southeast corner of Lot 24 on the north side of Adams Avenue in the square bounded on the north by Washington Avenue, on the east by Hull Street, on the south by Adams Avenue and on the west by McDonough Street. From said point of beginning run north along the east side of said brick wall for a distance of 159.8 feet to the rear of said Lot 24, which is marked by another brick wall and which is the northeast corner of said Lot 24, then run westerly along the south side of said brick wall as extended for a distance of 100.5 feet to the northwest corner of Lot 23 in said block, thence run in a southerly direction along the west side of said Lot 23 for a distance of 160 feet which line runs along the west side of an alley-way to a point on the north side of Adams Avenue; thence run easterly along the north side of Adams Avenue for a distance of 101.21 feet back to the point of beginning; said property consisting of Lots 23 and 24 on the north side of Adams Avenue in the square bounded on the north by Washington Avenue, on the east by Hull Street, on the south by Adams Avenue and on the west by McDonough Street in that part of Montgomery, Alabama, formerly known as New Philadelphia.

The property herein conveyed is shown on the map of Frank B. Garrett, Registered Engineer, dated May 16, 1966, which is attached hereto and made a part hereof, and is made subject to the rights, if any, of others to the use of the alley along the west side of said lot as shown on said survey.

539

#244 7/9/41

MONTGOMERY JOURNAL PUBLISHING COMPANY

TO
THE ADVERTISER COMPANY

DEED

STATE OF ALABAMA
MONTGOMERY COUNTY

For and in consideration of the complete cancellation and redemption of all of its outstanding capital stock, consisting of one hundred (100) shares of common capital stock without nominal or par value, the Montgomery Journal Publishing Company, a corporation organized and existing under the laws of the State of Alabama, does hereby grant, bargain, sell and convey unto The Advertiser Company, its successors and assigns, the following described real property.

Those two certain lots located in the City and County of Montgomery, Alabama, described as follows, to-wit:

Commencing at the Southeast corner of Washington and South Lawrence Streets, running thence East along the South side of said Washington Street 75 feet, more or less, to the Northwest corner of property formerly known as Offutt property and later known as the Hill property, thence South 101 1/2 feet, more or less, to an alleyway; thence West along the North side of said alleyway to South Lawrence Street to the point of beginning and being now known as Montgomery Journal property, and on which its main building and plant are situated,

And that certain lot adjoining the above described lot on the East, and further described as follows: Commencing at a point on the South side of Washington Street 75 feet, more or less, East of the Southeast corner of South Lawrence and Washington Streets, which point of beginning is the Northeast corner of the property known as the Montgomery Journal property; running thence East along the South side of Washington Street 75 feet, more or less, to a stone or cement post, which said post is 135 feet, more or less, West of the Southwest corner of Washington and McDonough Streets; running thence South 121 1/2 feet, more or less, thence running West to a point 75 feet, more or less, from the East side of South Lawrence Street, which said point is the Southeast corner of an alleyway, running thence North to the point of beginning. Together with the right to use, occupy and enjoy said alley, said alleyway is 20 feet wide and is South of and adjoining the property of the Montgomery Journal and runs from South Lawrence Street in an Easterly direction; together with all buildings, structures and improvements thereon, and all rights, and easements in connection therewith. Together with any and all other property real, personal and mixed, tangible or intangible which the said Montgomery Journal Publishing Company now owns.

TO HAVE AND TO HOLD the same unto the said The Advertiser Company, its successors or assigns, absolutely and in fee simple, however, to that certain mortgage dated January 1, 1941, to the First National Bank as Trustee, and recorded in the office of the Judge of Probate of Montgomery County, in Mortgage Book 534, Page 466, on the 1st day of January, 1941, and to the due payment of the debt evidenced thereby, together with accrued interest thereon, and also subject to accrued real and personal City, State, and County taxes for the fiscal years of said authorities ending in 1941, and the said Montgomery Journal Publishing Company covenants that it has good title to the same in fee simple and has a perfect right to convey the same as is hereby done, and that said property is free of all encumbrances, except as hereinabove set forth.

IN WITNESS WHEREOF, said Montgomery Journal Publishing Company has caused this instrument to be executed in its name and on its behalf by H. P. Hudson, its President, who is thereunto duly authorized, and its corporate seal to be hereunto affixed and attested by P. W. Walsh, its Secretary, on this the 30th day of April, 1941.

(NO STA. IMP. 252520)

MONTGOMERY JOURNAL PUBLISHING COMPANY

BY: H. P. HUDSON
its President.

ATTEST:

P. W. WALSH
its Secretary

STATE OF ALABAMA
COUNTY OF MONTGOMERY

4031

123 3103 256

KNOW ALL MEN BY THESE PRESENTS, that the MRS. DORIS J. TUCKER, MRS. J. TUCKER, a corporation sole, under the laws of the State of Alabama (Article 9 of Title 10, Code of Alabama), for and in consideration of the sum of FIVE THOUSAND AND NO/100 (\$5,000.00) DOLLARS to it in hand paid by The Above Trust Company, a corporation under the laws of the State of Alabama, the receipt whereof is hereby acknowledged, has GRANTED, BARGAINED, ATE SOLD, and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said The Advertiser Company, its successors and assigns, the following described real estate situated in the City and County of Montgomery, Alabama, VIZ:

Beginning at a point on the east line of South Lawrence Street 120.3 feet south of the intersection of Washington and South Lawrence Streets, which point is also 203.3 feet north of the northeast corner of the intersection of Adams and South Lawrence Streets, running thence east along the south line of property now belonging to the grantee 144.6 feet more or less to a point, which point is likewise the southeast corner of property claimed now by the grantee to be, exact by it, thence south 44.3 feet more or less to a point which is the northwest corner of a two-story brick building, thence west 164.6 feet more or less to the east side of South Lawrence Street and a point which is marked by an iron stake set on the east side of South Lawrence Street, which iron stake is set at a point 159.0 feet north of the northeast corner of the intersection of Adams and South Lawrence Streets, thence northerly along the east side of South Lawrence Street 44.3 feet more or less to the point of beginning, being a parcel of land on the east side of South Lawrence Street 44.3 feet more or less in width and 164.6 feet more or less in depth immediately south of and adjoining property already belonging to the grantee herein.

Together with all and singular the rights, tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining.

To Have and To Hold unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Most Rev. T. J. Tucker,

WARRANTY DEED

176993

BOOK 605 PAGE 274

KNOW ALL MEN BY THESE PRESENTS that in consideration of ONE HUNDRED DOLLARS and other valuable consideration to be hereinafter GRANTED or GRANTING in hand paid by the GRANTEE, herein, the receipt whereof, is testified to by Thomas H. Keynton and Julia W. Keynton, individually and as husband and wife GRANTED to the GRANTEE, the Advertiser Company the said GRANTEE, herein, do hereby GRANT, SURRENDER, SELL and CONVEY unto

SUCCESSORS Deeds referred to as GRANTES.
Ita Shaded across the following described Real Estates, situated in the County of Montgomery, and State of Alabama, to-wit:
That certain lot beginning at a point on the West margin of South McDonough
Street 112.5 feet South of the Southwest corner of Washington and South
McDonough Streets, running thence South along the West margin of McDonough
Street 52.6 feet, more or less, to the Catholic Church property, as defined
by the North side of the line of pillasters of a brick wall, thence West 80
feet, more or less, to a brick wall, thence North along said brick wall
50.6 feet, more or less; thence East 80 feet, more or less, to the point
of beginning, being the East 80 feet of Lot number 9 on the West side
of South McDonough Street in that part of the City of Montgomery, Alabama,
formerly called "New Philadelphia".

The property hereby conveyed is that shown on the survey map prepared by Frank H. Garrett, dated February 11, 1966, a copy of which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the aforementioned premises to the said GRANTEE
And GRANTOR do agreement with the said GRANTEE its heirs and assigns forever they are
lawfully seized in the sample of the aforementioned premises; that the said GRANTEE, except as set forth above, shall have a good
right to sell and convey the same to the said GRANTEE its heirs and assigns, and that GRANTOR WILL WARRANT AND DEFEND the prem-
ises to the said GRANTEE its heirs and assigns forever, against the lawful claims and demands of all persons.
IN WITNESS WHEREOF, GRANTOR have hereunto set their hand and seal the 1st
day of March In the year of our Lord One Thousand Nine Hundred and Sixty-six

RECEIVED, SEALED AND DELIVERED IN THE PRESENCE OF

Thomas H. Keynton	12. 2.
Paul W. Keynton	12. 3.
Paul W. Keynton	12. 4.
	12. 5.
	12. 6.
	12. 7.
	12. 8.
	12. 9.
	12. 10.

THE STATE OF ALABAMA MONTGOMERY COURT,
I, the undersigned a Notary Public in and for said State, at Large
do hereby certify that Thomas H. Kevnton and Duin W. Kevnton

[illegible]

Subscribed under my hand this 1st day of March, 1966

FOR RECORDING ONLY

Recd 24/1.000/-

TOTAL P.10

WILLIAM F. JOSEPH, JR.,
CHAIRMAN
JAMES A. BROWN, SR.
LYNN A. GOWAN
LILLIAN JACKSON JEFFERSON
SAM H. WINGARD, SR.

A COUNTY OLDER THAN THE STATE
MONTGOMERY COUNTY COMMISSION
P.O. BOX 1667
MONTGOMERY, ALABAMA 36102-1667

ESTABLISHED 1816

DONALD L. MIMS, CPA
ADMINISTRATOR
AL UMPHREY, CPA
DEPUTY ADMINISTRATOR
(334) 832-1210
FAX (334) 832-2333
TDD (334) 266-3588
www.mc-ala.org

MAIL & FAX (703) 276-5510

June 26, 2000

Mr. Dale Henn
Gannett Co., Inc.
1100 Wilson Boulevard
Arlington, VA 22234

RE: Non-Disclosure Agreement, Environmental Reports, Gannett Co., Inc.

Dear Mr. Henn:

As per your request, enclosed is the Executed Non-Disclosure Agreement regarding properties located at 200 Washington Avenue and South McDonough Street. Please issue the Environmental Reports as soon as possible.

Thank you for your assistance regarding this matter.

Sincerely,



Donald L. Mims
County Administrator

DLM/dd

Enclosure

6/26
xc: Todd Mayman,

Looks like we can
send Montgomery environ.
info. to Mr. Mims.

Jah

June 26, 2000

Donald L. Mims, Administrator
Montgomery County Commission
P. O. Box 1667
Montgomery, Alabama 36102-1667

Re: Montgomery, Alabama -- Environmental Reports

In connection with the possible purchase by ^{Montgomery County Commission} _____ ("Buyer") from The Advertiser Company ("Seller") of certain properties located at 200 Washington Avenue and _____ South McDonough Street, Montgomery, AL (the "Property"), Buyer has requested that Seller furnish Buyer with certain environmental reports and evaluations of the Property, which reports and evaluations are attached hereto as Exhibit A (collectively, the "Environmental Reports").

As a condition to Buyer being furnished the Environmental Reports, Buyer hereby agrees as follows:

1. The information contained in the Environmental Reports shall be kept confidential by Buyer. The Environmental Reports shall be used by Buyer solely in connection with Buyer's evaluation of the environmental condition of the Property and for no other purpose.

2. Buyer acknowledges and agrees that (a) neither Seller, nor its affiliates, nor their directors, officers, employees or representatives has made or makes any representation or warranty whatsoever, express or implied, regarding the Environmental Reports, including, without limitation, any representation or warranty regarding the accuracy or completeness of the Environmental Reports, (b) neither Seller, nor its affiliates, nor their directors, officers, employees or representatives shall have any liability to Buyer or any of its representatives or advisors resulting from Buyer's use of the Environmental Reports, and (c) Buyer shall not rely on the Environmental Reports, which are being furnished solely as an accommodation to Buyer, and Seller encourages Buyer to undertake its own investigation of the Property and any matters contained in the Environmental Reports. Buyer may disclose any information contained in the Environmental Reports to its employees, agents, lawyers and consultants whom it determines has a need to know such information in connection with Buyer's use of the

-2-

Environmental Reports in accordance with Paragraph 1, provided such persons have been informed of Buyer's confidentiality obligations under this letter agreement and agree to be bound by the terms of this letter agreement.

3. In the event that Buyer or any of its representatives are requested or required (by oral questions, interrogatories, requests for information or documents in legal proceedings, subpoena, civil investigative demand or other similar process) to disclose any information contained in the Environmental Reports, Buyer shall provide Seller with prompt written notice of any such request or requirement so that Seller may seek a protective order or other appropriate remedy and/or waive compliance with the provisions of this letter agreement. If, in the absence of a protective order or other remedy or the receipt of a waiver by Seller, Buyer or any of its representatives nonetheless are, in the written opinion of counsel reasonably acceptable to Seller, legally compelled to disclose any information contained in the Environmental Reports to any tribunal or else be liable for contempt or suffer other censure or significant penalty, Buyer and its representatives may, without liability hereunder, disclose to such tribunal only that portion of the Environmental Reports which such counsel advises Buyer is legally required to be disclosed, provided that Buyer exercises its reasonable efforts to preserve the confidentiality of the Environmental Reports, including, without limitation, by cooperating with Seller (at Seller's expense) to obtain an appropriate protective order or other reliable assurance that confidential treatment will be accorded the Environmental Reports by such tribunal.

4. Buyer shall keep a record of any copies, extracts or reproductions which are made of all or any part of the Environmental Reports received by Buyer and each person having possession thereof. Upon Seller's request at any time, Buyer shall promptly (i) deliver to Seller all Environmental Reports, including all copies of all or any part thereof, which is in written or other tangible form, (ii) destroy all documents, memoranda, notes and other writings, computer tapes, disks or other forms whatsoever prepared by Buyer, or any of its directors, officers, employees or representatives, based on information in, or containing any information from, such Environmental Reports and (iii) certify to Seller in writing that all such materials have been so returned or destroyed. Notwithstanding the return or destruction of the Environmental Reports, Buyer and its representatives will continue to be bound by their obligations of confidentiality and other obligations hereunder.

5. It is understood and agreed that money damages would not be a sufficient remedy for any breach of this letter agreement by Buyer or any of its affiliates and that Seller shall be entitled to equitable relief without bond or other security, including injunction and specific performance, as a remedy for any such breach. Such remedies shall not be deemed to be the exclusive remedies for breach by Buyer of this letter

-3-

agreement but shall be in addition to all other remedies available at law or equity to Seller.

6. Unless and until a definitive agreement between the parties with respect to the potential transaction has been executed and delivered, neither party shall be under any obligation, legal, financial or otherwise, with respect to any such potential transaction.

7. This agreement shall be governed by and construed in accordance with the laws of the State of Alabama without regard to the principles of conflicts of laws thereof.

Very truly yours,



Dale A. Henn

Agreed to:

Montgomery County Commission

By: Donald Z. Morris 6/26/00
Administrator

Todd A. Mayman
Assistant General Counsel



June 27, 2000

Donald L. Mims, Administrator ✓
Montgomery County Commission
P.O. Box 1667
Montgomery, AL 36102-1667

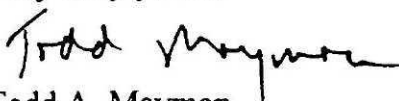
Re: 200 Washington Avenue and South McDonough Street

Dear Mr. Mims:

Enclosed are relevant excerpts of Gannett's files relating to environmental matters concerning the above-referenced property. These materials constitute "Environmental Reports" and should be kept confidential in accordance with the June 26, 2000 confidentiality agreement between the parties.

Please let me know if you have any questions.

Very truly yours,


Todd A. Mayman

Enclosures

cc: Dale A. Henn ✓
Thomas L. Chapple ✓

52122.1

WILLIAM F. JOSEPH, JR.,
CHAIRMAN
ELTON N. DEAN, SR.
LYNN A. GOWAN
JULES WILLIAMS, JR.
SAM H. WINGARD, SR.

A COUNTY OLDER THAN THE STATE

MONTGOMERY COUNTY COMMISSION

P.O. BOX 1667
MONTGOMERY, ALABAMA 36102-1667

ESTABLISHED 1818

DONALD L. MIMS, CPA, MPA
ADMINISTRATOR
JOHN A. MITCHELL, SR.
DEPUTY ADMINISTRATOR
(334) 832-1210
FAX (334) 832-2533
TDD (334) 285-3688
www.mc-ala.org

March 3, 2002

Scott M. Brown
President & Publisher
Montgomery Advertiser
425 Moulton Street
Montgomery, Alabama 36104

Dear Scott:

We have thoroughly investigated the old Montgomery Advertiser building located at 200 Washington Avenue and have some serious problems with the purchase of this building.

The County Commissioners are not so much concerned about existing contamination on the property as they are about the fact that the Advertiser could have been the alleged source of contamination for the downtown Montgomery plume.

Based on legal advice, we would have to have the Montgomery Advertiser and its parent company Gannett to give the County Commission a hold harmless agreement and/or make it a part of the purchase agreement.

If this matter can be accomplished, then the County Commission will be willing to purchase the building based on the prior terms that were negotiated.

Please notify me as soon as possible as to whether the County could get this hold harmless agreement.

Sincerely,



Donald L. Mims
County Administrator

WILLIAM F. JOSEPH, JR.,
CHAIRMAN
ELTON N. DEAN, SR.
LYNN A. GOWAN
JILES WILLIAMS, JR.
SAM H. WINGARD, SR.

A COUNTY OLDER THAN THE STATE

MONTGOMERY COUNTY COMMISSIONP.O. BOX 1667
MONTGOMERY, ALABAMA 36102-1667

ESTABLISHED 1818

DONALD L. MIMS, CPA, WPA
ADMINISTRATOR
AL. UMPHREY, CPA
DEPUTY ADMINISTRATOR
(334) 832-1210
FAX (334) 832-2533
TDD (334) 285-3588
www.mc-ala.org

October 22, 2002

Mr. Scott M. Brown
President and Publisher
Montgomery Advertiser
425 Molton Street
Montgomery, AL 36104

Dear Mr. Brown:

The Montgomery County Commission, at its meeting on October 21, 2002, approved the Memorandum of Understanding, regarding the purchase of property at 200 Washington Avenue, the API-UPI Building at 116 South McDonough Street and a Parking Lot located at 115 South McDonough Street. Enclosed is a partially-executed copy of this Memorandum of Understanding. Please return a fully-executed copy to this office for our files.

Thank you for your assistance in this matter; and if I can be of any further assistance, please advise.

Sincerely,



Donald L. Mims
Administrator

DLM/dd

Enclosure

STATE OF ALABAMA

*

COUNTY OF MONTGOMERY

*

*

MEMORANDUM OF UNDERSTANDING

COMES NOW the Montgomery County Commission ("MCC") and the Advertiser Company ("Advertiser") and do hereby agree to the following:

1. On October 8, 2002, the Administrator and the Attorney for MCC reached an agreement with Scott M. Brown, President and Publisher of the Montgomery Advertiser to purchase property owned by the Advertiser.
2. The real property MCC has agreed to purchase from the Advertiser is the old Advertiser building located at 200 Washington Avenue, the API-UPI building located at 116 South McDonough Street, and a parking lot located at 115 South McDonough Street for the total purchase price of One Million Two Hundred Seventy-Five Thousand (\$1,275,000).
3. The MCC has agreed to allow the Advertiser to use any and all tax laws and tax credits for contributions to governmental entities that are available under the laws of Alabama and the United States.
4. The closing of this sale would be contingent upon the MCC doing a Phase II Environmental Study and said study reflecting that there are no substantial environmental problems with any of the above described property. The closing shall occur within one year from date of the execution of the Memorandum of Understanding and shall be more specifically detailed in the final purchase agreement.
5. Until a definitive agreement between the parties with respect to the potential transaction has been executed and delivered, neither party shall be under any obligation, legal, financial or otherwise, of any kind with respect to any such potential transaction. The County will submit a definite Purchase Agreement to the Advertiser within ten days of the execution of this Memorandum Agreement between the parties. The Advertiser will then execute said final Purchase Agreement within ten days of receipt of said final executed purchase agreement by the County if in agreement with its terms and conditions.

WHEREAS, the MCC and the Advertiser do hereby agree to the above conveyance and do hereby set their hands and seals on this the _____ day of October 2002.

MONTGOMERY COUNTY COMMISSION

THE ADVERTISER COMPANY

W. F. Joseph, Jr.
W. F. Joseph, Jr.
By Its Chairman

Scott M. Brown
Scott M. Brown
By Its President

STATE OF ALABAMA *

ACKNOWLEDGEMENT

COUNTY OF MONTGOMERY *

I, Sharon B. Dailey, a Notary Public in and for said County, in said State, hereby certify that W. F. Joseph, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily and as the proper authority to do so on the day the same bears date.

Given under my hand and official seal this 21 day of October 2002.

Sharon B. Dailey
Notary Public
My commission expires 3-12-03

STATE OF ALABAMA *

ACKNOWLEDGEMENT

COUNTY OF MONTGOMERY *

I, E. Ellen Snipes, a Notary Public in and for said County, in said State, hereby certify that Scott M. Brown, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily and as the proper authority to do so on the day the same bears date.

Given under my hand and official seal this 23 day of October 2002.

E. Ellen Snipes
Notary Public
My commission expires 3/11/06

50051-469
#4354

Confirmation Report - Memory Send

Page : 001
Date & Time: Nov-04-02 04:43pm
Line 1 :
Line 2 :
Machine ID :

Job number : 341
Date : Nov-04 04:39pm
To : 918669471100
Number of pages : 005
Start time : Nov-04 04:40pm
End time : Nov-04 04:43pm
Pages sent : 005
Status : OK

Job number : 341

*** SEND SUCCESSFUL ***

Law Department



TO: Kevin Rechia
DATE: 11-4-02
LOCATION: Nixon
FAX NUMBER: 866-947-1100
FROM: Todd A. Mayman
FAX NUMBER: (703) 854-2035 (Automatic)
PHONE NUMBER: (703) 854-6845
NO. OF PAGES: 5 (INCLUDING COVER SHEET)

MESSAGE, IF ANY, FOR RECIPIENT:

PLEASE DELIVER UPON RECEIPT

If transmission is incomplete or illegible, please call the Law Department as soon as possible at (703) 854-6845 and ask for Maria. Thanks

PRIVILEGE AND CONFIDENTIALITY NOTICE

The information in this telecopy is privileged and confidential, and is intended for the named recipient(s) only. If you are not the intended recipient, you are hereby notified that any use, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by a collect telephone call to (703) 854-6000 and return the original to us by mail. We will reimburse you for postage.

59856-2

Confirmation Report - Memory Send

Page : 001
Date & Time: Nov-04-02 04:41pm
Line 1 :
Line 2 :
Machine ID :

Job number : 340
Date : Nov-04 04:39pm
To : 8918669470723
Number of pages : 005
Start time : Nov-04 04:39pm
End time : Nov-04 04:41pm
Pages sent : 005
Status : OK

Job number : 340

*** SEND SUCCESSFUL ***

Law Department



TO: David Pieysse
DATE: 11-4-02
LOCATION: Nixon
FAX NUMBER: 866-947-0723
FROM: Todd A. Mayman
FAX NUMBER: (703) 854-2035 (Automatic)
PHONE NUMBER: (703) 854-6845
NO. OF PAGES: 5 (INCLUDING COVER SHEET)

MESSAGE, IF ANY, FOR RECIPIENT:

PLEASE DELIVER UPON RECEIPT

If transmission is incomplete or illegible, please call the Law Department as soon as possible at (703) 854-6845 and ask for Maria. Thanks

PRIVILEGE AND CONFIDENTIALITY NOTICE

The information in this telecopy is privileged and confidential, and is intended for the named recipient(s) only. If you are not the intended recipient, you are hereby notified that any use, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by a collect telephone call to (703) 854-6000 and return the original to us by mail. We will reimburse you for postage.

59858.1

STATE OF ALABAMA

COUNTY OF MONTGOMERY

*
*
*

PURCHASE AGREEMENT

COMES NOW the Purchaser Montgomery County Commission ("MCC") and the Seller The Advertiser Company ("Advertiser") and do hereby agree to the terms and conditions herein as follows:

1. The MCC by and through its Administrator with concurrence of its Commissioners reached an agreement with the Advertiser by and through its President and Publisher to purchase property owned by the Advertiser.

2. The MCC has agreed to purchase from the Advertiser certain real property located in Montgomery County, Alabama and generally described as the old Advertiser building located at 200 Washington Avenue, the old API-UPI building located at 116 South McDonough Street, and a vacant parking lot located at 115 South McDonough Street (collectively, the "Property"), as shown on the map attached hereto as Exhibit A.

3. The total purchase price to be paid by the MCC to the Advertiser is One Million Two Hundred Seventy-Five Thousand Dollars (\$1,275,000) ("Purchase Price"). The Purchase Price shall be payable as follows:

(a) Upon execution of this Agreement by both parties, the MCC shall deliver a deposit in the amount of Fifty Thousand Dollars (\$50,000) ("Deposit") to the Advertiser to be held by the Advertiser subject to the terms of this Purchase Agreement. The Deposit shall be returned to the MCC if the closing does not occur for any reason other than the MCC's default.

(b) Upon closing, the Advertiser shall be entitled to receive the Deposit as part of the Purchase Price, and the MCC shall pay the Advertiser the balance of the Purchase Price, subject to real estate tax adjustments as set forth in paragraph 9 below, by wire transfer of immediately available funds.

4. The closing shall occur within one year from the date of the execution of this Purchase Agreement by the parties and the Advertiser shall have the sole option to close within any period before

the expiration of one year but after the satisfaction or waiver of the "Contingencies" (as that term is defined in paragraph 8 below), by giving written notice to the MCC thirty days in advance of intent to close.

5. The MCC acknowledges and agrees that the Property is being sold "as-is, where is" with no representations or warranties other than the warranty set forth in the special warranty deed. This provision shall survive the closing and shall not be merged into the deed upon transfer of title.

6. It is agreed between the parties that the Advertiser may use any and all tax laws and tax credits for contributions to governmental entities that are available under the laws of Alabama and the United States.

7. The MCC acknowledges and agrees that the Advertiser may wish to exchange the Property as part of a tax-free, like-kind exchange as provided under Section 1031 of the Internal Revenue Code of 1986, as amended, and its related regulations. The MCC further agrees to cooperate with Advertiser to structure the sale as like-kind exchange. It is explicitly understood by and between the parties that the MCC will not incur any obligations, liabilities, or costs with respect to said above described exchange.

8. The parties acknowledge and agree that this sale shall be contingent upon the following (collectively, the "Contingencies" and individually a "Contingency"):

(a) The MCC determining that the Advertiser will be able to tender a special warranty deed to the MCC, free and clear of all liens and encumbrances, except for any encumbrances that would not unreasonably interfere with the intended use of the Property;

(b) The MCC determining that the Advertiser has legal title to the Property as reflected on survey map to be obtained by the MCC, at the sole expense of the MCC ("Survey Map"); and

(c) The MCC shall have forty-five days from the date of the execution of this agreement ("Feasibility Period") to investigate the Property and obtain environmental studies to determine whether or not the Property is suitable for its intended use and that there are no environmental impairments preventing said use (collectively, the "Studies").

If, on or before the expiration of the Feasibility Period, the MCC has not satisfied or waived any Contingency, the MCC may terminate this agreement by delivering written notice thereof to the Advertiser any time prior to the expiration of the Feasibility Period, otherwise all Contingencies shall be deemed satisfied.

9. It is agreed by and between the parties that the MCC will pay for the Studies, the Survey Map and/or whatever is needed in order to make the Property suitable for its intended use and the MCC will be responsible for all closing costs other than preparation of a special warranty deed from the Advertiser to the MCC as described above. Real estate taxes will be prorated on a tax fiscal year basis for the tax fiscal year of closing based upon real estate taxes levied or estimated to be levied in that fiscal year by each taxing body without regard to the due date of the levy or the fiscal year of the taxing body.

10. The MCC may, at its sole expense, enter upon the Property during the Feasibility Period to conduct the Studies and prepare the Survey Map, pursuant to the following terms and conditions:

(a) Prior to entering the Property, the MCC shall give the Advertiser reasonable notice and the opportunity to accompany the MCC, and shall also provide the Advertiser with evidence of adequate liability insurance coverage, naming the Advertiser as an additional insured, which insurance coverage must be satisfactory to the Advertiser, in its reasonable discretion. Notwithstanding the foregoing, the Advertiser must approve in advance any subsurface drilling or excavation on the Property before the MCC may commence any such drilling or excavation.

(b) The MCC shall, to the extent reasonably practical, restore the Property to its original condition, and shall indemnify, protect, defend and hold the Advertiser and its past, present and future employees, officers, directors, partners, members, agents, trustees, shareholders, affiliates, parent companies and subsidiaries, and all of their respective heirs, personal representatives, successors and assigns (collectively "Indemnitees") harmless from any claim, liability injury, loss, cost, expense or damage, including reasonable attorneys' fees, court costs and disbursements (collectively "Loss and

Expense"), resulting from the entry upon the Property by the MCC, and the MCC's employees, consultants, contractors or representatives.

(c) The MCC may disclose information obtained by the MCC in the conduct of its due diligence if such disclosure is required by law. The MCC shall defend, indemnify and hold the Advertiser and the Indemnitees harmless from any Loss and Expense suffered by the Advertiser and/or the Indemnitees arising out of any breach by the MCC of the obligations in this subparagraph.

(d) Promptly after obtaining same, the MCC shall deliver to the Advertiser a copy of all third party reports (including draft reports as well as final reports) and third party data obtained by the MCC in the conduct of its due diligence.

(e) The indemnification and restoration obligations contained in paragraph 10 (b) shall survive the closing or any termination of this Agreement.

11. All notices required or permitted herein shall be in writing and shall be sent to the address set forth below (or such other address as a party may hereafter designate for itself by written notice to the other parties as required hereby) of the party for whom such notice or communication is intended:

If to Advertiser: The Advertiser Company
 Post Office Box 1000
 Montgomery, Alabama 36101
 Attn: Scott Brown
 fax: (334) 261-1579

With a copy to: Gannett Co., Inc.
 7950 Jones Branch Drive
 McLean, Virginia 22107
 Attn: Todd A. Mayman
 fax: (703) 854-2031

With an additional copy to: Nixon Peabody LLP
 Clinton Square
 Post Office Box 31051
 Rochester, New York 14603-1051
 Attn: David L. Pieterse
 fax: (866) 947-0723

If to MCC: Montgomery County Commission
 Post Office Box 1667
 Montgomery, Alabama 36102-1667

Attn: Donald L. Mims
fax: 832-2533

12. The MCC and the Advertiser specifically waive any right to trial by jury in any court with respect to any contractual, tortious or statutory claim, counterclaim or crossclaim against the other arising out of or connected in any way to this agreement because the parties hereto, both of whom are represented by counsel, believe that the complex commercial and professional aspects of their dealing with one another make a jury determination neither desirable nor appropriate.

13. If this Agreement or the transaction contemplated herein gives rise to a lawsuit or other legal proceeding between the parties hereto, the prevailing party shall be entitled to recover its costs and reasonable attorneys' fees and costs of litigation in addition to any other judgment of the court.

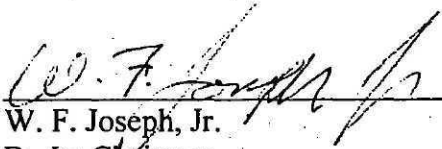
14. The parties represent that they have not dealt with any broker, agent, or finder in connection with the transaction contemplated herein. Each party hereto agrees to indemnify, defend and hold the other party harmless from all damages, judgments, liabilities and expenses (including reasonable attorney's fees and court costs) arising from any claims or demands of any broker, agent or finder with whom such party has dealt for any commission or fee alleged to be due in connection with the transaction contemplated herein.

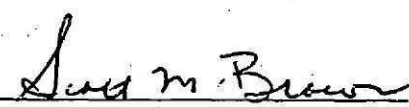
15. This Agreement may be executed in counterparts, and transmitted by facsimile by and to each of the parties, and each such counterpart shall be deemed an original, and all of them together shall constitute a single instrument.

WHEREAS, the MCC and the Advertiser do hereby agree to the above covenants contained in this agreement and do hereby set their hands and seals on this the 27th day of June 2003.

MONTGOMERY COUNTY COMMISSION

THE ADVERTISER COMPANY


W. F. Joseph, Jr.
By Its Chairman


Scott M. Brown
By Its President

STATE OF ALABAMA

*

ACKNOWLEDGEMENT


COUNTY OF MONTGOMERY

*

*

I, Debra Shows Duck, a Notary Public in and for said County, in said State, hereby certify that W. F. Joseph, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily and as the proper authority to do so on the day the same bears date.

Given under my hand and official seal this 26th day of June 2003.


Notary Public
My commission expires 11/23/03

STATE OF ALABAMA

*

ACKNOWLEDGEMENT

COUNTY OF MONTGOMERY

*

*

I, Melanie R. Humphrey, a Notary Public in and for said County, in said State, hereby certify that **Scott M. Brown**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily and as the proper authority to do so on the day the same bears date.

Given under my hand and official seal this 27 day of June 2003.

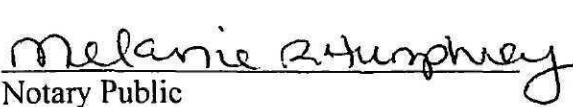
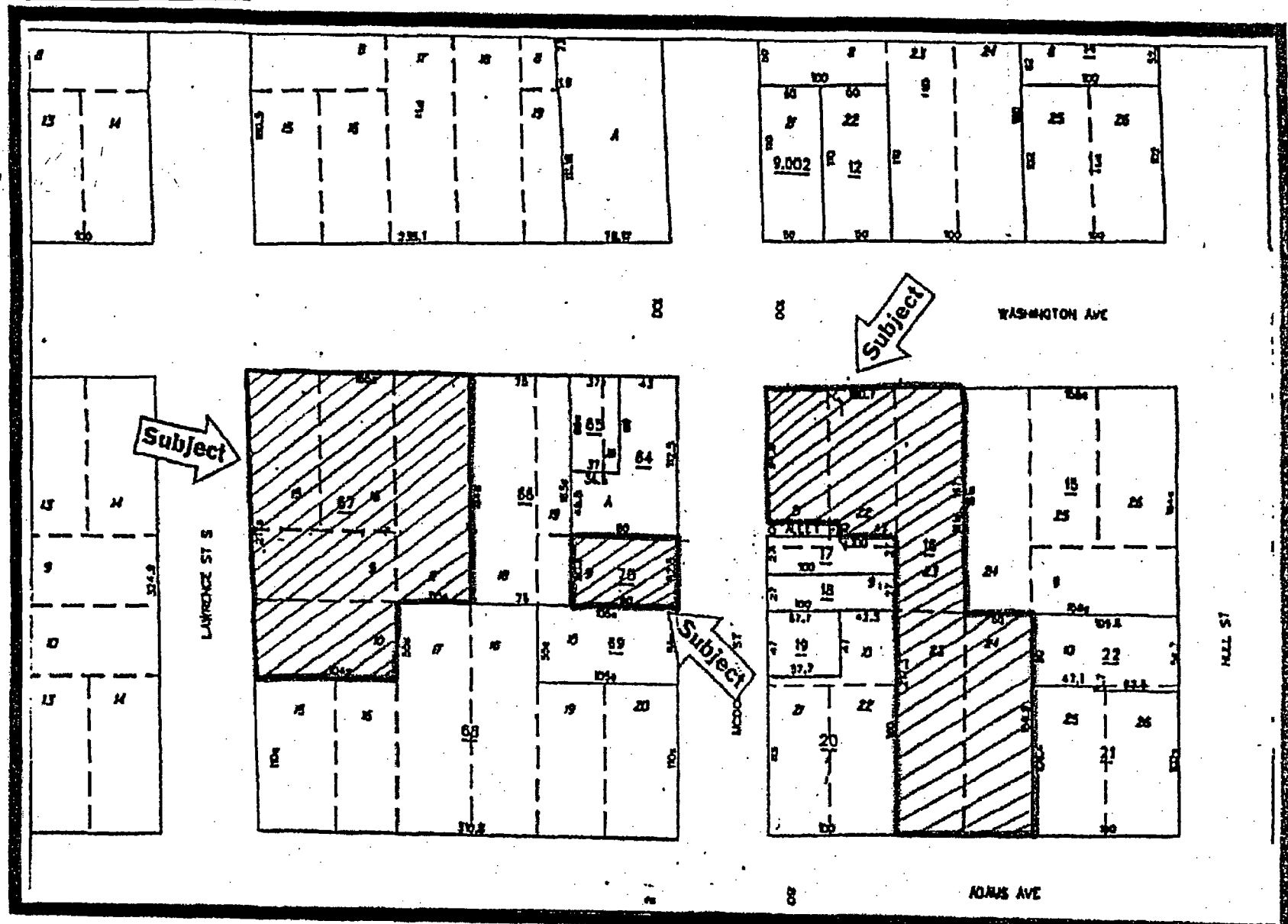

Notary Public
My commission expires

Exhibit A

Map of the Property

[Attached]

Exhibit A



The Property

LEGAL DESCRIPTION/LAND SIZE

No survey or legal descriptions were provided to the appraisers. The legal descriptions obtained from the Montgomery County Probate Office that appear to comprise the subject property can be found in the rear exhibits (Please see Special Assumptions and Limiting Conditions found on Page 1 of this report). The locations and land size estimates are as follows:

200 Montgomery Street

Southeast corner of Washington Avenue and Lawrence Street. This parcel is comprised of Montgomery County tax identification number 03-10-03-07-03-303-067.000. This site is nearly rectangular in shape and contains approximately 27,209 square feet. It has approximately 165 feet of frontage along the south side of Washington Avenue and approximately 165.8 feet of frontage along the east side of Lawrence Street.

115 McDonough Street

Southeast corner of Washington Avenue and McDonough Street. This parcel is comprised of Montgomery County tax identification numbers 03-10-03-07-03-304-016, 03-10-03-07-03-304-017, & 03-10-03-07-03-304-018. The site is irregular in shape and contains approximately 40,768 square feet.

116 McDonough Street

West side of McDonough Street approximately 112.5 feet south of Washington Avenue. This parcel is comprised of Montgomery County tax identification numbers 03-10-03-07-03-303-070. The site is nearly rectangular in shape and contains 4,128 square feet.

ENVIRONMENTAL CONSIDERATIONS

An environmental assessment was not provided for review by the appraisers. The appraisers are not qualified as environmental engineers and as such have not made an environmental site assessment or an environmental examination of the subject improvements. The market value estimate contained herein assumes that there is no contamination present.

Record Retention Requirements

See "Record Retention Plan and Guidelines" for instructions.

Accounts Payable

Checks Registers	Permanent
Check Requests	Tax
Checks	Tax
Voided Checks	Tax
Distribution Registers	Tax
Invoices:	
Fixed Assets	Permanent
All Other	Tax
Ledgers	Permanent
Note Payments	8 After Settlement
Petty Cash Vouchers	Tax
1099's	Tax

Accounts Receivable

Adj./Credit Documents	3
Cash Remittance Advices	3
Contracts:	
Advertising	3 After Activity
Carrier (Circulation)	3 After Activity
Dealer (Circulation)	3 After Activity
Invoices:	
Advertising/Transient	3
Classified	3
Advertising/All Other	3
Circulation	3
Other	6
Ledgers:	
Balance/Aging	3
Period Revenue	Permanent
Transaction	4
Misc. Charge Documents	Tax
Bad Debt Write-Offs	Tax

Advertising

Account Histories	3 After Activity
Average Rate History	3
Contracts	3 After Activity
Copy/Layouts	2
Client File	6

Lineage Reports:

Daily	2
Weekly	2
Period	3
Annual	5
Marked Paper	1

Analysis

Advertising	3
Circulation	3
Editorial	3
News/Advertising Content	3
Production	3
Other	3

Audit Reports

All Reports	Permanent
-------------	-----------

Bank

Account Analyses	3
Authorized Signatures	Permanent
Receipted Deposit Doc:	
Advertising	2
Circulation	2
Memos	3
Reconciliations	3
Statements	3
Wire Transfer Advices	3

Broadcasting

Film Contracts	6 after termination
Film Usage Reports	6 after termination
Log Analysis	3
Music license reports & contracts	10
Network billing statements	3
Network reports	6
Program logs	5
Salesman's commission reports	6

Capital Expenditures

Forecasts	4
Post Audits	Permanent
Project Justification	Permanent
Accelerated Depreciation Documentation	Permanent

Cash

Daily/Weekly Receipt Records	6
Management Logs	4
Period Journals/Ledgers	10
Books	Permanent
Disbursements	Permanent
Payroll	Permanent
Receipts	Tax
Register Reports	Tax
Vouchers	Tax
Checks:	
Dividend	4
General	Tax
Payroll	6
Tax Payments	Permanent
Registers	Permanent

Circulation**ABC:**

Books	Permanent
Reports	3

Carrier:

Bond Records	3 After Termination
Insurance Records	3 After Termination
Daily Draw Charges	1
Draw Ledgers/Journals	3
Mail Subscriber Records	2
PIA Amortization Reports	2
PIA Subscriber Records	2
Rate Histories	5
Contest Files	2
Route Audits	2
Contracts	Tax
Subscriber Start or Stop Forms	1*

* At units purchased after January 1977, these should be retained on "Tax" schedule.

Corporate Records

Capital stock ledgers	Permanent
Stock transfer register	Permanent
Minutes book	Permanent
Incorporation records	Permanent
State qualifications	Permanent
Annual reports	Permanent

Correspondence

Routine correspondence (transmittal letters,	1
--	---

etc.)

Chronological correspondence files	1
------------------------------------	---

Credit

Applications	4
Authorizations	4
Bad Debt Records	Tax
Policy Changes	Permanent
Promissory notes	3 after paid
Reports	Tax
Revocations	4
Third Party Collection Records	Tax

FCC Materials

FCC annual employment (Form 365)	7
FCC Hearings & Documents	Permanent
FCC license	Permanent
Letters of comment	3
License renewal applications	7
Annual listing of problems/needs	7
Political records	2
Programming reports (303-A)	3
Public and Broadcasting Procedural Manual	Permanent
Ownership reports	7
Materials relating to FCC complaints / investigations	Permanent

Data Processing

File Layouts	System Life
Hardware Usage Reports	3
History Files	5
Maintenance Records	3
Master Files	Tax
Original Input Documents	Return to User
Programs	System Life
System Development Records	System Life
Transaction Files:	
Card	Tax
Disk	Tax
Tape	Tax

Financial Statements

Gannett	Permanent
General Ledger	Permanent
Internal	Permanent
Journal Entries	Permanent

Subsidiary	Permanent
Trial Balance	Permanent

Fixed Assets

Additional Records	Permanent
Appraisals/Evaluations	Permanent
Depreciation Schedules	Permanent
Ledgers/Journals	Permanent
Plant/Equipment Specifications	Permanent
Retirement Records	Permanent
Invoices	Permanent

Government/Municipal Items**Reports:**

OSHA Reports	5
Labor	4
Other	4
Requested Rulings	Permanent

Tax Payments:

Workmen's Compensation	6
Payroll	6
Sales & Use	6
State	6
Other	6
Income Taxes	Permanent
Tax Returns	Permanent

Insurance

Policies	Permanent
----------	-----------

Inventory

Damage Claims	2 after settlement
Original Receipt Doc.	2
Original Usage Doc.	2
Period Ledgers/Journals	10
Reports	4
Abitrol or Bear Tracker reports	4
Waste Records	4

Payroll

Additional/Deletion Notices	2
Checks	6
Deduction Listings	4
Earnings Histories	Permanent
Extra Earnings Notices	4
Garnishments	2 after settlement

Labor Distribution Reports	6
Management Reports	4
Overtime payments	Tax
Registers	Tax
Salary Change Documents	6 After Termination
Time Cards/Sheets	6
Vacation Requests	2
W-2 Records	Tax
W-4 Deduction	6 After Termination
941/941-A Records	Tax

OSHA Records

Employee medical records	30 after termination
Employee exposure records	30
Analysis using employee medical or exposure records	30
Noise exposure measurements	2
Audiometric test records	30 after termination
Annual inspection of portable fire extinguisher	last inspection
Hydrostatic testing of portable fire extinguisher	until next test
Semi-annual inspection of fire extinguishers	until next test
Asbestos exposure monitoring	30
Asbestos medical surveillance	30 after termination
Lead exposure monitor / medical surveillance	longer of 40 or service + 20
OSHA logs, first injury reports and annual summaries	5
Training records	30
Hazard communication program	Permanent
List of hazardous chemicals	Permanent
MSDS's or equivalent records	30

Personnel

Accident Reports	6 After Settlement
Applications	4
Attendance Records	6
Garnishments	2 After Settlement
Group Insurance Records	6 After Termination
Historical Files	6 After Termination
Employment Contracts	6 After Termination
Time Cards	6
Unclaimed Wage Reports	4
Social Security	Permanent
Labor Contracts	Permanent
Medical Records	6
Pension Records	Permanent
Time cards	6

Unemployment Records	6 After Termination
Wage & Salary Information	6 After Termination
Workmens Compensation Claims	6 After Settlement
Job Descriptions	Permanent

Purchasing

Bid Requests/Quotes	4
Damage Claims	2 after settlement
Purchase Orders:	
Fixed Assets	Permanent
Other	6
Shipping/Receiving Documents	3
Stockroom Requisitions	1
Vouchers	3
Vendor Invoices	Tax

Travel & Entertainment Records

Account books, diaries, statements of expenses or similar records relating to identification of the time, place, and amount of each expenditure, corroborating evidence of the amount and business relationship of the individual involved.

Tax

Miscellaneous

Copyright/Trademarks/Patents	Permanent
Corporate Records (All)	Permanent
General Correspondence	5
Insurance Policies/Claims	5 After Termination
Leases/Contracts	6 After Cancellation
Legal Records	Permanent
Libel Actions & Correspondence	Permanent
Licenses (Except Auto)	Permanent
Mortgages & Canceled Notes	8 After Settlement
Appraisals	Permanent
Building Plans & Specifications	Permanent
Minute Books	Permanent
Stock Books	Permanent
Tax Returns	Permanent
Pressroom Reports	1
Profit Plan Doc.	4
Securities/Investment Records	Permanent
Service Contracts	2 After Termination

ENVIRONMENTAL SITE ASSESSMENT

Montgomery Advertiser Properties
Montgomery, Alabama 36104

EMC Project Number MA-1574

August 12, 2003

Prepared For:

The Montgomery County Commission
P. O. Box 1667
Montgomery, Alabama 36102-1667

Prepared By:

Environmental-Materials Consultants, Inc.
2027 Chestnut Street
Montgomery, Alabama 36106
(334) 265-4000



ENVIRONMENTAL
MATERIALS
CONSULTANTS, INC.

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
Executive Summary.....	1
1.0 Introduction.....	3
2.0 Site Description.....	3
3.0 Scope of Services.....	3
4.0 Phase 1 Environmental Site Assessment.....	5
4.1 Site and Surrounding Area History.....	5
4.2 Regulatory Records Review.....	10
4.3 Site and Surrounding Property Reconnaissance.....	16
5.0 Conclusions	19
5.1 Historical Review.....	19
5.2 Regulatory Review.....	19
5.3 Site Reconnaissance.....	19
5.4 Limited Phase 2 Testing.....	20
6.0 Recommendations.....	21
7.0 Qualifications.....	21
Appendix A: Site Identification Maps	
Appendix B: Historic Topographic Maps	
Appendix C: Fire Insurance Maps	
Appendix D: Interview Forms	
Appendix E: Regulatory Documentation	
Appendix F: Site Reconnaissance Photographs	
Appendix G: Analytical Data Sheets	

Executive Summary

Environmental Site Assessment Montgomery Advertiser Properties Montgomery, Alabama 36104

EMC Project Number MA-1574

Environmental-Materials Consultants, Inc. has completed a Phase 1 Environmental Site Assessment and limited Phase 2 testing for the Montgomery Advertiser properties located at 200 Washington Avenue, 116 McDonough Street and the parking lot on the southeast corner of Washington Avenue and McDonough Street in Montgomery, Montgomery County, Alabama.

Historical Review

The past history of the sites and immediately adjacent properties was evaluated through a review of available historical aerial photographs, fire maps, tax information, city directories and personal interviews.

The subject sites and surrounding areas have been residentially and/or commercially developed for at least the past one hundred years. Review of various historical records indicated that the Montgomery Advertiser has operated facilities at their 200 Washington Avenue site for many years. Other areas of that city block have been developed for the church and for commercial/office use since the 1940's. Generally the tenants were professional persons who would not likely deal with hazardous materials in their business. No obvious sources of environmental contamination of the subject sites were identified through the historical review.

Regulatory Review

Various lists published by the U.S. Environmental Protection Agency (EPA) and the Alabama Department of Environmental Management (ADEM) were reviewed.

Many environmentally regulated facilities are located in the vicinity of the subject sites. No incidents have been reported from most of the identified facilities and those from which releases have been reported are relatively distant from the subject sites or situated down gradient or on a lateral gradient from the subject sites and therefore do not present a significant concern for potential contamination of the subject sites. I did determine that the subject sites are within the currently defined area of the Capitol City Plume.

Site Reconnaissance

Observations of the site conditions at the time of the site reconnaissance noted the Montgomery Advertiser property to have a multi-story office building on the northwest corner of the block. There is an elevated walkway across the south side of the adjacent lot that leads to the Associated Press Building, a two story building located on the east side of the block. The parking lot property is covered with asphalt. A retaining wall lines the alley connecting the two sections of the parking lot. There is a small portable building on the south section of the parking lot used to store lawn mower equipment.

The only issue of potential concern noted during our site reconnaissance is suspect asbestos materials that we noted during our walk-through of the Montgomery Advertiser and Associated Press buildings. Plaster, wallboard/joint compound, flooring materials, ceiling finishes, thermal/mechanical materials and roofing materials may contain asbestos. Other potentially hazardous materials noted were fluorescent lights that may contain mercury in the lamps and PCB oil in the ballasts. Lead-based paints may also be present in the buildings.

Results of the visual site reconnaissance for the immediate surrounding properties indicated no evidence of current adverse environmental conditions.

Limited Phase 2 Testing

The Montgomery Advertiser Building site is known to be located within the boundaries of the Capitol City Plume, a sixty block area of downtown Montgomery where the groundwater is contaminated with chemicals typically found in various cleaning solvents. Because solvents have historically been used to clean printing presses, soil and groundwater samples were collected from the Montgomery Advertiser site and analyzed for BTEX and PCE.

Recommendations

Because the subject sites are within the defined area of the Capitol City Plume I recommend that the Montgomery County Commission consult with an attorney versed in environmental law about potential clean-up liability before purchasing the subject site.

Prior to beginning activities that would damage them, those materials that may contain asbestos, paints that may contain lead and fluorescent light fixtures that may contain mercury lamps and/or PCB ballasts should be tested so that they can be handled properly.

- End of Executive Summary -

ENVIRONMENTAL SITE ASSESSMENT

**Montgomery Advertiser Properties
Montgomery, Alabama 36104**

EMC Project MA-1574

1.0 INTRODUCTION

This report presents the findings and conclusion of the Phase 1 Environmental Site Assessment and limited Phase 2 testing for the properties located at 200 Washington Avenue, 116 McDonough Street and the parking lot on the southeast corner of Washington Avenue and McDonough Street in Montgomery, Montgomery County, Alabama. This report has been prepared for the Montgomery County Commission.

This assessment is a general characterization of potential environmental concerns based on site observations and readily available information. The Phase 1 Environmental Site Assessment was performed in general accordance with the American Society For Testing and Materials (ASTM) Standard E 1527-00. Because the Montgomery Advertiser site is within the boundaries of the Capitol City Plume, soil and groundwater were sampled and analyzed for the contaminants associated with the plume. This assessment does not include sampling or analysis of other potentially hazardous air or materials.

2.0 SITE DESCRIPTION

The Montgomery Advertiser is located at 200 Washington Avenue. It is located on the southeast corner of Washington Avenue and Lawrence Street. The lot is irregularly shaped and has the approximate dimensions of 214' x 165'.

The Associated Press Building is located at 116 McDonough Street. It is located near the middle of the block on McDonough Street between Washington Avenue and Adams Avenue. The lot is rectangular in shape and has the approximate dimensions of 52.6' x 80'.

The parking lot consists of a north section and a south section that are connected by a narrow alley. The north section is located on the southeast corner at the intersection of Washington Avenue and McDonough Street. The south section of the parking lot is located near the middle of the block on Adams Avenue between McDonough Street and Hull Street. The lot is irregularly shaped and has approximately the following dimensions: the north section is 150.7' x 167' and the south section is 159.8' x 100'.

3.0 SCOPE OF SERVICES

The objective of the Phase 1 Environmental Site Assessment was to perform sufficient work to identify obvious potential sources of contamination

associated with or which may have impacted the sites. In order to meet this objective, our services included the following:

a) Records Review

- Review of records of past property use.
- Review of federal (EPA) lists of environmentally regulated facilities or properties to determine if the sites or surrounding areas are included.
- Review of lists maintained by the Alabama Department of Environmental Management (ADEM) to determine if the sites or surrounding areas are included on any of the lists.
- Review of selected available local research information including aerial photographs, county tax information and city directories for insight into potential adverse environmental conditions that may affect the properties.
- Review of readily available topographic maps in an attempt to provide a general characterization of the local topography and the relation of the concerned properties to the surrounding area.

b) Site and Surrounding Property Reconnaissance

- A visual site reconnaissance was performed on each of the subject properties. Visible indications of past or present material or waste handling, storage or disposal activities that may pose possible adverse environmental concerns were noted. Specifically, our observations focused on:
 - Possible sources or signs of surface contamination
 - Possible sources of airborne contamination
 - Possible sources or signs of waterborne contamination
- Visual observations were made of immediately adjacent properties for visible indications of potential environmental concerns. Observations were made from the subject properties. Items noted include:
 - Existing improvements and apparent functions
 - Possible sources of surface contamination
 - Possible sources of airborne contaminants
 - Possible sources of waterborne contaminants

c) Interviews

Interviews of personnel with prior knowledge of the property history and previous site activities were attempted. These interviews attempted to obtain information indicating recognized environmental conditions pertaining to the subject properties.

4.0 PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

4.1 Site and Surrounding Area History

The historical uses of the project sites and surrounding properties were assessed through review of available information derived from aerial photographs, county tax information, city directories and personal interviews. The following information was obtained through our review.

4.1.1 Aerial Photographs

Aerial photographs of the sites and adjacent properties were reviewed for the years 1964, 1986 and 1992. Another undated aerial photo was also reviewed. Based on the interstate highway construction evident in the photo I anticipate it was made in the late 1960's or early 1970's. No other aerial photographs were available for review. All aerial photographs were reviewed at the Natural Resources Conservation Service office located in Wetumpka, Alabama. Our review of the aerial photographs noted the following information.

- The 1964 aerial photograph shows the Montgomery Advertiser as two structures on the subject site. The aerial photograph also shows the Associated Press Building site as an empty lot and shows several structures covering the parking lot site. Generally the immediately surrounding properties appear as they do today except that much of the west half of the block to the south appears to be undeveloped. The former Montgomery County Courthouse, the Alabama State Capitol building and the Alabama River are shown on the photograph. Demolition of structures for construction of Interstate Highway 85 appears to have begun south of the subject site.
- The late 1960's or early 1970's aerial photograph shows the Montgomery Advertiser and the Associated Press Building site and generally all immediately surrounding property developed as they were in 1964. The several structures formerly covering the parking lot site appear to have been demolished. I-85 appears to be completed south of the site but the I-85/I-65 interchange appears to still be under construction.
- The 1986 aerial photograph shows the Associated Press Building site and the parking lot site developed the same as in the late '60's or early '70's. The aerial photograph shows the Montgomery Advertiser as one building on the site much as it appears today. Generally all the immediate surrounding property was developed as it appears today. The new courthouse building can be seen on the west half of the block to the south of the subject site.
- The 1992 aerial photograph shows the subject sites and generally all immediately surrounding property developed as it appears today. The aerial photograph shows the Associated Press Building on the site. The Alabama Supreme Court Building can be seen on the block to the

northeast and the Center for Commerce and its parking deck can be seen a couple of blocks east and southeast of the subject site.

4.1.2 USGS Topographical Maps

USGS Topographical Maps of the area from the years 1930, 1958, 1972 and 1981 were reviewed. The 1930 map is from the 15-minute series. It is not as detailed as the later maps but shows the downtown area of Montgomery much as it is today. Although not labeled, the State Capitol and St. Margaret's Hospital are identifiable on this map. Several buildings are shown on the blocks where the subject properties are located.

The other reviewed maps are from the 7.5-minute series and show greater detail. They were all drawn from aerial photographs taken in 1955, with photo revisions in 1979 and 1981. Because the subject site falls very near the southern edge of the Montgomery North Quadrangle map, adjacent areas of the Montgomery South Quadrangle were also reviewed. As with the 1930 map, downtown Montgomery appeared much as it does today on all of the 7.5-minute maps. The area around the subject site is shaded, indicating that it is developed but only public buildings, schools and churches are shown. These maps all show the Montgomery County Administrative building, which was then the Courthouse, St. Peters Church and St. Mary of Loretta School. The 1981 map also shows Interstate Highways 65 and 85 and the Northern Boulevard. These maps show the site to be located at an elevation of approximately 230 feet above mean sea level and the adjacent areas sloping down to the southwest.

4.1.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were reviewed. The sites were identified on maps from 1884, 1894, 1900, 1910, 1950, and 1964. A review of the available maps noted the following information:

- The 1884 Sanborn Map noted the Montgomery Advertiser lot to be occupied by the Ledbetter Brothers Lumber Yard. It shows the Associated Press Building lot to be vacant and the parking lot to be occupied by dwellings. St. Peters Catholic Church occupied the southwest quarter of the block. To the north there were commercial buildings along Market Street (Dexter Avenue) and the Montgomery County Courthouse was at the corner of Lawrence Street and Washington Avenue. The remainder of the area was primarily residential.
- The 1894 Sanborn Map shows the area as it appeared in 1884 except that at the Montgomery Advertiser site a building has been constructed and it is occupied by the Central Presbyterian Church.
- The 1910 Sanborn Map shows the area as it appeared in 1894 except that a dwelling appears at the Associated Press site. It also appears that the dwelling northeast of the subject site has been demolished

and four smaller dwellings constructed on that lot. The dwelling on the southeast quarter of the block has been replaced by St. Peters Parish School. More dwellings appear to have been constructed on the parking lot site.

- The 1950 Sanborn Map shows the Central Presbyterian Church has been demolished and two new buildings appear to have been constructed on that lot. The Montgomery Advertiser and Alabama Journal now occupy both of those new buildings. The St. Peters Parish School appears to have been demolished and the southeast quarter of the block is vacant. Two of the four dwellings to the east of the subject lot have been converted into shops and a third has been divided into apartments. The map also shows the dwelling adjacent to the Montgomery Advertiser lot has been converted into an office building. The Associated Press Building appears the same as in 1910. The dwellings located on the parking lot site have been converted into apartments.
- The 1964 Sanborn Map shows the area generally as it appeared in 1950 except that a press room building has been constructed to the south of the existing Montgomery Advertiser and Alabama Journal complex and a building has been constructed on the southeast quarter of the block to house Montgomery Catholic High School. The map also shows the office building adjacent to the Montgomery Advertiser lot has been converted to a dwelling again.

4.1.4 City Directories

Polk City Directories for Montgomery for the years 1966, 1970, 1975, 1980, 1986, 1991, 1996, and 2001 were reviewed to check listings for the subject addresses and for several listings in the general vicinity of the subject sites. This data was compiled by EDR and is included as an appendix to this report. Additionally, Polk City Directories for Montgomery for the years 1895, 1905, 1913, 1920, 1931, 1940, 1950, 1960, 1970, 1980, 1990 and 2000 were reviewed to check listings for the subject sites and listings on the four streets bordering the block where the subject sites are located. These Directories were reviewed at the Montgomery City-County Library and a summarization of those findings is shown below.

1895	Adams Ave.	residential
	Lawrence St.	courthouse, churches, parochial school
	McDonough St.	no listings
	Washington Ave.	residential
	216	residential, Leo Strausburger
1905	Adams Ave.	rectory, parochial school
	Lawrence St.	church
	McDonough St.	residential
	Washington Ave.	church, broom co., residential
	216	residential, C. D. Sands

1913	Adams Ave. Lawrence St. McDonough St. Washington Ave. 216	rectory, parochial school church residential newspaper, residential, YMCA residential, R. L. Penick
1920	Adams Ave. Lawrence St. McDonough St. Washington Ave. 216	rectory, parochial school newspaper, church residential newspaper, residential, YMCA residential, R. L. Penick
1931	Adams Ave. Lawrence St. McDonough St. Washington Ave. 216	rectory (parochial school vacant) church residential newspaper, residential (some vacant), YMCA residential, Robert L. Penick
1940	Adams Ave. Lawrence St. McDonough St. Washington Ave. 216	rectory newspaper, church residential newspaper, residential (some vacant), YMCA residential, Allee C. Rye (furnished rooms)
1950	Adams Ave. Lawrence St. McDonough St. Washington Ave. 216	no return newspaper, farm agency, church, rectory residential, photo studio engraving, typewriter service, realtors, attorneys, newspaper, residential, YMCA attorney, Fuller and Fuller realtor, Brown & Wood Realty Co.
1960	Adams Ave. Lawrence St. McDonough St. Washington Ave. 240 242	school, office buildings newspaper, courthouse, church, rectory residential, architect, trade organization engraving, business machines, realtors, attorneys, YMCA attorney, Wm J. Fuller, Jr. & Gordon A. Pope realtor, Brown & Wood Realty Co.
1970	Adams Ave. Lawrence St. McDonough St. Washington Ave. 242	parish hall, skills center, office buildings newspaper, courthouse, church offices engraving, photographer, newspaper, KFC warehouse, realtors, attorneys attorney, Wm J. Fuller, Jr.
1980	Adams Ave. Lawrence St. McDonough St. Washington Ave.	office buildings newspaper, courthouse office buildings engraving, photographer, newspaper, realtors, attorneys

1990	Adams Ave.	parish hall, courthouse
	Lawrence St.	newspaper, county administrative building
	McDonough St.	office buildings
	Washington Ave.	newspaper, attorneys
	242	vacant
2000	Adams Ave.	church, school
	Lawrence St.	county administrative building
	McDonough St.	office buildings
	Washington Ave.	newspaper, attorneys
	242	there is no listing

4.1.5 Interviews

The Montgomery Advertiser owns the former Montgomery Advertiser site, the Associated Press Building site and the parking lot site. Mr. Scott Brown, President and Publisher of the Montgomery Advertiser was interviewed over the telephone concerning his knowledge of environmental problems or issues associated with the subject or adjacent sites. Mr. Brown indicated that he is not aware of any environmental problems. He said that the Advertiser operated a press on their property for approximately 30 years, ending six years ago. During that time ink and cleaning solvents were maintained on the site and rags moistened with solvent were used to wipe down and clean the press. Mr. Brown arranged for me to meet with and interview Mr. Mike Gatherwright, the Production Director. Mr. Brown also arranged for me to tour the three sites with Mr. Mark Riley, the Maintenance Supervisor.

Mr. Gatherwright and Mr. Riley also indicated that they are not aware of any environmental problems associated with the subject or adjacent sites. They indicated that the Advertiser moved their printing operation to 200 Washington Avenue in 1976 and printed at that location until six years ago. For many years prior to 1976 printing for the Advertiser was done at their facility on Dexter Avenue. During the time that they printed at 200 Washington Avenue ink was maintained in a 1,500 gallon aboveground storage tank and solvent was maintained in 55 gallon drums. Five gallon buckets of solvent were used to moisten rags to wipe down the press and parts cleaners, maintained by Safety-Kleen, were used to clean parts. Used rags were drummed for disposal. After the printing operation was moved from Washington Avenue the ink tank was steam cleaned and is still on site. In response to questions about foul odors they indicated that rain water occasionally blows into the pit of their exterior freight elevator and because there is no sump pump the water develops a foul odor. On occasion they have steam cleaned the elevator pit to eliminate the odor.

Major George of the Montgomery Fire Department was interviewed concerning site history. He indicated that the Montgomery Fire Department maintains records for ten years and that there is no record of a significant fire or environmental incident in the area of the subject

sites during that time. Major George has worked with the Montgomery Fire Department for 20 years and stated that he had no memory of any environmental concerns associated with the subject sites or the surrounding properties.

4.1.6 Montgomery County Courthouse Records

Environmental-Materials Consultants, Inc. personnel reviewed available records from the Montgomery County Courthouse. This information was reviewed through Courthouse Retrieval System, Inc. (Copyright 1997).

The reviewed information included the following:

Tax I.D. Number(s): 10-03-07-03-303-067.000

Description(s): NEW PHIL PLAT PLAT BK 23 PAGE 18 BEG NW COR OF LOT 15 OF NEW PHIL PLAT S ALONG R/W OF LAWRENCE 214FT E 105FT N 55FT E 55FT N 160FT TO S R/W OF WASHINGTON AVE W ALONG R/W FT TO POB BEING ALL OR PT OF LOTS

Tax I.D. Number(s): 10-03-07-03-303-070.000

Description(s): BEG NE COR OF LOT 10FT W 80FT N 50.6FT 80FT TW R/W OF MCDONOUGH S ALONG W R/W 52.6 TO POB BEING PT OF LOT 9 MONTGY MAP BK 0 P 196

Tax I.D. Number(s): 10-03-07-03-304-016.000

Description(s): LOT 21 & N 100FT OF W 7FT OF LOT 22 S/S WASHINGTON ST WITH USE OF 10FT ALLEY BEING N FT LOT 9 E/S MCDONOUGH ST ALSO E 43.5FT LOT 22 23 ALSO LOTS 23 24 N/S ADAMS MONTGY

Owner: The Advertiser Company
200 Washington Avenue
Montgomery, Alabama 36104-4250

4.1.7 The Abstract of Title

No abstract of title was available for review.

4.2 Regulatory Records Review

4.2.1 U.S. Environmental Protection Agency (EPA)

Three lists of environmentally regulated facilities as published by the U.S. Environmental Protection Agency (EPA), Region IV were reviewed. These lists were reviewed to check for listed facilities located within the specified search radius. The lists reviewed and noted data are shown below:

a) EPA National Priorities List (NPL)

- The subject sites are within the currently defined boundaries of the Capitol City Plume that is proposed for listing on the NPL.
- There are no other NPL listings within one mile of the sites.

The Capitol City Plume has been defined within a sixty block area bounded by N. Court Street, Pollard Street, N. Union Street, and Alabama Street. The general flow of groundwater in the area of the Capitol City Plume site appears to be to the northwest. Fieldwork for the remedial investigation began on March 8, 2000. Installation of 14 new monitoring wells and sampling was completed on May 10, 2000. The site was proposed to be listed on the National Priorities List (NPL) on May 11, 2000. The most recent drilling activity occurred in February 2002 to allow collection of additional soil and groundwater samples.

b) EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List

- The subject sites are within the currently defined boundaries of the Capitol City Plume that is on the CERCLIS list.
- There are no other CERCLIS listings within one-half mile of the site.

The Capitol City Plume was previously discussed.

c) EPA Resource Conservation and Recovery Act

- One of the subject sites does appear on the Resource Conservation and Recovery Information System (RCRIS) list of TSD or GEN facilities, small quantity generators or large quantity generators of hazardous waste.
- There are six other facilities noted on the RCRIS list within one-half mile of the site.

Montgomery Advertiser	200 Washington Avenue
Davis One Hour Cleaners	401 Monroe Street
BellSouth 12411	38 Washington Avenue
Madison Car Wash	318 Madison Avenue
Firestone Store #6374	321 Madison Avenue
The Landmarks Foundation	310 North Hull Street
The Frank M. Johnson Building	Church Street

The Montgomery Advertiser is listed as a conditionally exempt small quantity generator and no environmental violations were noted. This corresponds with the information given when Advertiser personnel were interviewed.

Davis One Hour Cleaners was located approximately one-quarter mile north northeast of the subject sites. A new credit union building has now been constructed on that site. Davis One Hour Cleaners is listed as a conditionally exempt small quantity generator and EDR's report

indicates that no violations have been found. Based on that information and published general flow direction of groundwater in relation to the subject sites, I do not believe this site represents a significant concern for potential contamination of the subject sites.

BellSouth 12441 is located approximately one-quarter mile west of the subject sites and is listed as a small quantity generator. EDR's report indicates that no violations have been found. Based on that information and published general flow direction of groundwater in relation to the subject sites, I do not believe this site represents a significant concern for potential contamination of the subject sites.

Madison Car Wash is located approximately one-quarter mile north of the subject sites and is listed as a conditionally exempt small quantity generator. EDR's report indicates that no violations have been found. Based on that information and published general flow direction of groundwater in relation to the subject sites, I do not believe this site represents a significant concern for potential contamination of the subject sites.

Firestone Store #6374 is also located approximately one-quarter mile north of the subject sites and is listed as a conditionally exempt small quantity generator and used oil recycler. EDR's report indicates that no violations have been found. Based on that information and published general flow direction of groundwater in relation to the subject sites, I do not believe this site represents a significant concern for potential contamination of the subject sites.

The Landmarks Foundation and Frank M. Johnson Federal Courthouse are listed as unmapped sites in the EDR report because there was not sufficient information within the regulatory file to determine their specific location. The Landmarks Foundation is located about one-half mile north of the subject sites and the Federal Courthouse is located about one-quarter mile west of the subject sites. Based on the published general flow direction of groundwater in relation to the subject sites, I do not believe these sites represent a significant concern for potential contamination of the subject sites.

4.2.2 Alabama Department of Environmental Management (ADEM)

Four lists of environmentally regulated facilities, published by the Alabama Department of Environmental Management (ADEM), were reviewed. These lists were reviewed to check for listed facilities located within the specified search radius. The lists reviewed and noted data is listed below:

a) List of State Hazardous Waste Sites (SHWS)

- The subject sites do not appear on the SHWS.
- There are five facilities on the SHWS within a one-mile radius of the subject sites.

Sanford & Sue's Flea Market
South Union Street Drum
Montgomery Plating Works
Jones Property
Capitol City Plume

565 Highland Avenue
547 South Union Street
1419 Highland Avenue
595 Grady Street
Madison Avenue

Sanford & Sue's Flea Market is located approximately one-half mile south southeast of the subject sites. EDR's report provided no information pertaining to hazardous materials associated with the site. A review of ADEM records indicated that in 1997, new occupants of the site reported staining of soils. Samples collected from the rear area of the facility were analyzed for heavy metals and lead contamination was detected. ADEM's Land Division coordinated the clean-up and determined that currently there is no concern about groundwater contamination at the site. Based on this information, I do not believe this site represents a significant concern for potential contamination of the subject sites.

The South Union Street Drum site is about one-half mile southeast of the subject sites. Bonnie Temple, ADEM's project manager for this incident, indicated that one drum was discovered at this site in 2001 and that ADEM was contacted. From labeling on the drum ADEM identified and contacted the distributor of the product. The distributor removed the drum from the site for recycling or disposal. There was no evidence of a release from the drum. Based on this information I do not believe this site represents a significant concern for potential contamination of the subject sites.

The Montgomery Plating Works is approximately one mile east southeast of the subject sites. Electroplating procedures were practiced at this site for approximately forty years. In 1995 ADEM responded to a request to investigate the abandoned Montgomery Plating Works site and discovered a substantial amount of hazardous waste present. ADEM officials conducted a limited emergency removal of the hazardous materials. A secondary site investigation by ADEM revealed that even after all the materials were removed the soil on the site was contaminated with heavy metals and cyanide and that these chemicals had actually permeated the building structure contaminating it as well. In May of 1996 the Public Health Department determined that this facility posed an unacceptable hazard, therefore, making it unsuitable for commercial use. In October of 1996 ADEM and the EPA concluded that since the heavy metals in the soil between the twelve and twenty-four inch level had dropped to acceptable levels and groundwater at the site did not appear to be contaminated, no further remedial action is required. Based on this information I do not believe this site represents a significant concern for potential contamination of the subject sites.

The Jones Property site is about one mile southwest of the subject sites. A previous discussion with Mr. Keevin Smith of ADEM revealed that chemicals, much of which were military surplus lubricants, were stored in a dilapidated warehouse/manufacturing building on the

site. Several years ago ADEM removed and disposed of the chemicals. Most of the containers were intact but there were some indications of seepage on the concrete floor slab. Subsequently the City of Montgomery took the property and demolished the building. Based on the published general flow direction of groundwater in relation to the subject site, I do not believe this site represents a significant concern for potential contamination of the subject sites.

The Capitol City Plume was previously discussed.

b) Leaking Underground Storage Tank (LUST) Incident Reports

- The subject sites do not appear on the LUST Report.
- There are thirteen facilities within a one-half mile radius of the site listed on the LUST Report.

Folsom Building	64 North Union Street
Capitol Hill Health Care Center	520 South Hull Street
Delta #2148	601 South Hall Street
Baptist Medical Center	301 South Ripley Street
Montg. Regional Medical Center	301 South Ripley Street
Raceway #704	828 Madison Avenue
Old Ford Building	600 South Court Street
ATT-C	25 Adams Avenue
Herbert Scheuer Property	433 Madison Avenue
Ala Forestry Department	513 Madison Avenue
Montg. Area Council on Aging	115 East Jefferson Street
Auto Parts Tool	243 Catoma Street
Bibb Street Texaco	449 Bibb Street

The Folsom Building site is located approximately one-quarter mile east of the subject sites. On January 4, 1991 a possible gasoline release was reported to ADEM when it was discovered that the UST on site was empty when it was thought to be full. ADEM conducted a series of soil tests and closed the 1,000 gallon gasoline UST by removal in April 1991. There was no sign of holes in the tank or soil contamination and ADEM issued a "no further action" letter in July 1991. Based on this information, I do not believe this site represents a significant concern for potential contamination of the subject sites.

The Capitol Hill Health Care Center site is located approximately three tenths of a mile south southeast of the subject sites. In June 2002 an underground storage tank (UST) containing fuel for an emergency generator was removed. A Preliminary Investigation was conducted immediately following tank closure and three monitoring wells were installed at the site to monitor groundwater. The groundwater at this site is approximately 112 feet below ground surface and appears to flow northwest. Groundwater monitoring activities have been conducted and reports indicate extremely low levels of petroleum contamination, least of all in the monitoring well located furthest northwest on the site. An Alabama Risk-Based Corrective Action (ARBCA) Tier 1 evaluation report has recently been submitted to

ADEM for review. Based on this information, I do not believe this site represents a significant concern for potential contamination of the subject sites.

The Delta #2148 site is located approximately one-half mile south southeast of the subject sites. In May 1992 three gasoline UST's were closed by removal. After a preliminary investigation was concluded, ADEM issued a "no further action" letter concerning this site. Based on this information, I do not believe this site represents a significant concern for potential contamination of the subject sites.

The Baptist and Montgomery Regional Medical Centers refer to two owners of the same property. That property is located approximately one-half mile east southeast of the subject sites. ADEM records indicate that there is evidence of a gasoline release at the southeast corner of that property. The groundwater is approximately 120 feet deep and appears to be flowing toward the northeast. Discussion with a representative of the current owner indicates that investigation and remediation is ongoing and that the extent of contaminant plume had been defined and currently exists only near the intersection of Jackson and High Streets. Based on this information, I do not believe this site represents a significant concern for potential contamination of the subject sites.

The Raceway #704 is a service station located approximately one-half mile northeast of the subject sites. Three underground storage tanks (USTs) are currently used to supply unleaded, mid-grade and premium gasoline. EDR's report indicates that three USTs were removed in November 1988. In 1999, during construction activities at the western adjoining property, workers detected a petroleum-like odor. The results of a sample screening suggested that a potential release of petroleum had occurred. In March 2000 ADEM issued a letter requesting a Preliminary Investigation. Drilling was conducted at the site in April 2000 but only one monitoring well was installed because the depth of groundwater is approximately 130 feet. Analysis of groundwater samples from the well indicated benzene and MTBE concentrations above regulatory limits. Due to only one well being installed, the flow of groundwater could not be adequately determined; however, it has been typically noted that groundwater in the downtown area flows generally north northwest towards the Alabama River. Based on the location of this site and the typical flow of groundwater in this area, I do not believe this site represents a significant concern for potential contamination of the subject sites.

The Old Ford Building is located approximately one-half mile south southwest of the subject sites. ADEM records indicate that a letter requiring "no further action" has been issued for the release at that site. Based on the "NFA" letter and published general flow direction of groundwater in this area, I do not believe this site represents a significant concern for potential contamination of the subject sites.

The ATT-C Building is located approximately one-quarter mile west southwest of the subject sites. ADEM records indicate that a letter requiring "no further action" has been issued for the release at that site. Based on the "NFA" letter and published general flow direction of groundwater in this area, I do not believe this site represents a significant concern for potential contamination of the subject sites.

The Herbert Scheuer Property, Alabama Forestry Department, Montgomery Area Council on Aging, Auto Parts Tool and Bibb Street Texaco are all greater than one-quarter mile north to west of the subject sites. ADEM has issued "no further action" letters for Montgomery Area Council on Aging, Auto Parts Tool and Bibb Street Texaco. Based on this information, I do not believe these sites represent a significant concern for potential contamination of the subject sites.

c) List of Registered USTs (Underground Storage Tanks)

- The subject sites do not appear on the list of facilities with registered UST's.
- There are eleven facilities within a one-quarter mile radius of the subject sites with registered USTs.

RSA Center for Commerce	400 Adams Avenue
County Courthouse	251 South Lawrence Street
Southern Div. Fleet Services	244 Dexter Avenue
Barbers Auto Service	400 Dexter Avenue
County Admin Building	142 Washington Avenue
Montgomery Main and Toll	38 Washington Avenue
Montgomery City Hall	103 North Perry Street
ATT-C	25 Adams Avenue
Madison Mini Mart, Inc.	300 Madison Avenue
Madison Car Wash, Inc.	300 Madison Avenue
Madison Car Wash	318 Madison Avenue

Except for the ATT-C site that has been previously discussed, the other listed facilities have no reported releases associated with the registered UST's on their sites and based on their locations, the groundwater elevation at all but two sites appears to be equal or down-gradient from the subject site. I therefore do not believe these sites represent a significant concern for potential contamination of the subject sites.

4.3 Site and Surrounding Property Reconnaissance

The on-site and surrounding property visual reconnaissance was performed on June 16, 2003 by Kevin Hutcherson. This visual reconnaissance was performed to note any observed environmental concerns on the properties. The surrounding property visual reconnaissance was performed on the same day. The following items were addressed during the site reconnaissance.

4.3.1 Site Conditions

Observations of the site conditions at the time of the site reconnaissance noted the Montgomery Advertiser property to have a multi-story office building on the northwest corner of the block. There is an elevated walkway across the south side of the adjacent lot that leads to the Associated Press Building, a two story building located on the east side of the block. These two properties are served with municipal water and sewer. The parking lot property is covered with asphalt. A retaining wall lines the alley connecting the two sections of the parking lot. There is a small portable building on the south section of the parking lot used to store lawn mower equipment.

The surrounding properties are of typical urban development, consisting of office buildings, parking lots and church facilities.

a) Potential Sources of Surface Contamination

The on-site visual reconnaissance included observation of potential or existing sources of surface contamination. No apparent sources of potential surface contamination were observed.

b) Potential Sources of Airborne Contamination

The on-site visual reconnaissance included observation of potential or existing sources of airborne contamination. The visual reconnaissance of the buildings revealed suspected asbestos-containing materials such as floor tile, sheet flooring, ceiling tile, ceiling finish, wallboard, plaster, thermal insulations, HVAC vibration dampers and roofing materials. Only by microscopic analysis can the presence of asbestos within these materials be determined. Other potentially hazardous materials noted were fluorescent lights that may contain mercury in the lamps and PCB oil in the ballasts. Lead-based paints may also be present in the buildings.

c) Potential Sources of Subsurface Contamination

The on-site visual reconnaissance included observation of potential or existing sources of subsurface contamination. Beginning in the early 1900's and continuing until recently, the Montgomery Advertiser Building site has housed several newspaper businesses. Because this site is within the Capitol City Plume boundaries and because solvents have historically been used to clean printing presses, subsurface exploration activities were conducted at this site in May 2003.

Soil and groundwater samples were collected from three temporary monitoring wells placed around the property. Soil samples were also collected from seven cored locations on the lowest floor of the building. All samples were submitted for BTEX (benzene, toluene, ethyl benzene and xylenes) and PCE (perchloroethylene) analysis. Laboratory results indicated all BTEX and PCE levels were below the analytical detection limit of 5 ppb (parts per billion).

4.3.2 Surrounding Properties

a) Surrounding Property Descriptions

- North- Immediately north of the Montgomery Advertiser property is Washington Avenue and beyond that a parking lot servicing the Alabama Power Company offices along Dexter Avenue. North of the Associated Press property are commercial buildings with Washington Avenue beyond. North of the parking lot is Washington Avenue and beyond that is the Alabama Judicial Building.
- East- Immediately east of the Montgomery Advertiser property are a parking lot and commercial buildings with S. McDonough Street beyond. East of the Associated Press property in S. McDonough Street with commercial buildings and the parking lot that is part of this assessment. East of the parking lot are commercial properties with S. Hull Street beyond.
- South- Immediately south of the Montgomery Advertiser property are the facilities of St. Peters Catholic Church. South of the Associated Press property is the former Montgomery Catholic High School. South of the parking lot are commercial buildings with Adams Avenue beyond.
- West- Immediately west of the Montgomery Advertiser property is S. Lawrence Street and the Montgomery County Administrative Building. West of the Associated Press property is the rear area of the Montgomery Advertiser property. West of the parking lot are commercial buildings and S. McDonough Street.

b) Potential Sources of Surface Contamination

The surrounding property reconnaissance included observation of potential or existing sources of surface contamination. No apparent contamination or sources of potential surface contamination were observed.

c) Potential Sources of Airborne Contamination

The surrounding property reconnaissance included observation of potential or existing sources of airborne contamination. No apparent contamination or apparent sources of potential airborne contamination were observed.

d) Potential Sources of Subsurface Contamination

The surrounding property reconnaissance included observation of potential or existing sources of subsurface contamination. No apparent contamination or apparent sources of potential subsurface contamination were observed.

5.0 CONCLUSIONS

Environmental-Materials Consultants, Inc. has performed a Phase 1 Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-00 of the properties located at 200 Washington Avenue, 116 McDonough Street, and the parking lot on the southeast corner of Washington Avenue and McDonough Street in Montgomery, Alabama.

5.1 Historical Review

The past history of the sites and immediately adjacent properties was evaluated through a review of available historical aerial photographs, fire insurance maps, city directories and personal interviews.

The subject sites and surrounding areas have been residentially and commercially developed since before 1900. Review of various historical records and interviews indicated that the Montgomery Advertiser has operated facilities at their 200 Washington Avenue site for many years and printed their newspaper at those facilities from the mid 1960's until the mid 1990's. Other areas of that city block have been developed for the church and for commercial/office use since the 1940's. Generally the tenants were professional persons who would not likely deal with hazardous materials in their business. One exception is the photographer who might have developed photographs in his office.

5.2 Regulatory Review

Information obtained through Environmental Data Resources, Inc. (EDR) that pertains to various lists published by the U.S. Environmental Protection Agency (EPA) and the Alabama Department of Environmental Management (ADEM) were reviewed.

Our review of the EPA and ADEM lists revealed that the subject sites are within the Capitol City Plume, an area of downtown Montgomery where elevated concentrations of several solvents have been identified in the groundwater. This area is currently being considered by the EPA for inclusion on the National Priority List. Our review also revealed many environmentally regulated facilities that are located in the vicinity of the subject sites. No incidents have been reported from most of the identified facilities and those from which releases have been reported are relatively distant from the subject sites or situated down gradient or on a lateral gradient from the subject sites and therefore do not present a significant concern for potential contamination of the subject sites.

5.3 Site Reconnaissance

The only issue of potential concern noted during our site reconnaissance is suspect asbestos materials that we noted during our walk-through of the Montgomery Advertiser and Associated Press buildings. Plaster, wallboard/joint compound, flooring materials, ceiling finishes,

thermal/mechanical materials and roofing materials may contain asbestos. Other potentially hazardous materials noted were fluorescent lights that may contain mercury in the lamps and PCB oil in the ballasts. Lead-based paints may also be present in the buildings.

Results of the visual site reconnaissance for the immediate surrounding properties indicated no evidence of current adverse environmental conditions.

5.4 Limited Phase 2 Testing

The Montgomery Advertiser Building site is known to be located within the boundaries of the Capitol City Plume, a sixty block area of downtown Montgomery where the groundwater is contaminated with chemicals typically found in various cleaning solvents. Because solvents have historically been used to clean printing presses a limited phase 2 assessment was performed to assess the Montgomery Advertiser Building site for the specific solvents that have been associated with the Capitol City Plume; benzene, toluene, ethylbenzene and xylenes (BTEX) and tetrachloroethylene (PCE).

To assess the soils beneath the building we attempted to core through the concrete slab of the lowest floor at ten locations and then collect and analyze soil samples. These locations were generally disbursed throughout the lower floor with four across the south side, two across the middle and four across the north side. At three of the ten locations the concrete thickness exceeded one foot and we were unable to penetrate it with the coring equipment. At seven locations we were able to penetrate the slab and sample the underlying soils. At each of those locations soil samples were collected with a hand auger to a depth of about ten feet and screened for volatile organic compounds with a photo ionization detector. The sample from each boring with the highest screening level was forwarded to the laboratory for BTEX and PCE analyses. The analyses revealed that the concentrations of these compounds within all seven of the samples were below the detection limit of the analytical method.

To assess the deeper soils and the groundwater at the Montgomery Advertiser Building site we installed three type I monitoring wells. Because the building occupies most all of the site the wells were installed on adjacent properties within a few feet of the property line. One well was installed near the east side of the site in the parking lot that the Montgomery County Commission has recently purchased. The second well was installed on the City's right-of-way north of the site and near the northwest corner. The third well was installed on the City's right-of-way west of the site, near the southwest corner and adjacent to the room where the presses were last housed. These wells were installed with a drill rig using hollow stem augers to advance the hole. Soil samples were collected at five foot intervals using a split spoon sampler and screened for volatile organic compounds with a photo ionization detector. The two samples from each boring with the highest screening levels were forwarded to the laboratory for BTEX and PCE analyses. The analyses revealed that the concentrations of these compounds within all six samples were below the detection limit of the analytical method. The three temporary wells were set at depths ranging from 67 to 83 feet. After well development groundwater samples were collected from each and forwarded the laboratory for BTEX and PCE analyses. These analyses revealed that the concentrations of BTEX and

PCE within all three samples were below the detection limit of the analytical method. Based on the scope of testing we have performed it does not appear that the soil or groundwater at the Montgomery Advertiser Building site are contaminated with the pollutant compounds that are associated with the Capitol City Plume.

6.0 RECOMMENDATIONS AND COMMENTS

This assessment has identified no contaminant sources that I believe present a significant risk of polluting the subject sites, other than the Capitol City Plume. Because the subject sites are within the defined area of the Capitol City Plume I recommend that the Montgomery County Commission consult with an attorney versed in environmental law about potential clean-up liability before purchasing the subject sites.

With rare exception, EPA's CERCLA regulations allow them to assign clean-up liability to any landowner whose property is contaminated, regardless of whether that owner caused the contamination. One exception is the "innocent landowner defense" where a prospective buyer makes a reasonable effort and does not discover the contamination. Because of the findings of this assessment, that defense should apply to contamination of the subject sites from sources other than the Capitol City Plume and it should also apply to the Montgomery Advertiser Building site for the Capitol City Plume because our phase 2 testing at that site revealed no contaminants.

The EPA is working with the City of Montgomery to investigate and clean-up the Capitol City Plume. I understand from comments made by EPA personnel that EPA currently has a policy of only pursuing owners of properties that are known to be a source of the contamination. This assessment did not identify any information that leads me to believe the subject sites are a source of any environmental contamination.

Based on our visual observations there are materials within the structures that could contain asbestos, paints that could contain lead, fluorescent lamps that contain mercury and fluorescent ballasts that could contain PCB oil. Because there are environmental regulations addressing these issues and because they can cause injury if not handled properly, tests should be performed prior to beginning activities that would damage or disturb any of these materials and steps taken to ensure proper handling of any asbestos materials, lead paints, mercury lamps and PCB ballasts that are identified.

7.0 QUALIFICATIONS

The opinions, conclusions and/or recommendations included in this report are based upon information obtained during our assessment of the sites, information available at the time it was prepared and on our past experience. This report is based upon limited observations made on the dates noted and using methods and procedures described herein. If additional information

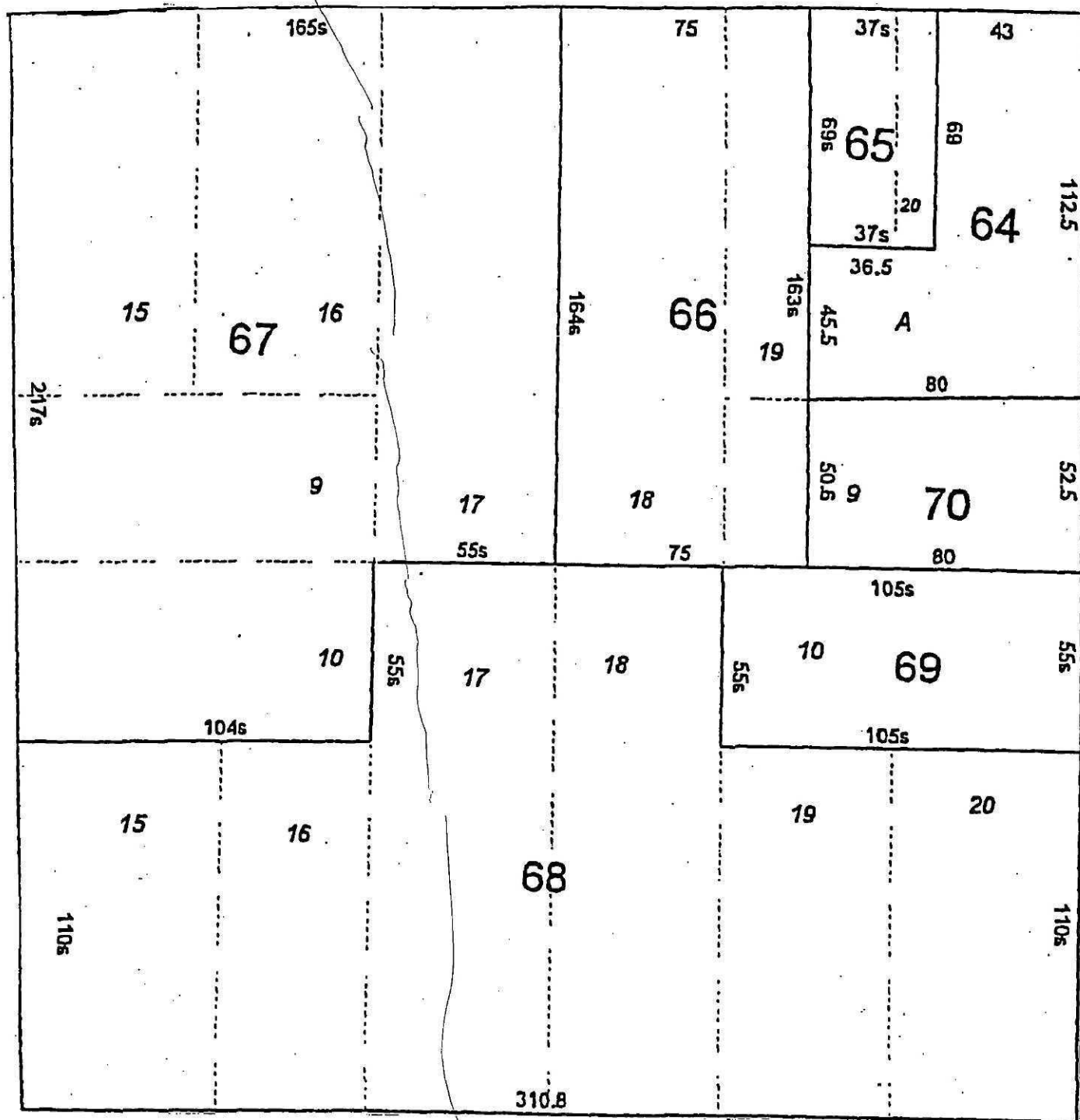
becomes available following the issuance of the report that might affect the conclusions stated herein, we request the opportunity to review the information and modify our opinions, if warranted.

There is a distinct possibility that there may exist conditions that were not apparent at the time of our site visit or could not be identified within the scope of our services. The stated findings are relevant to the date of our site visit and to the published environmental research information.

This report is intended for the use of the Montgomery County Commission. No other warranties are implied or expressed.

-End of Report-

APPENDIX A
SITE IDENTIFICATION MAPS



NOTE: THE SUBJECT SITES ARE SHOWN AS PARCEL NUMBER 67 & 70 OF THIS DRAWING

Site Boundary Drawing
Montgomery Advertiser Project
Montgomery, Alabama

Adapted from the
Montgomery County
Tax Assessor's Office



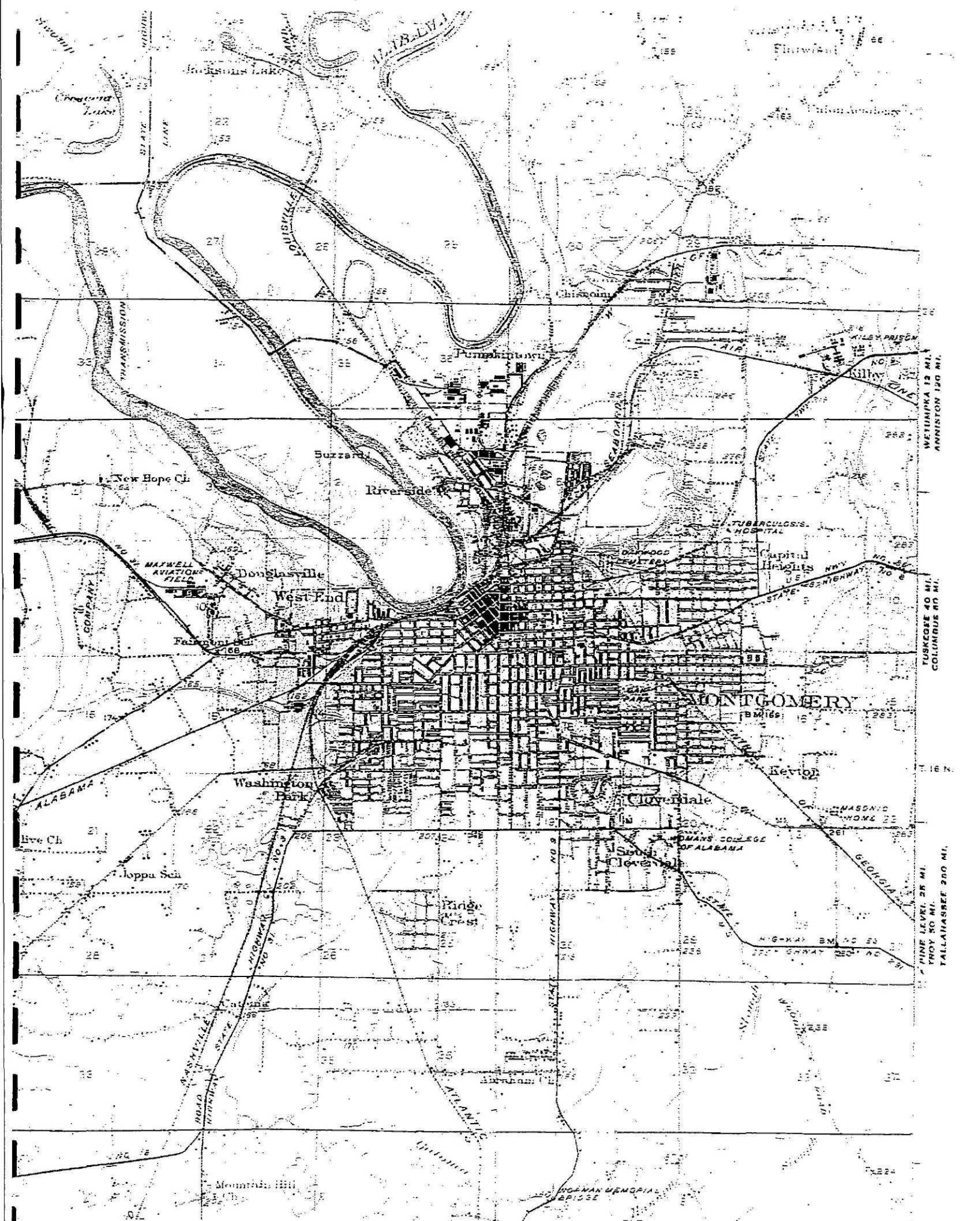


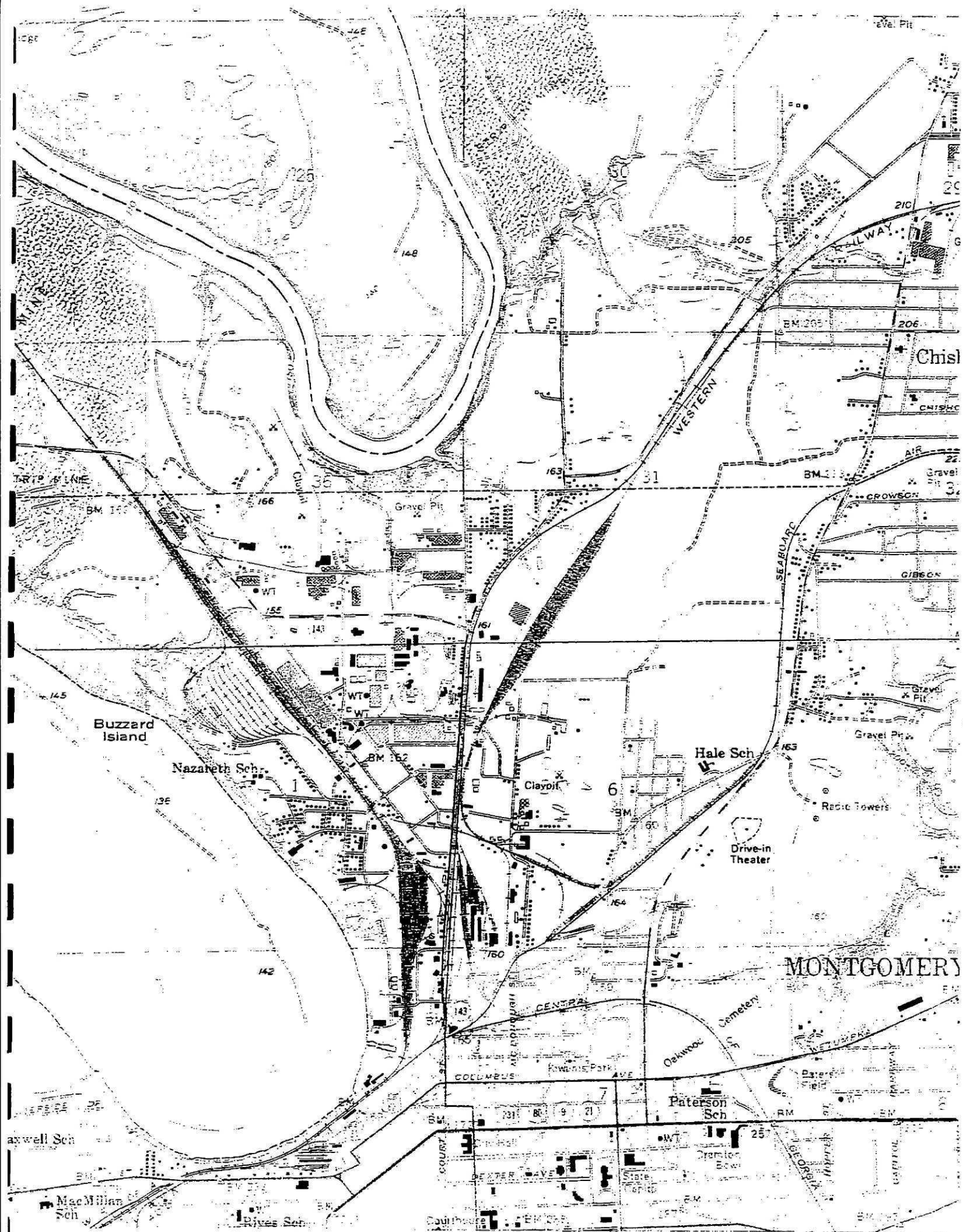
**ENVIRONMENTAL-MATERIALS
CONSULTANTS, INC.**

APPENDIX B
HISTORIC TOPOGRAPHIC MAPS

HISTORICAL TOPOGRAPHIC MAPS DESCRIPTION TABLE

First Map	15 Minute Series Topographic Quadrangle, Montgomery, AL Date 1930, Scale 1 : 62,500
Second Map	7.5 Minute Series Topographic Quad, Montgomery North, AL Date 1958, Scale 1 : 24,000
Third Map	7.5 Minute Series Topographic Quad, Montgomery South, AL Date 1958, Scale 1 : 24,000
Fourth Map	7.5 Minute Series Topographic Quad, Montgomery North, AL Date 1972, Scale 1 : 24,000
Fifth Map	7.5 Minute Series Topographic Quad, Montgomery South, AL Date 1972, Scale 1 : 24,000
Sixth Map	7.5 Minute Series Topographic Quad, Montgomery North, AL Date 1981, Scale 1 : 24,000
Seventh Map	7.5 Minute Series Topographic Quad, Montgomery South, AL Date 1981, Scale 1 : 24,000





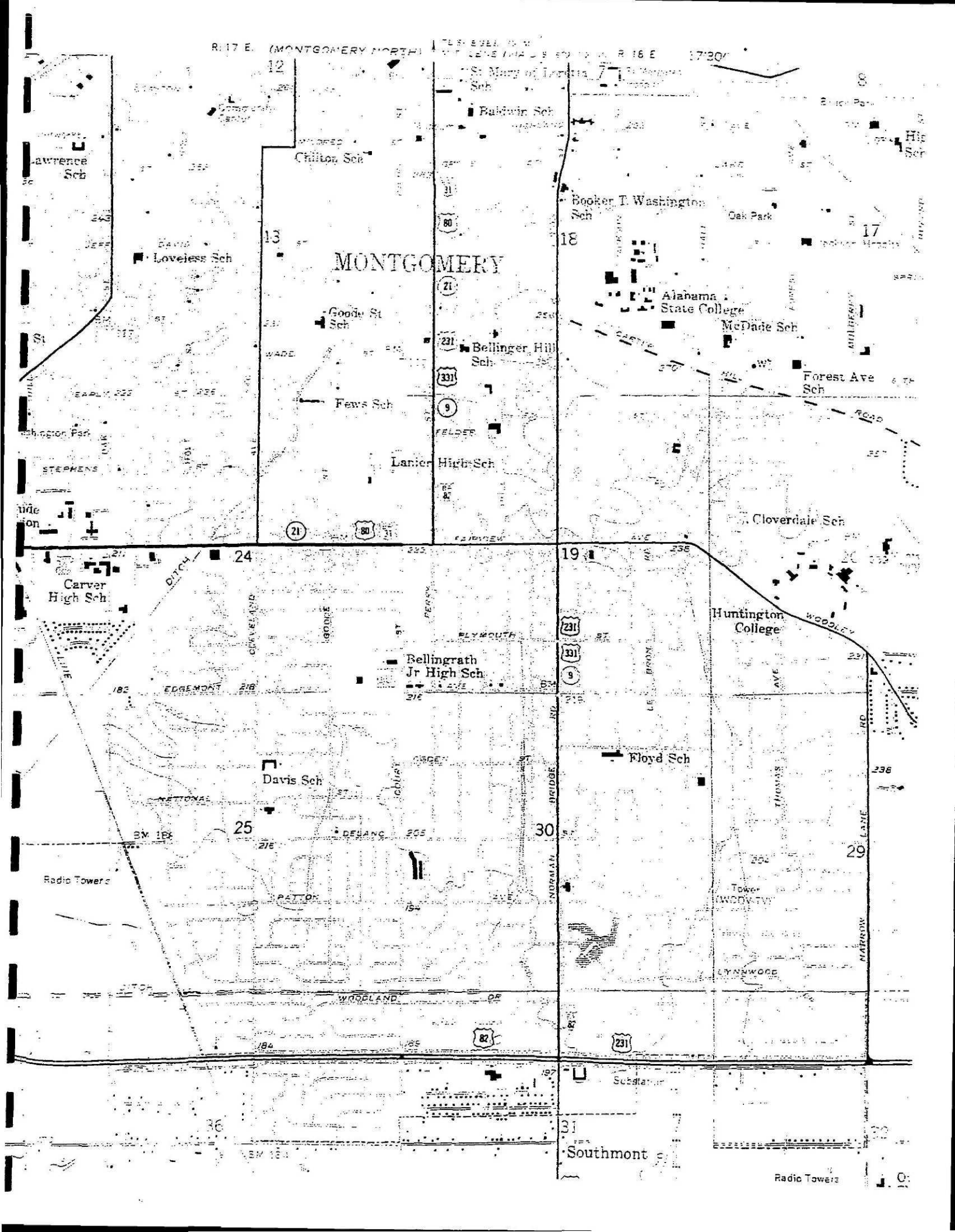
R 17 E. (MONTGOMERY NORTH)

T 15 S. E. 1/4

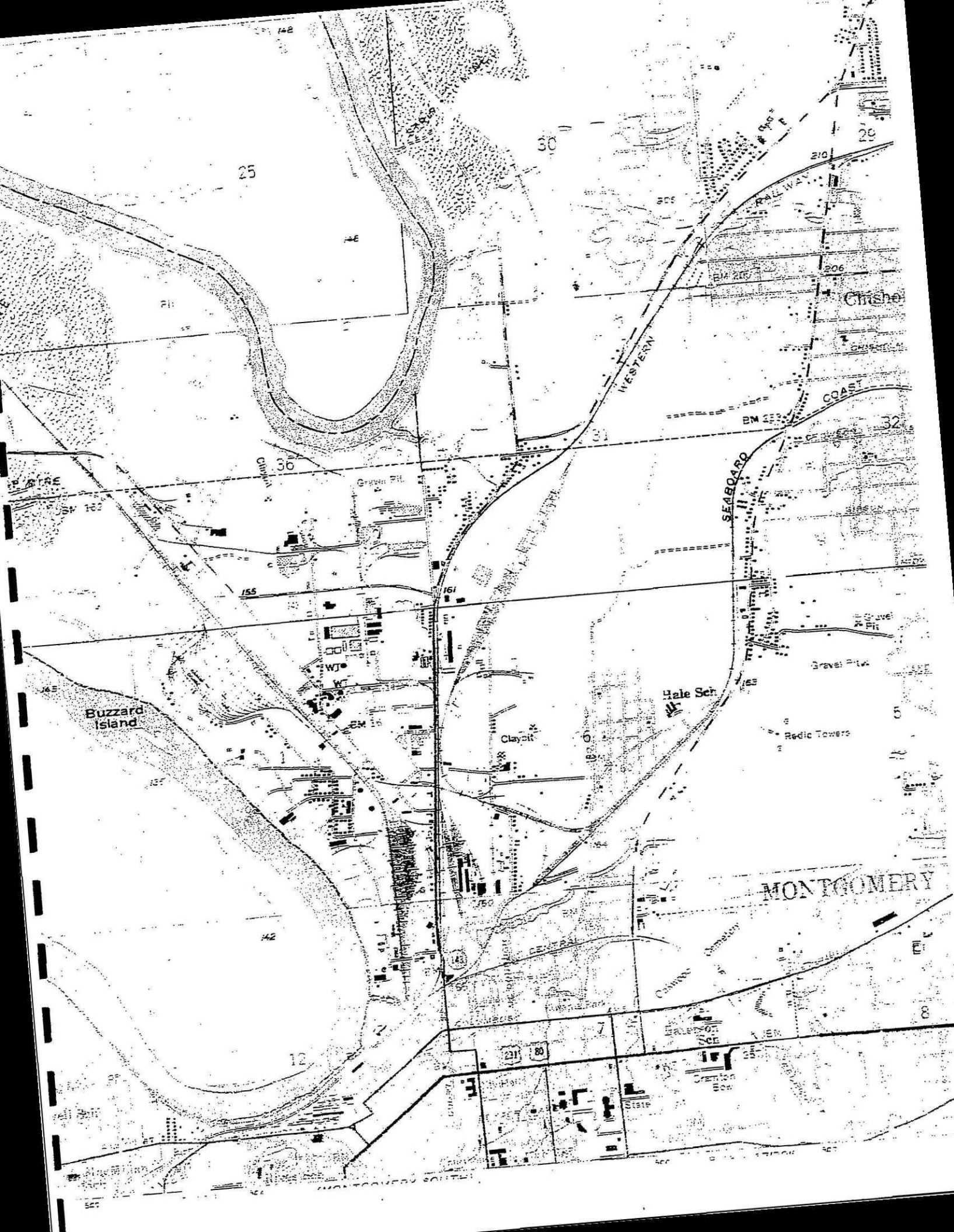
1/4 SEC 16 E 1/4 SEC 17 E

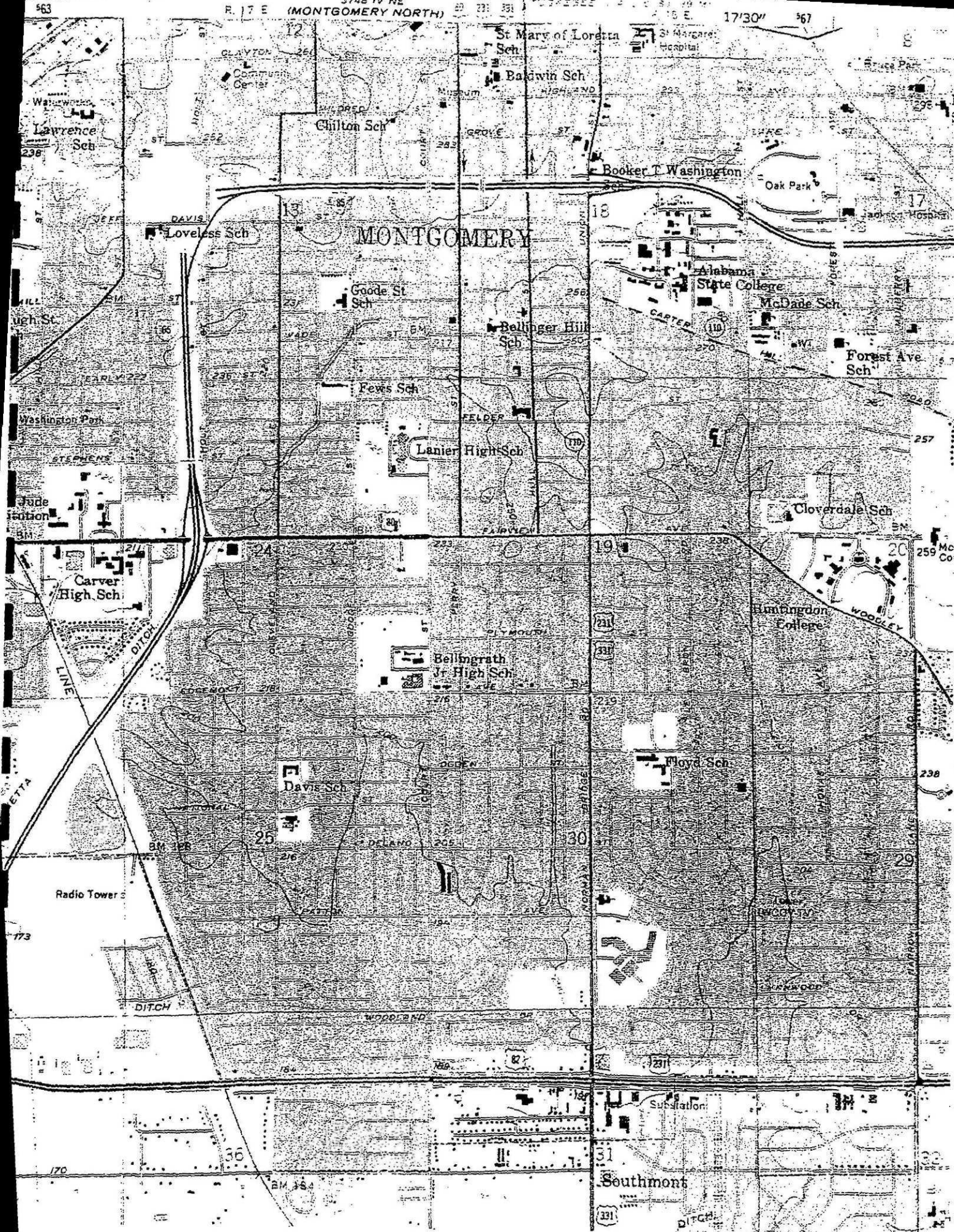
17 30'

MONTGOMERY



Radio Towers





MONTGOMERY

St Mary of Loretta Sch

Baldwin Sch

Booker T Washington

Oak Park

Loveless Sch

Goode St Sch

Ballinger Hill Sch

Alabama State College

McDade Sch

Forest Ave Sch

Fewes Sch

Lanier High Sch

Cloverdale Sch

Carver High Sch

Bellingrath Jr High Sch

Huntingdon College

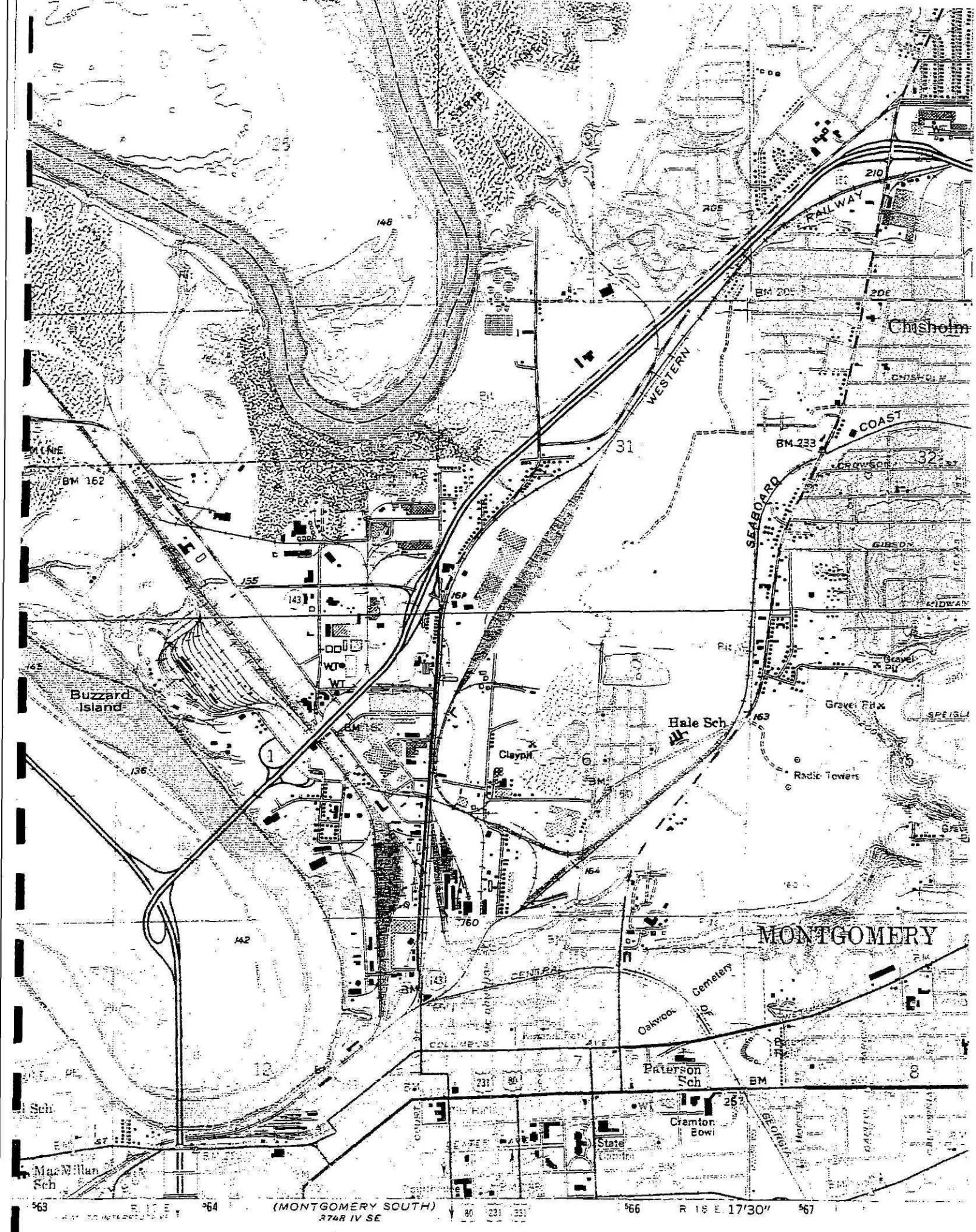
Davis Sch

Floyd Sch

Radio Tower

Substation

Southmont



(MONTGOMERY SOUTH)
374R IV SE

R 15 E 17'30"





"Linking Technology with Tradition"

Sanborn™ Map Transmittal

Ship to: Haines Kelley
Environmental Materials Cons.
2027 Chestnut Street
Montgomery, AL 36106

Order Date: 6/2/2003 **Completion Date:** 6/4/2003

Inquiry #: 0987304.2S

P.O. #: -

Site Name: Montgomery Advertiser Properties

Address: S. McDonough St/Washington Ave

City/State: Montgomery, AL 36104

Cross Streets:

Customer Project:-

1035677BAL

334-265-4000

Environmental Data Resources, Inc. has been instructed by Environmental Materials Cons. to print ONLY the Sanborn Maps for the years listed below:

1884 - 1 Map
1894 - 4 Maps
1910 - 6 Maps
1950 - 6 Maps
1964 - 6 Maps

Total Maps: 23

Limited Permission to Photocopy

Environmental Materials Cons. (the client) is permitted to make up to THREE photocopies of this Sanborn Map Transmittal and each fire insurance map accompanying this transmittal solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with Environmental Data Resources, Inc.'s copyright policy; a copy of which is available upon request.

All maps provided pursuant to a Sanborn® Map Transmittal are currently reproducible copies of fire insurance maps owned or licensed by Environmental Data Resources, Inc. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, WARRANTIES AS TO ACCURACY, VALIDITY, COMPLETENESS, SUITABILITY, CONDITION, QUALITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE WITH RESPECT TO THE TRANSMITTAL, THE REPORT, THE MAPS, THE INFORMATION CONTAINED THEREIN, OR THE RESULTS OF A SEARCH OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. Environmental Data Resources, Inc. assumes no liability to any party for any loss or damage whether arising out of errors or omissions, negligence, accident or any other cause. In no event shall Environmental Data Resources, Inc., its affiliates or agents, be liable to anyone for special, incidental, consequential or exemplary damages.

Electronic Sanborn Map Images USER'S GUIDE

Thank you for your interest in electronic Sanborn Map images. The following are guidelines for accessing the images and for transferring them to your system. If you have any questions about the use of electronic Sanborn Map images, contact your EDR Account Executive at 1-800-352-0050.

Organization of Electronic Sanborn Image File

- First Page Sanborn Map Report, listing years of coverage
- Second Page Electronic Sanborn Map Images USER'S GUIDE
- Third Page Oldest Sanborn Map Image
- Last Page Most recent Sanborn Map Image

Navigating the Electronic Sanborn Image File

- Open file on screen.
- Identify TP (Target Property) on the most recent map.
- Find TP on older printed images.
- Using Acrobat, zoom to 250% in order to view more clearly.
 - 200-250% is the approximate equivalent scale of hardcopy Sanborn Maps.
- Zooming in on an image:
 - On the menu bar, click "View" and then zoom.
 - Use the magnifying tool and drag a box around the TP area.

Printing a Sanborn Map from the Electronic File

- EDR recommends printing all images at 300 dpi (300 dpi prints faster than 600 dpi).
- To print only the TP area, cut and paste the area from Adobe Acrobat to your word processor.

Acrobat Version 4

- Go to the Menu bar
- Press and hold the "T" button
- Choose the Graphics Select Tool
- Draw a box around the area selected
- Go to "Menu"
- Highlight "Edit"
- Highlight "Copy"
- Go to a word processor such as Microsoft Word, paste and print.



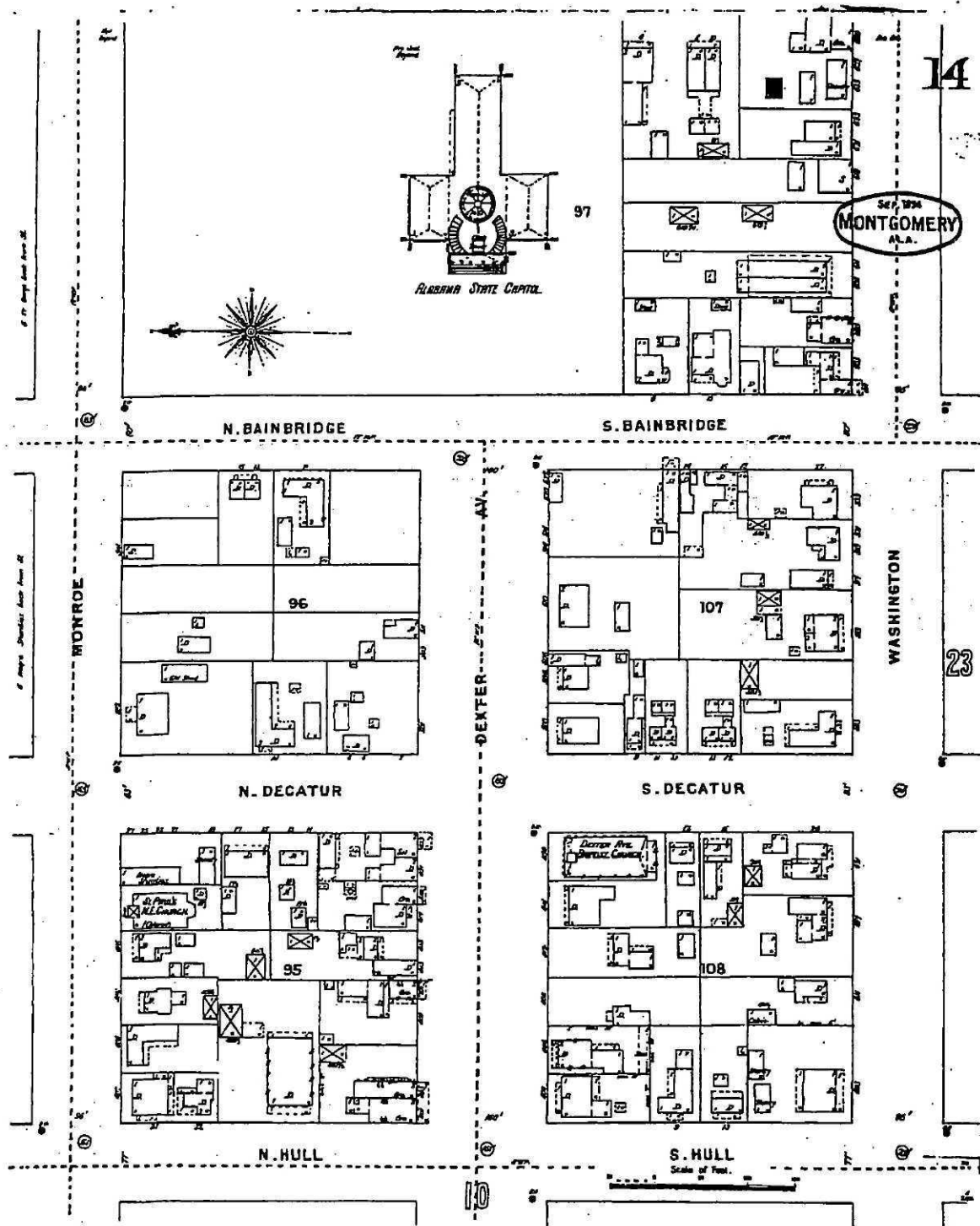
Acrobat Version 5

- Go to the Menu Bar.
- Click the "Graphics Select Tool"
- Draw a box around the area selected
- Go to "Menu"
- Highlight "Edit"
- Highlight "Copy"
- Go to a word processor such as Microsoft Word, paste and print.



Important Information about Email Delivery of Electronic Sanborn Map Images

- Images are grouped into one file, up to 2MB.
- In cases where in excess of 6-7 map years are available, the file size typically exceeds 2MB. In these cases, you will receive multiple files, labeled as 1 of 3, 2 of 3, etc. including all available map years.
- Due to file size limitations, certain ISPs, including AOL, may occasionally delay or decline to deliver files. Please contact your ISP to identify their specific file size limitations.

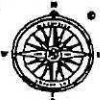
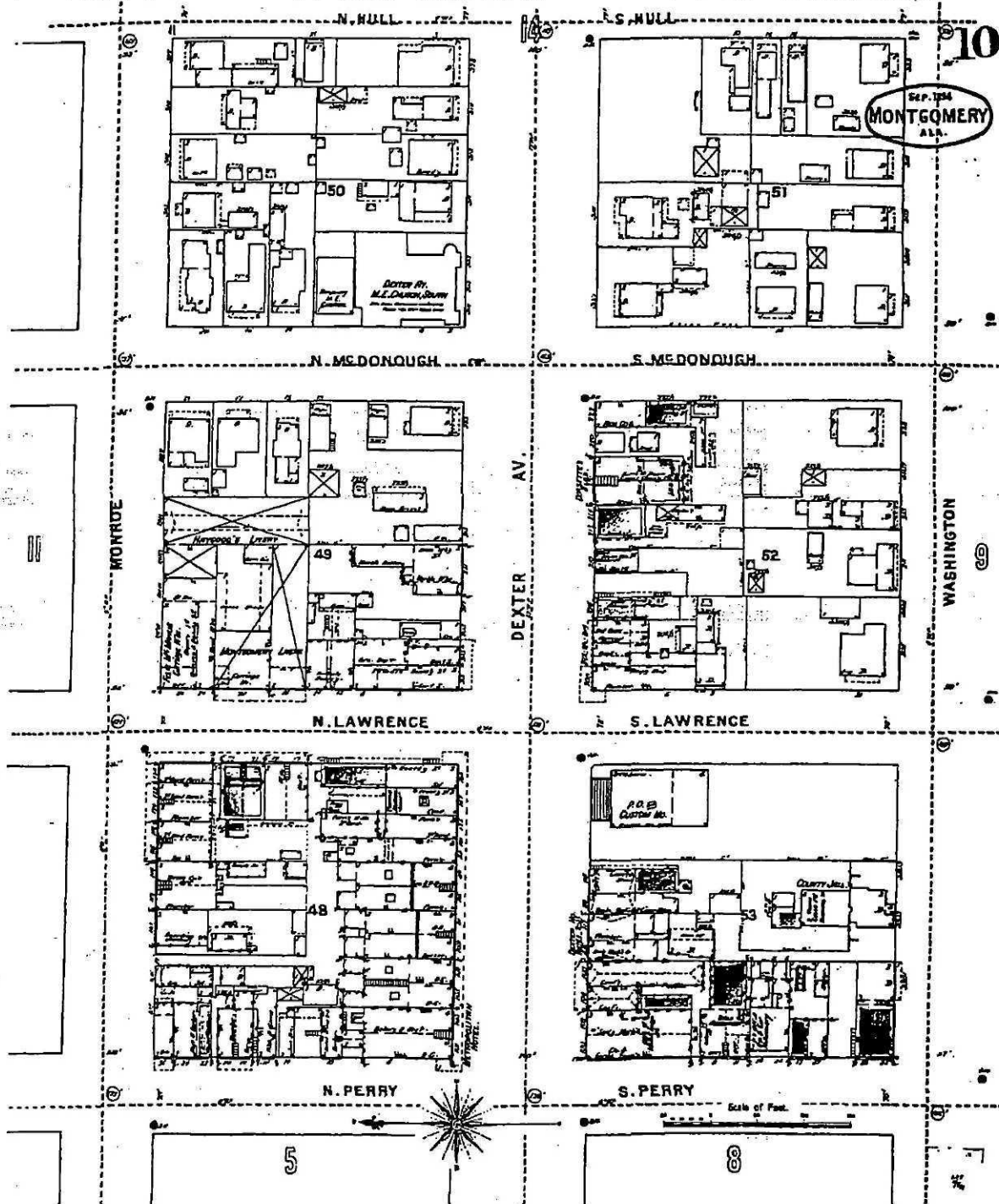


The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1894 The Sanborn Library, LLC J.W. EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be published without prior written permission from The Sanborn Library, LLC.

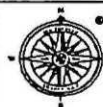
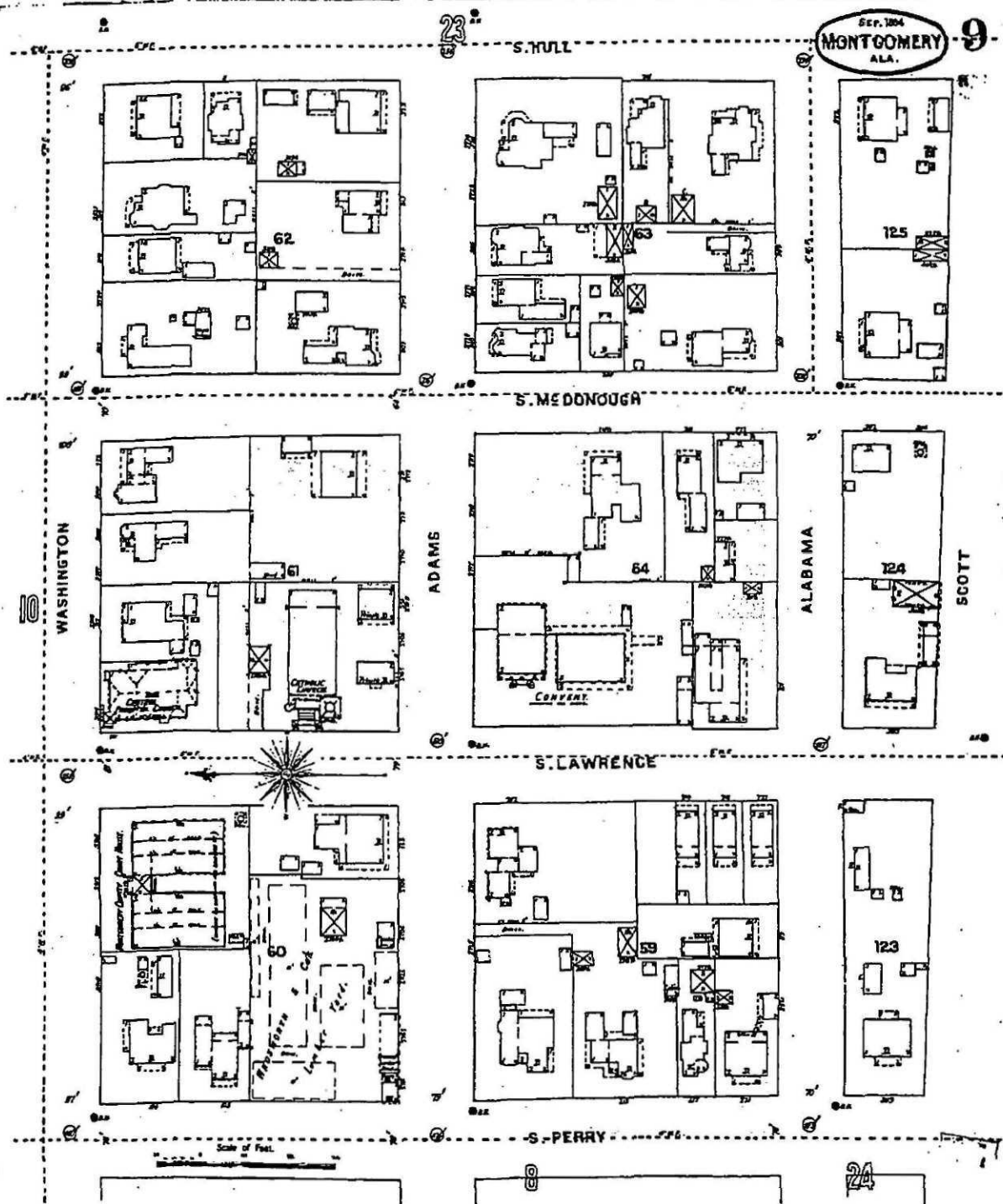


The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1894 The Sanborn Library, LLC JW
Yes EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be published without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

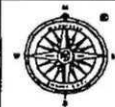
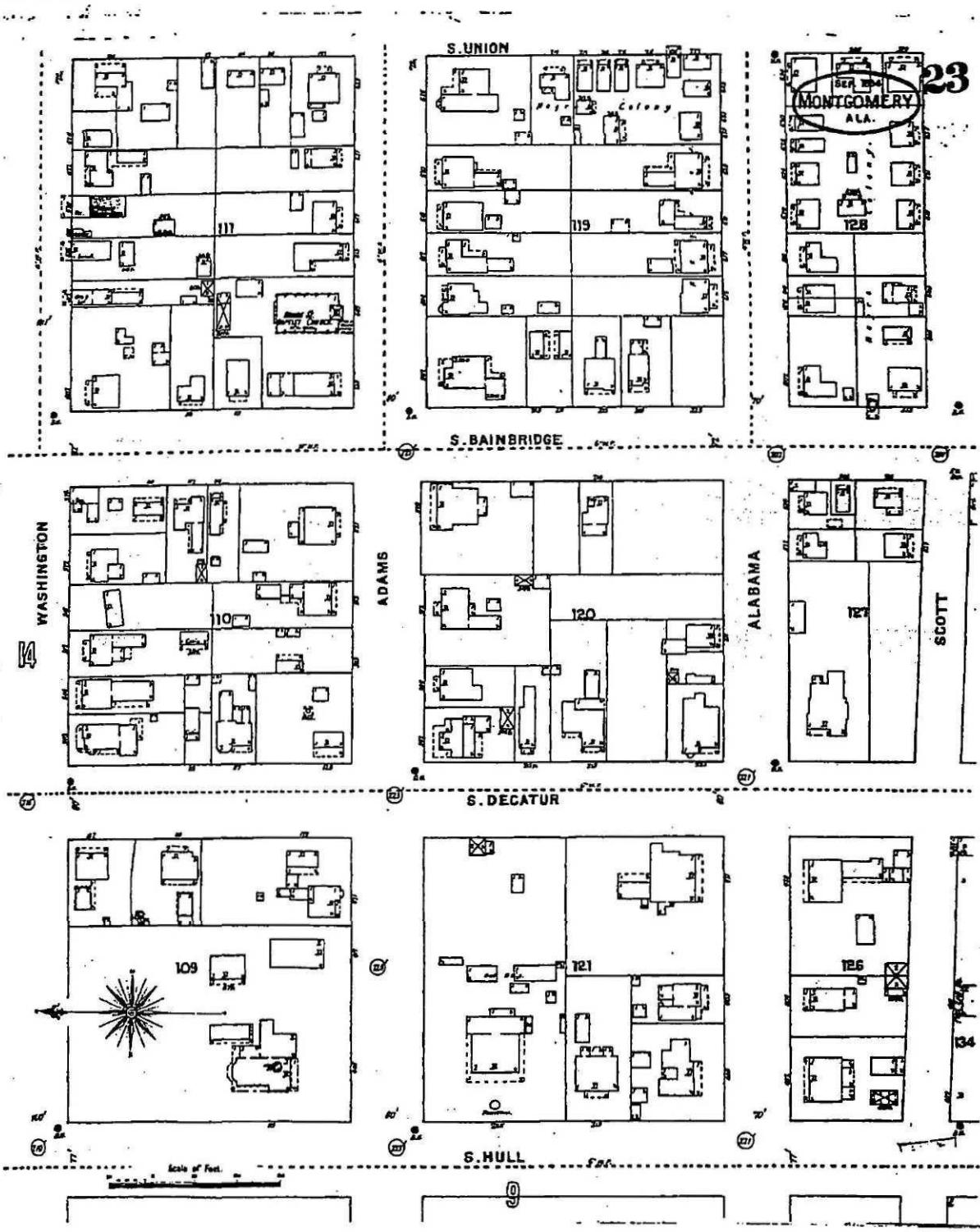
This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1894 The Sanborn Library, LLC

JW

EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

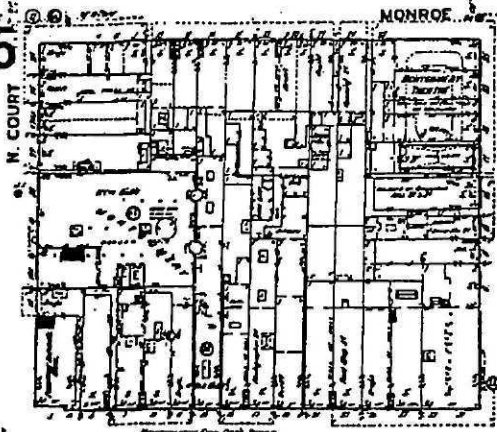
This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1994 The Sanborn Library, LLC

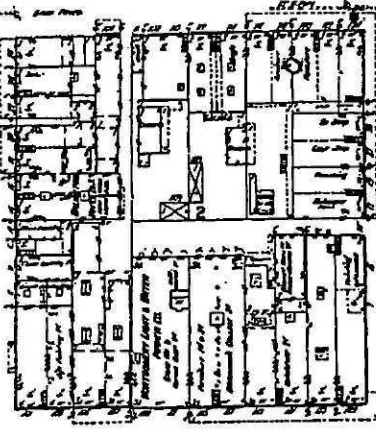
JW
EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

105



103

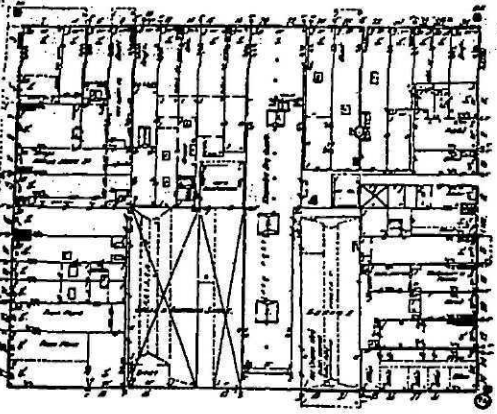


N. LAWRENCE

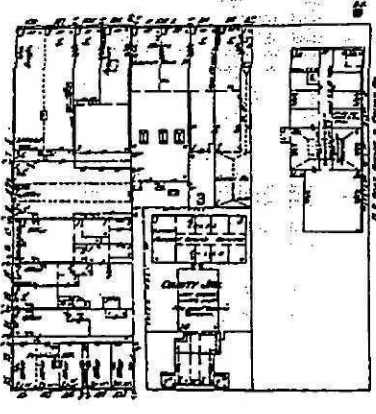


COURT SQ.

S. COURT



S. PERRY



S. LAWRENCE

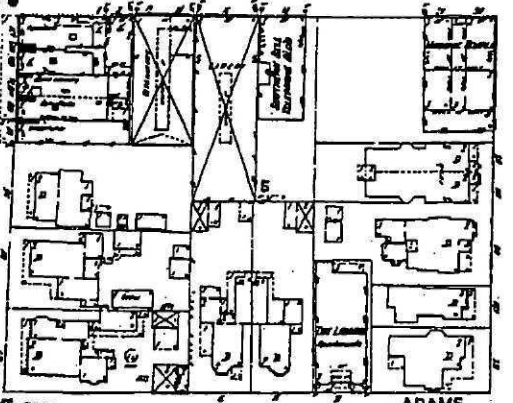
106



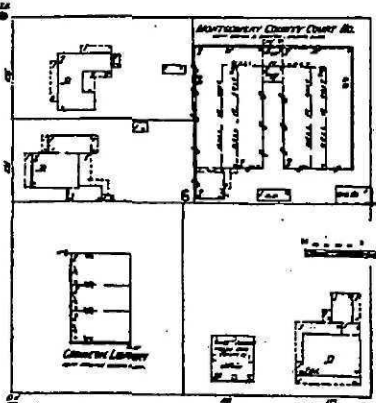
DEXTER AV.

WASHINGTON

CHURCH ST.



17



Scale of Feet



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1910 The Sanborn Library, LLC JW
Year EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

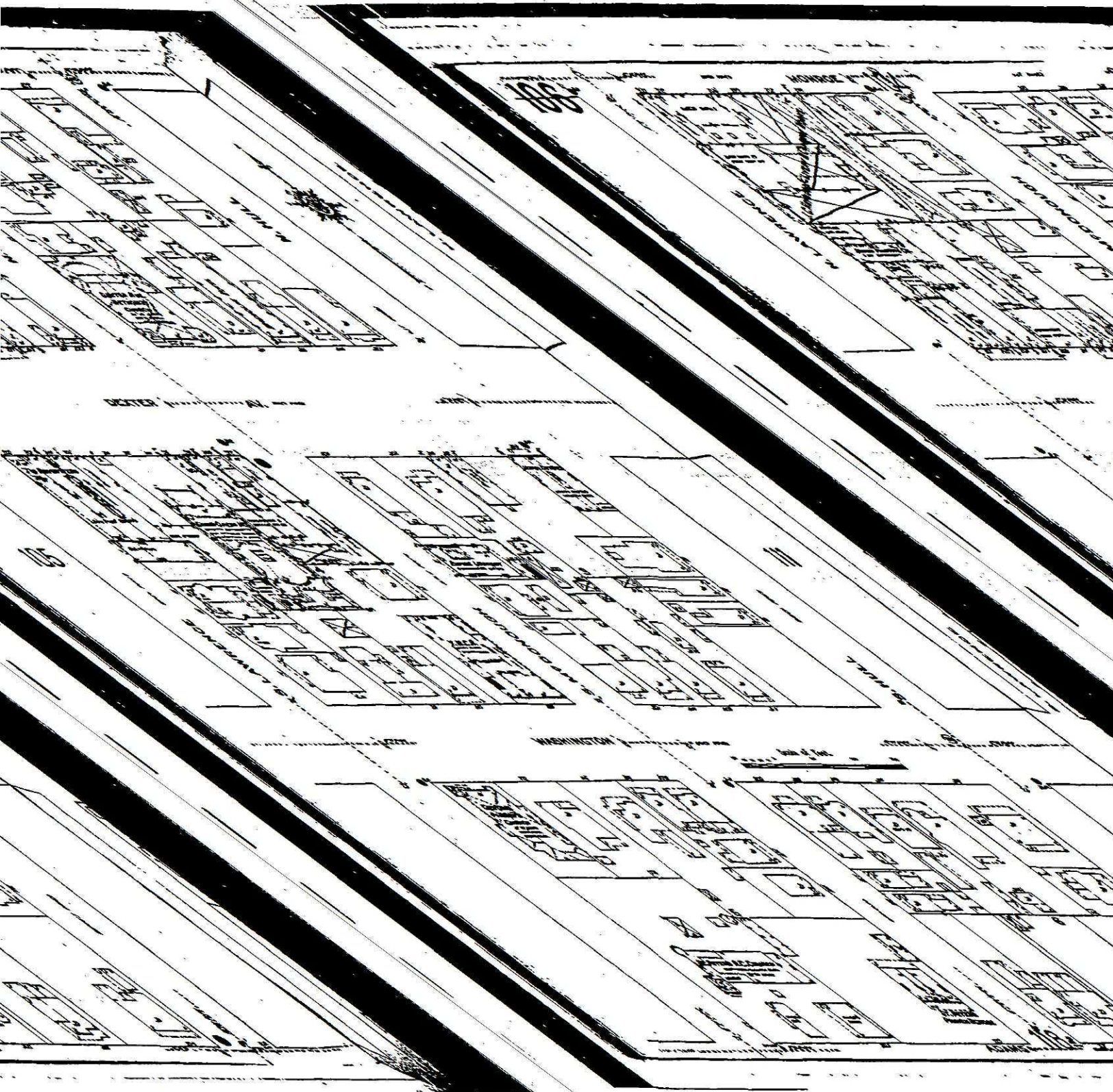


The Sanborn Library, LLC

This Sanborn map is a reproduction of the original map as it appeared in 1908. The Sanborn Library, LLC, is not responsible for any errors or omissions in this reproduction. The Sanborn Library, LLC, is not responsible for any errors or omissions in this reproduction.

Copyright © 1998 The Sanborn Library, LLC
1000 Franklin Avenue
New York, NY 10036

Sanborn maps are a type of map that show the built environment. They are produced by The Sanborn Library, LLC.



119

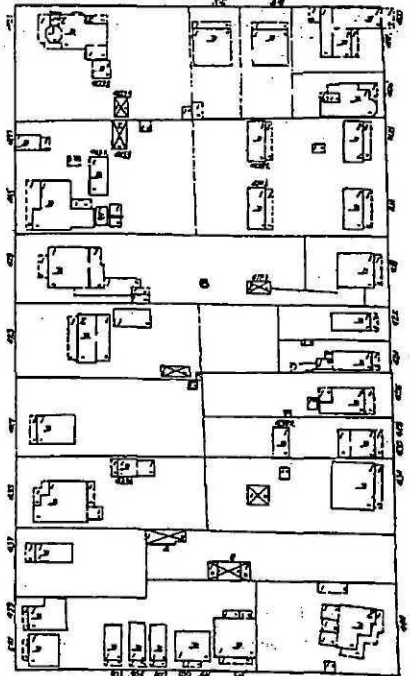
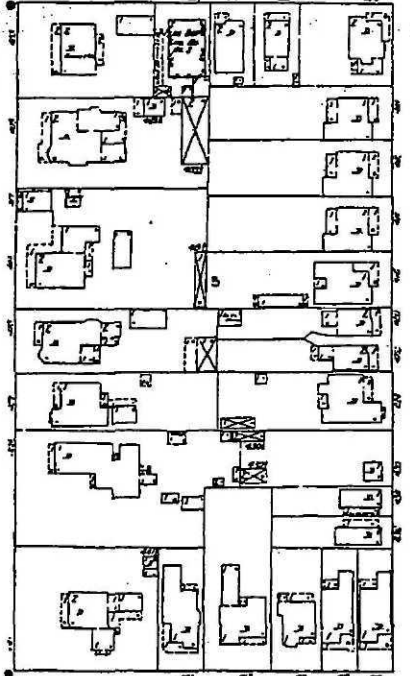
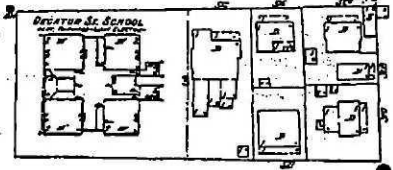
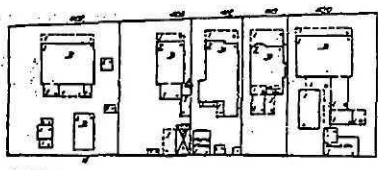
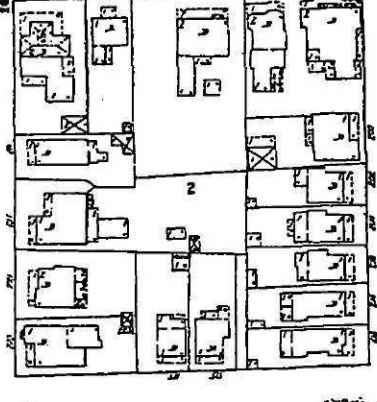
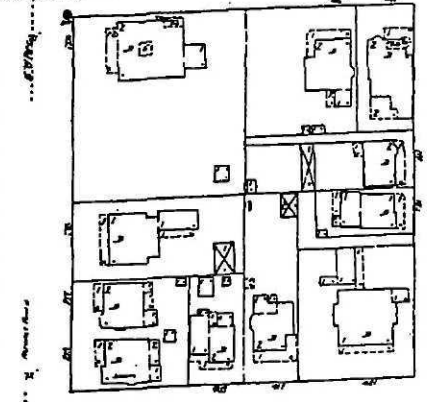
ADAMS

ALABAMA

SCOTT

120

Sanborn P.L.
 A. Sanborn & P.L. Co.
 100 N. 1st St.
 St. Paul, Minn.
 1910



Scale of Feet
 0 10 20 30 40 50 60 70 80 90 100
 HIGH

127



The Sanborn Library, LLC

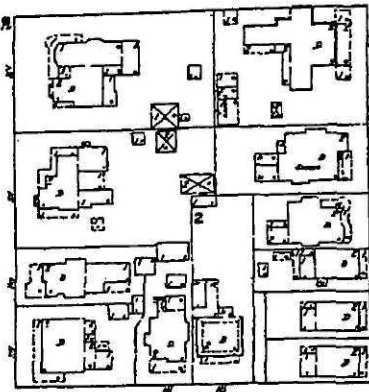
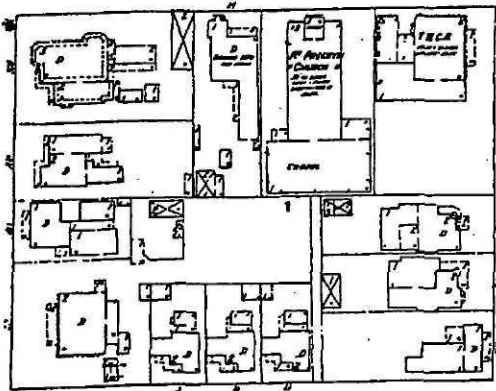
This Sanborn Map is a certified copy produced by
 Environmental Data Resources, Inc. under arrangement with
 The Sanborn Library, LLC. Information on this Sanborn Map
 is derived from Sanborn field surveys conducted in:

Copyright © 1910 The Sanborn Library, LLC JW
 Year EDR Research Associates

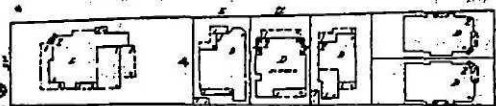
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior
 written permission from The Sanborn Library, LLC.

117

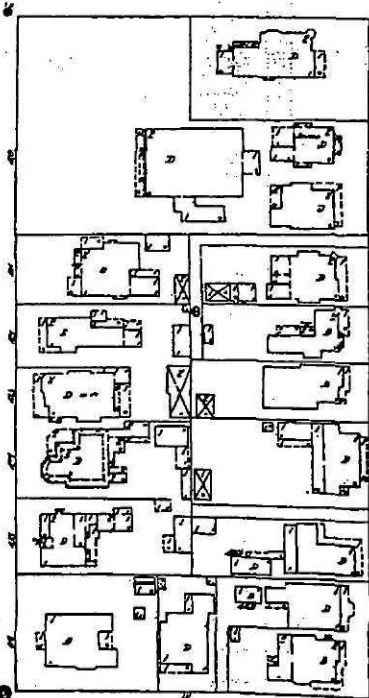
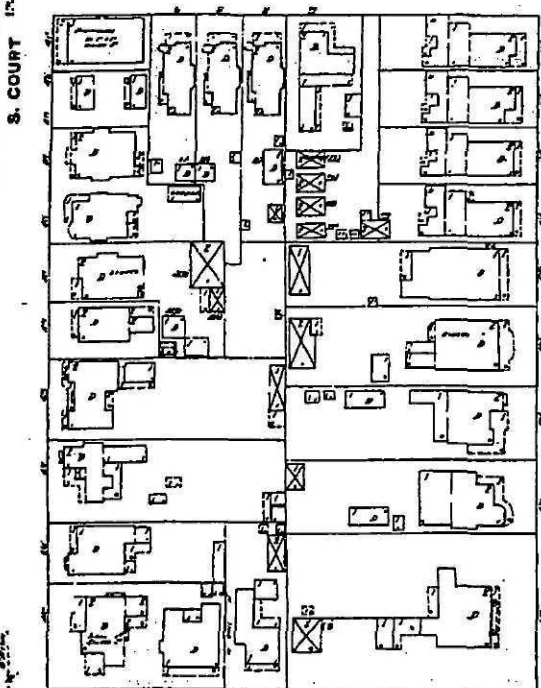
ADAMS 105



ALABAMA



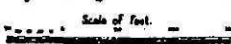
SCOTT



S. PERRY

S. LAWRENCE

HIGH 125

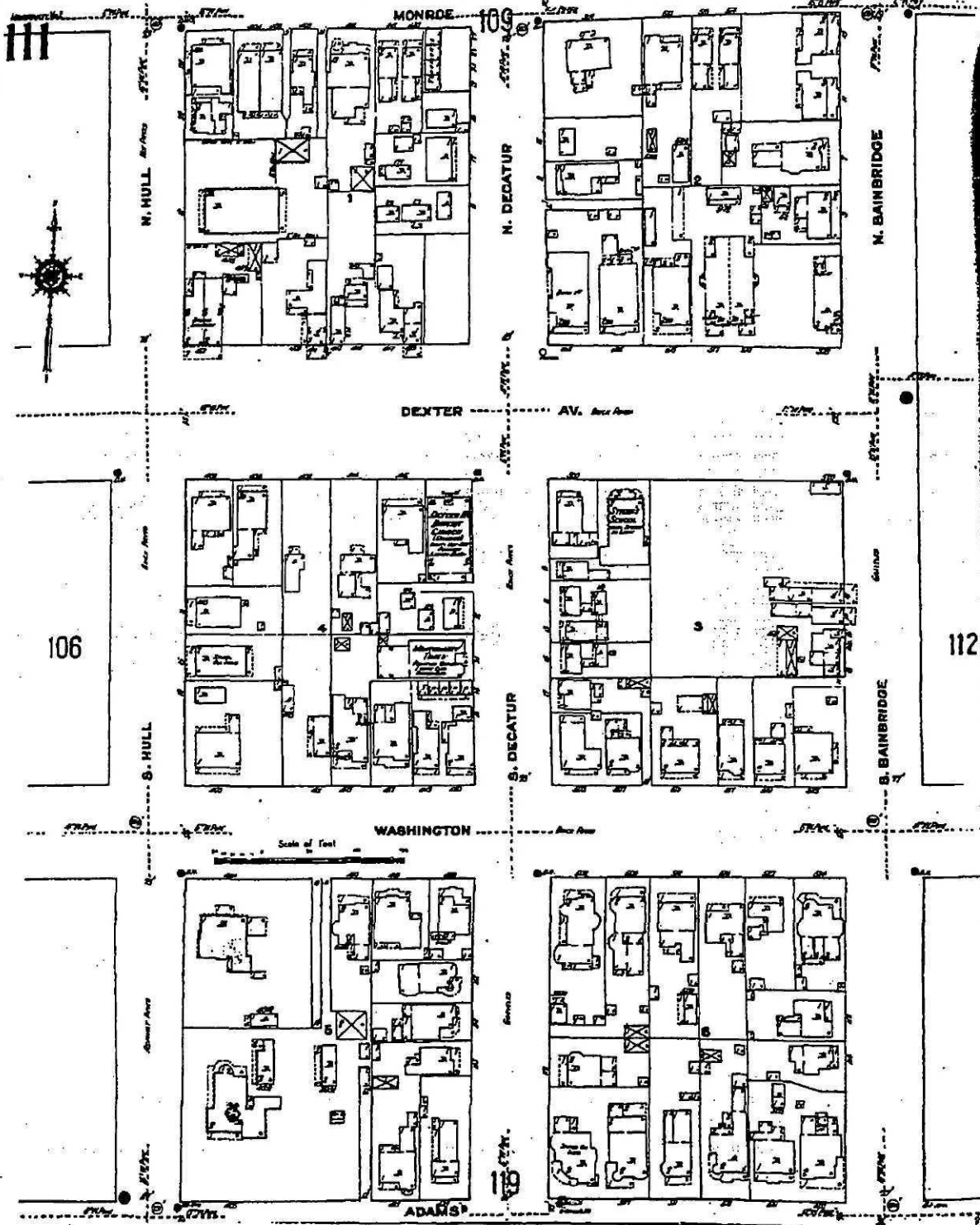


The Sanborn Library, LLC

This Sanborn® map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted by:

Copyright © 1910 The Sanborn Library, LLC JW
EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be published without prior written permission from The Sanborn Library, LLC.

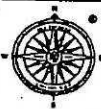
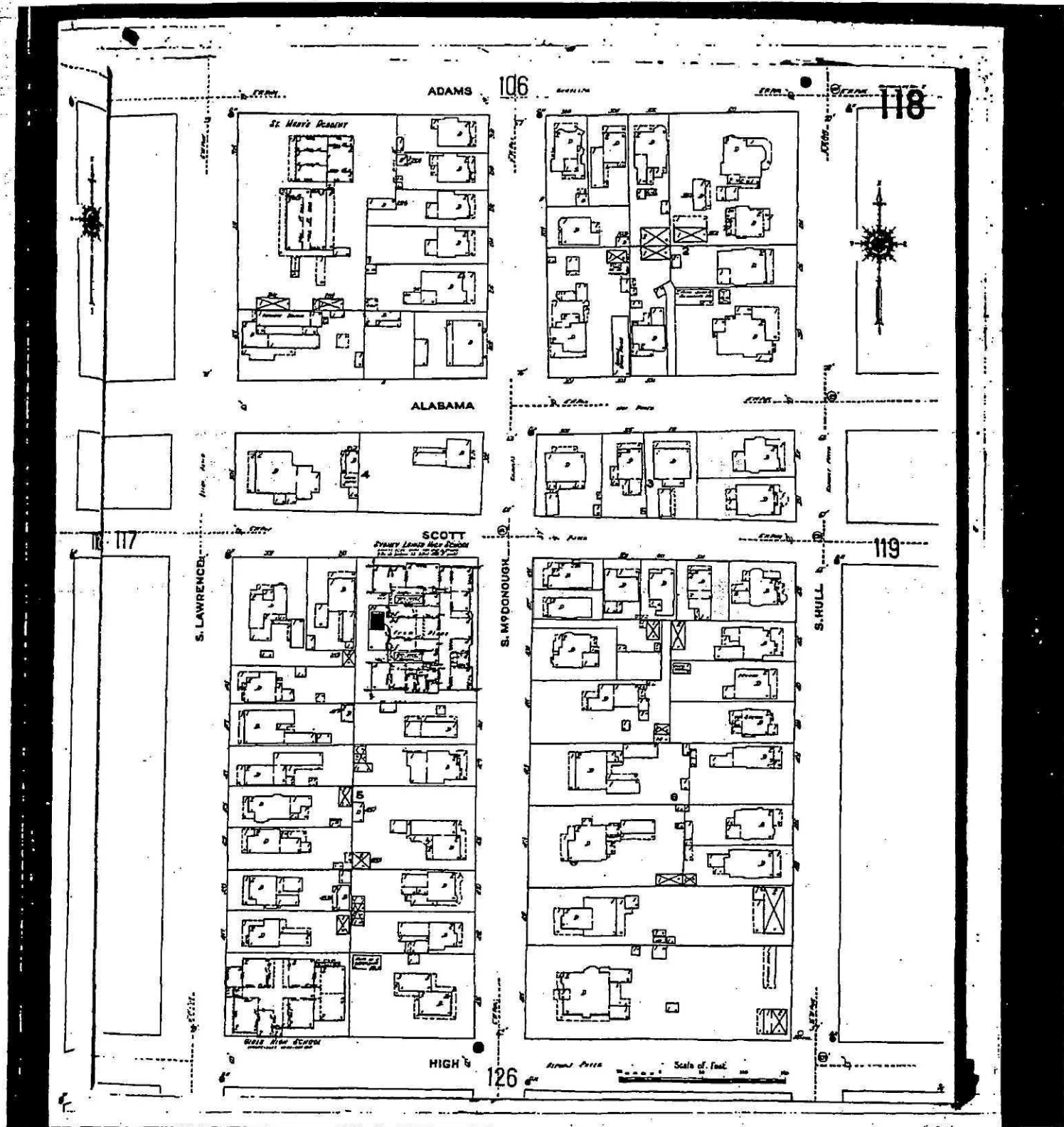


The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted by:

Copyright © 1910 The Sanborn Library, LLC
 J.W.
 EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted by:

Copyright © 1910 The Sanborn Library, LLC

JW

EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

119

118

ADAMS

ALABAMA

SCOTT

120

S. HULL

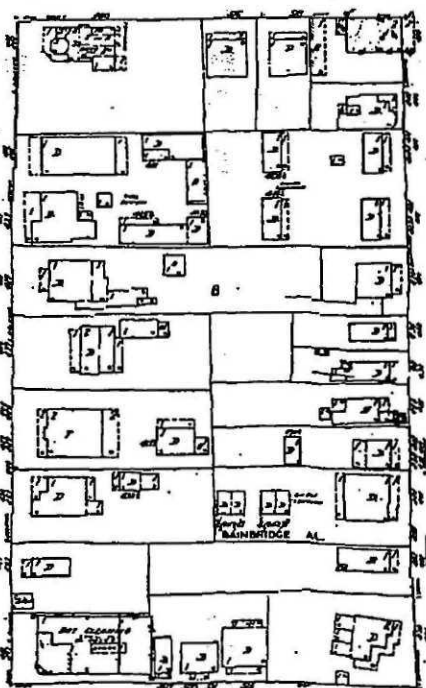
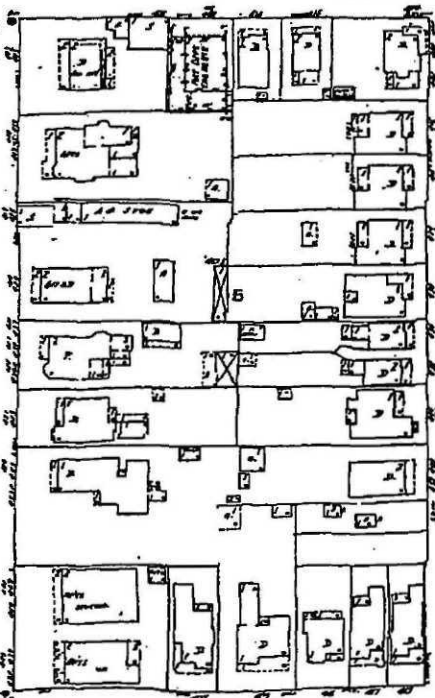
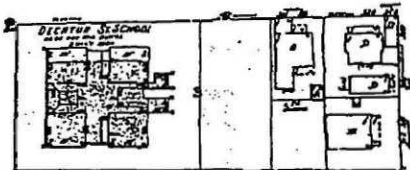
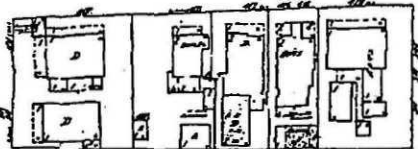
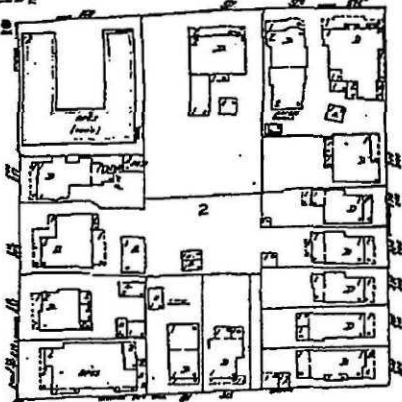
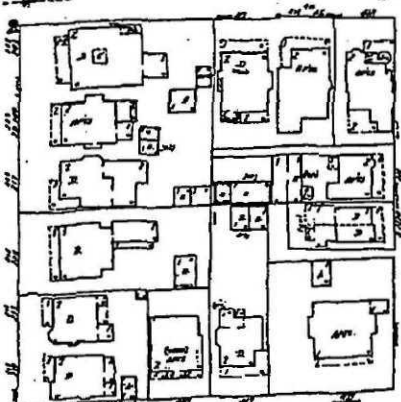
S. DECATUR

S. RAINBOW

HIGH

127

Scale of Feet



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted by:

Copyright © 1950 The Sanborn Library, LLC JW
For Research Associates

Reproduction in whole or in part of any use of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

105

MONROE

103

N. COURT

N. PERRY

N. LAWRENCE



DEXTER

AV.

106

S. PERRY

S. LAWRENCE

WASHINGTON

ADAMS

ADAMS

17

MONTGOMERY COUNTY COURT RD

PARRISH

CHARTERED LIBRARY

Scale of Feet



The Sanborn Library, LLC

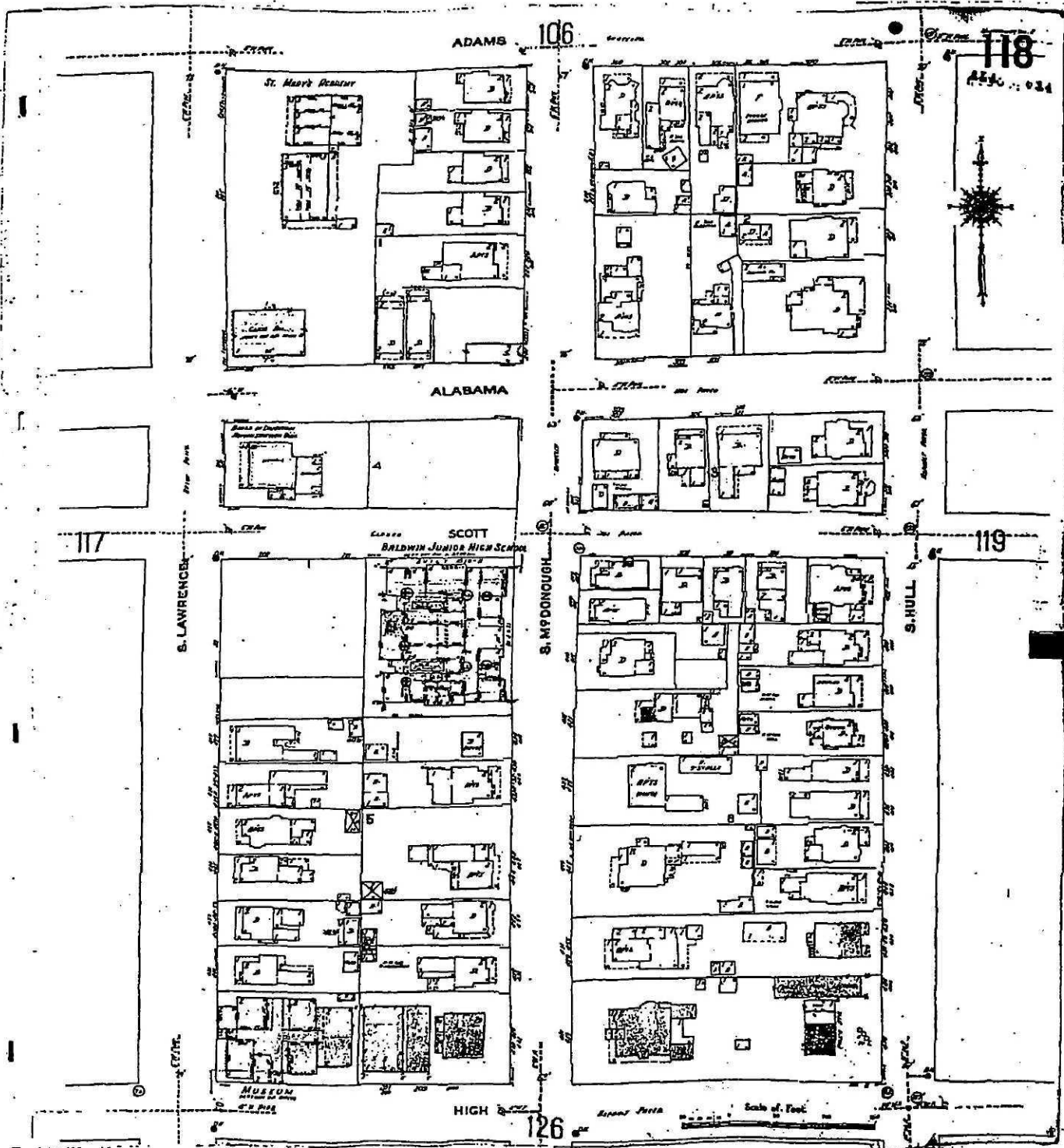
This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted by

Copyright © 1950 The Sanborn Library, LLC

JW

CON Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1950 The Sanborn Library, LLC

Year

JW

EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

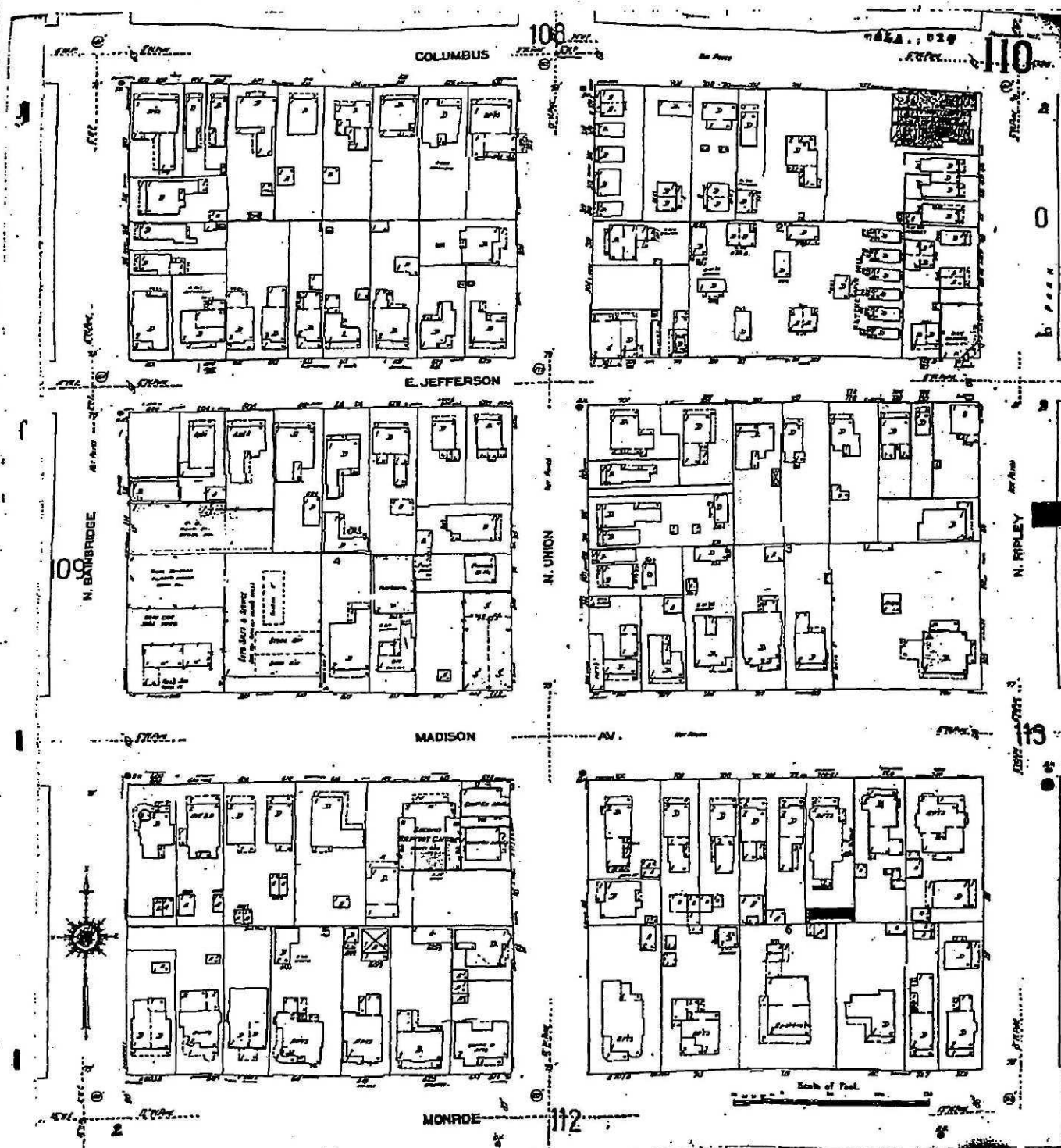


The Sanborn Library, LLC

This Sanborn Map is a certified copy produced by
Environmental Data Resources, Inc. under arrangement with
The Sanborn Library, LLC. Information on this Sanborn Map
is derived from Sanborn field surveys conducted by

Copyright © 1950 The Sanborn Library, LLC
Year: 1950
EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior
written permission from The Sanborn Library, LLC.



ALA 928
H7

ADAMS 105

ALABAMA

SCOTT

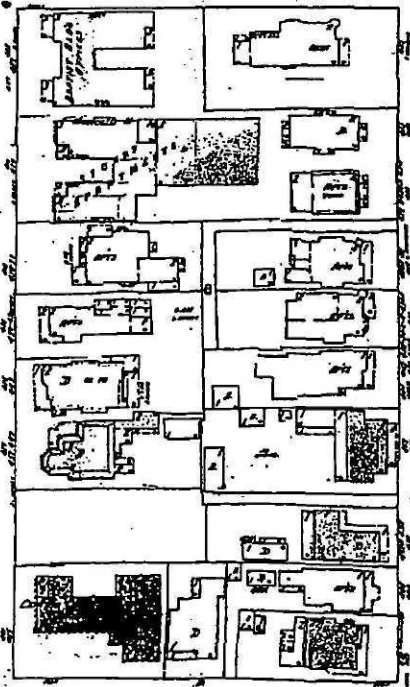
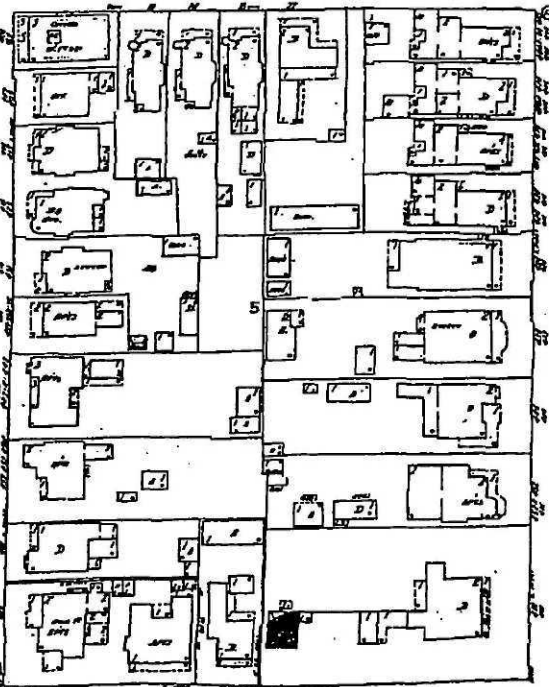
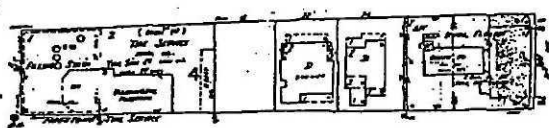
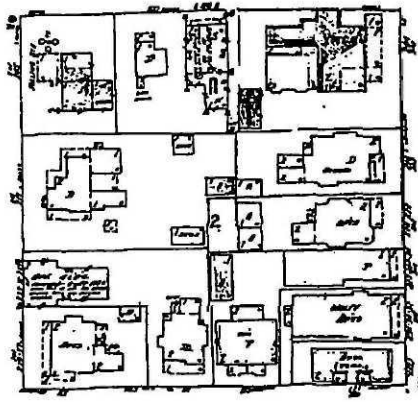
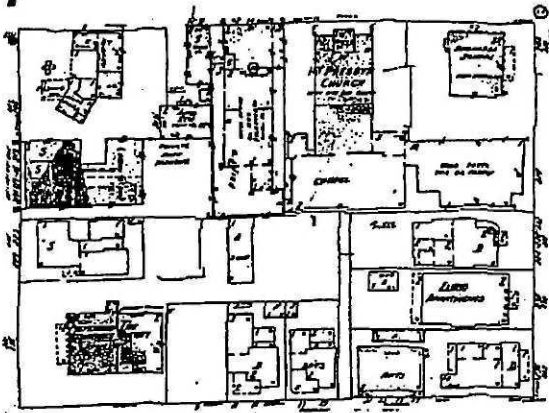
S. PERRY

MS. LAWRENCE

HIGH

118

S
B
E
U
O
I
U
M
P
D



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1990 The Sanborn Library, LLC JW
Year EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1950
Year

The Sanborn Library, LLC

JW
EDR Research Association

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

106

ALA

N. LAWRENCE

MONROE

N. McDONOUGH

N. HULL



105

S. LAWRENCE

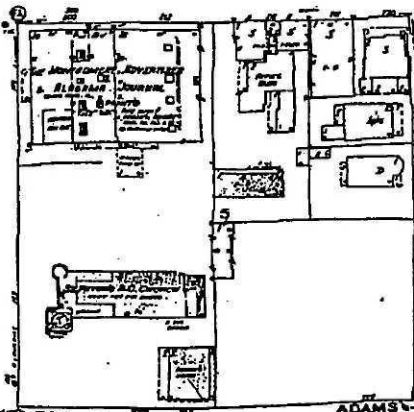
WASHINGTON

S. McDONOUGH

S. HULL

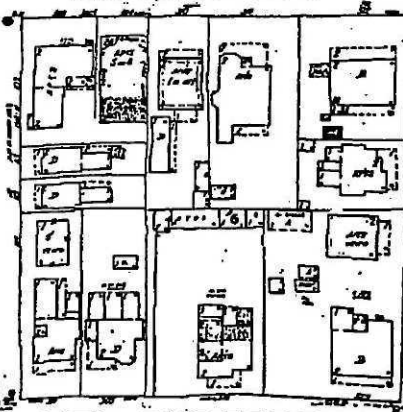
111

Scale of Feet



ADAMS

118





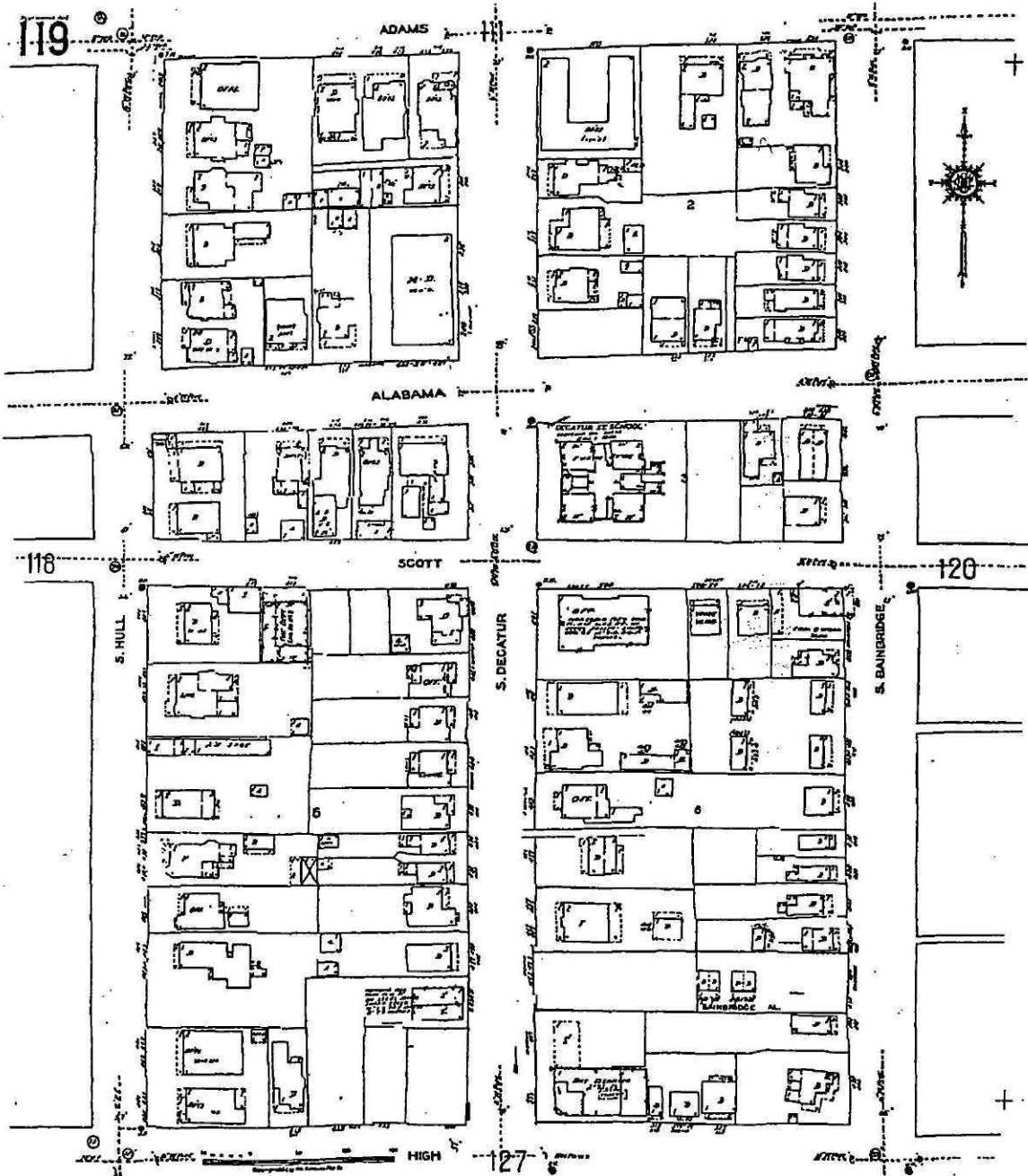
The Sanborn Library, LLC

This Sanborn® map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® map is derived from Sanborn field surveys conducted in:

Copyright © 1984 The Sanborn Library, LLC

JW
EDR Remote Sensing

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

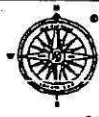
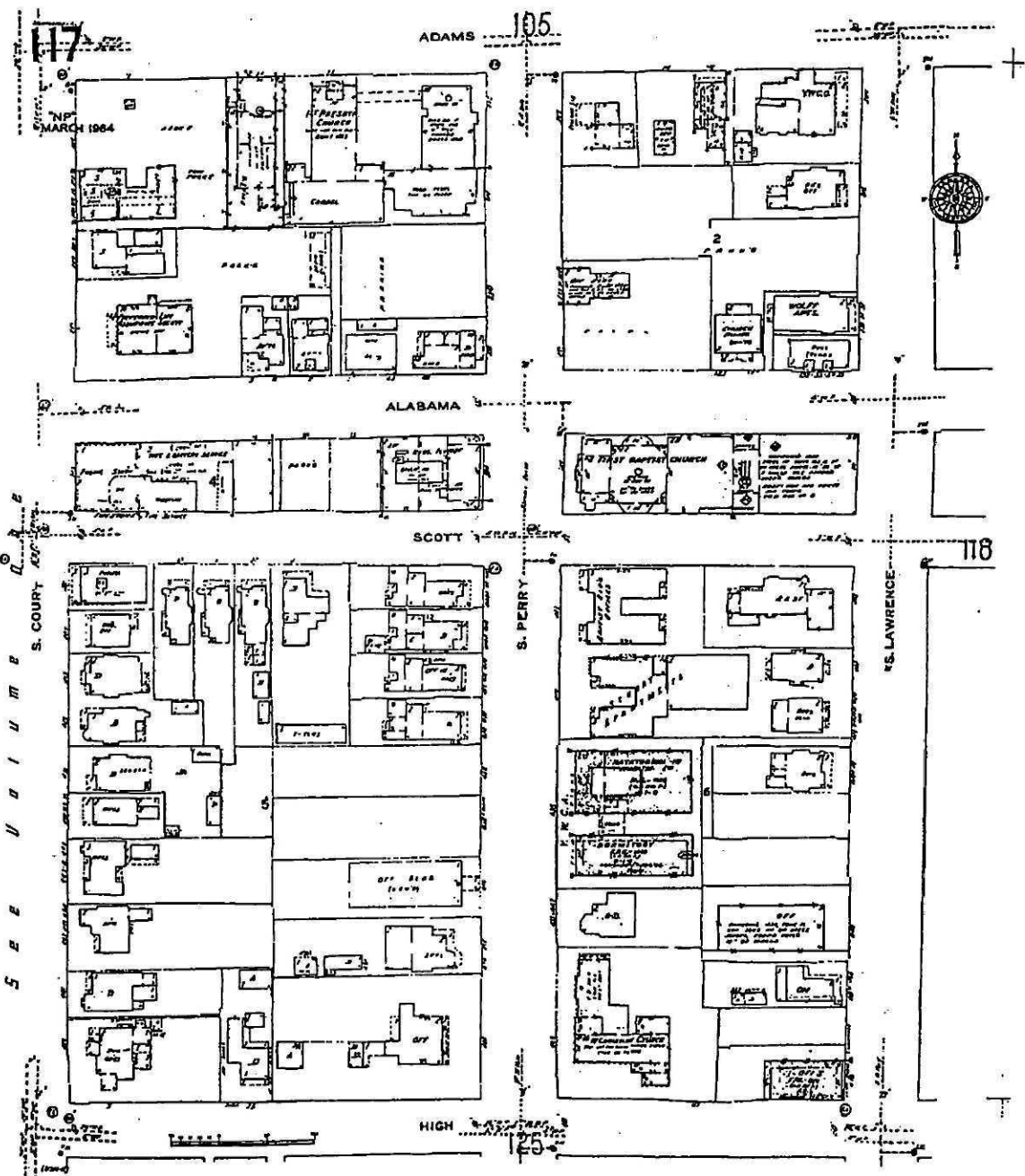


The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn map is derived from Sanborn field surveys conducted in:

Copyright © 1994 The Sanborn Library, LLC JW
Year EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1964 The Sanborn Library, LLC JW
Year EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

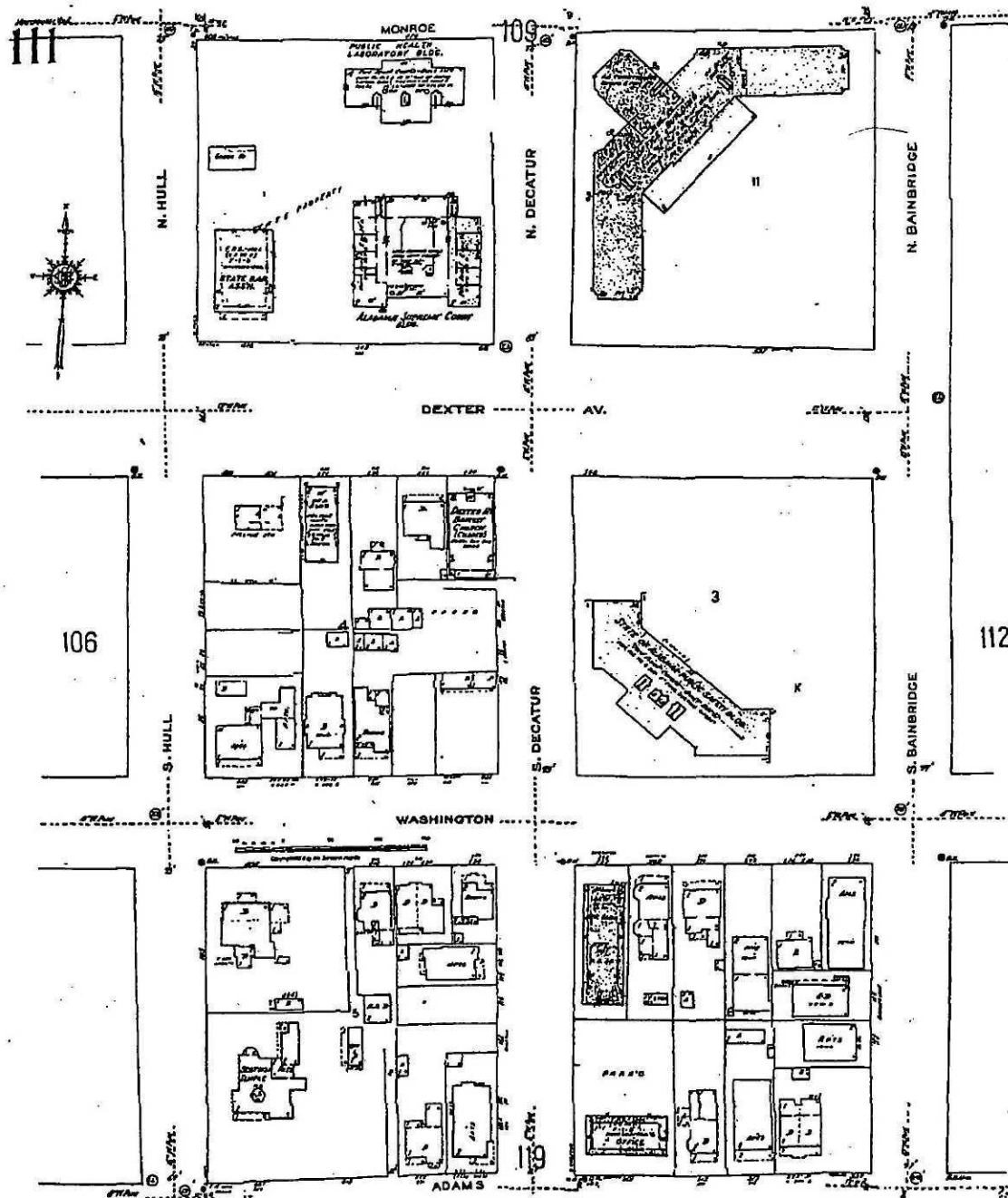


The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by
Environmental Data Resources, Inc. under arrangement with
The Sanborn Library, LLC. Information on this Sanborn® Map
is derived from Sanborn field surveys conducted in:

Copyright © 1984 The Sanborn Library, LLC JN
Year EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior
written permission from The Sanborn Library, LLC.



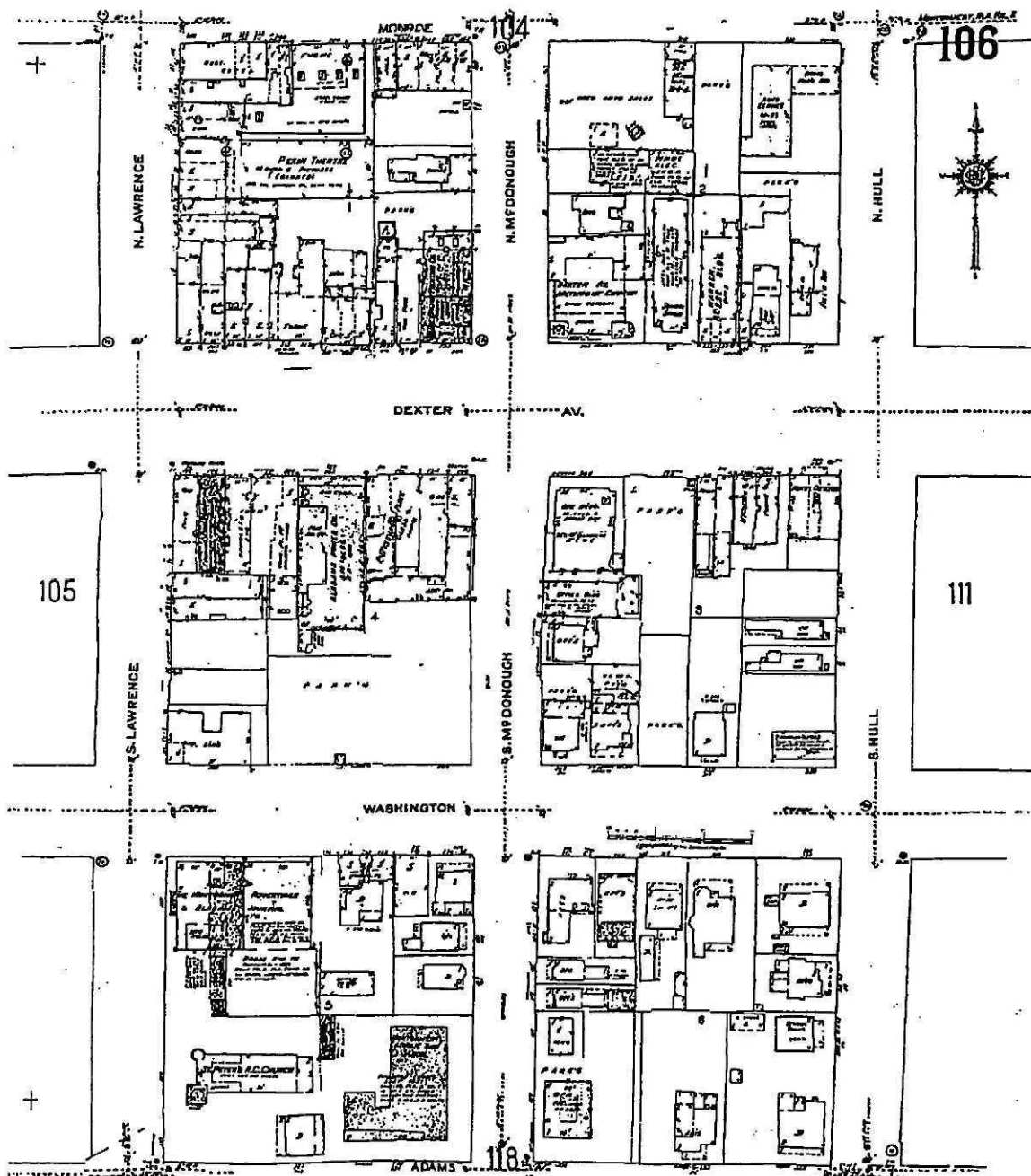


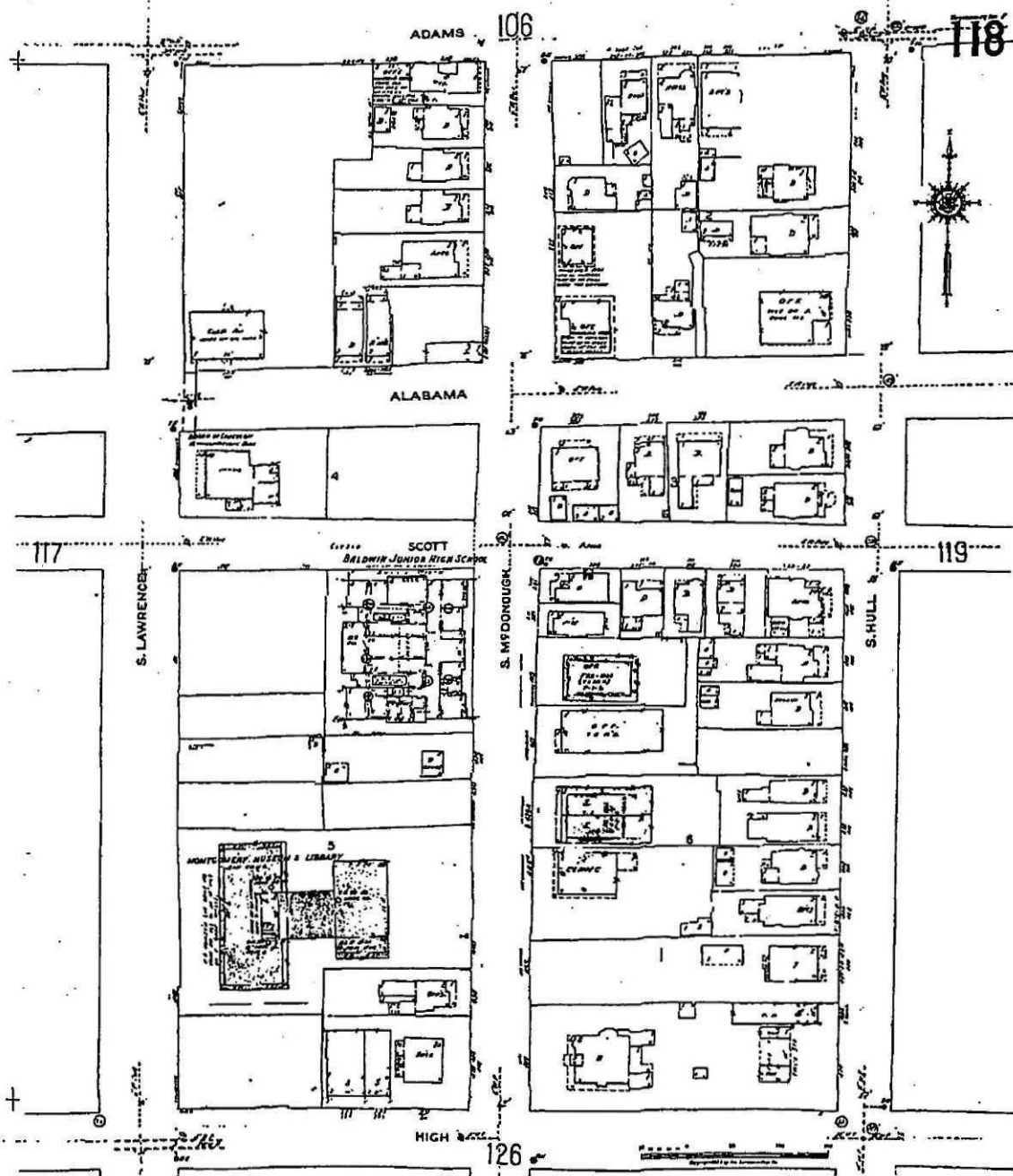
The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by
Environmental Data Resources, Inc. under arrangement with
The Sanborn Library, LLC. Information on this Sanborn® Map
is derived from Sanborn field surveys conducted by:

Copyright © 1964 The Sanborn Library, LLC J.W.
Year EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior
written permission from The Sanborn Library, LLC.





35



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1954 The Sanborn Library, LLC
Year JH
EDR Resources Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN QUESTIONNAIRE

This document is an excerpt of Practice E 1528-00: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E50 on Environmental Assessment and is the direct responsibility of Subcommittee E50.02 on Commercial Real Estate Transactions. This questionnaire represents only Sections 5 and 6 of Practice E 1528-00 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. COPYRIGHT© 2000 ASTM INTERNATIONAL, West Conshohocken, PA. Prior edition copyrighted 1996. Stock #: ADJE1528. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer Service at (610) 832-9585.

5. Introduction to Transaction Screen Questionnaire

5.1 Process—The *transaction screen process* consists of asking questions contained within the *transaction screen questionnaire* of owners and occupants of the property, observing site conditions at the property with direction provided by the *transaction screen questionnaire*, and, to the extent reasonably ascertainable, conducting limited research regarding certain government records and certain standard historical sources. The questions asked of owners are the same questions as those asked of occupants.

5.2 Guide—The *transaction screen questionnaire* is followed by a guide designed to assist the person completing the *transaction screen questionnaire*. The guide to the *transaction screen questionnaire* is set out in Sections 7-10 of this practice. The guide is divided into three sections: Guide for Owner/Occupant Inquiry, Guide to Site Visit, and Guide to Government Records/Historical Sources Inquiry.

5.2.1 To assist the user, its employee or agent, or the environmental professional in preparing a report, the guide repeats each of the questions set out in the *transaction screen questionnaire* in both the guide for owner/occupant inquiry and the guide to site visit. The questions regarding government records/historical sources inquiry are also repeated in the guide to that section.

5.2.2 The guide also describes the procedures to be followed to determine if reliance upon the information in a prior environmental site assessment is appropriate under this practice.

5.2.3 A user, his employee or agent, or environmental professional conducting the *transaction screen process* should not use the *transaction screen questionnaire* without reference to, or familiarity from prior usage with, the guide.

5.3 User and Preparer—The user conducting the *transaction screen process* is the party seeking to perform appropriate inquiry with respect to the property. The user may delegate the preparation of the *transaction screen questionnaire* to an employee or agent of the user or may contract with a third party to prepare the questionnaire on behalf of the user. The person preparing the questionnaire is the preparer, who may be either the user or the person to whom the user has delegated the preparation of the *transaction screen questionnaire*.

5.4 Exercise of Care—The preparer conducting the *transaction screen process* should use good faith efforts in determining answers to the questions set forth in the *transaction screen questionnaire*. The user should take time and care to check whatever records are in the user's possession. The preparer should ask all persons to whom questions are directed to give answers to the best of the respondent's knowledge. As required by Section 9601(35)(B) of CERCLA, the user or preparer should discuss with a responsible person in authority in the user's organization (if any) any specialized knowledge or experience relating to hazardous substances on the property and the preparer should understand such information.

5.5 Knowledge—The owner or occupant of the property to which portions of the *transaction screen questionnaire* are directed should have sufficient knowledge and experience with respect to the property or in the owner's or occupant's particular business to understand the purpose and use of the *transaction screen questionnaire*. All answers should be given to the best of the owner's or occupant's actual knowledge.

5.5.1 While the person conducting the *transaction screen process* has an obligation to ask the questions set forth in the *transaction screen questionnaire*, in many instances the parties to whom the questions are addressed will have no obligation to answer them. The user is only required to obtain information to the extent it is reasonably ascertainable.

5.5.2 If the preparer asks the questions set forth in the *transaction screen questionnaire*, but does not receive any response or receives partial responses, the questions will be deemed to have been answered provided the questions have been asked, or were attempted to be asked, in person or by telephone and written records have been kept of the person to whom the questions were addressed and their responses, or the questions have been asked in writing sent by certified or

registered mail, return receipt requested, postage prepaid, or by private, commercial overnight carrier and no responses have been obtained after at least two follow-up telephone calls were made or written request was sent again asking for responses.

5.5.3 The *transaction screen questionnaire* and the *transaction screen guide* sometimes include the phrase "to the best of your knowledge." Use of this phrase shall not be interpreted as imposing a constructive knowledge standard when it is not included or as imposing anything other than an actual knowledge standard for the person answering the questions, regardless of whether it is used. It is sometimes included as an assurance to the person being questioned that he or she is not obligated to search out information he or she does not currently have in order to answer the particular question.

5.6 Conclusions Regarding Affirmative or Unknown Answers—If any of the questions set forth in the *transaction screen questionnaire* are answered in the affirmative, the user must document the reason for the affirmative answer. If any of the questions are not answered or the answer is unknown, the user should document such nonresponse or answer of unknown and evaluate it in light of the other information obtained in the *transaction screen process*, including, in particular, the site visit and the government records/historical sources inquiry. If the user decides no further inquiry is warranted after receiving no response, an answer of unknown or an affirmative answer, the user must document the reasons for any such conclusion.

5.6.1 Upon obtaining an affirmative answer, an answer of unknown or no response, the user should first refer to the guide. The guide may provide sufficient explanation to allow a user to conclude that no further inquiry is appropriate with respect to the particular question.

5.6.2 If the guide to a particular question does not, in itself, permit a user to conclude that no further inquiry is appropriate, then the user should consider other information obtained from the *transaction screen process* relating to this question. For example, while on the site performing a site visit, a person may find a storage tank on the property and therefore answer Question 10 of the *transaction screen questionnaire* in the affirmative. However, during or subsequent to the owner/occupant inquiry, the owner may produce evidence that substances now or historically contained in the tank (for example, water) are not likely to cause contamination.

5.6.3 If either the guide to the question or other information obtained during the *transaction screen process* does not permit a user to conclude no further inquiry is appropriate with respect to such question, then the user must determine, in the exercise of the user's reasonable business judgment, based upon the totality of unresolved affirmative answers or answers of unknown received during the *transaction screen process*, whether further inquiry may be limited to those specific issues identified as of concern or should proceed with a full Phase I Environmental Site Assessment.

5.7 Presumption—A presumption exists that further inquiry is necessary if an affirmative answer is given to a question or because the answer was unknown or no response was given. In rebutting this presumption, the user should evaluate information obtained from each component of the *transaction screen process* and consider whether sufficient information has been obtained to conclude that no further inquiry is necessary. The user must determine, in the exercise of the user's reasonable business judgment, the scope of such further inquiry: whether to proceed with a Phase I Environmental Site Assessment prepared in accordance with Practice E 1527 or a lesser inquiry directed at specific issues raised by the questionnaire.

5.8 Further Inquiry Under Practice E 1527—Upon completing the *transaction screen questionnaire*, if the user concludes that a Phase I Environmental Site Assessment is needed, the user should proceed with such inquiry with the advice and guidance of an environmental professional. Such further inquiry should be undertaken in accordance with Practice E 1527.

5.9 Signature—The user and the preparer of the *transaction screen questionnaire* must complete and sign the questionnaire as provided at the end of the questionnaire.

6. Transaction Screen Questionnaire

6.1 *Persons to Be Questioned*—The following questions should be asked of (1) the current owner of the property, (2) any major occupant of the property or, if the property does not have any major occupants, at least 10 % of the occupants of the property, and (3) in addition to the current owner and the occupants identified in (2), any occupant likely to be using, treating, generating, storing, or disposing of hazardous substances or petroleum products on or from the property. A major occupant is any occupant using at least 40 % of the leasable area of the property

or any anchor tenant when the property is a shopping center. In a multifamily property containing both residential and commercial uses, the preparer does not need to ask questions of the residential occupants. The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit column, the preparer should be sure to observe the property and any buildings and other structures on the property. The guide provides further details on the appropriate use of this questionnaire.¹

Description of Site: Address:

200 Washington AVE
Montgomery, Alabama, 36104

Question	Owner			Occupants (if applicable)			Observed During Site Visit	
1a. Is the property used for an industrial use?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
1b. Is any adjoining property used for an industrial use?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	<input checked="" type="radio"/> Yes	No	Unk	Yes	No	Unk	Yes	No
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input checked="" type="radio"/> Yes	No	Unk	Yes	No	Unk	Yes	No
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	<input checked="" type="radio"/> Yes	No	Unk	Yes	No	Unk	Yes	No
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	<input checked="" type="radio"/> Yes	No	Unk	Yes	No	Unk	Yes	No
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	<input checked="" type="radio"/> Yes	No	Unk	Yes	No	Unk	Yes	No
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No

¹ Unk = "unknown" or "no response"

Question

Owner

Occupants
(if applicable)Observed During
Site Visit

7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?

Yes ☒ No ☐ Unk ☐

Yes No Unk

Yes No

8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? *2 sump pump pits*

Yes ☒ No ☐ Unk ☐

Yes No Unk

Yes No

8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?

Yes ☒ No ☐ Unk ☐

Yes No Unk

Yes No

9a. Is there currently any stained soil on the property?

Yes ☐ No ☒ Unk ☐

Yes No Unk

Yes No

9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?

Yes ☐ No ☒ Unk ☐

Yes No Unk

Yes No

10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property? *INK TANK - empty*

Yes ☒ No ☐ Unk ☐

Yes No Unk

Yes No

10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?

Yes ☒ No ☐ Unk ☐

Yes No Unk

Yes No

11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?

Yes ☐ No ☒ Unk ☐

Yes No Unk

Yes No

11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?

Yes ☐ No ☒ Unk ☐

Yes No Unk

Yes No

12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? *develop stain - prepress basement*

Yes ☒ No ☐ Unk ☐

Yes No Unk

Yes No

12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?

Yes ☒ No ☐ Unk ☐

Yes No Unk

Yes No

13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?

Yes ☐ No ☒ Unk ☐

Yes No Unk

Yes No

13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?

Yes ☐ No ☒ Unk ☐

Yes No Unk

Yes No

14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?

Yes ☐ No ☒ Unk ☐

Yes No Unk

15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?

Yes ☐ No ☒ Unk ☐

Yes No Unk

15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?

Yes ☐ No ☒ Unk ☐

Yes No Unk

15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?

Yes ☐ No ☒ Unk ☐

Yes No Unk

15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?

Yes ☐ No ☒ Unk ☐

Yes No Unk

16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?

Yes ☐ No ☒ Unk ☐

Yes No Unk

Question

Owner

Occupants
(if applicable)Observed During
Site Visit

7. Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* or any owner or occupant of the *property*?

Yes ☒ No ☐ Unk ☐Yes ☐ No ☐ Unk ☐

8a. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a storm water system?

Yes ☐ No ☒ Unk ☐Yes ☐ No ☐ Unk ☐Yes ☐ No ☐

8b. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a sanitary sewer system?

Yes ☐ No ☒ Unk ☐Yes ☐ No ☐ Unk ☐Yes ☐ No ☐

9. Did you observe evidence or do you have any prior knowledge that any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*?

Yes ☐ No ☒ Unk ☐Yes ☐ No ☐ Unk ☐Yes ☐ No ☐

10. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes ☐ No ☒ Unk ☐Yes ☐ No ☐ Unk ☐Yes ☐ No ☐

Government Records/Historical Sources Inquiry (See guide, Section 10 of ASTM Practice E 1528-00)

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

Approximate Minimum Search Distance,
miles (kilometers)

Federal NPL site list

1.0 (1.6)

Yes ☐ No ☒

Federal CERCLIS list

0.5 (0.8)

Yes ☐ No ☒

Federal CERCLIS NFRAP site list

property and adjoining properties

Yes ☐ No ☒

Federal RCRA CORRACTS facilities list

1.0 (1.6)

Yes ☐ No ☒

Federal RCRA non-CORRACTS TSD facilities list

0.5 (0.8)

Yes ☐ No ☒

Federal RCRA generators list

property and adjoining properties

Yes ☐ No ☒

Federal ERNS list

property only

Yes ☐ No ☒

22. Do any of the following state record systems list the property or any property within the search distance noted below:

Approximate Minimum Search Distance,
miles (kilometers)

State lists of hazardous waste sites

identified for investigation or remediation:

State — Equivalent NPL

1.0 (1.6)

Yes ☐ No ☒

State — Equivalent CERCLIS

0.5 (0.8)

Yes ☐ No ☒

State landfill and/or solid waste disposal site lists

0.5 (0.8)

Yes ☐ No ☒

State leaking UST lists

0.5 (0.8)

Yes ☐ No ☒

State registered UST lists

property and adjoining properties

Yes ☐ No ☒

23. Based upon a review of fire insurance maps 10.3.1.3 or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an industrial use or uses likely to lead to contamination of the *property*?

Yes ☐ No ☒

The preparer of the transaction screen questionnaire must complete and sign the following. (For definition of *preparer* and *user*, see 5.3 or 3.3.28 of ASTM Practice E 1528-00.)

The Owner questionnaire was completed by:

Name Mike GATHELRWRIGHT
Title Production Director
Firm Montgomery Advertiser
Address 425 Molten St.
Montgomery, AL. 36104
Phone number 334-551-0340
Date 6-17-03

Preparer's relationship to site Employee
Preparer's relationship to user (for example, principal, employee, agent, consultant) Employee

The Occupant questionnaire was completed by:

Name _____
Title _____
Firm _____
Address _____
Phone number _____
Date _____
Preparer's relationship to site _____
Preparer's relationship to user (for example, principal, employee, agent, consultant) _____

The Site Visit questionnaire was completed by:

Name _____
Title _____
Firm _____
Address _____
Phone number _____
Date _____
Preparer's relationship to site _____
Preparer's relationship to user (for example, principal, employee, agent, consultant) _____

The Government Records and Historical Sources Inquiry questionnaire was completed by:

Name _____
Title _____
Firm _____
Address _____
Phone number _____
Date _____
Preparer's relationship to site _____
Preparer's relationship to user (for example, principal, employee, agent, consultant) _____

User's relationship to the site (for example, owner, prospective purchaser, lender, etc.)

If the preparer(s) is different from the user, complete the following:

Name of User _____
User's address _____
User's phone number _____

Copies of the completed questionnaires have been filed at:

Copies of the completed questionnaires have been mailed or delivered to:

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature _____
Date _____
Signature _____
Date _____
Signature _____
Date _____



ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN QUESTIONNAIRE

This document is an excerpt of Practice E 1528-00: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E50 on Environmental Assessment and is the direct responsibility of Subcommittee E50.02 on Commercial Real Estate Transactions. This questionnaire represents only Sections 5 and 6 of Practice E 1528-00 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. COPYRIGHT© 2000 ASTM INTERNATIONAL, West Conshohocken, PA. Prior edition copyrighted 1996. Stock #: ADJE1528. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer Service at (610) 832-9585.

5. Introduction to Transaction Screen Questionnaire

5.1 Process—The transaction screen process consists of asking questions contained within the transaction screen questionnaire of owners and occupants of the property, observing site conditions at the property with direction provided by the transaction screen questionnaire, and, to the extent reasonably ascertainable, conducting limited research regarding certain government records and certain standard historical sources. The questions asked of owners are the same questions as those asked of occupants.

5.2 Guide—The transaction screen questionnaire is followed by a guide designed to assist the person completing the transaction screen questionnaire. The guide to the transaction screen questionnaire is set out in Sections 7-10 of this practice. The guide is divided into three sections: Guide for Owner/Occupant Inquiry, Guide to Site Visit, and Guide to Government Records/Historical Sources Inquiry.

5.2.1 To assist the user, its employee or agent, or the environmental professional in preparing a report, the guide repeats each of the questions set out in the transaction screen questionnaire in both the guide for owner/occupant inquiry and the guide to site visit. The questions regarding government records/historical sources inquiry are also repeated in the guide to that section.

5.2.2 The guide also describes the procedures to be followed to determine if reliance upon the information in a prior environmental site assessment is appropriate under this practice.

5.2.3 A user, his employee or agent, or environmental professional conducting the transaction screen process should not use the transaction screen questionnaire without reference to, or familiarity from prior usage with, the guide.

5.3 User and Preparer—The user conducting the transaction screen process is the party seeking to perform appropriate inquiry with respect to the property. The user may delegate the preparation of the transaction screen questionnaire to an employee or agent of the user or may contract with a third party to prepare the questionnaire on behalf of the user. The person preparing the questionnaire is the preparer, who may be either the user or the person to whom the user has delegated the preparation of the transaction screen questionnaire.

5.4 Exercise of Care—The preparer conducting the transaction screen process should use good faith efforts in determining answers to the questions set forth in the transaction screen questionnaire. The user should take time and care to check whatever records are in the user's possession. The preparer should ask all persons to whom questions are directed to give answers to the best of the respondent's knowledge. As required by Section 9601(35)(B) of CERCLA, the user or preparer should discuss with a responsible person in authority in the user's organization (if any) any specialized knowledge or experience relating to hazardous substances on the property and the preparer should understand such information.

5.5 Knowledge—The owner or occupant of the property to which portions of the transaction screen questionnaire are directed should have sufficient knowledge and experience with respect to the property or in the owner's or occupant's particular business to understand the purpose and use of the transaction screen questionnaire. All answers should be given to the best of the owner's or occupant's actual knowledge.

5.5.1 While the person conducting the transaction screen process has an obligation to ask the questions set forth in the transaction screen questionnaire, in many instances the parties to whom the questions are addressed will have no obligation to answer them. The user is only required to obtain information to the extent it is reasonably ascertainable.

5.5.2 If the preparer asks the questions set forth in the transaction screen questionnaire, but does not receive any response or receives partial responses, the questions will be deemed to have been answered provided the questions have been asked, or were attempted to be asked, in person or by telephone and written records have been kept of the person to whom the questions were addressed and their responses, or the questions have been asked in writing sent by certified or

registered mail, return receipt requested, postage prepaid, or by private, commercial overnight carrier and no responses have been obtained after at least two follow-up telephone calls were made or written request was sent again asking for responses.

5.5.3 The transaction screen questionnaire and the transaction screen guide sometimes include the phrase "to the best of your knowledge." Use of this phrase shall not be interpreted as imposing a constructive knowledge standard when it is not included or as imposing anything other than an actual knowledge standard for the person answering the questions, regardless of whether it is used. It is sometimes included as an assurance to the person being questioned that he or she is not obligated to search out information he or she does not currently have in order to answer the particular question.

5.6 Conclusions Regarding Affirmative or Unknown Answers—If any of the questions set forth in the transaction screen questionnaire are answered in the affirmative, the user must document the reason for the affirmative answer. If any of the questions are not answered or the answer is unknown, the user should document such nonresponse or answer of unknown and evaluate it in light of the other information obtained in the transaction screen process, including, in particular, the site visit and the government records/historical sources inquiry. If the user decides no further inquiry is warranted after receiving no response, an answer of unknown or an affirmative answer, the user must document the reasons for any such conclusion.

5.6.1 Upon obtaining an affirmative answer, an answer of unknown or no response, the user should first refer to the guide. The guide may provide sufficient explanation to allow a user to conclude that no further inquiry is appropriate with respect to the particular question.

5.6.2 If the guide to a particular question does not, in itself, permit a user to conclude that no further inquiry is appropriate, then the user should consider other information obtained from the transaction screen process relating to this question. For example, while on the site performing a site visit, a person may find a storage tank on the property and therefore answer Question 10 of the transaction screen questionnaire in the affirmative. However, during or subsequent to the owner/occupant inquiry, the owner may produce evidence that substances now or historically contained in the tank (for example, water) are not likely to cause contamination.

5.6.3 If either the guide to the question or other information obtained during the transaction screen process does not permit a user to conclude no further inquiry is appropriate with respect to such question, then the user must determine, in the exercise of the user's reasonable business judgment, based upon the totality of unresolved affirmative answers or answers of unknown received during the transaction screen process, whether further inquiry may be limited to those specific issues identified as of concern or should proceed with a full Phase I Environmental Site Assessment.

5.7 Presumption—A presumption exists that further inquiry is necessary if an affirmative answer is given to a question or because the answer was unknown or no response was given. In rebutting this presumption, the user should evaluate information obtained from each component of the transaction screen process and consider whether sufficient information has been obtained to conclude that no further inquiry is necessary. The user must determine, in the exercise of the user's reasonable business judgment, the scope of such further inquiry: whether to proceed with a Phase I Environmental Site Assessment prepared in accordance with Practice E 1527 or a lesser inquiry directed at specific issues raised by the questionnaire.

5.8 Further Inquiry Under Practice E 1527—Upon completing the transaction screen questionnaire, if the user concludes that a Phase I Environmental Site Assessment is needed, the user should proceed with such inquiry with the advice and guidance of an environmental professional. Such further inquiry should be undertaken in accordance with Practice E 1527.

5.9 Signature—The user and the preparer of the transaction screen questionnaire must complete and sign the questionnaire as provided at the end of the questionnaire.

6. Transaction Screen Questionnaire

6.1 Persons to Be Questioned—The following questions should be asked of (1) the current owner of the property, (2) any major occupant of the property or, if the property does not have any major occupants, at least 10 % of the occupants of the property, and (3) in addition to the current owner and the occupants identified in (2), any occupant likely to be using, treating, generating, storing, or disposing of hazardous substances or petroleum products on or from the property. A major occupant is any occupant using at least 40 % of the leasable area of the property

or any anchor tenant when the property is a shopping center. In a multifamily property containing both residential and commercial uses, the preparer does not need to ask questions of the residential occupants. The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit column, the preparer should be sure to observe the property and any buildings and other structures on the property. The guide provides further details on the appropriate use of this questionnaire.

Description of Site: Address:

A.P. Annex Building

South McDonough St.

Montgomery, AL. 36104

Question

Owner

Occupants (if applicable)

Observed During Site Visit

1a. Is the property used for an industrial use?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

1b. Is any adjoining property used for an industrial use?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?

☒ Yes ☐ No ☐ Unk

Yes No Unk

Yes No

2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

☒ Yes ☐ No ☐ Unk

Yes No Unk

Yes No

4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?

☒ Yes ☐ No ☐ Unk

Yes No Unk

Yes No

6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

¹ Unk = "unknown" or "no response"

Copyright © 2000 ASTM INTERNATIONAL, West Conshohocken, PA

This document is an excerpt of E 1528-00: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E50 on Environmental Assessment and is the direct responsibility of Subcommittee E50.02 on Commercial Real Estate Transactions. This questionnaire represents only Section 5 and 6 of Practice E 1528-00 and should not be construed as being the complete standard.

Question

Owner

Occupants
(if applicable)Observed During
Site Visit

7b. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that is of an unknown origin?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

8a. Are there currently any *pits, ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any *pits, ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

9a. Is there currently any stained soil on the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

10a. Are there currently any registered or unregistered storage tanks(above or underground) located on the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks(above or underground) located on the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

13a. If the *property* is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

13b. If the *property* is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

14. Does the *owner* or *occupant* of the *property* have any knowledge of *environmental* liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

15a. Has the *owner* or *occupant* of the *property* been informed of the past existence of hazardous substances or petroleum products with respect to the *property* or any facility located on the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

15b. Has the *owner* or *occupant* of the *property* been informed of the current existence of hazardous substances or petroleum products with respect to the *property* or any facility located on the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

16. Does the *owner* or *occupant* of the *property* have any knowledge of any environmental site assessment of the *property* or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the *property* or recommended further assessment of the *property*?

Yes ☒ No ☐ Unk

Yes No Unk

Question

Owner

Occupants
(if applicable)Observed During
Site Visit

7. Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* by any owner or occupant of the *property*?

Yes ☒ No ☐ Unk ☐Yes ☐ No ☐ Unk ☐

8a. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a storm water system?

Yes ☐ No ☒ Unk ☐Yes ☐ No ☐ Unk ☐Yes ☐ No ☐

8b. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a sanitary sewer system?

Yes ☐ No ☒ Unk ☐Yes ☐ No ☐ Unk ☐Yes ☐ No ☐

9. Did you observe evidence or do you have any prior knowledge that any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*?

Yes ☐ No ☒ Unk ☐Yes ☐ No ☐ Unk ☐Yes ☐ No ☐

10. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes ☐ No ☒ Unk ☐Yes ☐ No ☐ Unk ☐Yes ☐ No ☐

Government Records/Historical Sources Inquiry

(See guide, Section 10 of ASTM Practice E 1528-00)

1. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

Approximate Minimum Search Distance,
miles (kilometers)

Federal NPL site list

1.0 (1.6)

Yes ☐☒ No

Federal CERCLIS list

0.5 (0.8)

Yes ☐☒ No

Federal CERCLIS NFRAP site list

property and adjoining properties

Yes ☐☒ No

Federal RCRA CORRACTS facilities list

1.0 (1.6)

Yes ☐☒ No

Federal RCRA non-CORRACTS TSD facilities list

0.5 (0.8)

Yes ☐☒ No

Federal RCRA generators list

property and adjoining properties

Yes ☐☒ No

Federal ERNS list

property only

Yes ☐☒ No

2. Do any of the following state record systems list the property or any property within the search distance noted below:

Approximate Minimum Search Distance,
miles (kilometers)

State lists of hazardous waste sites

identified for investigation or remediation:

State — Equivalent NPL

1.0 (1.6)

Yes ☐☒ No

State — Equivalent CERCLIS

0.5 (0.8)

Yes ☐☒ No

State landfill and/or solid waste disposal site lists

0.5 (0.8)

Yes ☐☒ No

State leaking UST lists

0.5 (0.8)

Yes ☐☒ No

State registered UST lists

property and adjoining properties

Yes ☐☒ No

3. Based upon a review of *fire insurance maps* 10.3.1.3 or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an industrial use or uses likely to lead to contamination of the *property*?

Yes ☐☒ No

The preparer of the transaction screen questionnaire must complete and sign the following. (For definition of *preparer* and *user*, see 5.3 or 3.3.28 of ASTM Practice E 1528-00.)

The Owner questionnaire was completed by:

Name MIKE GATHERWRIGHT
Title Production Director
Firm Montgomery Advertiser
Address 425 Molton St.
Montgomery, Alabama 36104
Phone number 334-551-0340
Date 6-17-03
Preparer's relationship to site Employee

Preparer's relationship to user (for example, principal, employee, agent, consultant) Employee

The Occupant questionnaire was completed by:

Name _____
Title _____
Firm _____
Address _____
Phone number _____
Date _____
Preparer's relationship to site _____
Preparer's relationship to user (for example, principal, employee, agent, consultant) _____

The Site Visit questionnaire was completed by:

Name _____
Title _____
Firm _____
Address _____
Phone number _____
Date _____
Preparer's relationship to site _____
Preparer's relationship to user (for example, principal, employee, agent, consultant) _____

The Government Records and Historical Sources Inquiry questionnaire was completed by:

Name _____
Title _____
Firm _____
Address _____
Phone number _____
Date _____
Preparer's relationship to site _____
Preparer's relationship to user (for example, principal, employee, agent, consultant) _____

User's relationship to the site (for example, owner, prospective purchaser, lender, etc.)

If the preparer(s) is different from the user, complete the following:

Name of User _____
User's address _____
User's phone number _____

Copies of the completed questionnaires have been filed at:

Copies of the completed questionnaires have been mailed or delivered to:

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature _____
Date _____
Signature _____
Date _____
Signature _____
Date _____





ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN QUESTIONNAIRE

This document is an excerpt of Practice E 1528-00: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E50 on Environmental Assessment and is the direct responsibility of Subcommittee E50.02 on Commercial Real Estate Transactions. This questionnaire represents only Sections 5 and 6 of Practice E 1528-00 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. COPYRIGHT© 2000 ASTM INTERNATIONAL, West Conshohocken, PA. Prior edition copyrighted 1996. Stock #: ADJE1528. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer Service at (610) 832-9585.

5. Introduction to Transaction Screen Questionnaire

5.1 Process—The transaction screen process consists of asking questions contained within the transaction screen questionnaire of owners and occupants of the property, observing site conditions at the property with direction provided by the transaction screen questionnaire, and, to the extent reasonably ascertainable, conducting limited research regarding certain government records and certain standard historical sources. The questions asked of owners are the same questions as those asked of occupants.

5.2 Guide—The transaction screen questionnaire is followed by a guide designed to assist the person completing the transaction screen questionnaire. The guide to the transaction screen questionnaire is set out in Sections 7-10 of this practice. The guide is divided into three sections: Guide for Owner/Occupant Inquiry, Guide to Site Visit, and Guide to Government Records/Historical Sources Inquiry.

5.2.1 To assist the user, its employee or agent, or the environmental professional in preparing a report, the guide repeats each of the questions set out in the transaction screen questionnaire in both the guide for owner/occupant inquiry and the guide to site visit. The questions regarding government records/historical sources inquiry are also repeated in the guide to that section.

5.2.2 The guide also describes the procedures to be followed to determine if reliance upon the information in a prior environmental site assessment is appropriate under this practice.

5.2.3 A user, his employee or agent, or environmental professional conducting the transaction screen process should not use the transaction screen questionnaire without reference to, or familiarity from prior usage with, the guide.

5.3 User and Preparer—The user conducting the transaction screen process is the party seeking to perform appropriate inquiry with respect to the property. The user may delegate the preparation of the transaction screen questionnaire to an employee or agent of the user or may contract with a third party to prepare the questionnaire on behalf of the user. The person preparing the questionnaire is the preparer, who may be either the user or the person to whom the user has delegated the preparation of the transaction screen questionnaire.

5.4 Exercise of Care—The preparer conducting the transaction screen process should use good faith efforts in determining answers to the questions set forth in the transaction screen questionnaire. The user should take time and care to check whatever records are in the user's possession. The preparer should ask all persons to whom questions are directed to give answers to the best of the respondent's knowledge. As required by Section 9601(35)(B) of CERCLA, the user or preparer should discuss with a responsible person in authority in the user's organization (if any) any specialized knowledge or experience relating to hazardous substances on the property and the preparer should understand such information.

5.5 Knowledge—The owner or occupant of the property to which portions of the transaction screen questionnaire are directed should have sufficient knowledge and experience with respect to the property or in the owner's or occupant's particular business to understand the purpose and use of the transaction screen questionnaire. All answers should be given to the best of the owner's or occupant's actual knowledge.

5.5.1 While the person conducting the transaction screen process has an obligation to ask the questions set forth in the transaction screen questionnaire, in many instances the parties to whom the questions are addressed will have no obligation to answer them. The user is only required to obtain information to the extent it is reasonably ascertainable.

5.5.2 If the preparer asks the questions set forth in the transaction screen questionnaire, but does not receive any response or receives partial responses, the questions will be deemed to have been answered provided the questions have been asked, or were attempted to be asked, in person or by telephone and written records have been kept of the person to whom the questions were addressed and their responses, or the questions have been asked in writing sent by certified or

registered mail, return receipt requested, postage prepaid, or by private commercial overnight carrier and no responses have been obtained after at least two follow-up telephone calls were made or written request was sent again asking for responses.

5.5.3 The transaction screen questionnaire and the transaction screen guide sometimes include the phrase "to the best of your knowledge." Use of this phrase shall not be interpreted as imposing a constructive knowledge standard when it is not included or as imposing anything other than an actual knowledge standard for the person answering the questions, regardless of whether it is used. It is sometimes included as an assurance to the person being questioned that he or she is not obligated to search out information he or she does not currently have in order to answer the particular question.

5.6 Conclusions Regarding Affirmative or Unknown Answers—If any of the questions set forth in the transaction screen questionnaire are answered in the affirmative, the user must document the reason for the affirmative answer. If any of the questions are not answered or the answer is unknown, the user should document such nonresponse or answer of unknown and evaluate it in light of the other information obtained in the transaction screen process, including, in particular, the site visit and the government records/historical sources inquiry. If the user decides no further inquiry is warranted after receiving no response, an answer of unknown or an affirmative answer, the user must document the reasons for any such conclusion.

5.6.1 Upon obtaining an affirmative answer, an answer of unknown or no response, the user should first refer to the guide. The guide may provide sufficient explanation to allow a user to conclude that no further inquiry is appropriate with respect to the particular question.

5.6.2 If the guide to a particular question does not, in itself, permit a user to conclude that no further inquiry is appropriate, then the user should consider other information obtained from the transaction screen process relating to this question. For example, while on the site performing a site visit, a person may find a storage tank on the property and therefore answer Question 10 of the transaction screen questionnaire in the affirmative. However, during or subsequent to the owner/occupant inquiry, the owner may produce evidence that substances now or historically contained in the tank (for example, water) are not likely to cause contamination.

5.6.3 If either the guide to the question or other information obtained during the transaction screen process does not permit a user to conclude no further inquiry is appropriate with respect to such question, then the user must determine, in the exercise of the user's reasonable business judgment, based upon the totality of unresolved affirmative answers or answers of unknown received during the transaction screen process, whether further inquiry may be limited to those specific issues identified as of concern or should proceed with a full Phase I Environmental Site Assessment.

5.7 Presumption—A presumption exists that further inquiry is necessary if an affirmative answer is given to a question or because the answer was unknown or no response was given. In rebutting this presumption, the user should evaluate information obtained from each component of the transaction screen process and consider whether sufficient information has been obtained to conclude that no further inquiry is necessary. The user must determine, in the exercise of the user's reasonable business judgment, the scope of such further inquiry: whether to proceed with a Phase I Environmental Site Assessment prepared in accordance with Practice E 1527 or a lesser inquiry directed at specific issues raised by the questionnaire.

5.8 Further Inquiry Under Practice E 1527—Upon completing the transaction screen questionnaire, if the user concludes that a Phase I Environmental Site Assessment is needed, the user should proceed with such inquiry with the advice and guidance of an environmental professional. Such further inquiry should be undertaken in accordance with Practice E 1527.

5.9 Signature—The user and the preparer of the transaction screen questionnaire must complete and sign the questionnaire as provided at the end of the questionnaire.

6. Transaction Screen Questionnaire

6.1 *Persons to Be Questioned*—The following questions should be asked of (1) the current owner of the property, (2) any major occupant of the property or, if the property does not have any major occupants, at least 10 % of the occupants of the property, and (3) in addition to the current owner and the occupants identified in (2), any occupant likely to be using, treating, generating, storing, or disposing of hazardous substances or petroleum products on or from the property. A major occupant is any occupant using at least 40 % of the leasable area of the property

or any anchor tenant when the property is a shopping center. In a multifamily property containing both residential and commercial uses, the preparer does not need to ask questions of the residential occupants. The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit column, the preparer should be sure to observe the property and any buildings and other structures on the property. The guide provides further details on the appropriate use of this questionnaire.¹

Description of Site: Address:

Parking Lot - Cornered by Washington Ave
South McDonough St - Adams Ave
Montgomery, Alabama 36104

Question

Owner

Occupants
(if applicable)

Observed During
Site Visit

1a. Is the property used for an industrial use?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

1b. Is any adjoining property used for an industrial use?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?

Yes ☒ No ☐ Unk

Yes No Unk

Yes No

¹ Unk = "unknown" or "no response"

Question	Owner			Occupants (if applicable)			Observed During Site Visit	
7b. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the <i>property</i> that is of an unknown origin?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
8a. Are there currently any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
9a. Is there currently any stained soil on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
10a. Are there currently any registered or unregistered storage tanks(above or underground) located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks(above or underground) located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the <i>property</i> ? <i>Oil Leak from auto</i>	<input checked="" type="radio"/> Yes	No	Unk	Yes	No	Unk	Yes	No
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
13a. If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
13b. If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	No
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental</i> liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk		
15a. Has the owner or occupant of the <i>property</i> been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk		
15b. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the property or any facility located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk		
15c. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk		
15d. Has the owner or occupant of the <i>property</i> been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk		
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any environmental site assessment of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk		

Question

Owner

Occupants
(if applicable)Observed During
Site Visit

17. Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* by any owner or occupant of the *property*?

Yes ☒ No ☐ Unk ☐Yes ☐ No ☐ Unk ☐Yes ☐ No ☐

18a. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a storm water system?

Yes ☒ No ☐ Unk ☐Yes ☐ No ☐ Unk ☐Yes ☐ No ☐

18b. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a sanitary sewer system?

Yes ☒ No ☐ Unk ☐Yes ☐ No ☐ Unk ☐Yes ☐ No ☐

19. Did you observe evidence or do you have any prior knowledge that any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*?

Yes ☒ No ☐ Unk ☐Yes ☐ No ☐ Unk ☐Yes ☐ No ☐

20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes ☒ No ☐ Unk ☐Yes ☐ No ☐ Unk ☐

Government Records/Historical Sources Inquiry

(See guide, Section 10 of ASTM Practice E 1528-00)

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

Approximate Minimum Search Distance,
miles (kilometers)

Federal NPL site list

1.0 (1.6)

Yes ☒ No ☐

Federal CERCLIS list

0.5 (0.8)

Yes ☒ No ☐

Federal CERCLIS NFRAP site list

property and adjoining properties

Yes ☒ No ☐

Federal RCRA CORRACTS facilities list

1.0 (1.6)

Yes ☒ No ☐

Federal RCRA non-CORRACTS TSD facilities list

0.5 (0.8)

Yes ☒ No ☐

Federal RCRA generators list

property and adjoining properties

Yes ☒ No ☐

Federal ERNS list

property only

Yes ☒ No ☐

22. Do any of the following state record systems list the property or any property within the search distance noted below:

Approximate Minimum Search Distance,
miles (kilometers)

State lists of hazardous waste sites

identified for Investigation or remediation:

State — Equivalent NPL

1.0 (1.6)

Yes ☒ No ☐

State — Equivalent CERCLIS

0.5 (0.8)

Yes ☒ No ☐

State landfill and/or solid waste disposal site lists

0.5 (0.8)

Yes ☒ No ☐

State leaking UST lists

0.5 (0.8)

Yes ☒ No ☐

State registered UST lists

property and adjoining properties

Yes ☒ No ☐

23. Based upon a review of *fire insurance maps* 10.3.1.3 or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an industrial use or uses likely to lead to contamination of the *property*?

Yes ☒ No ☐

The preparer of the transaction screen questionnaire must complete and sign the following. (For definition of preparer and user, see 5.3 or 3.3.28 of ASTM Practice E 1528-00.)

The Owner questionnaire was completed by:

Name MIKE GATHERWRIGHT
Title Production Director
Firm Montgomery Advertiser
Address 425 Molten ST.
Montgomery AL. 36104
Phone number 334-551-0340
Date 6-17-03
Preparer's relationship to site Employee
Preparer's relationship to user (for example, principal, employee, agent, consultant) Employee

The Occupant questionnaire was completed by:

Name _____
Title _____
Firm _____
Address _____
Phone number _____
Date _____
Preparer's relationship to site _____
Preparer's relationship to user (for example, principal, employee, agent, consultant) _____

The Site Visit questionnaire was completed by:

Name _____
Title _____
Firm _____
Address _____
Phone number _____
Date _____
Preparer's relationship to site _____
Preparer's relationship to user (for example, principal, employee, agent, consultant) _____

The Government Records and Historical Sources Inquiry questionnaire was completed by:

Name _____
Title _____
Firm _____
Address _____
Phone number _____
Date _____
Preparer's relationship to site _____
Preparer's relationship to user (for example, principal, employee, agent, consultant) _____

User's relationship to the site (for example, owner, prospective purchaser, lender, etc.)

If the preparer(s) is different from the user, complete the following:

Name of User _____
User's address _____
User's phone number _____

Copies of the completed questionnaires have been filed at:

Copies of the completed questionnaires have been mailed or delivered to:

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature _____
Date _____
Signature _____
Date _____
Signature _____
Date _____

APPENDIX E
REGULATORY DOCUMENTATION



**Environmental
Data
Resources, Inc.**

The EDR Radius Map with GeoCheck®

**Montgomery Advertiser Properties
S. McDonough St/Washington Ave
Montgomery, AL 36104**

Inquiry Number: 0987304.1s

June 03, 2003

The Source For Environmental Risk Management Data

**3530 Post Road
Southport, Connecticut 06890**

Nationwide Customer Service

Telephone: 1-800-352-0050

Fax: 1-800-231-6802

Internet: www.edrnet.com

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

S. MCDONOUGH ST/WASHINGTON AVE.
MONTGOMERY, AL 36104

COORDINATES

Latitude (North):	32.376230 - 32° 22' 34.4"
Longitude (West):	86.304990 - 86° 18' 18.0"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	565380.0
UTM Y (Meters):	3582162.5
Elevation:	234 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	2432086-D3 MONTGOMERY NORTH, AL
Source:	USGS 7.5 min quad Index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL.....	National Priority List
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
CORRACTS.....	Corrective Action Report
RCRIS-TSD.....	Resource Conservation and Recovery Information System
RCRIS-LQG.....	Resource Conservation and Recovery Information System
ERNS.....	Emergency Response Notification System

STATE ASTM STANDARD

SWF/LF.....	Permitted Landfills
-------------	---------------------

EXECUTIVE SUMMARY

is 1 Proposed NPL site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CAPITOL CITY PLUME	MADISON AVENUE	1/4 - 1/2N	24	35

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 03/19/2003 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CAPITOL CITY PLUME	MADISON AVENUE	1/4 - 1/2N	24	35

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 09/09/2002 has revealed that there are 5 RCRIS-SQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MONTGOMERY ADVERTISER	200 WASHINGTON AVENUE	0 - 1/8 W	1	6
DAVIS ONE HOUR CLEANERS	401 MONROE ST	1/8 - 1/4NNE	8	15
BELLSOUTH 12441	38 WASHINGTON AVE	1/8 - 1/4W	A9	15
MADISON CAR WASH	318 MADISON AVENUE	1/8 - 1/4N	B15	29
FIRESTONE STORE #6374	321 MADISON AVE.	1/8 - 1/4N	B16	31

STATE ASTM STANDARD

SHWS: Alabama uses the federal CERCLIS list in place of a state hazardous waste site list. The Comprehensive Environmental Response, Compensation and Liability Information System database contains information on sites identified by the United States Environmental Protection Agency as abandoned, inactive or uncontrolled hazardous waste sites that may require cleanup. The data come from the United States Environmental Protection Agency.

A review of the SHWS list, as provided by EDR, has revealed that there are 5 SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SANFORD & SUE'S FLEA MARKET	565 HIGHLAND AVENUE	1/4 - 1/2SSE	23	35
SOUTH UNION STREET DRUM	547 SOUTH UNION STREET	1/4 - 1/2SE	30	40
MONTGOMERY PLATING WORKS	1419 HIGHLAND AVE.	1/2 - 1 ESE	36	49
JONES PROPERTY	595 GRADY STREET	1/2 - 1 WSW	37	50

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CAPITOL CITY PLUME	MADISON AVENUE	1/4 - 1/2N	24	35

EXECUTIVE SUMMARY

PROPRIETARY DATABASES

Former Manufactured Gas (Coal Gas) Sites:

The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative

A review of the Coal Gas list, as provided by EDR, has revealed that there are 2 Coal Gas sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MONTGOMERY GAS WORKS	NORTHEAST OF COOSA ST.	1/4 - 1/2 NW	29	40
MONTGOMERY LIGHT & POWER GAS P	N. MCDONOUGH ST.	1/2 - 1 N	35	49

OVERVIEW MAP - 0987304.1s - Environmental Materials Cons.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

TARGET PROPERTY:	Montgomery Advertiser Properties	CUSTOMER:	Environmental Materials Cons.
ADDRESS:	S. McDonough St/Washington Ave	CONTACT:	Haines Kelley
CITY/STATE/ZIP:	Montgomery AL 36104	INQUIRY #:	0987304.1s
LAT/LONG:	32.3762 / 86.3050	DATE:	June 03, 2003 12:28 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	1	0	NR	1
CERCLIS		0.500	0	0	1	NR	NR	1
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	1	4	NR	NR	NR	5
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
State Haz. Waste		1.000	0	0	3	2	NR	5
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	1	14	NR	NR	15
UST		0.250	5	7	NR	NR	NR	12
SWRCY		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
AST		TP	NR	NR	NR	NR	NR	0
AOCONCERN		1.000	0	0	0	0	NR	0
<u>EDR PROPRIETARY HISTORICAL DATABASES</u>								
Coal Gas		1.000	0	0	1	1	NR	2
<u>BROWNFIELDS DATABASES</u>								
VCP		0.500	0	0	0	NR	NR	0

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

1
West
< 1/8
379 ft.

MONTGOMERY ADVERTISER
200 WASHINGTON AVENUE
MONTGOMERY, AL 36104

RCRIS-SQG 1000492918
FINDS ALD983180084

Relative:
Lower

RCRIS:

Owner: THE ADVERTISER COMPANY
(334) 262-1611
EPA ID: ALD983180084
Contact: MICHAEL OCONNOR
(334) 264-1657

Actual:
212 ft.

Classification: Conditionally Exempt Small Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

2
NNW
< 1/8
485 ft.

SOUTHERN DIVISION FLEET SERVICE
244 DEXTER AVE
MONTGOMERY, AL 36104

UST U001859497
N/A

Relative:
Lower

UST:

Facility ID: 11566
Owner: ALABAMA POWER CO
Owner Address: P O BOX 2641 12 N 0830
BIRMINGHAM, AL 35291 - 0830
Owner Phone: (205) 257-4175
Owner Contact: BILL SIM/RICK BROWDER
Owner Contact Phone: (205) 257-4136
Account Number: 10146
Tank Status: Permanently Closed
CERCLA: Not reported
Capacity: 1000
Installer:
Name: Not reported
Company: Not reported
Installed Date: 01/01/81
Sold Date: 01/01/01
Removal Date: 01/01/01
Last Quantity: 0
Tank Contents: Used Oil
Tank Usage: Industrial

Tank Number: 1

Unique: 1158

CAS: Not reported
Compartments: 1

Position: Not reported
Date: 01/01/01

Bought Date: 01/01/01
Last Used Date: 07/02/96

Tank Construction Material: Not reported
Tank Corrosion Protection: Fiberglass
Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 04/20/95
None
Tank Spill Prevention: Not reported
Tank Overfill Prevention: Bare Steel
Piping Material of Construction: Fiberglass Plastic
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported
Financial Responsibility: Not reported
Tank Filled with Inert Material: Yes

Map ID
Direction
Distance
Distance (ft.)
Elevation Site



Database(s) EDR ID Number
EPA ID Number

RSA CENTER FOR COMMERCE (Continued)

U002304821

Account Number:	16407	Unique:	45883
Tank Status:	Currently in Use	CAS:	Not reported
CERCLA:	Not reported	Compartments:	1
Capacity:	6000	Position:	Not reported
Installer:		Date:	08/14/95
Name:	Not reported	Bought Date:	01/01/01
Company:	JAMES PARRISH	Last Used Date:	01/01/01
Installed Date:	01/01/89		
Sold Date:	01/01/01		
Removal Date:	01/01/01		
Last Quantity:	Not reported		
Tank Contents:	fuel oil		
Tank Usage:	Emergency Power Generator		
	Bulk Facility		
	State/Federal Government		
Tank Construction Material:	Fiberglass Plastic		
Tank Corrosion Protection:	Fiberglass		
	Field Installed Cathodic Protection - / /		
	Interior Lined (e.g. epoxy resins) - 01/01/01		
Tank Spill Prevention:	Catchment Basin		
Tank Overfill Prevention:	Flow Restrictor At 90% Full (e.g., ball float vent valve)		
Piping Material of Construction:	Fiberglass Plastic		
Piping Corrosion Protection:	No External Protection		
	Field Installed Cathodic Protection - / /		
Method of Installation Certification:	Installer Certified by Tank and Piping Manufacturer		
	All Work Listed on Manufacturer Checklist had been completed		
	and the system has been installed in accordance with the		
	submitted ADEM Proposed UST Installation or Upgrade Form #15		
	Compliance with Eligibility Requirements of Alabama Tank Trust Fund		
	Net Worth of \$25,000		
Financial Responsibility:	No		
Tank Filled with Inert Material:	01/01/01		
Date Tank was Filled with Inert Material:	Annual Tank Tightness Testing - 01/01/01		
Tank Method of Release Detection:	Interstitial Monitoring within Secondary Containment		
	Vapor Monitoring		
	Statistical Inventory Reconciliation: - / /		
Pressure Piping Release Detection:	Not reported		
Suction Piping Release Detection:	Interstitial Monitoring within Secondary Containment		
Gravity Piping:	No		

4 BARBERS AUTO SERVICE
NE 400 DEXTER AVE
< 1/8 MONTGOMERY, AL 36108
579 ft.

UST U001717217
N/A

Relative:	UST:	Facility ID:	9510	Tank Number:	1
Lower		Owner:	INTERSTATE OIL CO INC		
		Owner Address:	P O BOX 967		
Actual:			MONTGOMERY, AL 36101 - 0967		
224 ft.		Owner Phone:	(334) 262-7301		
		Owner Contact:	RICK NORTON		
		Owner Contact Phone:	(334) 262-7301		
		Account Number:	12530	Unique:	16548
		Tank Status:	Permanently Closed	CAS:	Not reported
		CERCLA:	Not reported	Compartments:	1
		Capacity:	1000	Position:	Not reported
		Installer:			
		Name:	Not reported		

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

BARBERS AUTO SERVICE (Continued)

U001717217

Tank Method of Release Detection: Annual Tank Tightness Testing - 01/01/01
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: Not reported
Gravity Piping: No

Facility ID: 9510
Owner: INTERSTATE OIL CO INC
Owner Address: P O BOX 967
MONTGOMERY, AL 36101 - 0967
Owner Phone: (334) 262-7301
Owner Contact: RICK NORTON
Owner Contact Phone: (334) 262-7301

Tank Number: 3

Account Number: 12530
Tank Status: Permanently Closed
CERCLA: Not reported
Capacity: 1000
Installer:

Unique: 16550

CAS: Not reported
Compartments: 1

Name: Not reported
Company: Not reported

Position: Not reported
Date: 01/01/01

Installed Date: 01/01/54

Sold Date: 01/01/01

Bought Date: 01/01/01

Removal Date: 01/01/01

Last Used Date: 11/11/11

Last Quantity: 0

Tank Contents: Unleaded Gasoline

Tank Usage: Not reported

Tank Construction Material:

Steel

Tank Corrosion Protection:

Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
None or Painted (e.g. asphalt)

Tank Spill Prevention:

None

Tank Overfill Prevention:

Not reported

Piping Material of Construction:

Bare Steel

Piping Corrosion Protection:

Field Installed Cathodic Protection - / /

Method of Installation Certification:

Not reported

Financial Responsibility:

Not reported

Tank Filled with Inert Material:

Yes

Date Tank was Filled with Inert Material: 01/16/89

Tank Method of Release Detection:

Annual Tank Tightness Testing - 01/01/01

Statistical Inventory Reconciliation: - / /

Pressure Piping Release Detection:

Not reported

Suction Piping Release Detection:

Not reported

Gravity Piping:

No

5
West
< 1/8
599 ft.

ADMINISTRATIVE FACILITY
142 WASHINGTON AVE
MONTGOMERY, AL 36104

UST U003205513
N/A

Relative:
Lower

UST:

Facility ID: 12979
Owner: MONTGOMERY COUNTY COMMISSION
Owner Address: P O BOX 1667
MONTGOMERY, AL 36192

Tank Number: 1

Actual:
205 ft.

Owner Phone: (334) 832-2525
Owner Contact: PAUL ST JOHN
Owner Contact Phone: (334) 584-7801

Account Number: 13516

Unique: 22556

Tank Status: Permanently Closed

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ADMINISTRATIVE FACILITY (Continued)

U003205513

Piping Corrosion Protection: No External Protection
Field Installed Cathodic Protection - / /
Method of Installation Certification: Installer Certified by Tank and Piping Manufacturer
All Work Listed on Manufacturer Checklist had been completed
and the system has been installed in accordance with the
submitted ADEM Proposed UST Installation or Upgrade Form #15
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Annual Tank Tightness Testing - 10/26/89
Interstitial Monitoring within Secondary Containment
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: Only 1 visible check valve immediately beneath pump and piping slopes towards tank
Gravity Piping: No

6
WNW
< 1/8
636 ft.

CENTRAL SOYA CO INC
MOBILE HWY
MONTGOMERY, AL 36105

UST U001468024
N/A

Relative:
Lower

Actual:
194 ft.

UST:

Facility ID: 7515
Owner: HEFNER SUPPLY CO INC
Owner Address: P O BOX 9389
MONTGOMERY, AL 36108

Tank Number: 1

Owner Phone: (334) 262-2540
Owner Contact: W G HEFNER
Owner Contact Phone: (334) 365-6807

Account Number: 12307

Unique: 14680

Tank Status: Not reported

CAS: Not reported

CERCLA: Not reported

Compartments: 1

Capacity: 1000

Installer:

Name: Not reported

Position: Not reported

Company: Not reported

Date: 01/01/01

Installed Date: 01/01/64

Sold Date: 01/01/01

Bought Date: 01/01/01

Removal Date: 01/01/01

Last Used Date: 05/01/77

Last Quantity: 0

Tank Contents: EMPTY

Tank Usage: Not reported

Tank Construction Material:

Steel

Tank Corrosion Protection:

Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
None or Painted (e.g. asphalt)

Tank Spill Prevention:

None

Tank Overfill Prevention:

Not reported

Piping Material of Construction:

Not reported

Piping Corrosion Protection:

Field Installed Cathodic Protection - / /

Method of Installation Certification:

Not reported

Financial Responsibility:

Not reported

Tank Filled with Inert Material:

No

Date Tank was Filled with Inert Material: 01/01/01

Tank Method of Release Detection: Annual Tank Tightness Testing - 01/01/01

Statistical Inventory Reconciliation: - / /

Pressure Piping Release Detection:

Not reported

Suction Piping Release Detection:

Not reported

Gravity Piping:

No

Map ID
Direction
Distance
Distance (ft.)
Elevation Site



Database(s) EDR ID Number
EPA ID Number

CENTRAL SOYA CO INC (Continued)

U001468024

Tank Contents: EMPTY
Tank Usage: Not reported
Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
None or Painted (e.g. asphalt)
Tank Spill Prevention: None
Tank Overfill Prevention: Not reported
Piping Material of Construction: Not reported
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Annual Tank Tightness Testing - 01/01/01
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: Not reported
Gravity Piping: No

7
SSW
1/8-1/4
693 ft.

COUNTY COURTHOUSE
251 S LAWRENCE
MONTGOMERY, AL 36192

UST U001862086
N/A

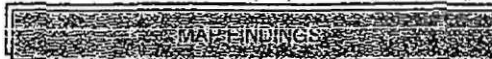
Relative:
Higher

Actual:
245 ft.

UST:

Facility ID: 13534 Tank Number: 1
Owner: MONTGOMERY COUNTY COMMISSION
Owner Address: P O BOX 1667
MONTGOMERY, AL 36192
Owner Phone: (334) 832-2525
Owner Contact: PAUL ST JOHN
Owner Contact Phone: (334) 584-7801
Account Number: 13516 Unique: 22558
Tank Status: Currently in Use
CERCLA: Not reported CAS: Not reported
Capacity: 1000 Compartments: 1
Installer:
Name: Not reported Position: Not reported
Company: Not reported Date: 01/01/01
Installed Date: 01/01/85
Sold Date: 01/01/01 Bought Date: 01/01/01
Removal Date: 01/01/01 Last Used Date: 01/01/01
Last Quantity: Not reported
Tank Contents: Diesel
Tank Usage: Emergency Power Generator
Bulk Facility
Local Government
Tank Construction Material: Not reported
Tank Corrosion Protection: Fiberglass
Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
Tank Spill Prevention: Catchment Basin
Tank Overfill Prevention: Audible High Level Alarm AT 90% Full
Piping Material of Construction: Fiberglass Plastic
Flexible
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported
Financial Responsibility: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site



Database(s) EDR ID Number
EPA ID Number

A10 MONTGOMERY MAIN & TOLL - 12441
West 38 WASHINGTON AVE
1/8-1/4 MONTGOMERY, AL 36104
1052 ft.

UST U001862917
N/A

Site 2 of 2 in cluster A

Relative:
Lower

Actual:
195 ft.

UST:

Facility ID:	14906	Tank Number:	1
Owner:	BELLSOUTH TELECOMMUNICATIONS INC		
Owner Address:	6767 BUNDY ROAD ROOM 205A NEW ORLEANS, AL 70127		
Owner Phone:	(504) 245-5370		
Owner Contact:	ALLEN CHAMPAGNE	EHS MANAGER	
Owner Contact Phone:	(504) 245-5203		
Account Number:	14462	Unique:	28786
Tank Status:	Currently in Use		
CERCLA:	Not reported	CAS:	Not reported
Capacity:	15000	Compartments:	1
Installer:			
Name:	DANNY DAVIS	Position:	ENVIRONMENTAL CONTROL MANAGER
Company:	BELLSOUTH TELECOMMUNICATIONS INC.		04/03/93
Installed Date:	10/24/90		
Sold Date:	01/01/01	Bought Date:	01/01/01
Removal Date:	01/01/01	Last Used Date:	01/01/01
Last Quantity:	Not reported		
Tank Contents:	Diesel		
Tank Usage:	Emergency Power Generator		
Tank Construction Material:	Not reported		
Tank Corrosion Protection:	Fiberglass		
	Field Installed Cathodic Protection - / /		
	Interior Lined (e.g. epoxy resins) - 01/01/01		
Tank Spill Prevention:	Catchment Basin		
Tank Overfill Prevention:	Audible High Level Alarm AT 90% Full		
Piping Material of Construction:	Fiberglass Plastic		
	COPPER		
Piping Corrosion Protection:	Field Installed Cathodic Protection - / /		
	PVC		
Method of Installation Certification:	Installer Certified by Tank and Piping Manufacturer All Work Listed on Manufacturer Checklist had been completed and the system has been installed in accordance with the submitted ADEM Proposed UST Installation or Upgrade Form #15 The installation has been inspected and certified by a registered professional engineer & installed in accordance with the submitted ADEM Proposed UST New installed in accordance with the Installation or Upgrade Form #15 and any additional required plans and specifications Self-Insurance		
Financial Responsibility:	No		
Tank Filled with Inert Material:	No		
Date Tank was Filled with Inert Material:	01/01/01		
Tank Method of Release Detection:	Automatic Tank Gauge Annual Tank Tightness Testing - 01/01/01 Statistical Inventory Reconciliation: - / /		
Pressure Piping Release Detection:	Not reported		
Suction Piping Release Detection:	Line Tightness Testing Every 3 Years		
Gravity Piping:	No		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site



Database(s)

EDR ID Number
EPA ID Number

MONTGOMERY CITY HALL (Continued)

U001466813

Removal Date: 01/01/88 Last Used Date: 11/11/11
Last Quantity: 0
Tank Contents: Unleaded Gasoline
Tank Usage: Local Government
Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
Tank Spill Prevention: None
Tank Overfill Prevention: Not reported
Piping Material of Construction: Bare Steel
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Annual Tank Tightness Testing - 01/01/01
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: Not reported
Gravity Piping: No

12
WSW
1/8-1/4
1194 ft.

ATT-C
25 ADAMS AVE
MONTGOMERY, AL 36104

LUST U001466033
UST N/A

Relative:
Lower

LUST:

Actual:
205 ft.

Facility ID: 1857
Owner: AT & T OPERATIONS DIST ATTN S LARY
Owner Id: 10327
Owner Address: 1200 PEACHTREE ST - PROM II- 05W12
ATLANTA, GA 30309
NFA Issued: Yes
Incident Date: 05/94
Incident Number: UST940534

UST:

Facility ID: 1857 Tank Number: 1
Owner: AT&T ATTN CECILIA SCOPEL
Owner Address: 900 ROUTE 202/206 N ROOM 5C109F
BEDMINSTER, NJ 07921
Owner Phone: (908) 234-7441
Owner Contact: CECEILIA SCOPEL
Owner Contact Phone: (205) 837-4120
Account Number: 10327
Tank Status: Permanently Closed
CERCLA: Not reported
Capacity: 13300
Installer:
Name: Not reported
Company: Not reported
Installed Date: 01/01/73
Sold Date: 01/01/01
Removal Date: 03/03/93
Last Quantity: 0
Tank Contents: Diesel
Tank Usage: Not reported
Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /

Unique: 2126
CAS: Not reported
Compartments: 1
Position: Not reported
Date: 01/01/01
Bought Date: 01/01/01
Last Used Date: 03/03/93

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ATT-C (Continued)

U001466033

BEDMINSTER, NJ 07921
Owner Phone: (908) 234-7441
Owner Contact: CECEILIA SCOPEL
Owner Contact Phone: (205) 837-4120
Account Number: 10327
Tank Status: Permanently Closed
CERCLA: Not reported
Capacity: 7400
Installer:
Name: Not reported
Company: Not reported
Installed Date: 01/01/70
Sold Date: 01/01/01
Removal Date: 03/03/94
Last Quantity: 0
Tank Contents: Diesel
Tank Usage: Not reported
Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
None or Painted (e.g. asphalt)
None
Tank Spill Prevention: Not reported
Tank Overfill Prevention: BLACK IRON
Piping Material of Construction: Field Installed Cathodic Protection - / /
Piping Corrosion Protection: Not reported
Method of Installation Certification: Not reported
Financial Responsibility: No
Tank Filled with Inert Material: 01/01/01
Date Tank was Filled with Inert Material: Annual Tank Tightness Testing - 01/01/01
Statistical Inventory Reconciliation: - / /
Tank Method of Release Detection: Not reported
Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: No
Gravity Piping:

Unique: 2128
CAS: Not reported
Compartments: 1
Position: Not reported
Date: 01/01/01
Bought Date: 01/01/01
Last Used Date: 03/03/94

Facility ID: 1857
Owner: AT&T ATTN CECILIA SCOPEL
Owner Address: 900 ROUTE 202/206 N ROOM 5C109F
BEDMINSTER, NJ 07921

Tank Number: 4

Owner Phone: (908) 234-7441
Owner Contact: CECEILIA SCOPEL
Owner Contact Phone: (205) 837-4120

Account Number: 10327
Tank Status: Permanently Closed
CERCLA: Not reported
Capacity: 7400

Installer:
Name: Not reported
Company: Not reported

Installed Date: 01/01/70
Sold Date: 01/01/01
Removal Date: 03/03/94
Last Quantity: 0

Tank Contents: Diesel
Tank Usage: Not reported

Tank Construction Material:
Tank Corrosion Protection:

Unique: 2129
CAS: Not reported
Compartments: 1
Position: Not reported
Date: 01/01/01

Bought Date: 01/01/01
Last Used Date: 03/03/94

Steel
Field Installed Cathodic Protection - / /

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ATT-C (Continued)

U001466033

BEDMINSTER, NJ 07921
Owner Phone: (908) 234-7441
Owner Contact: CECEILIA SCOPEL
Owner Contact Phone: (205) 837-4120
Account Number: 10327
Tank Status: Permanently Closed
CERCLA: Not reported
Capacity: 2000
Installer:
Name: Not reported
Company: Not reported
Installed Date: 01/01/70
Sold Date: 01/01/01
Removal Date: 03/03/94
Last Quantity: 0
Tank Contents: Diesel
Tank Usage: Not reported
Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
None or Painted (e.g. asphalt)
Tank Spill Prevention: None
Tank Overfill Prevention: Not reported
Piping Material of Construction: BLACK IRON
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Annual Tank Tightness Testing - 01/01/01
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: Not reported
Gravity Piping: No

Unique: 2131
CAS: Not reported
Compartments: 1
Position: Not reported
Date: 01/01/01
Bought Date: 01/01/01
Last Used Date: 03/03/94

B13
North
1/8-1/4
1279 ft.

MADISON MINI MART INC
300 MADISON AVE
MONTGOMERY, AL 36104

UST U001864218
N/A

Site 1 of 4 in cluster B

Relative:
Lower

UST:

Actual:
185 ft.

Facility ID: 14205
Owner: MADISON MINI MART INC
Owner Address: 300 MADISON AVE
MONTGOMERY, AL 36104
Owner Phone: (205) 263-2107
Owner Contact: RICHARD JOHNSON
Owner Contact Phone: (205) 263-2107
Account Number: 16303
Tank Status: Currently in Use
CERCLA: Not reported
Capacity: 8000
Installer:
Name: MONTGOMERY SERVICE & INSTALLATION
Company: C M MOCK R JOHNSON
Installed Date: 01/01/89
Sold Date: 01/01/01
Removal Date: 01/01/01

Tank Number: 1
Unique: 38633
CAS: Not reported
Compartments: 1
President Date: 01/19/89
Bought Date: 01/01/01
Last Used Date: 01/01/01

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

MADISON MINI MART INC (Continued)

U001864218

Piping Corrosion Protection: No External Protection
Field Installed Cathodic Protection - / /
Method of Installation Certification: Installer Certified by Tank and Piping Manufacturer
All Work Listed on Manufacturer Checklist had been completed
and the system has been installed in accordance with the
submitted ADEM Proposed UST Installation or Upgrade Form #15
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Automatic Tank Gauge
Annual Tank Tightness Testing - 01/01/01
Interstitial Monitoring within Secondary Containment
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Automatic Shutoff Device
Annual Line Testing -
Suction Piping Release Detection: Not reported
Gravity Piping: No

Facility ID: 14205 Tank Number: 3
Owner: MADISON MINI MART INC
Owner Address: 300 MADISON AVE
MONTGOMERY, AL 36104
Owner Phone: (205) 263-2107
Owner Contact: RICHARD JOHNSON
Owner Contact Phone: (205) 263-2107
Account Number: 16303 Unique: 38635
Tank Status: Currently in Use
CERCLA: Not reported CAS: Not reported
Capacity: 8000 Compartments: 1
Installer:
Name: MONTGOMERY SERVICE & INSTALLATION
Company: C M MOCK R JOHNSON Date: 01/19/89
Installed Date: 01/01/89
Sold Date: 01/01/01 Bought Date: 01/01/01
Removal Date: 01/01/01 Last Used Date: 01/01/01
Last Quantity: Not reported
Tank Contents: Unleaded Gasoline
Tank Usage: Retail
Tank Construction Material:

Steel
Fiberglass Plastic
Tank Corrosion Protection: Cathodic
Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
Tank Spill Prevention: Catchment Basin
Tank Overfill Prevention: Flow Restrictor At 90% Full (e.g., ball float vent valve)
Piping Material of Construction: Not reported
Piping Corrosion Protection: No External Protection
Field Installed Cathodic Protection - / /
Method of Installation Certification: Installer Certified by Tank and Piping Manufacturer
All Work Listed on Manufacturer Checklist had been completed
and the system has been installed in accordance with the
submitted ADEM Proposed UST Installation or Upgrade Form #15
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Automatic Tank Gauge
Annual Tank Tightness Testing - 01/01/01

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

MADISON CAR WASH INC (Continued)

U000761221

Tank Status: Permanently Closed
CERCLA: Not reported
Capacity: 3000
Installer:
Name: Not reported
Company: Not reported
Installed Date: 01/01/54
Sold Date: 01/01/01
Removal Date: 09/08/88
Last Quantity: 0
Tank Contents: EMPTY
Tank Usage: Not reported
Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
Tank Spill Prevention: None
Tank Overfill Prevention: Not reported
Piping Material of Construction: Not reported
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Annual Tank Tightness Testing - 01/01/01
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: Not reported
Gravity Piping: No

Facility ID: 1606
Owner: MADISON CAR WASH INC
Owner Address: 318 MADISON AVE
MONTGOMERY, AL 36104
Owner Phone: (205) 263-2106
Owner Contact: RICHARD S JOHNSON
Owner Contact Phone: (205) 263-2106

Tank Number: 3

Account Number: 13235
Tank Status: Permanently Closed
CERCLA: Not reported
Capacity: 550
Installer:

Unique: 20623

CAS: Not reported
Compartments: 1

Name: Not reported
Company: Not reported
Installed Date: 01/01/54
Sold Date: 01/01/01
Removal Date: 09/08/88
Last Quantity: 0
Tank Contents: Used Oil
Tank Usage: Not reported

Position: Not reported
Date: 01/01/01

Bought Date: 01/01/01
Last Used Date: 01/01/65

Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
Tank Spill Prevention: None
Tank Overfill Prevention: Not reported
Piping Material of Construction: Not reported
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP ENDINGS

Database(s) EDR ID Number
EPA ID Number

MADISON CAR WASH INC (Continued)

U000761221

Installer:
Name: Not reported Position: Not reported
Company: Not reported Date: 01/01/01
Installed Date: 01/01/54
Sold Date: 01/01/01 Bought Date: 01/01/01
Removal Date: 09/08/88 Last Used Date: 01/01/65
Last Quantity: 0
Tank Contents: EMPTY
Tank Usage: Not reported
Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
Tank Spill Prevention: None
Tank Overfill Prevention: Not reported
Piping Material of Construction: Not reported
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Annual Tank Tightness Testing - 01/01/01
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: Not reported
Gravity Piping: No

Facility ID: 1606 Tank Number: 6
Owner: MADISON CAR WASH INC
Owner Address: 318 MADISON AVE
MONTGOMERY, AL 36104
Owner Phone: (205) 263-2106
Owner Contact: RICHARD S JOHNSON
Owner Contact Phone: (205) 263-2106
Account Number: 13235 Unique: 20626
Tank Status: Permanently Closed
CERCLA: Not reported CAS: Not reported
Capacity: 1000 Compartments: 1
Installer:
Name: Not reported Position: Not reported
Company: Not reported Date: 01/01/01
Installed Date: 01/01/54
Sold Date: 01/01/01 Bought Date: 01/01/01
Removal Date: 09/08/88 Last Used Date: 01/01/65
Last Quantity: 6
Tank Contents: Used Oil
Tank Usage: Not reported
Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
Tank Spill Prevention: None
Tank Overfill Prevention: Not reported
Piping Material of Construction: Not reported
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

MADISON CAR WASH (Continued)

1000856140

Statistical Inventory Reconciliation: - / /

Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: Not reported
Gravity Piping: No

Facility ID: 1607
Owner: MADISON CAR WASH INC
Owner Address: 318 MADISON AVE
MONTGOMERY, AL 36104
Owner Phone: (205) 263-2106
Owner Contact: RICHARD S JOHNSON
Owner Contact Phone: (205) 263-2106

Tank Number: 2

Account Number: 13235
Tank Status: Permanently Closed
CERCLA: Not reported
Capacity: 6000

Unique: 20628

CAS: Not reported
Compartments: 1

Installer:
Name: Not reported
Company: Not reported

Position: Not reported
Date: 01/01/01

Installed Date: 01/01/67

Bought Date: 01/01/01

Sold Date: 01/01/01

Last Used Date: 11/11/11

Removal Date: 12/07/88

Last Quantity: 0

Tank Contents: Unleaded Gasoline

Tank Usage: Not reported

Tank Construction Material:

Steel

Tank Corrosion Protection:

Field Installed Cathodic Protection - / /

Interior Lined (e.g. epoxy resins) - 01/01/01

Tank Spill Prevention:

None

Tank Overfill Prevention:

Not reported

Piping Material of Construction:

Bare Steel

Piping Corrosion Protection:

Field Installed Cathodic Protection - / /

Method of Installation Certification:

Not reported

Financial Responsibility:

Not reported

Tank Filled with Inert Material:

No

Date Tank was Filled with Inert Material: 01/01/01

Tank Method of Release Detection:

Annual Tank Tightness Testing - 01/01/01

Statistical Inventory Reconciliation: - / /

Pressure Piping Release Detection:

Not reported

Suction Piping Release Detection:

Not reported

Gravity Piping:

No

Facility ID: 1607
Owner: MADISON CAR WASH INC
Owner Address: 318 MADISON AVE
MONTGOMERY, AL 36104

Tank Number: 3

Owner Phone: (205) 263-2106

Owner Contact: RICHARD S JOHNSON

Owner Contact Phone: (205) 263-2106

Account Number: 13235

Unique: 20629

Tank Status: Permanently Closed

CERCLA: Not reported

CAS: Not reported

Capacity: 4000

Compartments: 1

Installer:

Name: Not reported

Position: Not reported

Company: Not reported

Date: 01/01/01

Installed Date: 01/01/67

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

EXXON # 5-4868 (Continued)

S102231539

NFA Issued: Yes
Incident Date: 09/90
Incident Number: UST900920

18 HERBERT SCHEUER PROPERTY
NNE 433 MADISON AVENUE
1/4-1/2 MONTGOMERY, AL
1416 ft.

LUST S105175195
N/A

Relative: LUST:
Lower Facility ID: 0
Owner: HERBERT SCHEUER
Actual: Owner id: 0
204 ft. Owner Address: 1342 CARMICHAEL
MONTGOMERY, AL 36106
NFA Issued: Not reported
Incident Date: 09/99
Incident Number: UST990918

19 ALA FORESTRY DEPARTMENT
NNE 513 MADISON AVE
1/4-1/2 MONTGOMERY, AL
1552 ft.

LUST S105175202
N/A

Relative: LUST:
Lower Facility ID: 0
Owner: ALA FORESTRY COMMISSION
Actual: Owner id: 0
214 ft. Owner Address: P.O. BOX 302550
MONTGOMERY, AL 36130
NFA Issued: Not reported
Incident Date: 11/00
Incident Number: UST001117

20 FOLSOM BLDG
East 64 N. UNION ST.
1/4-1/2 MONTGOMERY, AL
1639 ft.

LUST S105174861
N/A

Relative: LUST:
Higher Facility ID: 0
Owner: DEPT. OF FINANCE, OFF. OF SPEC. PROJ
Actual: Owner id: 0
266 ft. Owner Address: STE 200, FOLSOM ADMIN. BLDG
MONTGOMERY, AL 36130
NFA Issued: Yes
Incident Date: 01/91
Incident Number: UST910131

Map ID
Direction
Distance
Distance (ft.)
Elevation Site



Database(s)

EDR ID Number
EPA ID Number

MONTGOMERY AREA COUNCIL ON AGING (Continued)

U001864293

Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Annual Tank Tightness Testing - 01/01/01
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: Not reported
Gravity Piping: No

Facility ID: 14293 Tank Number: 2
Owner: MONTGOMERY AREA COUNCIL ON AGING
Owner Address: 115 E JEFFERSON ST
MONTGOMERY, AL 36104
Owner Phone: (205) 263-0532
Owner Contact: JOHN O'NEILL
Owner Contact Phone: (205) 263-0532
Account Number: 16403 Unique: 38888
Tank Status: Permanently Closed CAS: Not reported
CERCLA: Not reported Compartments: 1
Capacity: 1000
Installer: Name: Not reported Position: Not reported
Company: Not reported Date: 01/01/01
Installed Date: 01/01/69 Bought Date: 01/01/01
Sold Date: 01/01/01 Last Used Date: 12/01/84
Removal Date: 11/30/89
Last Quantity: Not reported
Tank Contents: Unleaded Gasoline
Tank Usage: Not reported
Tank Construction Material: Not reported
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
Tank Spill Prevention: None
Tank Overfill Prevention: Not reported
Piping Material of Construction: Not reported
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Annual Tank Tightness Testing - 01/01/01
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: Not reported
Gravity Piping: No

Facility ID: 14293 Tank Number: 3
Owner: MONTGOMERY AREA COUNCIL ON AGING
Owner Address: 115 E JEFFERSON ST
MONTGOMERY, AL 36104
Owner Phone: (205) 263-0532
Owner Contact: JOHN O'NEILL
Owner Contact Phone: (205) 263-0532
Account Number: 16403 Unique: 38889
Tank Status: Permanently Closed CAS: Not reported
CERCLA: Not reported Compartments: 1
Capacity: 1000
Installer: Name: Not reported Position: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site



Database(s) EDR ID Number
EPA ID Number

CAPITOL CITY PLUME (Continued)

1000984164

Assessment:	SITE INSPECTION	Completed:	06/29/1996
Assessment:	HRS PACKAGE	Completed:	02/17/1999
Assessment:	PROPOSAL TO NPL	Completed:	05/11/2000
Assessment:	COMBINED R/FS	Completed:	10/16/2002
Assessment:	ADMIN ORDER ON CONSENT	Completed:	10/16/2002
Assessment:	ADMINISTRATIVE RECORDS	Completed:	02/28/2003

CERCLIS Site Status:

Not reported

CERCLIS Alias Name(s):

CAPITOL CITY PLUME

NPL PROPOSED:

EPA ID: AL0001058056
Region: 04
Federal: General
Proposed Date: 05/11/2000

NPL SITE STATUS:

NPL Status: Proposed
Proposed Date: 05/11/2000
Final Date: Not reported
Deleted Date: Not reported

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
Facility Registry System (FRS)

SHWS:

Facility ID: 9074
Project Manager: J. Stamps

25
South
1/4-1/2
2167 ft.

**THOMPSON TRACTOR CO PIT2-OIL/ANTIFRZ
I-85 MT MEIGS/MITYLENE EXIT #11
MONTGOMERY, AL**

**LUST S102231063
N/A**

**Relative:
Higher**

LUST:

Facility ID: 12005
Owner: THOMPSON TRACTOR CO
Owner Id: 14897
Owner Address: 2401 PINSON HWY
BIRMINGHAM, AL 35201
NFA Issued: Yes
Incident Date: 02/94
Incident Number: UST940212

**Actual:
268 ft.**

Facility ID: 12005
Owner: THOMPSON TRACTOR CO
Owner Id: 14897
Owner Address: 2401 PINSON HWY
BIRMINGHAM, AL 35201
NFA Issued: Yes
Incident Date: 02/94
Incident Number: UST940213

Facility ID: 12005
Owner: THOMPSON TRACTOR CO
Owner Id: 14897
Owner Address: 2401 PINSON HWY
BIRMINGHAM, AL 35201

Map ID
Direction
Distance
Distance (ft.)
Elevation Site



Database(s) EDR ID Number
EPA ID Number

DELTA #2148 (Continued)

U003205372

Owner: WILLIAMS TRAVELCENTERS INC
Owner Address: 1101 KERMIT DR SUITE 800
NASHVILLE, TN 37217
Owner Phone: (615) 346-3106
Owner Contact: L GREGORY STEPHENSON
Owner Contact Phone: (615) 346-3106
Account Number: 13250
Tank Status: Permanently Closed
CERCLA: Not reported
Capacity: 6000
Installer:
Name: Not reported
Company: Not reported
Installed Date: 01/01/70
Sold Date: 01/01/01
Removal Date: 05/12/92
Last Quantity: 0
Tank Contents: Unleaded Gasoline
Tank Usage: Not reported
Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
None or Painted (e.g. asphalt)
Tank Spill Prevention: None
Tank Overfill Prevention: Not reported
Piping Material of Construction: Bare Steel
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Annual Tank Tightness Testing - 01/01/01
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: Not reported
Gravity Piping: No

Unique: 20713
CAS: Not reported
Compartments: 1
Position: Not reported
Date: 01/01/01
Bought Date: 01/01/01
Last Used Date: 05/12/92

Facility ID: 454
Owner: WILLIAMS TRAVELCENTERS INC
Owner Address: 1101 KERMIT DR SUITE 800
NASHVILLE, TN 37217
Owner Phone: (615) 346-3106
Owner Contact: L GREGORY STEPHENSON
Owner Contact Phone: (615) 346-3106
Account Number: 13250
Tank Status: Permanently Closed
CERCLA: Not reported
Capacity: 4000
Installer:
Name: Not reported
Company: Not reported
Installed Date: 01/01/70
Sold Date: 01/01/01
Removal Date: 05/12/92
Last Quantity: 0
Tank Contents: Unleaded Gasoline
Tank Usage: Not reported

Tank Number: 3
Unique: 20714
CAS: Not reported
Compartments: 1
Position: Not reported
Date: 01/01/01
Bought Date: 01/01/01
Last Used Date: 05/12/92

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

MONTG.REGIONAL MED CTR. TANK 1 (Continued)

S102282000

29
NW
1/4-1/2
2293 ft.

**MONTGOMERY GAS WORKS
NORTHEAST OF COOSA ST.
MONTGOMERY, AL 36104**

Coal Gas G000001810
N/A

Relative:
Lower

COAL GAS SITE DESCRIPTION:

1894, Montgomery Light Co's Gas Works on site, 1900, Forbes Ladell & Co. on site Montgomery Gas Works is on the west of North Court and northeast of Coosa. Site is bordered by railroad lines on the northwest

Actual:
168 ft.

©Copyright 1993 Real Property Scan, Inc.

30
SE
1/4-1/2
2505 ft.

**SOUTH UNION STREET DRUM
547 SOUTH UNION STREET
MONTGOMERY, AL**

SHWS S105032317
N/A

Relative:
Higher

SHWS:

Facility ID: 9279
Project Manager: B. Temple

Actual:
276 ft.

31
West
1/4-1/2
2517 ft.

**AUTO PARTS TOOL
243 CATOMA
MONTGOMERY, AL**

LUST S105174815
N/A

Relative:
Lower

LUST:

Facility ID: 0
Owner: AUTO PARTS
Owner Id: 0
Owner Address: 243.CATOMA
MONTGOMERY, AL 36130
- NFA Issued: Yes
Incident Date: 03/88
Incident Number: UST880304

Actual:
186 ft.

32
West
1/4-1/2
2586 ft.

**BIBB STREET TEXACO
449 BIBB ST
MONTGOMERY, AL 36104**

LUST U001864007
UST N/A

Relative:
Lower

LUST:

Facility ID: 13776
Owner: JERALD B. DAVIES
Owner Id: 16014
Owner Address: 242 CATOMA ST
MONTGOMERY, AL 36104
NFA Issued: Yes
Incident Date: 11/90
Incident Number: UST901105

Actual:
178 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

BIBB STREET TEXACO (Continued)

U001864007

Tank Usage: Not reported
Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
Tank Spill Prevention: None
Tank Overfill Prevention: Not reported
Piping Material of Construction: Not reported
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Annual Tank Tightness Testing - 01/01/01
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: Not reported
Gravity Piping: No

Facility ID: 13776
Owner: JERRY DAVIES
Owner Address: 242 CATOMA ST
MONTGOMERY, AL 36104
Owner Phone: (205) 262-4116
Owner Contact: JERRY DAVIES
Owner Contact Phone: (205) 262-4116
Account Number: 16014
Tank Status: Permanently Closed
CERCLA: Not reported
Capacity: 2000
Installer:
Name: Not reported
Company: Not reported
Installed Date: 01/01/01
Sold Date: 01/01/01
Removal Date: 10/03/89
Last Quantity: Not reported
Tank Contents: Unleaded Gasoline
Tank Usage: Not reported

Tank Number: 3

Unique: 37803

CAS: Not reported
Compartments: 1

Position: Not reported
Date: 01/01/01

Bought Date: 01/01/01
Last Used Date: 10/03/89

Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 01/01/01
Tank Spill Prevention: None
Tank Overfill Prevention: Not reported
Piping Material of Construction: Not reported
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Annual Tank Tightness Testing - 01/01/01
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Not reported
Suction Piping Release Detection: Not reported
Gravity Piping: No

Facility ID: 13776
Owner: JERRY DAVIES

Tank Number: 4

Map ID
Direction
Distance
Distance (ft.)
Elevation Site



Database(s) EDR ID Number
EPA ID Number

BIBB STREET TEXACO (Continued)

U001864007

Tank Spill Prevention:	Interior Lined (e.g. epoxy resins) - 01/01/01
Tank Overfill Prevention:	None
Piping Material of Construction:	Not reported
Piping Corrosion Protection:	Not reported
Method of Installation Certification:	Field Installed Cathodic Protection - / /
Financial Responsibility:	Not reported
Tank Filled with Inert Material:	Not reported
Date Tank was Filled with Inert Material:	No
Tank Method of Release Detection:	01/01/01
	Annual Tank Tightness Testing - 01/01/01
	Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection:	Not reported
Suction Piping Release Detection:	Not reported
Gravity Piping:	No

33 RACEWAY #704
ENE 828 MADISON AVE
1/4-1/2 MONTGOMERY, AL 36106
2588 ft.

LUST U001718268
UST N/A

Relative:
Higher

LUST:

Facility ID: 9563
Owner: RACETRAC PETROLEUM INC
Owner Id: 14001
Owner Address: 300 TECHNOLOGY COURT
SMYRNA, GA 30082
NFA Issued: Not reported
Incident Date: 12/00
Incident Number: UST001214

Actual:
270 ft.

UST:

Facility ID: 9563
Owner: RACETRAC PETROLEUM INC
Owner Address: P O BOX 105035
ATLANTA, GA 30348
Owner Phone: (770) 431-7600
Owner Contact: LISA CIOTOLI 1123 JACKIE CLARK 1607
Owner Contact Phone: (770) 431-7600
Account Number: 14001
Tank Status: Permanently Closed
CERCLA: Not reported
Capacity: 6063
Installer:
Name: Not reported
Company: Not reported
Installed Date: 01/01/76
Sold Date: 01/01/01
Removal Date: 11/01/88
Last Quantity: 0
Tank Contents: Unleaded Gasoline
Tank Usage: Not reported

Tank Number: 1

Unique: 26097

CAS: Not reported
Compartments: 1

Position: Not reported
Date: 01/01/01

Bought Date: 01/01/01
Last Used Date: 11/01/88

Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 08/13/93
Tank Spill Prevention: None
Tank Overfill Prevention: Not reported
Piping Material of Construction: Not reported
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported

Map ID:
Direction:
Distance:
Distance (ft.):
Elevation: Site

MAP FINDINGS

Database(s)

EDR ID Number:
EPA ID Number:

RACEWAY #704 (Continued)

U001718268

Installer:
Name: Not reported Position: Not reported
Company: Not reported Date: 01/01/01
Installed Date: 01/01/76
Sold Date: 01/01/01 Bought Date: 01/01/01
Removal Date: 11/01/88 Last Used Date: 11/01/88
Last Quantity: 0
Tank Contents: Unleaded Gasoline
Tank Usage: Not reported
Tank Construction Material: Steel
Tank Corrosion Protection: Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 08/13/93
Tank Spill Prevention: None
Tank Overfill Prevention: Not reported
Piping Material of Construction: Not reported
Piping Corrosion Protection: Field Installed Cathodic Protection - / /
Method of Installation Certification: Not reported
Financial Responsibility: Not reported
Tank Filled with Inert Material: No
Date Tank was Filled with Inert Material: 01/01/01
Tank Method of Release Detection: Annual Tank Tightness Testing - 08/13/93
Statistical Inventory Reconciliation: - / /
Pressure Piping Release Detection: Automatic Flow Restrictor
Suction Piping Release Detection: Not reported
Gravity Piping: No

Facility ID: 9563 Tank Number: 4
Owner: RACETRAC PETROLEUM INC
Owner Address: P O BOX 105035
ATLANTA, GA 30348
Owner Phone: (770) 431-7600
Owner Contact: LISA CIOTOLI 1123 JACKIE CLARK 1607
Owner Contact Phone: (770) 431-7600
Account Number: 14001 Unique: 26100
Tank Status: Currently in Use
CERCLA: Not reported CAS: Not reported
Capacity: 8253 Compartments: 1
Installer:
Name: Not reported Position: Not reported
Company: Not reported Date: 01/01/01
Installed Date: 01/05/88 Bought Date: 01/01/01
Sold Date: 01/01/01 Last Used Date: 01/01/01
Removal Date: 01/01/01
Last Quantity: Not reported
Tank Contents: Unleaded Gasoline
Tank Usage: Retail
Tank Construction Material: Steel
Fiberglass Plastic
Tank Corrosion Protection: Fiberglass
Field Installed Cathodic Protection - / /
Interior Lined (e.g. epoxy resins) - 12/16/96
Tank Spill Prevention: Catchment Basin
Tank Overfill Prevention: Flow Restrictor At 90% Full (e.g., ball float vent valve)
Automatic Shut Off At 95% Full
Audible High Level Alarm AT 90% Full
Piping Material of Construction: Not reported
Piping Corrosion Protection: No External Protection

Map ID
Direction
Distance
Distance (ft.)
Elevation Site



Database(s)

EDR ID Number
EPA ID Number

RACEWAY #704 (Continued)

U001718268

Suction Piping Release Detection:	Annual Line Testing -		
Gravity Piping:	Not reported		
	No		
Facility ID:	9563	Tank Number:	6
Owner:	RACETRAC PETROLEUM INC		
Owner Address:	P O BOX 105035		
	ATLANTA, GA 30348		
Owner Phone:	(770) 431-7600		
Owner Contact:	LISA CIOTOLI 1123 JACKIE CLARK 1607		
Owner Contact Phone:	(770) 431-7600		
Account Number:	14001	Unique:	26102
Tank Status:	Currently in Use		
CERCLA:	Not reported	CAS:	Not reported
Capacity:	8253	Compartments:	1
Installer:			
Name:	Not reported	Position:	Not reported
Company:	Not reported	Date:	01/01/01
Installed Date:	01/05/88		
Sold Date:	01/01/01	Bought Date:	01/01/01
Removal Date:	01/01/01	Last Used Date:	01/01/01
Last Quantity:	Not reported		
Tank Contents:	Premium Gasoline		
Tank Usage:	Retail		
Tank Construction Material:	Steel		
	Fiberglass Plastic		
Tank Corrosion Protection:	Fiberglass		
	Field Installed Cathodic Protection - / /		
	Interior Lined (e.g. epoxy resins) - 12/16/96		
Tank Spill Prevention:	Catchment Basin		
Tank Overflow Prevention:	Flow Restrictor At 90% Full (e.g., ball float vent valve)		
	Automatic Shut Off At 95% Full		
	Audible High Level Alarm AT 90% Full		
Piping Material of Construction:	Not reported		
Piping Corrosion Protection:	No External Protection		
	Field Installed Cathodic Protection - / /		
Method of Installation Certification:	Not reported		
Financial Responsibility:	Not reported		
Tank Filled with Inert Material:	No		
Date Tank was Filled with Inert Material:	01/01/01		
Tank Method of Release Detection:	Automatic Tank Gauge		
	Continuous Automatic Tank Gauge		
	Annual Tank Tightness Testing - 01/01/01		
	Statistical Inventory Reconciliation: - / /		
Pressure Piping Release Detection:	Automatic Flow Restrictor		
	Automatic Shutoff Device		
	Annual Line Testing -		
Suction Piping Release Detection:	Not reported		
Gravity Piping:	No		

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

Database(s)
EDR ID Number
EPA ID Number

37
WSW
1/2-1
5254 ft.

JONES PROPERTY
595 GRADY STREET
MONTGOMERY, AL 36108

CERCLIS
SHWS
FINDS

1001230505
AL0000301747

Relative:
Higher

Actual:
255 ft.

CERCLIS Classification Data:

Site Incident Category: Not reported
Non NPL Status: SI Start Needed
Ownership Status: Not reported
Contact: Brian Farrier
Contact Title: Not reported
Contact: Carol Monell
Contact Title: Not reported

Federal Facility: Not a Federal Facility

NPL Status: Not on the NPL
Contact Tel: (404) 562-8952

Contact Tel: (404) 562-8719

CERCLIS Assessment History:

Assessment: DISCOVERY
Assessment: PRELIMINARY ASSESSMENT

Completed: 05/28/1998
Completed: 08/19/1998

CERCLIS Site Status:

High

CERCLIS Alias Name(s):

DAVID JONES-PRIVATE PROPERTY

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
Facility Registry System (FRS)
National Compliance Database (NCDB)

SHWS:

Facility ID: 9177
Project Manager: J. Hall

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/30/03

Date Made Active at EDR: 06/02/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/05/03

Elapsed ASTM days: 28

Date of Last EDR Contact: 05/09/03

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 04/30/03

Date Made Active at EDR: 06/02/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/05/03

Elapsed ASTM days: 28

Date of Last EDR Contact: 05/05/03

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/19/03

Date Made Active at EDR: 04/08/03

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/24/03

Elapsed ASTM days: 15

Date of Last EDR Contact: 03/24/03

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/09/03
Database Release Frequency: Annually

Date of Last EDR Contact: 04/07/03
Date of Next Scheduled EDR Contact: 07/07/03

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/30/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/05/03
Date of Next Scheduled EDR Contact: 08/04/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 03/19/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/07/03
Date of Next Scheduled EDR Contact: 07/07/03

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 01/31/03
Database Release Frequency: Annually

Date of Last EDR Contact: 04/30/03
Date of Next Scheduled EDR Contact: 07/21/03

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/23/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/07/03
Date of Next Scheduled EDR Contact: 07/07/03

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 03/11/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/31/03
Date of Next Scheduled EDR Contact: 06/30/03

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SSTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00

Database Release Frequency: Annually

Date of Last EDR Contact: 05/09/03

Date of Next Scheduled EDR Contact: 07/21/03

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/15/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/24/03

Date of Next Scheduled EDR Contact: 06/23/03

STATE OF ALABAMA ASTM STANDARD RECORDS

SHWS: Hazardous Substance Cleanup Fund

Source: Department of Environmental Management

Telephone: 334-271-7984

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 01/01/03

Date Made Active at EDR: 01/28/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/14/03

Elapsed ASTM days: 14

Date of Last EDR Contact: 04/15/03

SWF/LF: Permitted Landfills

Source: Department of Environmental Management

Telephone: 334-271-7988

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/31/02

Date Made Active at EDR: 03/04/03

Database Release Frequency: Annually

Date of Data Arrival at EDR: 02/12/03

Elapsed ASTM days: 20

Date of Last EDR Contact: 05/12/03

LUST: Leaking Underground Storage Tank Listing

Source: Department of Environmental Management

Telephone: 334-270-5655

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/07/03

Date Made Active at EDR: 05/08/03

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/29/03

Elapsed ASTM days: 9

Date of Last EDR Contact: 04/28/03

UST: Underground Storage Tank Information

Source: Department of Environmental Management

Telephone: 334-270-5655

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

STATE OF ALABAMA BROWNFIELDS DATABASES RECORDS**VCP: Cleanup Program Inventory**

Source: Department of Environmental Management

Telephone: 334-271-7700

Date of Government Version: 01/15/03

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/27/03

Date of Next Scheduled EDR Contact: 07/14/03

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Centers

Source: Department of Human Resources

Telephone: 334-242-1425

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

GEOCHECK®-PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

MONTGOMERY ADVERTISER PROPERTIES
S. MCDONOUGH ST/WASHINGTON AVE
MONTGOMERY, AL 36104

TARGET PROPERTY COORDINATES

Latitude (North):	32.376228 - 32° 22' 34.4"
Longitude (West):	86.304993 - 86° 18' 18.0"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	565380.0
UTM Y (Meters):	3582162.5
Elevation:	234 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
MONTGOMERY, AL

FEMA Flood
Electronic Data
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 01101C0065F

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
MONTGOMERY NORTH

NWI Electronic
Data Coverage
Not Available

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID
Not Reported

LOCATION
FROM TP

GENERAL DIRECTION
GROUNDWATER FLOW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information

Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 2.00	Max: 6.00 Min: 4.50
2	6 inches	20 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 0.60	Max: 6.00 Min: 4.50
3	20 inches	52 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 2.00 Min: 0.60	Max: 5.50 Min: 4.50
4	52 inches	72 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 2.00 Min: 0.60	Max: 5.50 Min: 4.50

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silt loam
sandy loam

Surficial Soil Types: silt loam
sandy loam

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: sandy loam
sand
clay loam
loam
gravelly - fine sandy loam

PHYSICAL SETTING SOURCE MAP - 0987304.1s



- ✓ County Boundary
- ✓ Major Roads
- ✓ Contour Lines
- ✈ Airports
- ⊙ Earthquake epicenter, Richter 5 or greater
- ⊙ Water Wells
- ⊙ Public Water Supply Wells
- Cluster of Multiple Icons
- ↑ Groundwater Flow Direction
- (GI) Indeterminate Groundwater Flow at Location
- (GV) Groundwater Flow Varies at Location

TARGET PROPERTY: Montgomery Advertiser Properties
ADDRESS: S. McDonough St/Washington Ave
CITY/STATE/ZIP: Montgomery AL 36104
LAT/LONG: 32.3762 / 86.3050

CUSTOMER: Environmental Materials Cons.
CONTACT: Haines Kelley
INQUIRY #: 0987304.1s
DATE: June 03, 2003 12:30 pm

GEOCHECK® PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A2
NNW
1/2 - 1 Mile
Lower

AL WELLS AL00000630

Well ID: 1070
SE ID: 27
System Name: MONTGOMERY WATER WORKS
Source: WELL 09 E
GPS Update: 4/3/1995

A3
NNW
1/2 - 1 Mile
Lower

AL WELLS AL00000629

Well ID: 1070
SE ID: 36
System Name: MONTGOMERY WATER WORKS
Source: WELL 08
GPS Update: 4/3/1995

A4
NNW
1/2 - 1 Mile
Lower

AL WELLS AL00000631

Well ID: 1070
SE ID: 28
System Name: MONTGOMERY WATER WORKS
Source: WELL 09 W
GPS Update: 4/3/1995

5
NW
1/2 - 1 Mile
Lower

AL WELLS AL00000627

Well ID: 1070
SE ID: 37
System Name: MONTGOMERY WATER WORKS
Source: WELL 05
GPS Update: 4/3/1995

B6
NNE
1/2 - 1 Mile
Lower

AL WELLS AL00000632

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

State Database: AL Radon

Radon Test Results

Zip	City	Total Sites	< 4 pCi/L	≥ 4 pCi/L	% of sites ≥ 4 pCi/L
36104	MONTGOMERY	32	32	0	0.00

Federal EPA Radon Zone for MONTGOMERY County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level ≥ 2 pCi/L and ≤ 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 36104

Number of sites tested: 1

Area	Average Activity	% < 4 pCi/L	% 4-20 pCi/L	% > 20 pCi/L
Living Area - 1st Floor	Not Reported	Not Reported	Not Reported	Not Reported
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

Alabama Wells Data

Source: Department of Environmental Management
Telephone: 334-271-7985

RADON

State Database: AL Radon

Source: Department of Public Health
Telephone: 334-206-5391
Short-Term Test Results for Alabama Counties

Area Radon Information

Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

AF

ANCE PHOTOGRAPHS

APPENDIX

SITE RECONNAISSANCE

RECONNAISSANCE PHOTOGRAPH
DESCRIPTION TABLE

Photo Number

Photo Description

Former Montgomery Advertiser

01..... Subject property; from the northwest corner looking southeast
02..... Subject property; from the southwest looking northeast
03..... Subject property; from the north looking southwest
04..... Subject property; from the east looking southwest
05..... Subject property; from inside the basement looking west into
the black ink tank storage room

Former Associated Press Building

06..... Subject property; from the west looking east
07..... Subject property; from the north looking south
08..... Subject property; from the east looking west
09..... Subject property; from the southeast looking northwest

Parking Lot

10..... Subject property; from the north looking south
11..... Subject property; from the east looking west
12..... Subject property; from the north looking south
13..... Subject property; from the north end of the alley looking south
14..... Subject property; from the south end of the alley looking
southeast
15..... Subject property; from the west looking east
16..... Subject property; from the east looking west
17..... Subject property; form the south looking north

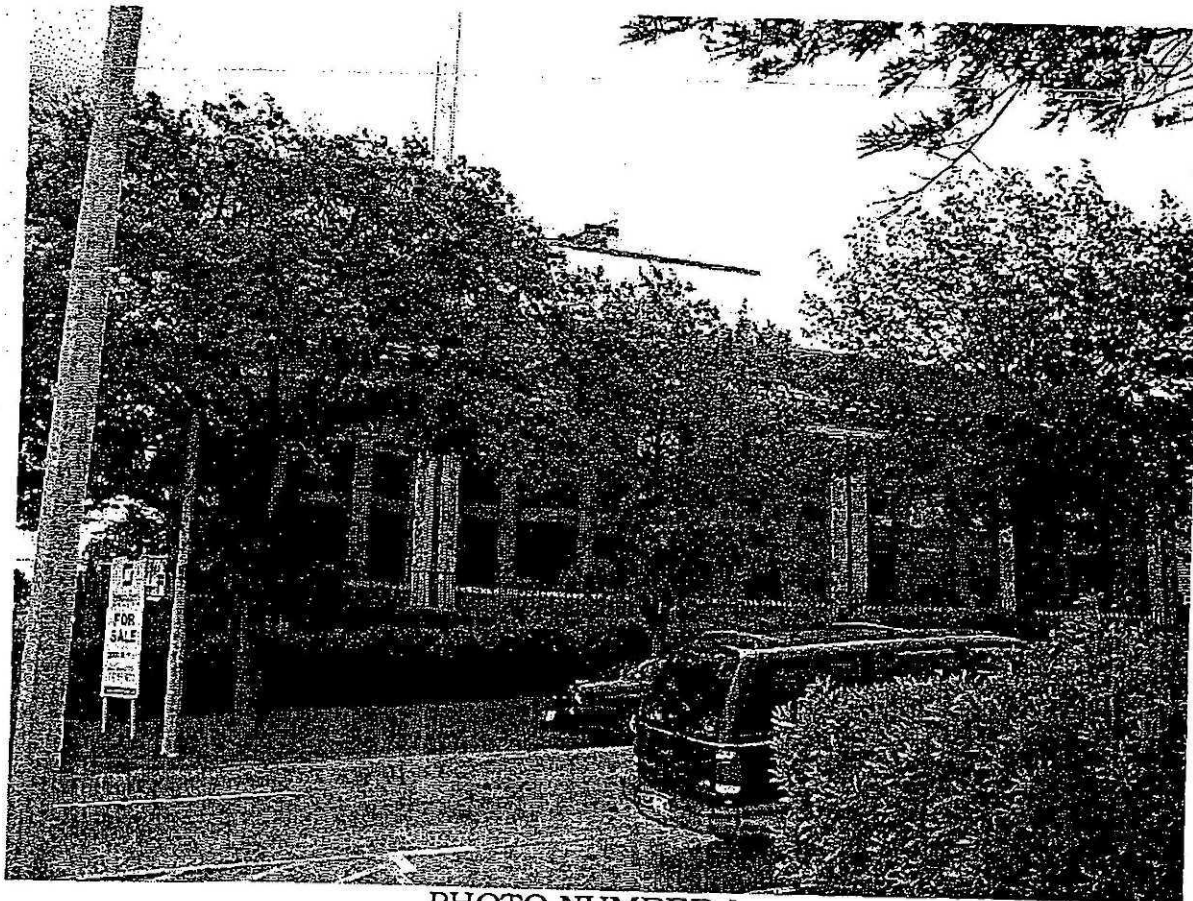


PHOTO NUMBER 1

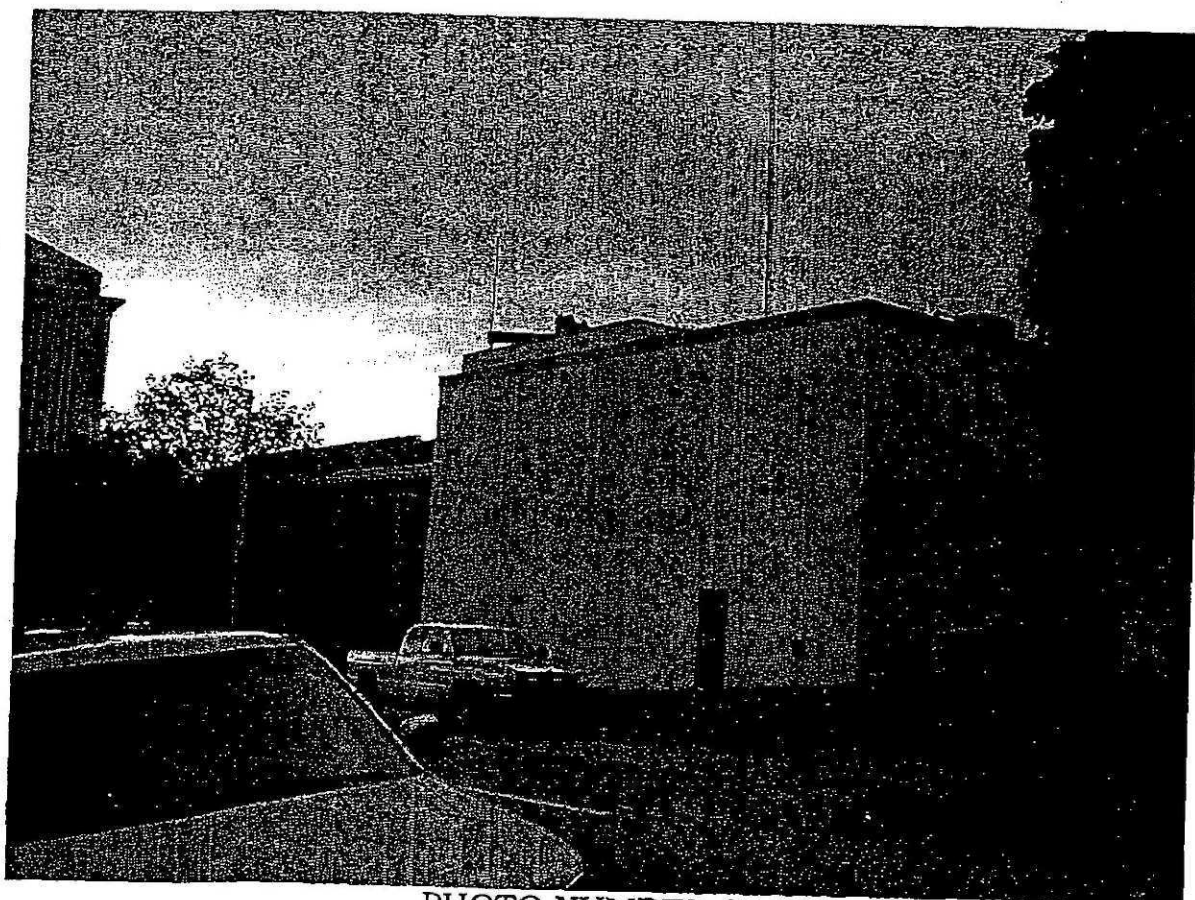


PHOTO NUMBER 2

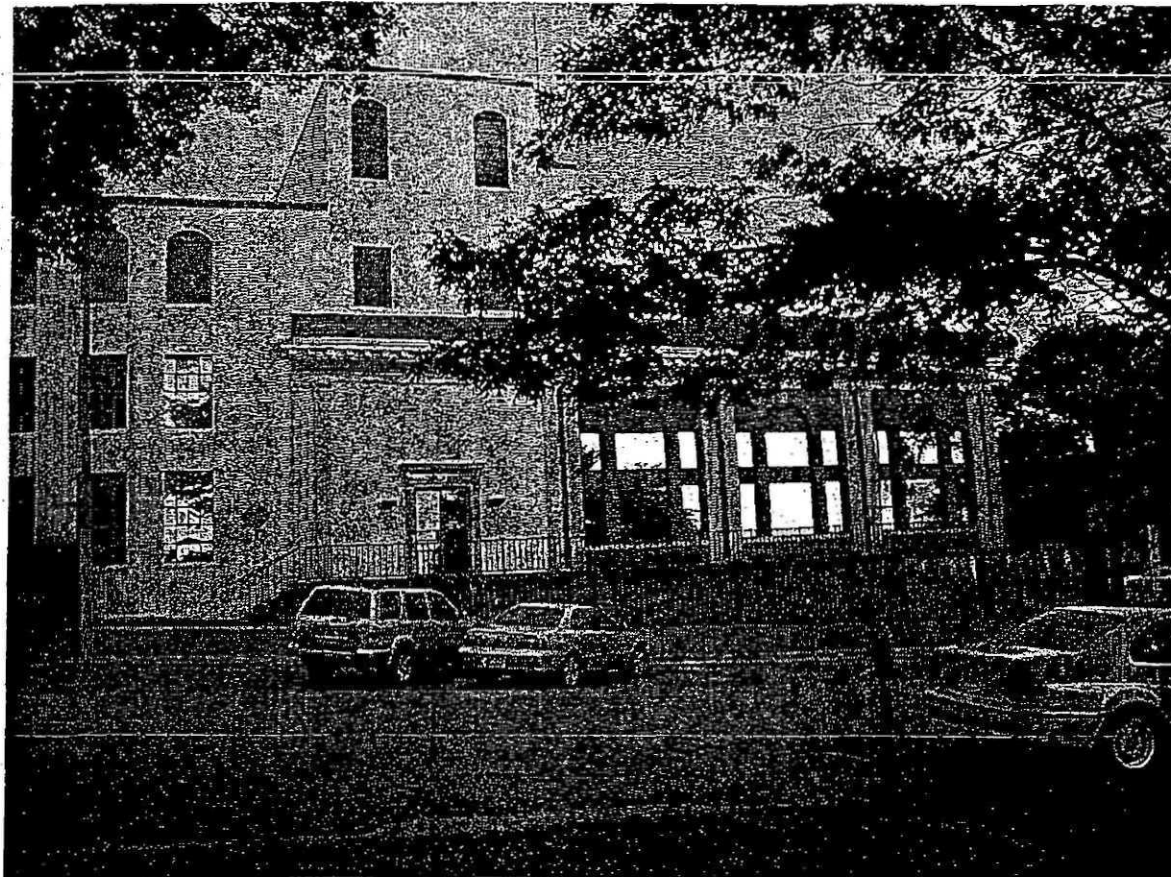


PHOTO NUMBER 3



PHOTO NUMBER 4



PHOTO NUMBER 5

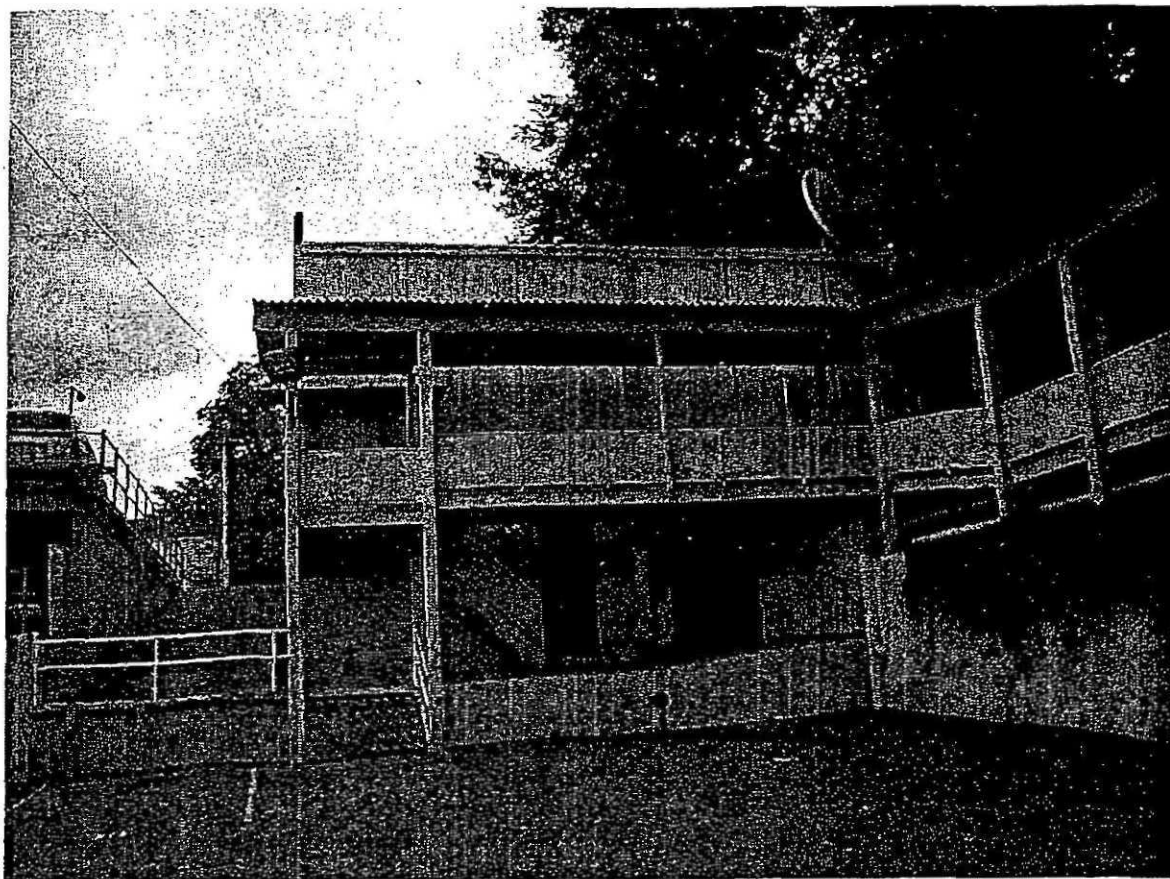


PHOTO NUMBER 6

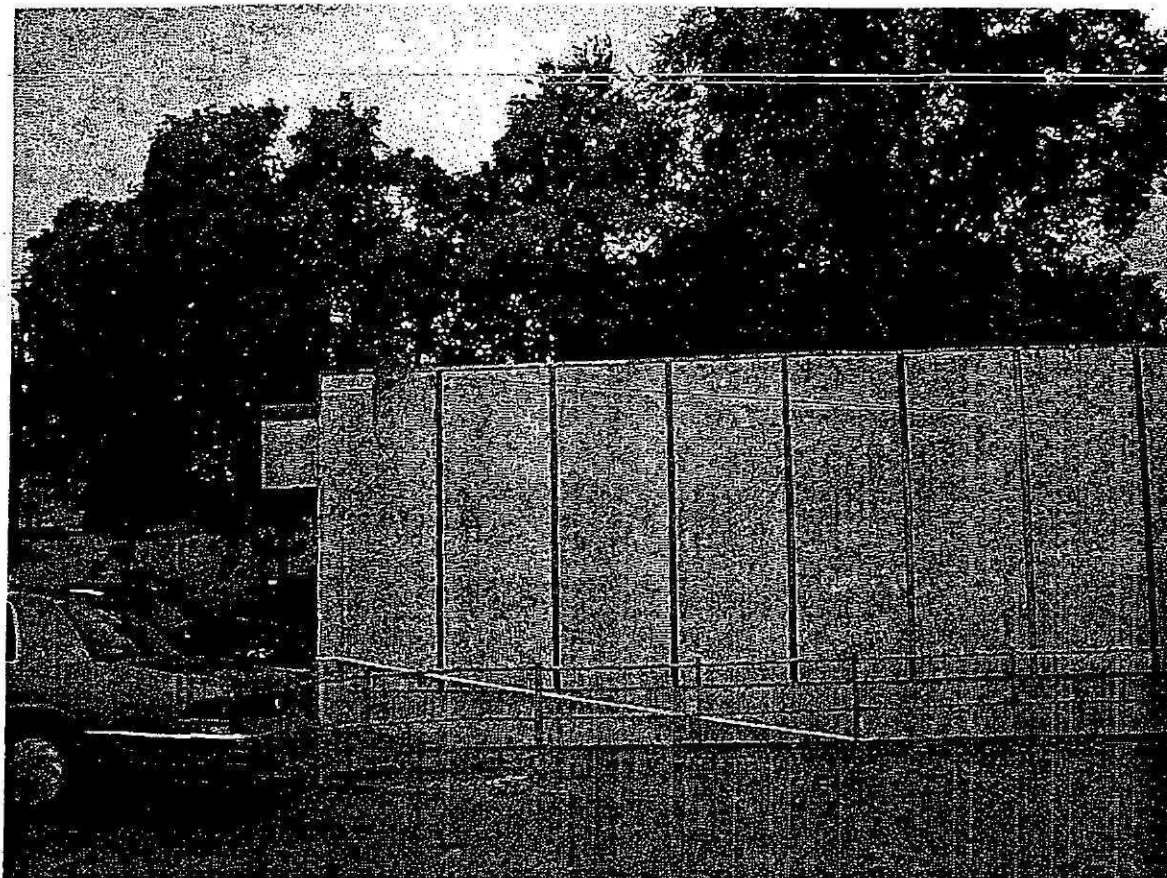


PHOTO NUMBER 7



PHOTO NUMBER 8

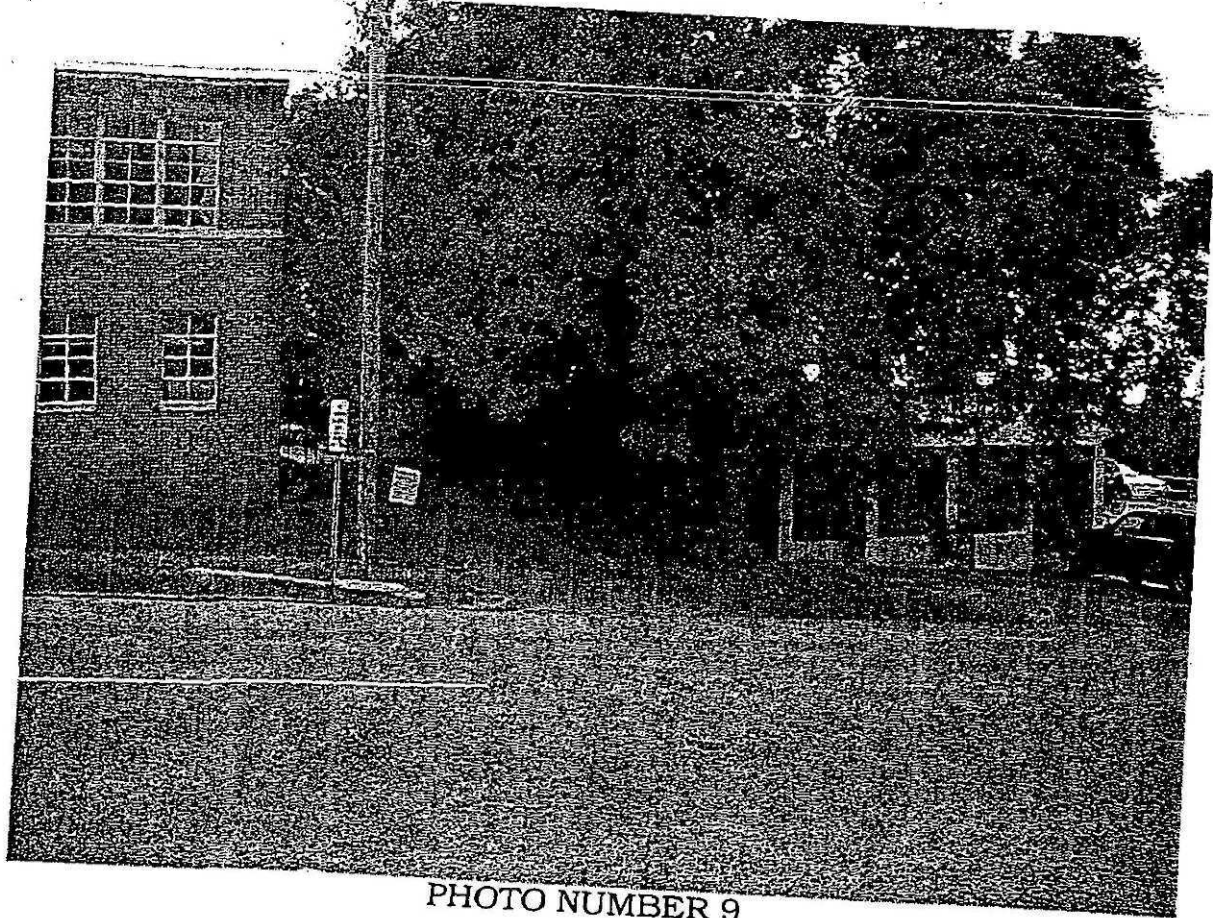


PHOTO NUMBER 9

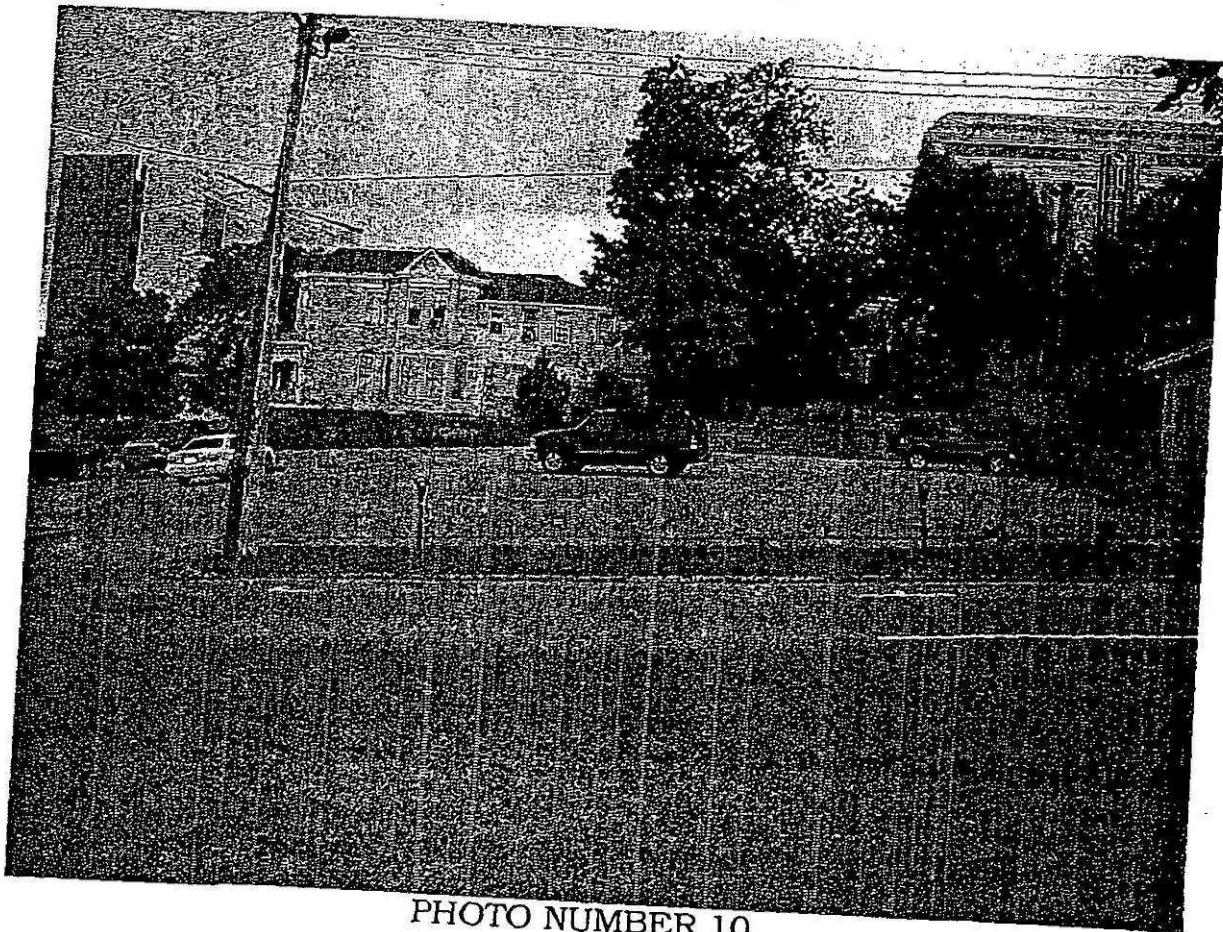


PHOTO NUMBER 10



PHOTO NUMBER 11



PHOTO NUMBER 12



PHOTO NUMBER 13

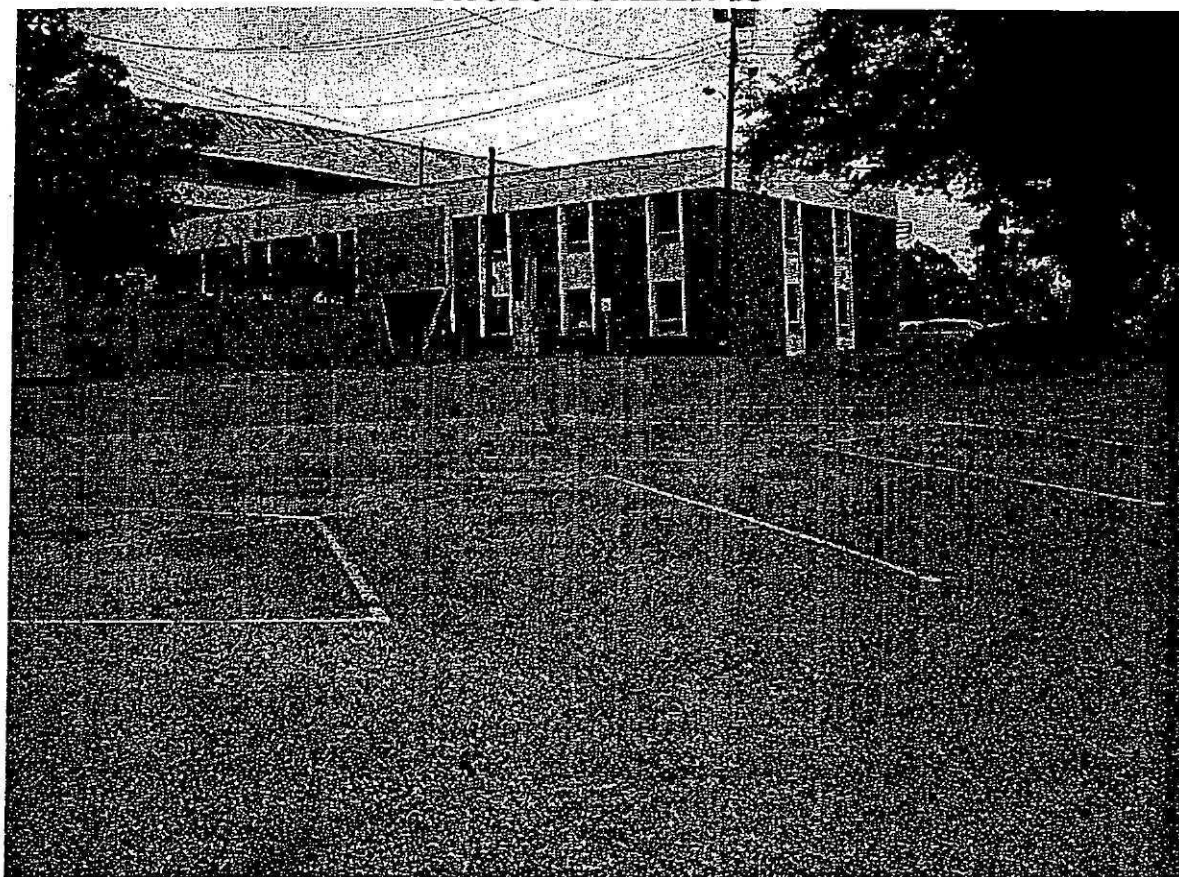


PHOTO NUMBER 14



PHOTO NUMBER 15

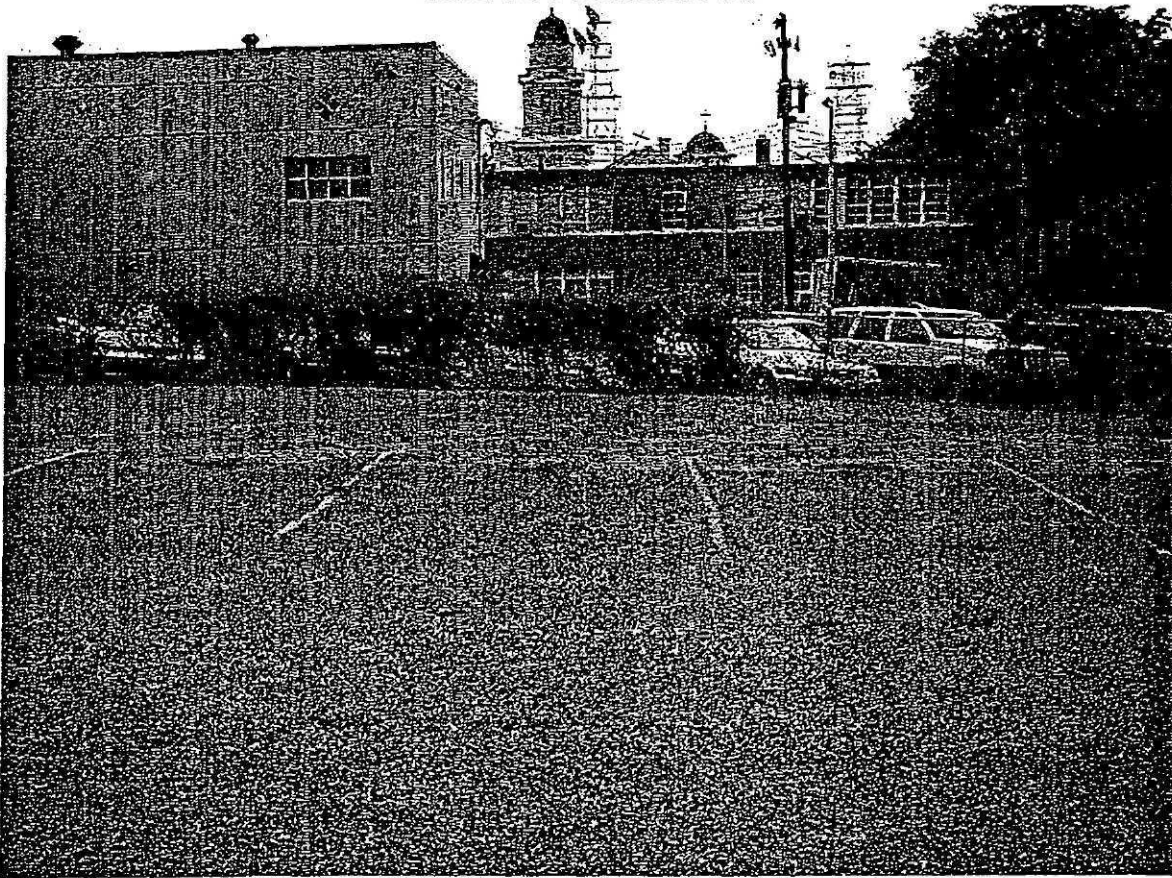


PHOTO NUMBER 16

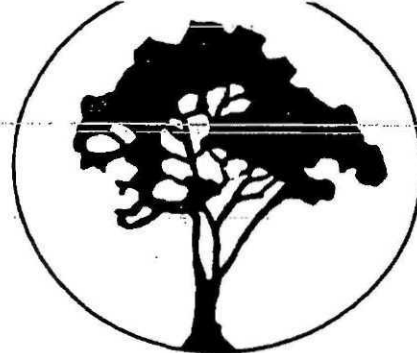


PHOTO NUMBER 17

Sutherland

Environmental Testing Laboratory

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500



Client:	EMC	Report Date:	May 27, 2003
Attention:	Mr. Hadley Smith	Reference #	9081
Address:	2027 Chestnut Street	P.O. #	MA-1574
	Montgomery, AL 36106	Project ID:	Montgomery Advertiser

Sample Matrix:	soil	Analytical	
Date Received:	5/20/03	Analyst:	Sutherland/Hester
Date Collected:	5/15/03	Date of Analysis:	5/26/03
Sample Collector:	Hadley Smith	Method:	SW 846 Method 8260

VOLATILE ORGANICS - BTEX/MTBE/PCE							
	FIELD ID	FIELD ID	FIELD ID	FIELD ID	FIELD ID	FIELD ID	
	SB1/S1	SB4/S2	SB5/S1	SB6/S1	SB7/S2	SB8/S1	
Volatile Organic, ppb	LAB ID	LAB ID	LAB ID	LAB ID	LAB ID	LAB ID	Detection Limit, ppb
	49625	49626	49627	49628	49629	49630	
Benzene	BDL	BDL	BDL	BDL	BDL	BDL	5
Toluene	BDL	BDL	BDL	BDL	BDL	BDL	5
Ethylbenzene	BDL	BDL	BDL	BDL	BDL	BDL	5
Xylenes, o,m,p	BDL	BDL	BDL	BDL	BDL	BDL	5
MTBE	BDL	BDL	BDL	BDL	BDL	BDL	5
Tetrachloroethylene	BDL	BDL	BDL	BDL	BDL	BDL	5

BDL = Below Detection Limit

Detection Limit is Method Detection Limit

All results expressed as ppb of analyte

JS / QAQC

EPA Laboratory ID AL01084

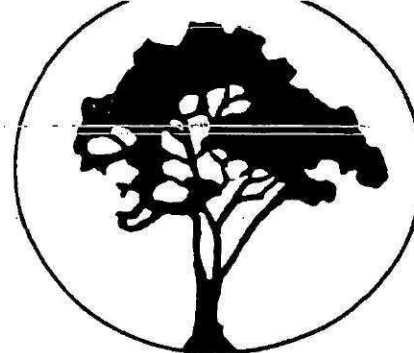
Respectfully submitted,

Kevin Doriety
Analytical Chemist

Sutherland

Environmental Testing Laboratory

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500



Client:	EMC	Report Date:	May 27, 2003
Attention:	Mr. Hadley Smith	Reference #	9081
Address:	2027 Chestnut Street	P.O. #	MA-1574
	Montgomery, AL 36106	Project ID:	Montgomery Advertiser

Sample Matrix:	soil	Analytical	
Date Received:	5/20/03	Analyst:	Sutherland/Hester
Date Collected:	5/16/03	Date of Analysis:	5/26/03
Sample Collector:	Hadley Smith	Method:	SW 846 Method 8260

VOLATILE ORGANICS - BTEX/MTBE/PCE							
	FIELD ID						
	SB9/S2						
Volatile Organic, ppb	LAB ID						Detection
	49631						Limit, ppb
Benzene	BDL						5
Toluene	BDL						5
Ethylbenzene	BDL						5
Xylenes, o,m,p	BDL						5
MTBE	BDL						5
Tetrachloroethylene	BDL						5

BDL = Below Detection Limit

Detection Limit is Method Detection Limit

All results expressed as ppb of analyte

JS / QAQC

EPA Laboratory ID AL01084

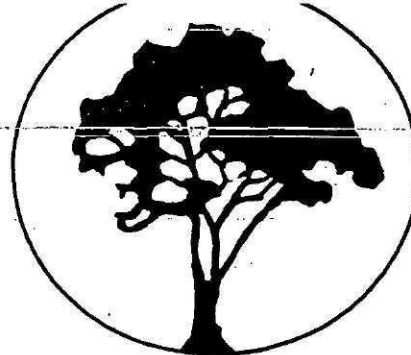
Respectfully submitted,

Kevin Doriety
Analytical Chemist

Sutherland

Environmental Testing Laboratory

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500



Client:	EMC	Report Date:	May 21, 2003
Attention:	Mr. Hadley Smith	Reference #	9067
Address:	2027 Chestnut Street	P.O. #	MA-1574
	Montgomery, AL 36106	Project ID:	Montgomery Advertiser

Sample Matrix:	soil	Analytical	
Date Received:	5/16/03	Analyst:	Sutherland/Hester
Date Collected:	5/12/03	Date of Analysis:	5/20/03
Sample Collector:	Hadley Smith	Method:	SW 846 Method 8260

VOLATILE ORGANICS - BTEX/MTBE/TCE

	FIELD ID	FIELD ID					
	MW1/S7	MW1/S13					
Volatile Organic, ppb	LAB ID	LAB ID					Detection Limit, ppb
	49551	49552					
Benzene	BDL	BDL					5
Toluene	BDL	BDL					5
Ethylbenzene	BDL	BDL					5
Xylenes, o,m,p	BDL	BDL					5
MTBE	BDL	BDL					5
Tetrachloroethylene	BDL	BDL					5

BDL = Below Detection Limit

Detection Limit is Method Detection Limit

All results expressed as ppb of analyte

MLK QAQC

EPA Laboratory ID AL01084

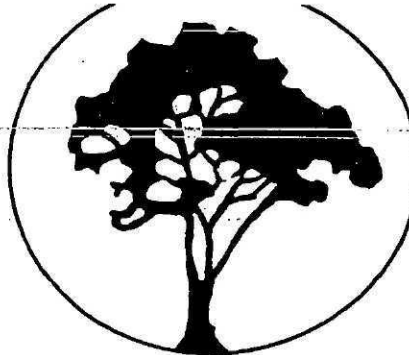
Respectfully submitted,

Kevin Doriety
Analytical Chemist

Sutherland

Environmental Testing Laboratory

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500



Client:	EMC	Report Date:	May 21, 2003
Attention:	Mr. Hadley Smith	Reference #	9066
Address:	2027 Chestnut Street	P.O. #	MA-1574
	Montgomery, AL 36106	Project ID:	Montgomery Advertiser

Sample Matrix:	soil	Analytical	
Date Received:	5/16/03	Analyst:	Sutherland/Hester
Date Collected:	5/13/03	Date of Analysis:	5/20/03
Sample Collector:	Hadley Smith	Method:	SW 846 Method 8260

VOLATILE ORGANICS - BTEX/MTBE/TCE						
	FIELD ID	FIELD ID				
	MW2/S1	MW2/S6				
Volatile Organic, ppb	LAB ID	LAB ID				Detection Limit, ppb
	49548	49549				
Benzene	BDL	BDL				5
Toluene	BDL	BDL				5
Ethylbenzene	BDL	BDL				5
Xylenes, o,m,p	BDL	BDL				5
MTBE	BDL	BDL				5
Tetrachloroethylene	BDL	BDL				5

BDL = Below Detection Limit

Detection Limit is Method Detection Limit

All results expressed as ppb of analyte

MT / QAQC

EPA Laboratory ID AL01084

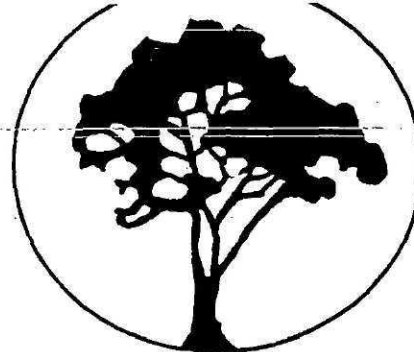
Respectfully submitted,

Kevin Doriety
Analytical Chemist

Sutherland

Environmental Testing Laboratory

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500



Client:	EMC	Report Date:	May 21, 2003
Attention:	Mr. Hadley Smith	Reference #	9065
Address:	2027 Chestnut Street	P.O. #	MA-1574
	Montgomery, AL 36106	Project ID:	Montgomery Advertiser

Sample Matrix:	soil	Analytical	
Date Received:	5/16/03	Analyst:	Sutherland/Hester
Date Collected:	5/14/03	Date of Analysis:	5/20/03
Sample Collector:	Hadley Smith	Method:	SW 846 Method 8260

VOLATILE ORGANICS - BTEX/MTBE/TCE						
	FIELD ID	FIELD ID				
	MW3/S8	MW3/S12				
Volatile	LAB ID	LAB ID				Detection
Organic, ppb	49546	49547				Limit, ppb
Benzene	BDL	BDL				5
Toluene	BDL	BDL				5
Ethylbenzene	BDL	BDL				5
Xylenes, o,m,p	BDL	BDL				5
MTBE	BDL	BDL				5
Tetrachloroethylene	BDL	BDL				5

BDL = Below Detection Limit

Detection Limit is Method Detection Limit

All results expressed as ppb of analyte

MK / QAQC

EPA Laboratory ID AL01084

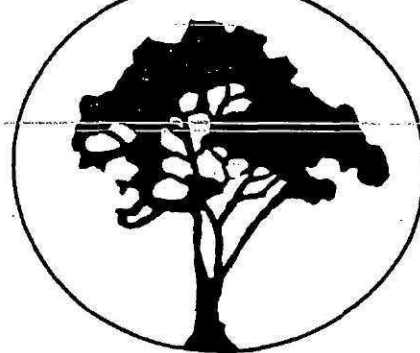
Respectfully submitted,

Kevin Doriety
Analytical Chemist

Sutherland

Environmental Testing Laboratory

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500



Client:	EMC	Report Date:	May 21, 2003
Attention:	Mr. Hadley Smith	Reference #	9067
Address:	2027 Chestnut Street	P.O. #	MA-1574
	Montgomery, AL 36106	Project ID:	Montgomery Advertiser

Sample Matrix:	water	Analytical	
Date Received:	5/16/03	Analyst:	Sutherland/Hageman
Date Collected:	5/12/03	Date of Analysis:	5/20/03
Sample Collector:	Hadley Smith	Method:	SW 846 Method 8260

VOLATILE ORGANICS - BTEX/MTBE/TCE							
	FIELD ID						
	MW1/W1						
Volatile Organic, ug/L	LAB ID						Detection Limit, ppb
	49553						
Benzene	BDL						1
Toluene	BDL						1
Ethylbenzene	BDL						1
Xylenes, o,m,p	BDL						5
Tetrachloroethylene	BDL						5

BDL = Below Detection Limit

Detection Limit is Method Detection Limit

All results expressed as ppb (ug/L) of analyte

Samples preserved with HCL and refrigerated at 4 degrees C

 / QAQC

EPA Laboratory ID AL01084

Respectfully submitted,

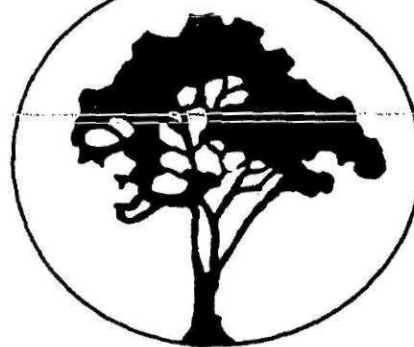


Kevin Doriety
Analytical Chemist

Sutherland

Environmental Testing Laboratory

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500



Client:	EMC	Report Date:	May 21, 2003
Attention:	Mr. Hadley Smith	Reference #	9066
Address:	2027 Chestnut Street	P.O. #	MA-1574
	Montgomery, AL 36106	Project ID:	Montgomery Advertiser

Sample Matrix:	water	Analytical	
Date Received:	5/16/03	Analyst:	Sutherland/Hageman
Date Collected:	5/13/03	Date of Analysis:	5/20/03
Sample Collector:	Hadley Smith	Method:	SW 846 Method 8260

VOLATILE ORGANICS - BTEX/MTBE/TCE							
	FIELD ID						
	MW2/W1						
Volatile Organic, ug/L	LAB ID						Detection Limit, ppb
	49550						
Benzene	BDL						1
Toluene	BDL						1
Ethylbenzene	BDL						1
Xylenes, o,m,p	BDL						5
Tetrachloroethylene	BDL						5

BDL = Below Detection Limit

Detection Limit is Method Detection Limit

All results expressed as ppb (ug/L) of analyte

Samples preserved with HCL and refrigerated at 4 degrees C

 / QAQC

EPA Laboratory ID AL01084

Respectfully submitted,

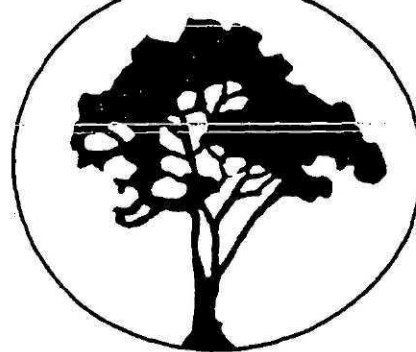


Kevin Doriety
Analytical Chemist

Sutherland

Environmental Testing Laboratory

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500



Client:	EMC	Report Date:	May 21, 2003
Attention:	Mr. Hadley Smith	Reference #	9068
Address:	2027 Chestnut Street	P.O. #	MA-1574
	Montgomery, AL 36106	Project ID:	Montgomery Advertiser

Sample Matrix:	water	Analytical	
Date Received:	5/16/03	Analyst:	Sutherland/Hageman
Date Collected:	5/15/03	Date of Analysis:	5/20/03
Sample Collector:	Hadley Smith	Method:	SW 846 Method 8260

VOLATILE ORGANICS - BTEX/MTBE/TCE							
	FIELD ID						
	MW3/W1						
Volatile Organic, ug/L	LAB ID						Detection Limit, ppb
	49554						
Benzene	BDL						1
Toluene	BDL						1
Ethylbenzene	BDL						1
Xylenes, o,m,p	BDL						5
Tetrachloroethylene	BDL						5

BDL = Below Detection Limit

Detection Limit is Method Detection Limit

All results expressed as ppb (ug/L) of analyte

Samples preserved with HCL and refrigerated at 4 degrees C

MA / QAQC

EPA Laboratory ID AL01084

Respectfully submitted,

Kevin Doriety
Analytical Chemist