

The City of Pelham
Commercial Development Authority Board Meeting
Wednesday, March 16, 2022 at 6:30 p.m.
Pelham Senior Center, 50 Racquet Club Parkway, AL 35124

MEETING AGENDA

- I. Call to Order
- II. CDA Officer Elections
- III. Approval of the Minutes from the February 21, 2022, CDA Board meeting
- IV. Financial Report
- V. Update from Economic Development Director
- VI. Cooperative District Applications: The Canopy and Campus 124
- VII. Status of Welborn Street Property Update
 - A. Status of Structures and site
 - B. Status of R & J Food Mart
- VIII. Status of Fran's Corrective Deed for Property
- IX. Policies and Procedure Update
- X. Grant Program Update
- XI. Professional Development/Association Membership
- XII. Additional items for discussion
- XIII. Call for Adjournment

MEETING AGENDA ITEM

- III. Approval of the Minutes from the February 21, 2022,
CDA Board meeting**

The City of Pelham
Commercial Development Authority Board Meeting
Tuesday, February 15, 2022 at 6:30 p.m.
Pelham Senior Center, 50 Racquet Club Parkway, AL 35124

AGENDA

- I. Call to Order: 6:33pm Ron Scott, Board Chair
- II. Approval of the Minutes from the January 18, 2022 CDA Board meeting.
- III. Status of Welborn Street Property
- A. Work to be completed: Last tenant has vacated the property. Cost to move the trailer will be invoiced to the CDA.
- B. Environmental Report: Second environmental report was completed during the week of February ...cost of the report - \$5,000. Pelham Fire Department will wait until the underground tanks are removed before they hold the training burn of the ranch style house. ADEM is processing the tank removal application. Tank removal may require some traffic monitoring.
- C. Developer Meeting with City Officials: Ron Scott noticed the meeting with city staff and United Contracting to review their intended development proposal. The city was in agreement that the intended use is allowed under the current zoning.
- D. Consideration of United Contract Offer: Ron Scott - \$400,000, \$10,000 deposit, clean environmental and title, right of first refusal, removal of all "temporary" structures, removal of power poles and lines (\$1500) is the cost quoted by AL Power. Opened the item for discussion - The value of the Delta Researcher appraisal was \$1,155,000. Discussion was not in support of selling for the contract offer price. A counter offer was proposed in the amount of \$825,000, which equals 75% of the appraised value. Tim German made the motion, Darius Foster made the second, the vote was unanimous.
- IV. Financial Report Matthew Jaeh, Secretary/ Treasurer
- reported that the budget is trending within forecast of expenditures and revenues. 1099s were distributed and taxes are being performed by the accounting firm. \$385,000 cash on hand. Line of Credit has been paid in full, last of the three payments. \$150,000 has been budgeted approved by the Board for the clearing of the Welborn Street property. Roberto Rodriguez made a motion to pay the ATC for the enviro survey/report "up to" \$5,000, Matthew Jaeh seconded and the vote was unanimous. A motion was made by Tim German to approve the invoice submitted by Bradley Smith at the cost is \$425 for moving Mr. Ali from the premises, Roberto Rodriguez seconded and the vote was unanimous.

V. Status of Fran's Property

Ron Scott, Board Chair & Tim Reddock

A. Consideration of Shane Jones Contract Offer: Proposed to buy balance of property for \$175,000.

B. Consideration of United Contract Offer: Proposed buying balance for \$550,000

C. Consideration of Tacala Contract Offer: Proposed buying parcel C for \$275,000

A motion was made by Matthew Jaeh, to perform an appraisal of the property and seconded by Roberto Rodriguez, the vote was unanimous.

VI. Policies and Procedure Draft Update

Tim German, CDA Board Member

disclosed that he had scheduled a meeting to discuss policies on acquisition and disposal with city staff on Tuesday, Feb. 22 at 4pm. Darius Foster said he would like to see a flexible policy. Items for the meeting: selling property, purchasing property and grant programs. Roberto Rodriguez suggests having a Work Session, informal. City Council President Mercer provided input on the open meetings law and publicly noticing the Work Sessions.

VII. Grant Program Update

Ron Scott opened the item by saying that he appreciated the time and work put forth on the grant application & guidelines by Darius Foster. Darius Foster presented a draft to the Board via email and requested the Board submit any edits. The goal is to start the grant program April 1, 2022.

VIII. Future Property Purchases

Ron Scott, Board Chair requested

permission from the Board to speak to the owners of the two houses off Hwy 31, with the yellow roofs (address was unknown). There was an overall discussion concerning various areas of interest such as Lee Street, property the PD wants, other poorly kept properties. Purpose of the CDA would be to acquire and resell/redevelop properties in a fairly decent turn-a-round timeframe, market depending.

IX. Additional items for discussion: Darius Foster mentioned his desire to meet with Michael Simon to go over website design/pages. Ask city if they have any excess traffic barrels to block the entrances at Welborn Street. Tim German brought up the idea of a Pelham business day type of an event. Roberto Rodriguez asked about the status of the Pelham Business Alliance? Council President Mercer provided a summary.

*Be noted that Vice Chair Darius Foster left the meeting at 7:52pm.

X. Call for Adjournment: 7:58pm, Tim German made a motion to adjourn, the motion was seconded by Matthew Jaeh.

MEETING AGENDA ITEM

VI. Cooperative District Applications: The Canopy

THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM
A RESOLUTION APPROVING AN APPLICATION FOR THE CREATION OF
CANOPY COOPERATIVE DISTRICT

BE IT RESOLVED by the Board of Directors (the "Board") of The Commercial Development Authority of the City of Pelham (the "CDA"), as follows:

Section 1. Findings. (a) The CDA, upon evidence duly submitted to and considered by it, hereby finds and determines that Connita Griffin Turner, James Harris and Jeffrey D. Zissette (collectively, the "Incorporators") have filed with the Council an application in writing for permission to apply for the incorporation, under the provisions of Chapter 99B of Title 11 (the "Act") of the Code of Alabama 1975, as amended, of a public corporation to be known as "Canopy Cooperative District" (the "District"). Said application (the "Application"), and the form of certificate of incorporation for the District (the "Certificate of Incorporation") are attached hereto as Exhibit I and Exhibit II, respectively.

(b) The CDA has undertaken to examine and determined that each of the residences identified at the mailing address of (i) 4680 Wooddale Lane, Pelham, AL 35124, (ii) 1213 Stoneykirk Road, Pelham, AL 35124, and (iii) 165 Lauchlin Way, Pelham, AL 35124, is located entirely within the City of Pelham, Alabama, and within Shelby County, Alabama.

Section 2. Authorization for Incorporation of District; Certain Declarations. (a) Having reviewed and considered the Application and proposed Certificate of Incorporation accompanied therewith, the Board (i) approves the Application and declares that it is wise, expedient, necessary, and advisable that the District be formed, (ii) approves the form of Certificate of Incorporation, and (iii) authorizes the Incorporators to proceed to form the District by filing for record pursuant to the Act, including without limitation Section 11-99B-4 thereof, the Certificate of Incorporation and other instruments required to be provided therewith with the office of the Judge of Probate of Shelby County, Alabama, all in accordance with the applicable provisions of the Act.

(b) The Board hereby declares that it has reviewed the Application and found and determined as a matter of fact that it is wise, expedient, necessary, and advisable that the District be formed and, further, the Board declares that it has approved the form of Certificate of Incorporation of the District.

ADOPTED this the ____ day of _____, 2022

Chairman
Board of Directors
The Commercial Development Authority
of the City of Pelham, Alabama

Exhibit I
Application to Form Canopy Cooperative District

**APPLICATION FOR INCORPORATION OF
CANOPY COOPERATIVE DISTRICT**

TO: THE CITY COUNCIL OF THE CITY OF PELHAM

AND

**THE BOARD OF DIRECTORS OF
THE COMMERCIAL DEVELOPMENT AUTHORITY
OF THE CITY OF PELHAM**

We, the undersigned (collectively, the "Applicants"), each of whom is a natural person of the age of twenty-one (21) years or more, hereby seek permission and propose to incorporate a public corporation pursuant to the provisions of Chapter 99B of Title 11 of the Code of Alabama 1975, as amended (the "Act"), and do hereby file with you, as the governing body of the City of Pelham, Alabama, and as the governing body of The Commercial Development Authority of the City of Pelham, this application, and by so doing apply for authority to incorporate a public corporation of the State of Alabama pursuant to the provisions of the Act to be known as the "Canopy Cooperative District" (the "District"), and the undersigned, as Applicants, do hereby state as follows:

(1) Each of the following (collectively, the "Canopy Projects") is a Project (as defined in the Act) that the District proposes to acquire or construct: (i) widening of a public roadway known as "Amphitheater Road", (ii) utility and related public infrastructure improvements, (iii) signalized pedestrian crosswalk improvements, and (iv) improvements to a public roadway known as "Oak Mountain Drive".

(2) The area or areas in which the District proposes to acquire or construct the Canopy Projects include those set forth on Exhibit A hereto, and the name of each county, municipality and public corporation proposed to be a member of the District include (i) the City of Pelham, Alabama, and (ii) The Commercial Development Authority of the City of Pelham, Alabama.

(3) The proposed total number of directors of the District is three (3), two (2) of which shall be elected by the governing body of the City of Pelham, and one (1) of which shall be elected by the governing body of The Commercial Development Authority of the City of Pelham.

(4) The proposed location of the principal office of the District is 401 Southgate Drive, Pelham, Alabama 35214, which is located within Shelby County, Alabama.

(5) Each of the Applicants is a duly qualified elector of the City of Pelham, Alabama, and of Shelby County, Alabama.

(6) It is hereby requested that the governing body of the City of Pelham, Alabama, and that the governing body of The Commercial Development Authority of the City of Pelham, each adopt a resolution declaring that it is wise, expedient, and necessary that the proposed District be formed and authorizing the Applicants to proceed to form the District herein proposed by filing for record of a certificate of incorporation in accordance with the provisions of Section 11-99B-4 of the Act.

(7) Upon the dissolution of the District, all properties of the District (real, personal and mixed) shall pass to, and title to the same shall vest immediately in the name of, the City of Pelham, without any further action of any person.

WITNESS our signatures this 16th day of February, 2022.

Connita Griffin Turner

James Harris

Jeffrey D. Zissette

The Canopy Cooperative District Map



The Canopy Cooperative District Project List

1. Improvements to Amphitheater Road
2. Utility Infrastructure Improvements
3. Signalized Pedestrian Crosswalk
4. Improvement to Oak Mountain Drive

Exhibit II
Form of Certificate of Incorporation for Canopy Cooperative District

CERTIFICATE OF INCORPORATION
OF
CANOPY COOPERATIVE DISTRICT

STATE OF ALABAMA)
 :
SHELBY COUNTY)

TO: THE HONORABLE JUDGE OF PROBATE
 OF SHELBY COUNTY, ALABAMA

We, the undersigned incorporators, each of whom is a natural person of the age of twenty-one (21) years or more, and a resident and duly qualified elector of, and property owner within, the City of Pelham, Alabama and Shelby County, Alabama, desiring to organize a corporation (herein called the "District") under Chapter 99B of Title 11 of the Code of Alabama 1975, as amended (herein called the "Act"), with all of the rights, powers and privileges of a public corporation organized under said Act and under the Constitution and laws of the State of Alabama (except to the extent such powers are expressly limited hereinafter), hereby make and file this Certificate of Incorporation as required by said Act, and certify as follows:

CANOPY COOPERATIVE DISTRICT

ARTICLE I

The following are the names of the incorporators of the District, and each is a duly qualified elector of the City of Pelham, Alabama, and of Shelby County, Alabama.

<u>Name of Incorporator</u>	<u>Address of Residence</u>
Connita Griffin Turner	4680 Wooddale Lane Pelham, Alabama 35124_____
James Harris	1213 Stoneykirk Road Pelham, Alabama 35124
Jeffrey D. Zissette	165 Lauchlin Way Pelham, Alabama 35124_____

ARTICLE II

The duration of the corporate existence of the District shall be perpetual (subject to the provisions of Section 11-99B-15 of the Code of Alabama 1975, as amended).

ARTICLE III

The City of Pelham, Alabama, is an Authorizing Subdivision (as defined in the Act), and on _____, 2022, the City Council of the City of Pelham (the governing body of the City of Pelham) adopted an authorizing resolution approving the application and formation of the District. The Commercial Development Authority of the City of Pelham is an Authorizing Subdivision (as defined in the Act), and on _____, 2022, the board of directors of The Commercial Development Authority of the City of Pelham (the governing body of The Commercial Development Authority of the City of Pelham) adopted an authorizing resolution approving the application and formation of the District.

ARTICLE IV

The proposed name of the District is "Canopy Cooperative District" and the location of the principal office of the District is 401 Southgate Drive, Pelham, Alabama 35124.

ARTICLE V

Each of the following (collectively, the "Canopy Projects") is a Project (as defined in the Act) that the District proposes to acquire or construct: (i) widening of a public roadway known as "Amphitheater Road", (ii) utility and related public infrastructure improvements, (iii) signalized pedestrian crosswalk improvements, and (iv) improvements to a public roadway known as "Oak Mountain Drive".

ARTICLE VI

The total number of directors (the "Directors") of the board of directors of the District (the "Board of Directors") shall be three (3). Two (2) of the Directors shall be elected to the Board of Directors by the governing body of the City of Pelham, and one (1) of the Directors shall be elected to the Board of Directors by the governing body of The Commercial Development Authority of the City of Pelham.

ARTICLE VII

As previously stated, the proposed name of the District shall be "Canopy Cooperative District".

ARTICLE VIII

In the event of the dissolution of the District, title to all property of the District (real, personal and mixed) shall pass to title to the same shall vest immediately in the name of the City of Pelham, Alabama, without further action of any person.

ARTICLE IX

The application filed with the governing body of each of the City of Pelham and The Commercial Development Authority of the City of Pelham in accordance with Section 11-

99B-3 of the Act was identical to the copy thereof attached to this Certificate of Incorporation as Exhibit C.

ARTICLE X

The Board of Directors of the District may adopt such rules and bylaws for the governance and operation of the District as said Board of Directors shall, in its sole discretion, deem necessary or desirable.

* * * * *

WITNESS our hands as incorporators of the District this ____ day of February, 2022 (herein called the "Execution Date").

Connita Griffin Turner

James Harris

Jeffrey D. Zissette

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Connita Griffin Turner**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the within instrument, he executed the same voluntarily on the aforesaid Execution Date.

GIVEN under my hand and official seal of office, this _____ day of _____,
2022.

[NOTARIAL SEAL]

Notary Public

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **James Harris**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the within instrument, he executed the same voluntarily on the aforesaid Execution Date.

GIVEN under my hand and official seal of office, this _____ day of _____,
2022.

[NOTARIAL SEAL]

Notary Public

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Jeffrey D. Zisette**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the within instrument, he executed the same voluntarily on the aforesaid Execution Date.

GIVEN under my hand and official seal of office, this _____ day of _____, 2022.

[NOTARIAL SEAL]

Notary Public

Exhibit A
Application for
Creation of Canopy Cooperative District

MEETING AGENDA ITEM

VI. Cooperative District Applications: Campus 124

THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM
A RESOLUTION APPROVING AN APPLICATION FOR THE CREATION OF
CAMPUS 124 COOPERATIVE DISTRICT

BE IT RESOLVED by the Board of Directors (the "Board") of The Commercial Development Authority of the City of Pelham (the "CDA"), as follows:

Section 1. Findings. (a) The CDA, upon evidence duly submitted to and considered by it, hereby finds and determines that Connita Griffin Turner, James Harris and Jeffrey D. Zissette (collectively, the "Incorporators") have filed with the Council an application in writing for permission to apply for the incorporation, under the provisions of Chapter 99B of Title 11 (the "Act") of the Code of Alabama 1975, as amended, of a public corporation to be known as "Campus 124 Cooperative District" (the "District"). Said application (the "Application"), and the form of certificate of incorporation for the District (the "Certificate of Incorporation") are attached hereto as Exhibit I and Exhibit II, respectively.

(b) The CDA has undertaken to examine and determined that each of the residences identified at the mailing address of (i) 4680 Wooddale Lane, Pelham, AL 35124, (ii) 1213 Stoneykirk Road, Pelham, AL 35124, and (iii) 165 Lauchlin Way, Pelham, AL 35124, is located entirely within the City of Pelham, Alabama, and within Shelby County, Alabama.

Section 2. Authorization for Incorporation of District; Certain Declarations. (a) Having reviewed and considered the Application and proposed Certificate of Incorporation accompanied therewith, the Board (i) approves the Application and declares that it is wise, expedient, necessary, and advisable that the District be formed, (ii) approves the form of Certificate of Incorporation, and (iii) authorizes the Incorporators to proceed to form the District by filing for record pursuant to the Act, including without limitation Section 11-99B-4 thereof, the Certificate of Incorporation and other instruments required to be provided therewith with the office of the Judge of Probate of Shelby County, Alabama, all in accordance with the applicable provisions of the Act.

(b) The Board hereby declares that it has reviewed the Application and found and determined as a matter of fact that it is wise, expedient, necessary, and advisable that the District be formed and, further, the Board declares that it has approved the form of Certificate of Incorporation of the District.

ADOPTED this the ____ day of _____, 2022

Chairman
Board of Directors
The Commercial Development Authority
of the City of Pelham, Alabama

Exhibit I
Application to Form Campus 124 Cooperative District

**APPLICATION FOR INCORPORATION OF
CAMPUS 124 COOPERATIVE DISTRICT**

TO: THE CITY COUNCIL OF THE CITY OF PELHAM

AND

**THE BOARD OF DIRECTORS OF
THE COMMERCIAL DEVELOPMENT AUTHORITY
OF THE CITY OF PELHAM**

We, the undersigned (collectively, the "Applicants"), each of whom is a natural person of the age of twenty-one (21) years or more, hereby seek permission and propose to incorporate a public corporation pursuant to the provisions of Chapter 99B of Title 11 of the Code of Alabama 1975, as amended (the "Act"), and do hereby file with you, as the governing body of the City of Pelham, Alabama, and as the governing body of The Commercial Development Authority of the City of Pelham, this application, and by so doing apply for authority to incorporate a public corporation of the State of Alabama pursuant to the provisions of the Act to be known as the "Campus 124 Cooperative District" (the "District"), and the undersigned, as Applicants, do hereby state as follows:

(1) Each of the following (collectively, the "Campus 124 Projects") is a Project (as defined in the Act) that the District proposes to acquire or construct: (i) public park improvements, and (ii) public utility improvements, including lift station improvements.

(2) The area or areas in which the District proposes to acquire or construct the Campus 124 Projects include those set forth on Exhibit A hereto, and the name of each county, municipality and public corporation proposed to be a member of the District include (i) the City of Pelham, Alabama, and (ii) The Commercial Development Authority of the City of Pelham, Alabama.

(3) The proposed total number of directors of the District is three (3), two (2) of which shall be elected by the governing body of the City of Pelham, and one (1) of which shall be elected by the governing body of The Commercial Development Authority of the City of Pelham.

(4) The proposed location of the principal office of the District is 401 Southgate Drive, Pelham, Alabama 35214, which is located within Shelby County, Alabama.

(5) Each of the Applicants is a duly qualified elector of the City of Pelham, Alabama, and of Shelby County, Alabama.

(6) It is hereby requested that the governing body of the City of Pelham, Alabama, and that the governing body of The Commercial Development Authority of the City of Pelham, each adopt a resolution declaring that it is wise, expedient, and necessary that the proposed District be formed and authorizing the Applicants to proceed to form the District herein proposed by filing for record of a certificate of incorporation in accordance with the provisions of Section 11-99B-4 of the Act.

(7) Upon the dissolution of the District, all properties of the District (real, personal and mixed) shall pass to, and title to the same shall vest immediately in the name of, the City of Pelham, without any further action of any person.

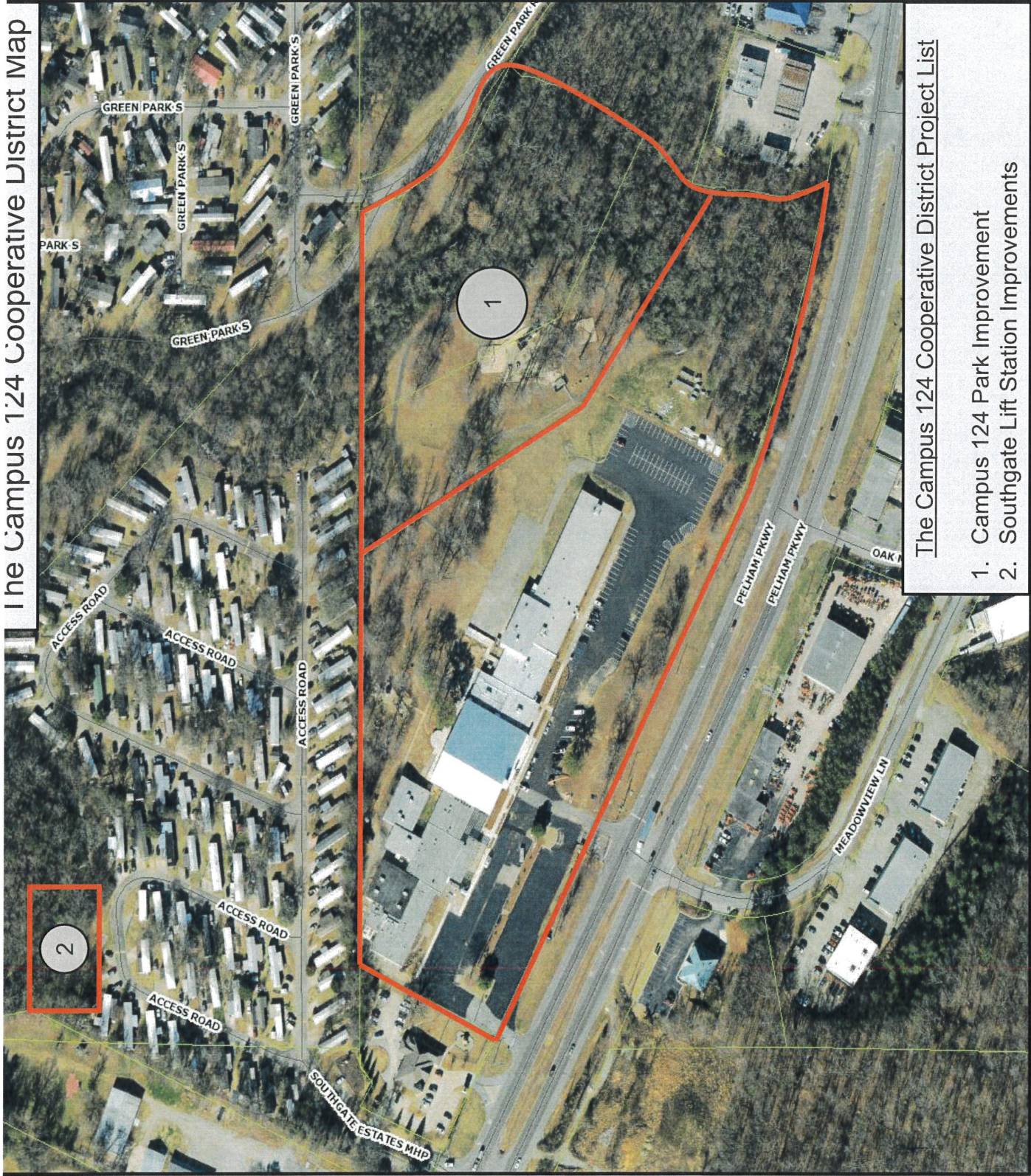
WITNESS our signatures this 16th day of February, 2022.

Connita Griffin Turner

James Harris

Jeffrey D. Zissette

The Campus 124 Cooperative District Map



The Campus 124 Cooperative District Project List

1. Campus 124 Park Improvement
2. Southgate Lift Station Improvements

Exhibit II
Form of Certificate of Incorporation for Campus 124 Cooperative District

CERTIFICATE OF INCORPORATION
OF
CAMPUS 124 COOPERATIVE DISTRICT

STATE OF ALABAMA)
 :
SHELBY COUNTY)

TO: THE HONORABLE JUDGE OF PROBATE
 OF SHELBY COUNTY, ALABAMA

We, the undersigned incorporators, each of whom is a natural person of the age of twenty-one (21) years or more, and a resident and duly qualified elector of, and property owner within, the City of Pelham, Alabama and Shelby County, Alabama, desiring to organize a corporation (herein called the "District") under Chapter 99B of Title 11 of the Code of Alabama 1975, as amended (herein called the "Act"), with all of the rights, powers and privileges of a public corporation organized under said Act and under the Constitution and laws of the State of Alabama (except to the extent such powers are expressly limited hereinafter), hereby make and file this Certificate of Incorporation as required by said Act, and certify as follows:

CAMPUS 124 COOPERATIVE DISTRICT

ARTICLE I

The following are the names of the incorporators of the District, and each is a duly qualified elector of the City of Pelham, Alabama, and of Shelby County, Alabama.

<u>Name of Incorporator</u>	<u>Address of Residence</u>
Connita Griffin Turner	4680 Wooddale Lane Pelham, Alabama 35124_____
James Harris	1213 Stoneykirk Road Pelham, Alabama 35124
Jeffrey D. Zisette	165 Lauchlin Way Pelham, Alabama 35124_____

ARTICLE II

The duration of the corporate existence of the District shall be perpetual (subject to the provisions of Section 11-99B-15 of the Code of Alabama 1975, as amended).

ARTICLE III

The City of Pelham, Alabama, is an Authorizing Subdivision (as defined in the Act), and on _____ 2022, the City Council of the City of Pelham (the governing body of the City of Pelham) adopted an authorizing resolution approving the application and formation of the District. The Commercial Development Authority of the City of Pelham is an Authorizing Subdivision (as defined in the Act), and on _____, 2022, the board of directors of The Commercial Development Authority of the City of Pelham (the governing body of The Commercial Development Authority of the City of Pelham) adopted an authorizing resolution approving the application and formation of the District.

ARTICLE IV

The proposed name of the District is "Campus 124 Cooperative District" and the location of the principal office of the District is 401 Southgate Drive, Pelham, Alabama 35124.

ARTICLE V

Each of the following (collectively, the "Campus 124 Projects") is a Project (as defined in the Act) that the District proposes to acquire or construct: (i) public park improvements, and (ii) public utility improvements, including lift station improvements.

ARTICLE VI

The total number of directors (the "Directors") of the board of directors of the District (the "Board of Directors") shall be three (3). Two (2) of the Directors shall be elected to the Board of Directors by the governing body of the City of Pelham, and one (1) of the Directors shall be elected to the Board of Directors by the governing body of The Commercial Development Authority of the City of Pelham.

ARTICLE VII

As previously stated, the proposed name of the District shall be "Campus 124 Cooperative District".

ARTICLE VIII

In the event of the dissolution of the District, title to all property of the District (real, personal and mixed) shall pass to title to the same shall vest immediately in the name of the City of Pelham, Alabama, without further action of any person.

ARTICLE IX

The application filed with the governing body of each of the City of Pelham and The Commercial Development Authority of the City of Pelham in accordance with Section 11-99B-3 of the Act was identical to the copy thereof attached to this Certificate of Incorporation as Exhibit C.

ARTICLE X

The Board of Directors of the District may adopt such rules and bylaws for the governance and operation of the District as said Board of Directors shall, in its sole discretion, deem necessary or desirable.

* * * * *

WITNESS our hands as incorporators of the District this ____ day of February, 2022 (herein called the "Execution Date").

Connita Griffin Turner

James Harris

Jeffrey D. Zissette

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Connita Griffin Turner**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the within instrument, he executed the same voluntarily on the aforesaid Execution Date.

GIVEN under my hand and official seal of office, this _____ day of February, 2022.

[NOTARIAL SEAL]

Notary Public

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **James Harris**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the within instrument, he executed the same voluntarily on the aforesaid Execution Date.

GIVEN under my hand and official seal of office, this _____ day of February, 2022.

[NOTARIAL SEAL]

Notary Public

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Jeffrey D. Zisette**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the within instrument, he executed the same voluntarily on the aforesaid Execution Date.

GIVEN under my hand and official seal of office, this _____ day of February, 2022.

[NOTARIAL SEAL]

Notary Public

Exhibit A
Application for
Creation of Campus 124 Cooperative District

MEETING AGENDA ITEM

VII. Status of Welborn Street Property Update

A. Status of Structures and site – Appraisals

Delta Researchers, January 2022

January 10, 2022

The City of Pelham Community Development Authority (CDA)
Attn: Michael Simon, Economic Development Director, City of Pelham
3162 Pelham Parkway
Pelham, Alabama 35124

RE: 2.74 +/- acres of Land Fronting Along Pelham Parkway
Located on Parcels #13-1-12-1-001-019 & 13-1-12-1-001-019.002
Pelham, Shelby County, Alabama, 35124

Michael Simon:

At your request and authorization, DeltaResearchers hereby submits for your review this Appraisal presented in a summary Appraisal Report of the above referenced property.

The subject property is a 2.74 acre (119,354 square foot) +/- parcel of improved land currently identified by the Shelby County Tax Assessor as #13-1-12-1-001-019 and #13-1-12-1-001-019.002. This irregularly-shaped parcel is within the limits of the City of Pelham, Alabama, along the west margins of Pelham Parkway (also known as U. S. Highway 31) and the south margins of Welborn Street. The property's current zoning classification is M-1 Light Industrial District, which allows a wide array of light industrial uses as well as B-2 General Business uses.

At your direction, two hypothetical conditions– the land is (1) zoned B-2 General Business District and (2) vacant and available for development–are employed in this appraisal assignment. Therefore, the purpose of this appraisal is to develop an opinion of the fair market value of the subject real property “As If Vacant and Available for Development” as of December 28, 2021, the date the appraiser inspected the subject property for this assignment. This appraisal is subject to the assumptions, Hypothetical Conditions, limiting conditions and certificate included herein. The use of a Hypothetical Condition might have affected the assignment results.

Lary B. Cowart, Ph.D., ASA, personally inspected the property on December 28, 2021, and has gathered and analyzed the data necessary to arrive at an opinion of the fair market value of the subject real property in its Highest and Best Use “As If Vacant and Available for Development” as of December 28, 2021 under the two hypothetical conditions reported above. The following indications of value were derived from application of the three approaches to value.

Summary Report of Values Indicated by the Three Approaches to Value	
Cost Approach	Not Developed
Income Approach	Not Developed
Sales Comparison Approach	\$1,155,000

Summary Report of Values Indicated by the Three Approaches to Value

Final Opinion of Value

\$1,155,000

Considering all other facts and circumstances pertinent to this estimate of value, including buyer motives, it is my opinion that the fair market value of the Fee Simple Estate in the subject property, as described herein, as of December 28, 2021 is:

One Million One Hundred Fifty-five Thousand Dollars (\$1,155,000)

This appraisal has been prepared in conformity with your assignment guidelines, the Uniform Standards of Professional Practice (USPAP) of the Appraisal Foundation and the Principles of Appraisal Practice and Code of Ethics of the American Society of Appraisers, as you required.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if DeltaResearchers can be of further service, please do not hesitate to contact us.

Respectfully Submitted,
DeltaResearchers.

by:



Lary B. Cowart, Ph.D., ASA
Alabama - Certified General Appraiser G00402
Expires September 30, 2023



APPRAISER'S SUMMARY

Client	Property
The City of Pelham Community Development Authority (CDA) Attn: Michael Simon, Economic Development Director, City of Pelham 3162 Pelham Parkway Pelham, Alabama 35124	2.74 +/- acres (119,354 +/- SF) of Land Fronting Along Pelham Parkway & located on Parcels #13-1-12-1-001-019 & 13-1-12-1-001-019.002 Pelham, Alabama, 35124 Metropolitan Statistical Area: 13820 (Birmingham - Hoover, AL)
Property Legal Description:	The subject property's legal description is contained on the survey in the addenda. It is identified by the Shelby County Tax Assessor as #13-1-12-1-001-019 and #13-1-12-1-001-019.002.
Interest Appraised:	Fee Simple Estate
Improvements:	One of the hypothetical conditions for this assignment is that the current improvements are removed and the property is vacant.
Number of Retail Buildings:	2
Number of Residential Bldgs:	1
Number of MH pads:	Unknown
Built:	Various, according to the Shelby County Tax Records
Condition & Appeal:	Fair for their age and use
Flood Zone:	Zone X, FIRM Panel # 01117C0216E, February 20, 2013
Zoning Authority & Class:	City of Pelham: B-2 General Business District (hypothetical condition) Legally nonconforming
Highest & Best Use of Property:	Develop with retail or office improvements, based on the hypothetical conditions.
Exposure & Marketing Time:	6 - 12 months

Summary Report of Values Indicated by the Three Approaches to Value

Cost Approach	Not Developed
Income Approach	Not Developed
Sales Comparison Approach	\$1,155,000
Final Opinion of Value	\$1,155,000

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CERTIFICATION OF APPRAISER

I certify that, to the best of my knowledge and belief:

- ▶ the statements of fact contained in this report are true and correct.
- ▶ the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- ▶ I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- ▶ I have performed services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
- ▶ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ▶ my engagement in this assignment was not contingent upon the development or reporting of predetermined results.
- ▶ my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ▶ the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- ▶ my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the Principles of Appraisal Practice and Code of Ethics of the American Society of Appraisers.
- ▶ Lary B. Cowart, Ph.D., ASA, made a personal inspection of the property that is the subject of this report.
- ▶ no one provided significant real property appraisal assistance to the person(s) signing this report.

This assignment was made subject to the regulations of the State of Alabama Real Estate Appraisers Board. The undersigned state-licensed, appraisers have met the requirements of the board that allows this report to be regarded as a "certified appraisal."

The American Society of Appraisers has a mandatory re-certification program for all of its Senior members. Lary B. Cowart, Ph.D., ASA, is in compliance with that Program.



Lary B. Cowart, Ph.D., ASA
Alabama - Certified General Appraiser G00402
Expires September 30, 2023



GENERAL ASSUMPTIONS and LIMITING CONDITIONS

The estimate of value for the property analyzed in the attached report is subject to the following general assumptions and limiting conditions.

1. No responsibility is assumed for the legal description or other matters legal in character, nor is any opinion rendered as to the title or its validity. All existing liens or encumbrances, if any, have been disregarded, and the property is analyzed as though free and clear with good and marketable title, unless otherwise stated.
2. All engineering is assumed correct, no current survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. The tax map on file with the County was collected by the appraiser and is contained in this report; it is assumed representative of current survey matters. The plot plans and illustrative materials in this report are only included to assist the reader in visualizing the subject property.
3. Information provided by others is assumed correct, true and reliable. A reasonable effort has been made to verify such information; however, no warranty is given for its accuracy.
4. It is assumed that there are no hidden or unapparent environmental or physical conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for the arranging for engineering environmental studies that may be required to discover them.
5. Responsible ownership and competent property management are assumed.
6. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless the noncompliance is stated, defined and considered in the valuation report.
7. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the valuation report.
8. It is assumed that all licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
9. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
10. No attempt was made, unless otherwise noted in the attached report, to detect the presence of various potentially hazardous materials or conditions upon the subject site or within or upon the

subject improvements, and the appraisers are not qualified to do so. These hazardous materials or conditions could include, but are not limited to, the existence of toxic waste (within or around the subject site, presently or in the past), UREA formaldehyde foam insulation, ACM's (asbestos containing materials), or communicable diseases from present or former occupants. The existence of any such hazardous materials or conditions could adversely affect the value of the property. Unless otherwise stated in the attached report, the appraisers have no knowledge of the existence of any such materials or conditions. Therefore, no responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert, if desired. The value estimate is predicated on the assumptions that there are no such hazardous conditions or materials present that would cause a loss in value. The appraiser's descriptions and resulting comments are the result of routine observations made during the appraisal process.

11. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability or utility.
12. Any proposed improvements are assumed completed in a workmanlike manner with appropriate materials and in accordance with the plans and specifications communicated to the appraiser.
13. The appraisers will not be required to give testimony or appear in court or any other hearing, because of having made this value estimate, with reference to the property in question, unless arrangements have been made previously.
14. Possession of this report or a copy thereof does not carry with it the right of publication. It may not be used for any purpose by any person other than the party or parties to whom it is addressed without the written consent of the appraisers, and in any event only with properly written qualifications and only in its entirety. A party receiving a report copy from the client does not, as a consequence, become a party to the appraiser-client relationship (USPAP STM-9).
15. The distribution of the total valuation in this report between land and improvements applies only under the stated program of utilization and the reported highest and best use of the property. The allocation of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
16. Neither all nor any part of the contents of this valuation report (especially any conclusions as to value, identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
17. No opinion is expressed as to the value of subsurface oil, gas or mineral rights and that the property is or is not subject to surface entry for the exploration or removal of such materials or profits except

as expressly stated in this report.

18. No environmental impact studies were either requested or made in conjunction with this appraisal and the appraiser hereby reserves the right to alter, amend, revise or rescind any of the value opinions based on any subsequent environmental impact research or investigation.
19. No termite inspection report was made available to the appraiser. Nevertheless, the appraiser personally conducted an appraisal inspection of the subject property and found no visible evidence of termite damage or infestation, but the appraiser is not an expert on the subject of termites or other infestations and is not rendering a professional opinion regarding this type of damage or its consequence to the property. Termite inspection by a licensed termite company is always advisable in Alabama.
20. No consideration has been given in this valuation to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
21. That the appraiser has personally inspected the subject property and finds no obvious visible evidence of structural deficiencies except as stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections. The appraiser is not a property inspector and recommends that any person and/or client engage a licensed property inspector or structural engineer to further evaluate the property's physical condition.
22. Acceptance of and/or use of this valuation report constitutes acceptance of the these general assumptions and general limiting conditions.
23. Financial forecasts and projections presented in this report are not guaranteed future occurrences. Using educated assumptions, the appraiser(s) makes projections to simulate the decision making process by which buyers and sellers determine price or individual investment value in the marketplace. Since these forecasts are based on events and assumptions that have not yet taken place, some of the assumptions and events may not materialize, and unanticipated events and circumstances may occur, possibly causing material variations in the actual financial results achieved during the projection period. The appraiser(s) assumes no responsibility for the occurrence or nonconcurrence of future events, which may have formed a basis for the opinion of value noted in the report.

APPRAISER'S LIABILITY LIMITATIONS, SPECIAL REPORT CONDITIONS & CLIENT AGREEMENTS

The acceptance of this report and its use by the client in any manner whatsoever or for any purpose is acknowledgment by the client that this report is a satisfactory professional product, and that the client has read the entire report, and specifically agrees that the data herein is accurate to the best of the appraiser's ability and knowledge.

As part of the Appraiser-Client employment agreement, the client agrees to notify the appraiser of any error, omission, or invalid data herein within 15 days of receipt and to return the report along with all copies to the appraiser for correction prior to any use whatsoever. Corrections will be made at the appraiser's discretion.

Under no circumstances will the Company's or Appraiser's liabilities exceed the fee actually collected for this appraisal report, and only in cases of gross error which would have affected the Appraiser's opinion of value as of the effective date of valuation. Thus, by acceptance of this report, the client acknowledges that a value estimate is the product of a professionally-trained mind, but nevertheless is an opinion only and not a probable fact. As a personal opinion, valuation may vary between appraisers based on the same facts. Thus, DeltaResearchers warrants only that the value conclusion is the Appraiser's best estimate as of the date of valuation.

APPRAISAL REPORT

This appraisal was developed in accordance with Standards Rule 1 of the Uniform Standards of Professional Appraisal Practice (USPAP) and is reported as a summary "Appraisal Report" in accordance with Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice (USPAP). The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. Neither Delta Researchers nor the appraiser is responsible for any unauthorized use of this report, and personal responsibilities do not extend to any unauthorized third party.

Notice of the use of Hypothetical Conditions: This is the appraisal of a 2.74-acre tract of land with existing improvements. The subject property is located on land identified by the Shelby County Tax Assessor as ID# 13-1-12-1-001-019 and #13-1-12-1-001-019.002. These parcels are developed with, and currently support, several different land uses: an operating convenience store, a closed automobile sales business (used car lot), some mobile home pads and one single-family detached residence. The client's directions for the assignment are "The appraisal is to be performed as if the land were vacant of any structures, which will be removed prior to any sale, and carrying the City's B-2 Zoning." Therefore, two hypothetical conditions—the land is (1) zoned B-2 General Business District and (2) vacant and available for development—are necessary for the purpose of reasonable analysis for a current market value of the property. Should either of the two hypothetical conditions fail to materialize, the value estimates derived in this analysis may not be relied upon, for they are predicated on a prospective event that has not yet occurred. The use of a Hypothetical Condition might have affected the assignment results.

Page 4 of the Uniform Standards of Professional Appraisal Practice (USPAP) defines and comments on hypothetical conditions as follows:

HYPOTHETICAL CONDITION: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

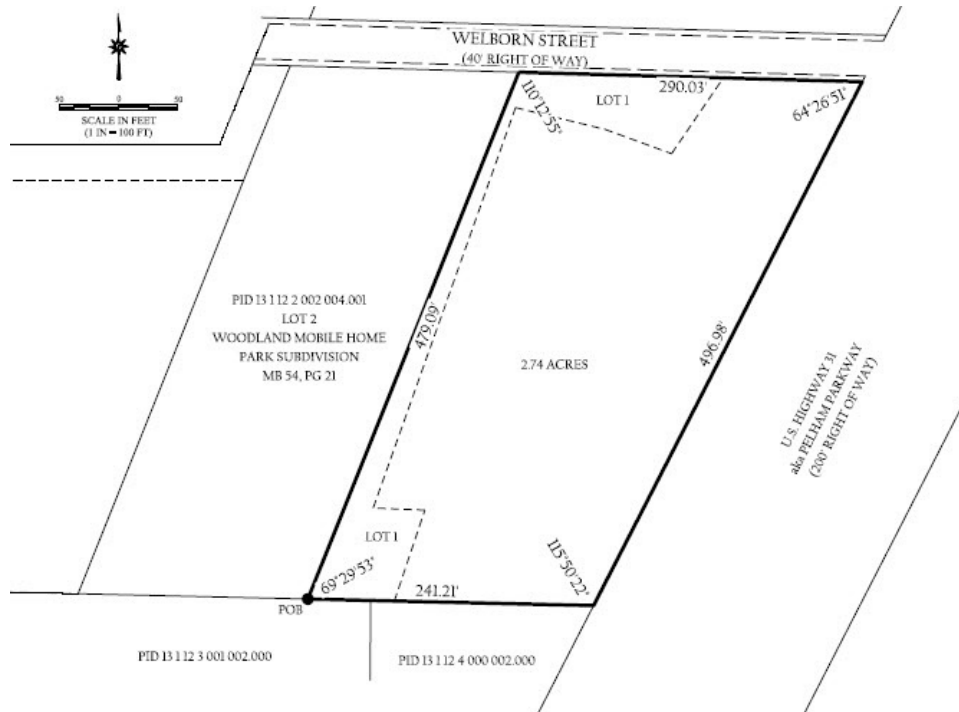
Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis

CLIENT:

The City of Pelham Community Development Authority (CDA)
Attn: Michael Simon, Economic Development Director, City of Pelham
3162 Pelham Parkway
Pelham, Alabama 35124

PROPERTY IDENTIFICATION and LEGAL DESCRIPTION:

The real property is located in Shelby County, Alabama inside the limits of the City of Pelham. The site fronts along the western margins of Pelham Parkway and the southern margins of Welborn Street. The subject property is located within Section 12, Township 20 South, Range 3 West, Shelby County, Alabama and has been mapped by the Shelby County Tax Assess as tax parcels #13-1-12-1-001-019 and #13-1-12-1-001-019.002. The improvements on the land have street address 2774, 2786 and 2788 Pelham Parkway, according to the Shelby County tax maps. The client provided the following survey and legal description of the subject property.



STATE OF ALABAMA
COUNTY OF SHELBY

I, ROBERT F. WEIMORTS, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Robert F. Weimorts, Jr.
Robert F. Weimorts, Jr., PLS
AL Reg # 23008



BEGINNING AT THE SOUTHWEST CORNER OF LOT ONE, WOODLAND MOBILE HOME PARK SUBDIVISION, AS RECORDED IN MAP BOOK 54 PAGE 21 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOT 479.09 FEET TO A POINT ON THE SOUTH MARGIN OF WELBORN STREET (40' RIGHT OF WAY); THENCE DEFLECT 69°47'05" RIGHT FOR 290.03 FEET ALONG SAID RIGHT OF WAY TO THE WESTERLY MARGIN OF U. S. HIGHWAY 31 (200' RIGHT OF WAY); THENCE DEFLECT 115°33'09" RIGHT FOR 469.98 FEET ALONG SAID RIGHT OF WAY; THENCE DEFLECT 64°09'38" RIGHT LEAVING SAID RIGHT OF WAY FOR 241.21 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 2.74 ACRES, MORE OR LESS.

2.74 acres (ID# 13-1-12-1-001-019 & 019.002
along Pelham Parkway & Welborn Street, Pelham
City of Pelham Community Development Authority

SALES and LISTING HISTORY

Parcel 13-1-12-1-001-019 was purchased by the client on December 17, 2019 for \$1,100,000, according to the Statutory Warranty Deed recorded as 20191219000471050. Parcel 13-1-12-1-001-019.002 was part of the land donated to the City of Pelham by Madison Run Resources, LLC on December 17, 2019, via Statutory Warranty Deed of Donation recorded as 20191219000471060. Madison Run Resources, LLC had owned the property since 2005. Copies of both Deeds are in the addenda and copies of the tax maps for each of these parcels is below.



13-1-12-1-001-019



13-1-12-001-019.002

The City of Pelham Community Development Authority (CDA) has actively marketed the subject property since acquiring the land. To the best of the appraiser's knowledge, the property is not under a contract to sale.

PURPOSE, INTENDED USE AND USER, AND EFFECTIVE DATE OF THE APPRAISAL

The purpose of this appraisal is to develop an opinion of the fair market value of the subject property's Fee Simple Estate "As If Vacant and Available for Development" with the Hypothetical Conditions that the property is zoned B-2 and the existing improvements have been removed. The appraisal is further subject to the assumptions, limiting conditions and certificate included herein.

This appraisal assumes that the subject property is not encumbered by any easements other than those

necessary for the use and enjoyment of the land, and as specified in the Warranty Deeds in the addenda.

The intended user is the client, as described above. No other intended users are known to or intended by the appraiser(s). A party receiving a report copy from the client does not, as a consequence, become a party to the appraiser-client relationship.

The date of the report is stated on the transmittal letter. The purpose of this report is to present the data and reasoning that the appraiser used to form the opinion of value. It is my understanding that the function or intended use of this appraisal is to estimate the market value for asset valuation purposes for the client's consideration.

PROPERTY EXPOSURE to the MARKET

While a property's exposure to the marketplace is a historical fact, reasonable exposure time is linked to the value estimate. Exposure time is the estimated length of time the property interest being appraised would have been offered on the market prior to a hypothetical consummation of a sale at market value on the effective date of the appraisal; it is a retrospective estimate based upon an analysis of past events assuming a competitive and open market. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Therefore, exposure time constitutes the time period over which the property is listed, competently marketed, skillfully negotiated and contracted for, due diligence is conducted and the sale is consummated at closing. Exposure time is influenced by market participant's forecast of current and expected supply/demand conditions in the assets market, cost information, and general economic conditions for the region coupled with historical multifamily property sales information.

To derive an expectation of reasonable exposure time, we relied on 1) formal and informal telephone surveys with local real estate brokers, commercial lenders and property owners; 2) a review of similar property sales activity within Pelham as well as other sections of the Birmingham-Hoover Alabama MSA over the past three years; and 3) primary data from our previous appraisals. Based on these data inputs, my conclusion is that reasonable market exposure for the subject property, as of the effective date of this concurrent value appraisal, is six to twelve months.

MARKETING PERIOD

While exposure is assumed to precede the effective date of the appraisal, marketing time/period is presumed to occur after the effective date. Marketing time is the estimated time it might take to sell the appraised interest in the subject property at its estimated market value during the period immediately after the effective date of the appraisal. There have been no extraordinary events that cause the estimated marketing time to differ from Exposure time; therefore, we estimate a typical marketing period for the subject is also between six and twelve months with proper professional marketing efforts.

PROPERTY RIGHTS APPRAISED

The property rights appraised are those constituting the Fee Simple Estate interest in the subject property. Therefore, the subject property is appraised herein as if free and clear of any and all other encumbrances and with the assumption that the owner's title is good and marketable.

Easements and restrictions of public record are not considered adverse to the use of the property if properly engineered and maintained by the grantee of the easement. This appraisal is further subject to the Hypothetical Conditions, general assumptions and limiting conditions set forth previously in this report.

DEFINITION OF VALUE and INTEREST APPRAISED

For the purpose of this appraisal, fair market value is defined as stated in Section 18-1A-172, Alabama Code, as follows:

The fair market value as used in this chapter shall be defined as the price the property would bring when offered for sale by a willing seller who is not forced to sell and which is sought by a willing buyer who is not required to buy, after due consideration of all the elements affecting value. (Acts 1985, No. 85-548, p. 802, §1003.)

In this assignment, the client directed the appraiser to provide an opinion of the fair market value of the subject under the hypothetical conditions that the land is (1) zoned B-2 General Business District and (2) that the land is "As If Vacant and Available for Development." The client requested an appraisal where valuation is based on the Most Applicable Approach(es).

Fee simple estate is defined as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.¹

When the right to use and control real property either is actually or intended conveyed to another person via a lease executed by the fee simple estate, the fee simple estate is subsequently separated into two separate and distinct estates: leased fee and leasehold estates. A leased fee estate is the interest retained by the owner and defined as:

An ownership interest held by a landlord with the right to use and occupancy conveyed by lease to others; the rights of the lessor (the leased fee owner) and the leased fee are specified by contract

¹ Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago, 2010), Page 78.

terms contained within the lease.²

A leasehold estate is the interest retained by the tenant or lessee and defined as:

The tenant's possessory interest created by a lease.³

APPRAISER COMPETENCY

The appraiser possesses the necessary experience and education to complete this appraisal assignment competently. The appraiser is a state certified general appraiser with membership in and designation from the American Society of Appraisers (ASA), a professional appraisal organization. The appraiser has experience with the product type for this assignment and the analytical methods necessary to derive a credible opinion of value. In addition, the appraiser has previously appraised properties in the local market where the subject property is located, has researched the local market sufficiently to understand its nuances and possesses geographical competency within this local market. Details regarding the appraisers' educations and experiences are summarized on the appraisal qualifications in the addenda to this report.

SCOPE of the APPRAISAL

The scope of this appraisal involved the analysis of data relative to actual sales and leases of land without improvements or buildings providing use benefits.

An "appraiser's from the street" inspection of the subject property because some the existing improvements are occupied. An inspection of the surrounding area was also undertaken. Data were then compiled concerning comparable sales and rentals in the subject property area and competitive areas, as well. Sources used for data compilation include both public and private sources such as tax records, deed records, Realtors, lenders, property owners, appraisers and governmental authorities.

The appraisal process is a systematic procedure whereby data are collected, analyzed, classified and used to derive a well-supported value conclusion that reflects all the factors that influence the market value of the property being appraised. The first step is defining the appraisal problem, which includes identifying the subject property and real property rights appraised, the appraisal's effective date, specification of the use of the appraisal, defining the value sought and identifying any limiting conditions or hypothetical conditions to the opinion of value. The appraiser then analyzes the external factors that affect market value of the property, including city and neighborhood factors. Simultaneously, the appraiser analyzes the internal factors that affect

² Appraisal Institute, The Appraisal of Real Estate, Tenth Edition (Chicago, 1992), Page 123.

³ Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago, 2010), Page 111.

value, such as site conditions and characteristics of the property's improvements. A highest and best use analysis follows. Next, the appraiser applies the relevant approaches to estimating value (Cost, Income and Market), reconciles from the indications reflected by the three approaches and derives a value estimate. Subsequently, the data, analysis, and conclusions are reported to the client.

Specific to this assignment, the appraiser completed the following actions within the scope of work:

- Lary B. Cowart, Ph.D., ASA, personally inspected the real estate that is the subject of this appraisal from the street;
- The appraiser reviewed the public records available regarding the subject property's sales history over the past three years;
- The appraiser considered all three traditional valuation approaches to the appraisal problem, developed the approach(es) most applicable to the assignment, collected relevant market data sufficient to produce a credible opinion of value and concluded an opinion of market value.
- Conducted a comparable sale survey within the subject neighborhood in order to form conclusions regarding the most likely transaction price of the subject property and personally inspected each comparable from at least the street.
- Analyzed the comparable sales and made adjustments to account for differences between each sale and the subject to derive an estimated market transaction price.
- Reported the results of the analysis in a summary Appraisal Report.

SPECIAL CONDITIONS of this APPRAISAL

In addition to the assumptions and limiting conditions set forth previously in this report, the appraiser assumes no liability for hidden defects of a physical nature or subsoil conditions of the subject property which could affect its value. These are considered matters of geological or engineering nature and should be certified by qualified persons, if needed.

It is further noted that the Federal Environmental Protection Agency has determined that hazardous conditions may exist in certain buildings, especially with reference to such materials as asbestos being present. These conditions are generally more prevalent with older structures. Hazardous radon gas may also be present and emitted. The undersigned appraisal firm and its individual appraisers are not experts in detecting these conditions. If these conditions are suspected, the client is advised to have complete reports made by qualified inspectors. Such reports should be supplied to the appraiser since they may materially affect the value or use of the subject property. Otherwise, the appraiser assumes no liability for such conditions should they exist. No Phase I Environmental Assessment Report was provided to the appraiser by the client. However, I note that the convenience store sales gasoline and repairs automobiles; therefore, recommend a Phase I Environmental Assessment for land contamination.

The appraiser reserves the right to subsequently amend this appraisal if the nonoccurrence of a predicted event materially affects the value of the subject property within the period between the effective and reporting dates of this appraisal assignment.

NEIGHBORHOOD DATA: Pelham, Alabama

A neighborhood or competitive market area is defined as:

"An area comprising a group of complementary land uses, in which changes would affect all of the properties in the area. It is typically delineated geographically but can also be delimited by political boundaries. In other words, a neighborhood is the geographic area in which the subject property and its major competitors would be directly affected in the same manner by changes in employment, population, income levels, new construction, transportation patterns, land-use controls and so on. Conversely, areas that would not be affected by new construction or other forces in the immediate area of the subject property would not be included as part of the neighborhood. Inhabitants of a neighborhood share a commonality of interests."⁴

The subject property is located within Shelby County within the city limits of Pelham, Alabama. Pelham is located in north central Alabama approximately fifteen miles south of the Birmingham CBD.

Neighborhoods are usually configured by physical barriers and by areas delineated by city limits, subdivision developments, zoning classifications, deed restrictions or type and/or age of building development. The subject neighborhood boundaries are the Pelham, AL city limits. Generally delineated as north by Valleydale Rd. and Hoover, AL, east by Oak Mountain State Park and Chelsea, AL, west CR 58 and Helena, AL and south by Alabaster, AL. It is situated 15 miles from the Birmingham Central Business District. The subject neighborhood's growth has historically been dependent upon the overflow of the development activity from the "over the mountain" areas of south Jefferson County. Linkages to the Birmingham MSA trade and employment centers are good. The subject has convenient access (3 major interchanges) to I-65; a major regional transportation connector route connecting it with major southeastern US markets. Potable water and sewerage is provided by municipal systems. Electrical power is supplied by Alabama Power Company. Natural gas is supplied by Alagasco. This neighborhood has experienced dynamic growth over the last fifteen (30) years.

The subject neighborhood's level of per capita income and educational levels are above the state's average. In 2017, Pelham, AL had a population of 22.9k people with a median age of 38.4 and a median household income of \$74,295. Between 2016 and 2017 the population of Pelham, AL grew from 22,596 to 22,941, a 1.53% increase and its median household income grew from \$71,864 to \$74,295, a 3.38% increase. The 5 largest ethnic groups in Pelham, AL are White (Non-Hispanic) (73.6%), Black or African American (Non-Hispanic) (10.6%), Some Other Race (Hispanic) (7.62%), White (Hispanic) (4.61%), and Asian (Non-Hispanic) (1.63%). Ninety-two percent of Pelham residents are U.S. citizens. Approximately 38% of the over 25 year old population holds a bachelors degree.

⁴ Fisher and Martin, 45.

Unemployment stood at 2.8% in May 2019, 5.2% in May 2020 (during the pandemic) and was down to 1.8% in May 2021. The civilian labor workforce in Shelby County during these two years ranged from a low of 113,117 in May 2020 to 115,617 in April 2021. Normally, Shelby County has one of the lowest unemployment percentages in Alabama.

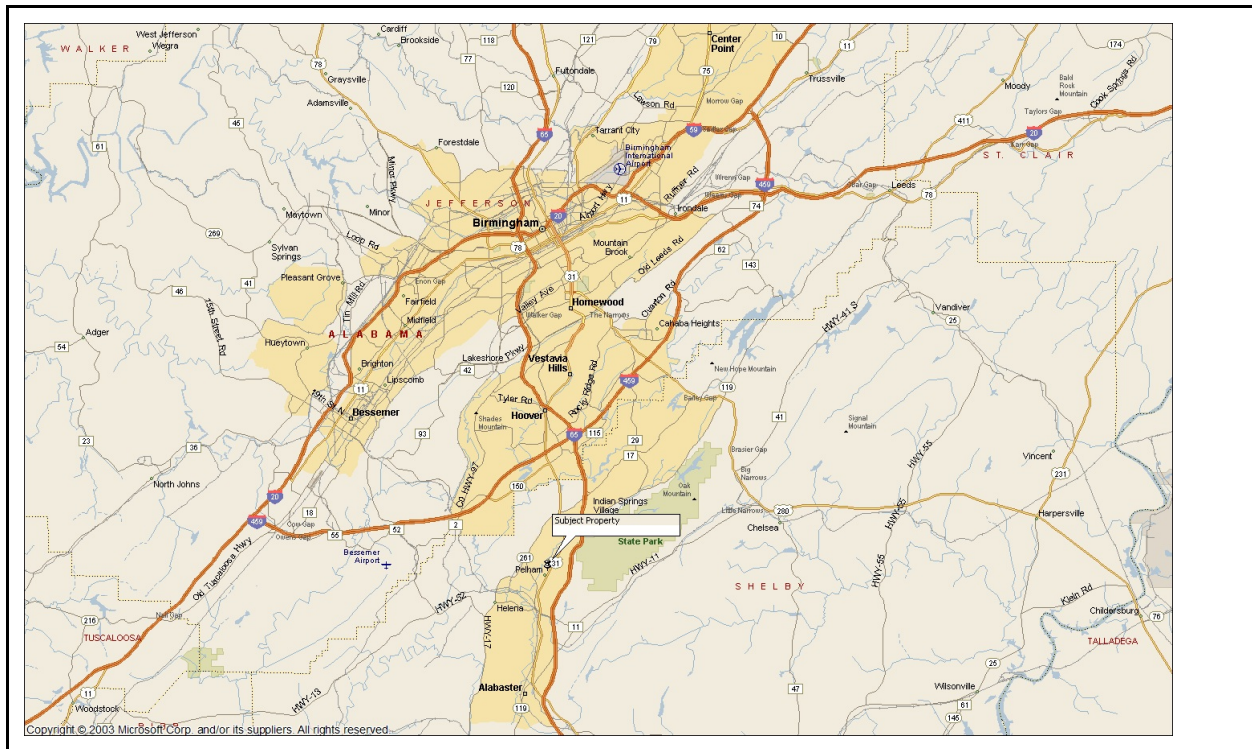
The community is currently served by Pelham City primary and secondary schools. These schools compare favorably with nearby Alabaster City Schools and Hoover City Schools. The market perceives these schools more favorably than Shelby County schools..

The University of Montevallo, Jefferson State Community College, Central Alabama Community College and the Shelby County School of Technology are located within easy commuting distance from the neighborhood. Other outstanding institutions of higher learning, UAB, Samford University and Birmingham Southern College, are located within a twenty (20) mile radius.

Shopping and recreational facilities are available from within the community and by easy access to other nearby communities. Major retail shopping malls are located within the city as well as in nearby Alabaster, Hoover and Birmingham. There are youth sports organizations which provide excellent recreational opportunities for the younger and adult age groups. These activities include organized sports for adolescents and teens, tennis and golf. Lay Lake, a recreational power generating reservoir is close by and provides very good fishing and water sports.

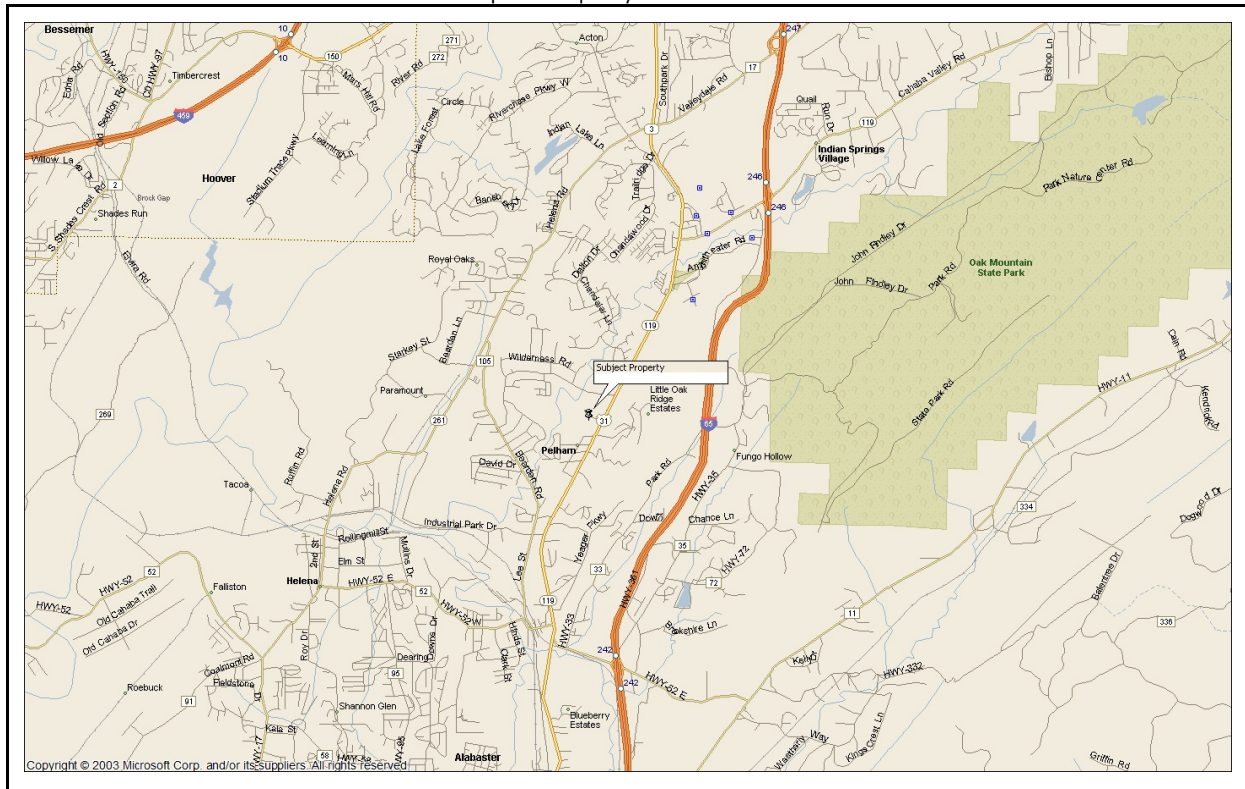
The subject property is under the jurisdiction of the City of Pelham, AL. This bodies is elected on a four year basis with the members elected in districts and the mayor elected at large. Police and fire protection is provided by municipal departments. Building permits and inspections as well as subdivision regulations are provided through the city's boards and commissions.

Subject Location within the Birmingham-Hoover MSA Map



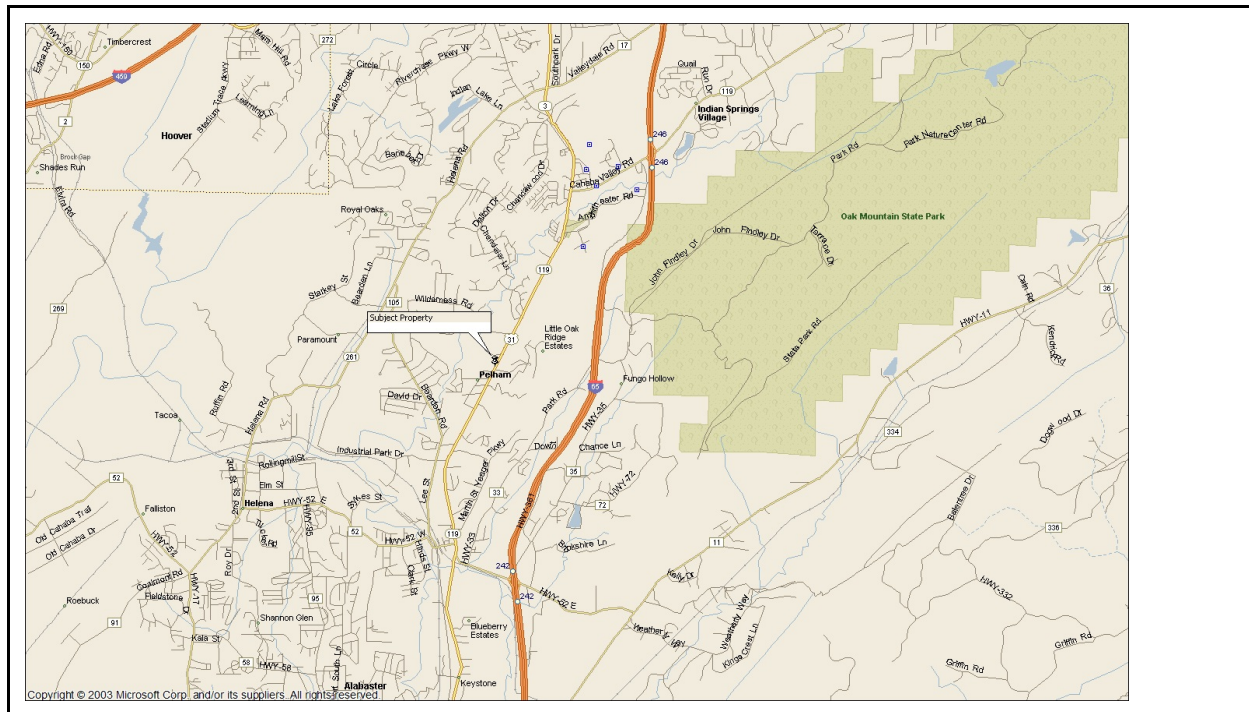
2.74 acres (ID# 13-1-12-1-001-019 & 019.002
along Pelham Parkway & Welborn Street, Pelham
City of Pelham Community Development Authority

Subject Property within Pelham



2.74 acres (ID# 13-1-12-1-001-019 & 019.002
along Pelham Parkway & Welborn Street, Pelham
City of Pelham Community Development Authority

The Subject within its Neighborhood



2.74 acres (ID# 13-1-12-1-001-019 & 019.002
along Pelham Parkway & Welborn Street, Pelham
City of Pelham Community Development Authority

SITE DATA

Site Summary		
Land Area - Usable	2.74 +/- acres	119,354 +/- Sq. Ft
Real Property Interest in the land	Fee Simple	See deeds in the addenda
Frontage	Approximately 497 feet along Pelham Parkway & 290 feet along Welborn Street	Reference the survey and legal description of the subject property
Configuration	Irregular, but somewhat rectangular	
Highest & Best Use	highest possible density retail use	
Zoning	B-2 General Business District (Hypothetical Condition)	Current zoning is M-1 Light Industrial, which permits B-2 uses
Flood Zone	Zone X, FIRM Shelby County, Alabama , AL) Panel #01117C0216E	Revised February 20, 2013

Location: Being along the west margins of Pelham Parkway and along the south margins of Welborn Street, the subject is approximately 1.7 miles south of Cahaba Valley Road, which connects the subject to I-65, and about 1.7 miles north of Pelham City Hall complex. The site is located in mixed use area with commercial, industrial and residential properties nearby. The subject site is easily accessible to and from all employment, recreational and shopping centers within the market area. It is located about 15 miles south of the center of the Birmingham Central Business District.

Site Area: Total land area is 2.74 +/- acres or 119,354 +/- square feet, according to the survey and tax records. The appraiser visually inspected the property by referencing the survey and Shelby County Tax Assessor's tax maps and the survey provided by the client, and did not detect any encroachments. However, the appraiser is neither a surveyor nor a lawyer rendering a professional opinion on matters of engineering or law, and reserves the right to amend this appraisal if these assumptions are found incorrect.

Configuration: The subject site is an irregularly-shaped parcel of land with approximately 497 feet fronting along Pelham Parkway and approximately 290 feet fronting along the south side of Welborn Street. The rear lot line is 479.09 feet and the south lot line is 241.21 feet long.

Zoning: According to officials at the City of Pelham Building Department, the subject site is zoned M-1, Light

Industrial District, which also permits B-2, General Business District, uses, but prohibits residential properties and mobile home pads. The client stated, " This zoning designation is eminent as the application is complete and scheduled for the January Planning & Zoning Board meeting, then it will move to the Council for final approval. It is a City initiated rezoning." Since the M-1 zoning allows B-2 uses, the primary consequence of a change to B-2 zoning is that it prohibits M-1 uses.

Adjacent Land Uses: The subject site is bounded to the north by Welborn Street. Across Welborn Street from the subject is Shelby Mart strip shopping center. The University of Montevallo owns the large mixed use building abutting the south boundary of the subject. The former Woodland MHP borders the subject's west side. Pelham Parkway abuts the eastern lines for the subject. Retail and automotive properties are located across Pelham Parkway from the subject.

An ingress/egress: The subject property is accessible via Pelham Parkway and Welborn Street. It also has a private road that serves the mobile home park. The mobile home park has been sold and most of the mobile homes have been removed. I believe the part of the private road that is on the subject will be vacated once all the mobile homes have been removed and the roadway abandoned.

Visibility: Subject enjoys good visibility from Pelham Parkway, the major commercial corridor in Pelham, as well as Welborn Street.

Roadways: Pelham Parkway is an asphalt-paved, 4-lane roadway with grassy median separating the north and south bound traffic lanes. Pelham Parkway does not have concrete curbs and gutters and uses open ditch for rainwater, etc.. Welborn Street is a standard 2-lane, asphalt-paved city street without concrete curbs or gutters. Welborn Street connects to Pelham Parkway on its east end and dead ends into a private industrial property on its west end.

Topography/Drainage: The site's topography is at street grade to both Pelham Parkway and Welborn Street, and mainly level. Drainage appears adequate and is supported by the roadway's storm sewer system.

Soil: No soil's report was provided. The site's soil appears typical of that of the abutting properties and the neighborhood. The land does not appear to contain mineral deposits of any commercial value.

Utilities: The site is served by all typical public utilities, including public sewer system and natural gas.

Easements: Typical utility and public highway right of way easements were visible during inspection or shown on the tax map and/or survey. Generally these types of easements benefit the burdened land. No evidence of encroachments or prescriptive easements was observed during the site inspection.

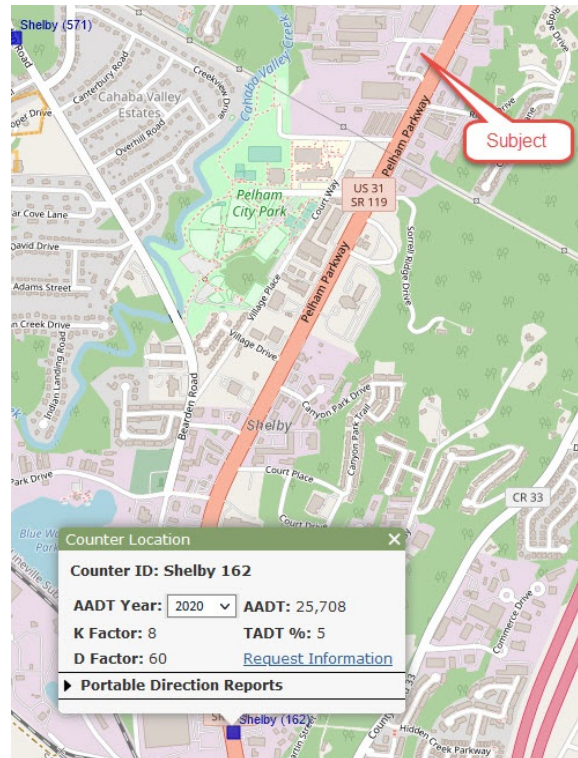
Covenants, Conditions and Restrictions: None are known.

Environmental Issues: The appraiser was not provided with any environmental impact studies or other data related to environmental issues. During the visual inspection of the site, the appraiser did not detect any evidence of hazardous waste or toxic substances that were not properly maintained. The value estimate

rendered herein is predicated on the assumptions that there are no such adverse materials present in or on the property that would cause a loss in value. The appraiser is not qualified to detect hazardous waste or toxic substances. Nevertheless, the appraiser recommends a Phase I Environmental Survey.

Public Services. The subject is served by the City of Pelham public services, including police and fire protection.

Traffic Counts in Pelham (latest is 2020)



Conclusion: The subject site is a functional parcel with many positive physical and locational characteristics. It is well suited for future development to B-2 retail and commercial uses..

DESCRIPTION of IMPROVEMENTS

Improvements Summary		
Number of Buildings	4	
Type of building use and/or structure	Date of Construction (per Shelby County records)	Gross Building Area (SF)
Automobile Sales Office	1940	2520
Single Family Residence	1968	1784
Convenience Store	1958	1890
Gas Pump Canopy	Unknown	1750
Auto Repair Shop	Unknown	690
Parking Spaces	adequate off street	

Lary Cowart conducted an appraiser's from the street inspection of the site on December 28, 2021. The inspection also included neighborhood street scenes and competitive properties. Please note that the appraiser did not violate the tenant's right to quiet enjoyment and only viewed the properties from the street and public areas. Please see the subject photos in the addenda for more detail.

While these improvements still have several years of Remaining Economic Life left in them. They are not the highest and best use of the land, for their NOI does not yield a competitive return on the value of the land. Furthermore, the hypothetical condition presumes that the existing improvements are removed or razed and the land is made available into its natural state or the equivalent of its natural state.

ASSESSMENT AND AD VALOREM TAX DATA

According to the Shelby County Tax Assessor's Office, the subject property is currently identified as parcel I.D. # 13-1-12-1-001-019.000 and # 13-1-12-1-001-019.002.

By law, all property in the State of Alabama is required to be assessed at 100% of its market value. Ad valorem tax for real property is divided into three classes: utility (Class III), commercial (Class II), and residential/agricultural (Class I). The subject property is classified on the tax rolls as "Class II" property, meaning that it is a nonresidential (or commercial) property. Commercial properties are assessed at 20% of market value and residential properties are assessed at 10% of market value.

The tax record for the larger parcel is presented below. I could not get a copy for the smaller 019.002 parcel.

PARCEL #: 13 1 12 1 001 019.000 OWNER: COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PE.. ADDRESS: PO BOX 1419 PELHAM AL 35124 LOCATION: 2878 HWY 31 PELHAM AL 35124		[500-E -] Baths: 2.0 H/C Sqft: 7,162 Bed Rooms: 0 Land Sch: SM Land: 634,480 Imp: 435,850 Total: 1,070,330 Acres: 2.310 Sales Info: 12/17/2019 \$1,100,000	
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<< Prev Next >> [2 / 2 Records] Tax Year : 2021

SUMMARY	LAND	BUILDINGS	SALES	PHOTOGRAPHS	MAPS																																																																
SUMMARY ASSESSMENT PROPERTY CLASS: 2 OVER 65 CODE: EXEMPT CODE: DISABILITY CODE: MUN CODE: 08 PELHAM HS YEAR: 0 SCHOOL DIST: 2 EXM OVERRIDE AMT: \$0.00 OVR ASD VALUE: \$0.00 CLASS USE: FOREST ACRES: 0 TAX SALE: PREV YEAR VALUE: \$1,169,630.00 BOE VALUE: 0 VALUE LAND VALUE 10% \$0 LAND VALUE 20% \$634,480 CURRENT USE VALUE [DEACTIVATED] \$0 CLASS 2 TRAILER PARK LO 47TPLOW \$87,120 CANOPY STEEL FR 36CSFGO \$50,670 *PAVING ASPHALT 34PASP4 \$58,060 BLDG 1 Card 3 500 \$60,900 OTHER BLDG \$179,100 CLASS 3 TOTAL MARKET VALUE: \$1,070,330																																																																					
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2.74 acres (ID# 13-1-12-1-001-019 & 019.002
 along Pelham Parkway & Welborn Street, Pelham
 City of Pelham Community Development Authority

ZONING DATA

The subject is located within the City of Pelham, Alabama, subject to its zoning authority. The subject is currently zoned M-1, Light Industrial District. Based on the hypothetical conditions above, the opinion of value is based on the property having a B-2 General Business District zoning classification.

The purpose for the B-2 General Business District is to establish and preserve a retail district convenient to the public and attractive for a wide range of retail uses. Permitted uses include most retail stores, restaurants, motels and hotels, veterinary clinics, medical laboratories, theaters, banks and other financial institutions and many other complementary uses.

A copy of the M-1 and B-2 zoning regulations for the subject property is in the addenda, as well as a zoning map for the subject that was provided by The City of Pelham.

HIGHEST AND BEST USE

Real estate is valued in terms of its highest and best use. The analysis and interpretation of highest and best use is an economic study of market forces focused on the subject property. For the purpose of this appraisal, highest and best use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legally permissible, physically possible, financially feasible and maximally productive.

In other words, highest and best use may be interpreted as that legal, reasonable and probable use which will support the highest present value of the subject property as of the date of the appraisal. Consequently, the highest and best use of the land or site, if vacant and available for use, may be different from the highest and best use of the improved property.

A comprehensive neighborhood and site analysis is necessary in order to estimate the highest and best use of the site as if vacant. Improvement analysis subsequently contributes to the highest and best use as improved conclusion. Any determination of highest and best use includes identifying the motivations of probable purchasers.

Highest and Best Use of the Site as if Vacant

Legally Permissible. Use of land may be legally restricted by private means through deed restrictions or public means through the government's police powers. As previously stated, the subject property is currently zoned for M-1, Light Industrial District, and is developed with two legally permitted uses and two legally nonconforming uses. The client's directions for this assignment are "The appraisal is to be performed as if the land were vacant of any structures, which will be removed prior to any sale, and carrying the City's B-2 Zoning." Therefore, two hypothetical conditions—the land is (1) zoned B-2 General Business District and is (2) vacant and available for development—are necessary for the purpose of reasonable analysis for a current market value of the property.

I am not aware of any private restrictions on the land's use, for none are stated in the Warranty Deed conveying the subject to its current owners, the client. Therefore, the legally permitted uses are those allowed in the City of Pelham's B-2 General Business District.

Physically possible. Many physical characteristics of a site can affect its potential use. These characteristics include size, location, frontage, configuration, topography, easements, infrastructure and surrounding land uses. Given the potential and legally permissible uses, the subject site, as described herein, fits well with respect to all of the above characteristics. The subject's physical characteristics are well suited for commercial development.

More specifically, at 2.74 acres, the subject site is large enough to support many general business land uses. Furthermore, at 2.74 acres, the site is large enough to be split into to support 2 or more general business land uses. For example, the site could be come two retail sites looking for a use or be developed with a multi-tenant property, such as offices or a shopping center. Of course, with nearly 500 feet of frontage on Pelham

Parkway and additional frontage on Welborn Street, the site can be attractive to many users that desire its central location within Pelham and its favorable visibility to more than 25,000 vehicles a day. The level topography makes development less expensive than almost every other topography for commercial development. Since any development would be second generation, the infrastructures are in place to support commercial development.

Financially feasible. In view of present market conditions, financial feasibility is directly proportional to the amount of net income that can be derived from the subject property. If the site was vacant, prospects for immediate development to a commercial or general business use are average for the neighborhood.

All macro economic indicators for the property and its neighborhood are strong. Financial markets are competitive for lenders and interest rates are stable for the time being, but are expected to rise in the near future as the Fed works to combat the nation's current high inflation rate.

The subject neighborhood is almost built-out with some, but not an abundant amount of, land available along Pelham Parkway for future development. The subject neighborhood and nearby neighborhoods are experiencing moderate residential and commercial development. Rents have increased moderately in the subject neighborhood, making development of vacant land still attractive to entrepreneurs.

Maximum productivity. After evaluating the income producing history of the subject in its current state and considering the subject site's legally permitted uses, physical characteristics, the nature of the neighborhood, and the feasibility of most all permitted uses, it is my opinion that the current highest and best use of the land as vacant and available for improvement is develop to the highest possible density retail use.

LAND VALUE

There is a technical difference between land and site. A site is a parcel of land prepared and ready for construction according to its highest and best use. To be considered a site, the land must be graded; trees and vegetation must be removed where appropriate; and streets, sewers, potable water, and other public services must be in place. Land, on the other hand, is a raw, undeveloped tract.

There are six generally recognized procedures for land and/or site valuation: sales comparison, allocation, extraction (or abstraction), subdivision development, land residual and ground rent capitalization. The sales comparison, or market data, approach involves an appraisal analysis based on the proposition that an informed purchaser would pay no more and an informed seller would accept no less than the cost of an existing property with the same utility. Therefore, this approach involves the comparing and contrasting of characteristics of the subject property and current market conditions with characteristics related to a bona fide market transaction between knowledgeable buyers and sellers, and adjusting the existing sales for the differences to derive a value indication of the subject property. This approach to real estate valuation is particularly applicable when the market is active and provides reasonable evidence of market participant actions. Generally, it is the preferred approach to deriving an estimate of the land's market value.

In this case, the Sales comparison approach will be employed in developing an opinion of the market value of the land "as vacant and available for development."

SALES COMPARISON APPROACH to the REAL ESTATE

The sales comparison, or market data, approach is the process in which a market value estimate is derived by analyzing the market for similar properties that have sold and subsequently comparing and contrasting these properties with the subject property. For both improved and unimproved land, this approach is based primarily on the principle of substitution, which states that the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability within a reasonable amount of time. Of course, this implies that one is not justified in paying more for a property than the amount that one can go into the open market and purchase a similar property with equal desirability and utility, provided there is no undue delay.

The methodology of this approach basically involves extracting sales of similar property with equal desirability and utility in the marketplace. Information relating to both the economies and consideration involved is confirmed and this information is used to develop various units of comparison. Sales of identical properties are rarely available. Therefore, the differences between the subject property and those bona fide, arms-length sales of comparable properties must be analyzed and adjusted to reflect the value of the differences in the marketplace.

In applying the sales comparison approach to this appraisal assignment, the following procedures and processes were taken:

- A. Investigated the market for the subject property at its highest and best use as unimproved and selected sales of similar unimproved properties (land) in the subject's submarket or similar submarkets where relevant information could be found;

- B. collected and verified all relevant information possible about each property and each sale, including dates of transaction, physical and locational characteristics and any special conditions;
- C. analyzed market data by comparing and contrasting each property with the subject as to time of sale, locational benefits, physical characteristics and conditions of sale, and determined relevant units of comparison (sales price per sq. ft., sales price per acre, sales price per front foot, etc.);
- D. adjusted the sales prices of each comparable sale for dissimilarities between it and the subject (adjustments were derived from the market whenever possible, using "matched pairs," regression or other adjustment techniques); and
- E. reconciled the adjusted prices of the comparable sales into an indication of value.

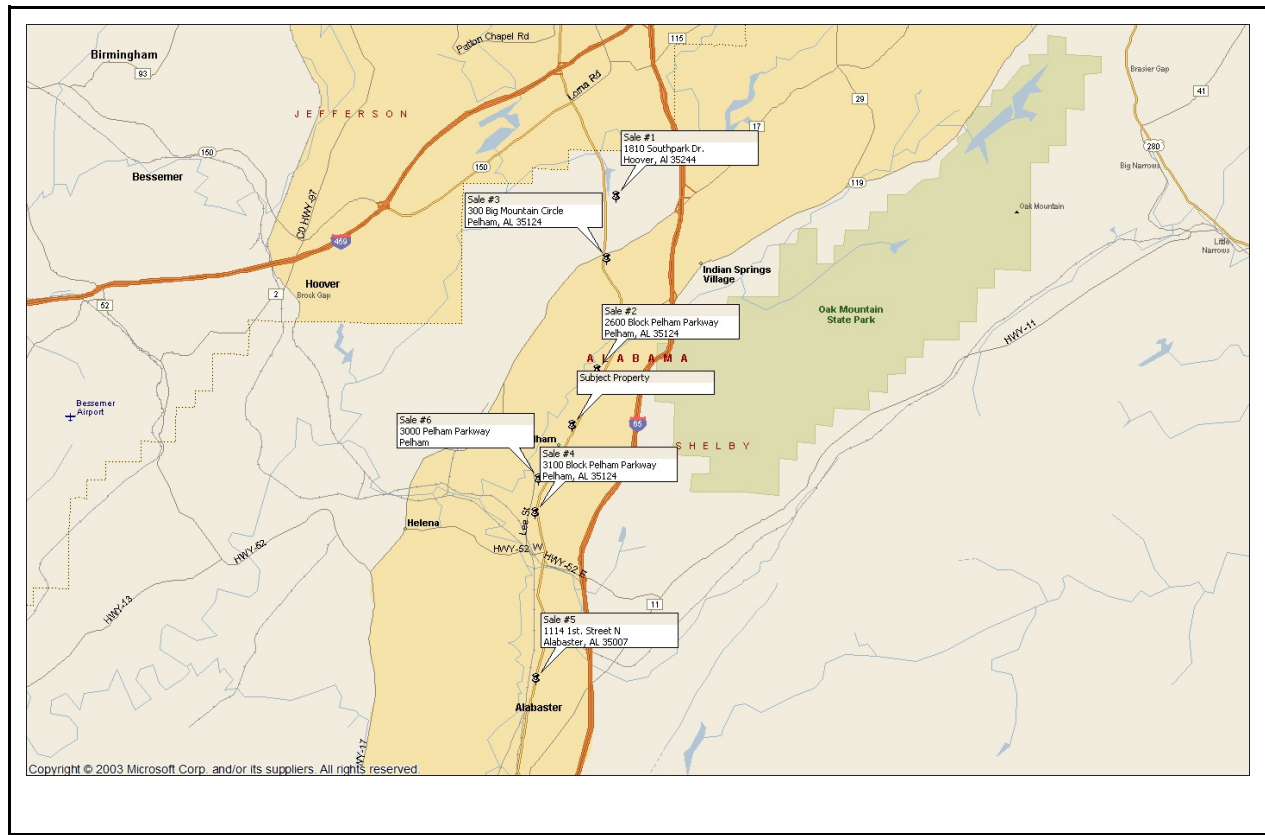
The units of comparison (UOC) considered most appropriate for the analysis of the subject in relation to the comparable sales will be derived during the following analysis.

Selection of Comparable Sales of the Real Estate "As If Vacant and Available for Development"

The subject site is located within a commercial neighborhood with some undeveloped land available along Pelham Parkway, but not an over abundance. After an initial screening of neighborhood land sales within the past three years, the primary selection criterion was established to qualify sales for consideration: (1) the sale must have involved property either zoned for or have a H&BU of or subsequently developed to a commercial use that meets Pelham's B-2 zoning requirements, and (2) be located in the subject's neighborhood or nearby competing market area with a preference for land sales along Pelham Parkway. The best available sales were identified and a brief summary of these sales is followed by their Datasheets.

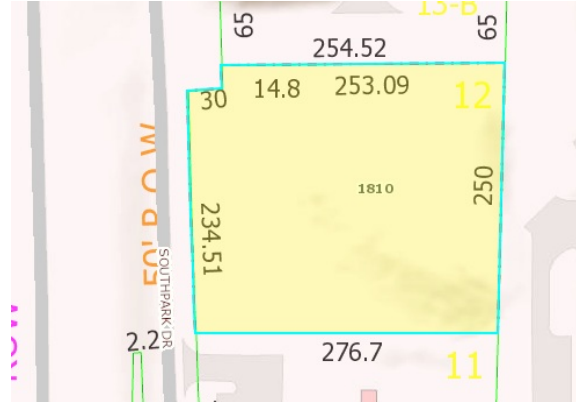
Summary of Comparable Land Sales (w/o adjustments)								
No.	Property	Current Use	Date of Sale	Size (Acres)	SF	Sales Price	Price per Acre	Price per SF
1	1810 Southpark Dr., Hoover	Oak Mountain Animal Hospital	Jan. 21, 2020	1.596	69,543	\$625,000	\$391,484	\$8.99
2	2600 Block Pelham Parkway, Pelham	EAW (Vehicle Sales)	Sept. 17, 2019	4.8	209,088	\$875,000	\$182,292	\$4.18
3	300 Big Mountain Circle, Pelham	Medical Office	June 26, 2017	0.862	37,531	\$475,000	\$551,304	\$12.66
4	3100 Block Pelham Parkway, Pelham	Vacant	July 30, 2019	0.97	42,253	\$312,790	\$322,465	\$7.40
5	1114 1 st Street, Alabaster, AL	Now 2 tenants - both fast food	Dec 28, 2019	0.87	37,897	\$441,000	\$506,899	\$11.64
6	3000 Pelham Parkway, Pelham	MAPCO C-store	March 20, 2020	1.6	69,696	\$1,300,000	\$812,500	\$18.65
Avg	.	.	.	1.783	77,668	\$671,465	\$461,157	\$10.59

Comparable Sales Map



2.74 acres (ID# 13-1-12-1-001-019 & 019.002
along Pelham Parkway & Welborn Street, Pelham
City of Pelham Community Development Authority

Comparable Land Sale #1 Datasheet



July 2021 photograph

Transaction			
Property Sub-Type	Land	Date of Sale	January 21, 2020
	General Business	Grantor	Grille One, Inc.
	Commercial Land		
Property Name	Oak Mountain Animal Hospital	Grantee	Oak View AH Properties, LLC
Street Address	1810 Southpark Dr.	Deed Book/page	20200130000039350
City, State, Zip Code	Hoover, AL 35244	Sales Price	\$625,000
Neighborhood	Highway 31 S/Pelham Parkway corridor	Financing	Cash to buyer
County	Shelby	Adjustments to Sales Price	\$0
Tax Map No.	10 9 30 0 001 005.011	Adjusted Sales Price	\$625,000
Marketing Time (days)	120	Property Rights	Fee Simple
Verification	Compstak & Public records	Conditions of Sale	Typical arms-length
Site/Land Data			
Land Area-s.f.	69,543	Topography	Level

2.74 acres (ID# 13-1-12-1-001-019 & 019.002 along Pelham Parkway & Welborn Street, Pelham City of Pelham Community Development Authority

Comparable Land Sale #1 Datasheet			
Area-acres	1.60	Zoning	PC - Planned Commercial
Useable %	100.00%	Utilities	all
Shape/Configuration	Irregular	Road Frontage	268
Usable Land in SF	69,543	Usable Land (Acres)	1.60
Sales Price per SF	\$8.99	Sales Price per Acre	\$391,484
Sales Price per Usable SF	\$8.99	Adj. Sales Price/front foot	\$2,332.09
Adj. Sales Price/Usable	\$8.99	Adj. Sales Price per Acre	\$391,484.41
Land per SF			
Comment	Listed at \$695,000 in August 2019 for a 90% Sale-to-list price ratio. This property is now developed with improvements for Oak Mountain Animal Hospital.		

Comparable Land Sale #2 Datasheet



2020 photograph



July 2021 Photograph



Transaction			
Property Sub-Type	Land Commercial Land	Date of Sale	September 17, 2019
Property Name	EAW (Auto Sales)	Grantor	FSS Warehousing Property, LLC
Street Address	No Street Number 2600 Block Pelham Parkway	Grantee	Exclusive Holdings, LLC
City, State, Zip Code	Pelham, AL 35124	Deed Book/page	20190918000343490
Neighborhood	Pelham Parkway Corridor	Sales Price	\$875,000
County	Shelby	Financing	Cash to seller
Tax Map No.	13-1-01-4-001-019	Adjustments to Sales Price	\$0
Marketing Time (Days)	Unknown	Adjusted Sales Price	\$875,000
Verification	Compstak & public records	Property Rights	Fee Simple
		Conditions of Sale	Typical arms-length
Site/Land Data			
Land Area-s.f.		Topography	slightly below street level

2.74 acres (ID# 13-1-12-1-001-019 & 019.002
along Pelham Parkway & Welborn Street, Pelham
City of Pelham Community Development Authority

Comparable Land Sale #2 Datasheet			
	209,088		and then mostly level
Area-acres	4.80	Zoning	B-2, General Business
Useable %	100%	Utilities	all
Shape/Configuration	irregular	Road Frontage (Feet)	620
Usable Land in SF	209,088	Usable Land (Acres)	4.80
Sales Price per SF	\$4.18	Sales Price per Acre	\$182,292
Sales Price per Usable SF	\$4.18	Adj. Sales Price/front foot	\$1,411.29
Adj. Sales Price/Usable	\$4.18	Adj. Sales Price per	\$182,292
Land per SF		Usable Acre	
Comment	The seller acquired this property in 2016 when this property was transferred by an individual to his own LLC. The property is bounded by the YMCA to its north and west and an Enterprise Car Sales lot to its south. A new automobile sales facility has been constructed on the site. But, the property was raw, undeveloped land at the time of sale, as shown in the aerial photograph above.		

Comparable Land Sale #3 Datasheet



The map to the left is the 2016 ALDOT traffic counts for Shelby County.

Transaction			
Property Sub-Type	Land B-2, Commercial Land	Date of Sale	June 26, 2017
Property Name	Now Kid's Street Urgent Care	Grantor	Big Mountain, LLC
Street Address	300 Big Mountain Circle	Grantee	AL Pelham Big RUC, LLC
City, State, Zip Code	Pelham, AL 35124	Deed Book/page	20170629000232170
Neighborhood	Pelham Parkway Corridor	Sales Price	\$475,000
County	Shelby	Financing	Cash to seller
Tax Map No.	10-9-31-2-001-004.007	Adjustments to Sales Price	\$0
Marketing Time	Unknown	Adjusted Sales Price	\$475,000
Verification	Gene Lunceford by associate appraiser & public records	Property Rights	Fee Simple
		Conditions of Sale	Typical arms-length
Site/Land Data			
Land Area-s.f.	37,531	Topography	above street level and then level
Area-acres	0.86	Zoning	B-2, General Business
Useable %	100%	Utilities	all
Shape/Configuration	Irregular but somewhat	Road Frontage	172

2.74 acres (ID# 13-1-12-1-001-019 & 019.002
along Pelham Parkway & Welborn Street, Pelham
City of Pelham Community Development Authority

Comparable Land Sale #3 Datasheet			
	rectangular		
Usable Land in SF	37,531	Usable Land (Acres)	0.86
Sales Price per SF	\$12.66	Sales Price per Acre	\$551,304
Sales Price per Usable SF	\$12.66	Adj. Sales Price/front foot	\$1,221.08
Adj. Sales Price/Usable	\$12.66	Adj. Sales Price per	\$551,304
Land per SF		Usable Acre	
Comment	This property is next to Aldi's. It has visibility from Pelham Parkway (US 31) but not as good as Aldi's visibility. Traffic count on 31 at this property is 28,170.		

Comparable Land Sale #4 Datasheet



Transaction

Property Sub-Type	Land	Date of Sale	July 30, 2019
Property Name	Commercial Land	Grantor	City of Pelham, AL
	None - Vacant Land	Grantee	Summer Classics Properties, LLC
Street Address	No Street Number 3100	Deed Book/page	20190801000275940
	Block Pelham Parkway		
City, State, Zip Code	Pelham, AL 35124	Sales Price	\$312,790
Neighborhood	Pelham Parkway Corridor	Financing	Cash to seller
County	Shelby	Adjustments to Sales Price	\$0
Tax Map No.	136133002003.001	Adjusted Sales Price	\$312,790
Marketing Time (Days)	Unknown	Property Rights	Fee Simple
Verification	Purchase contract, Tom Seale, City of Pelham, & public records	Conditions of Sale	Typical arms-length

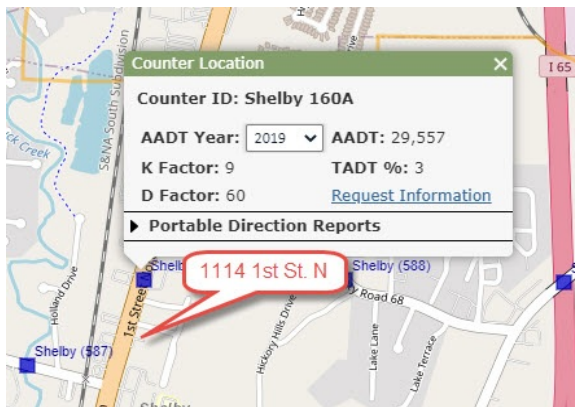
Site/Land Data

Land Area-s.f.	42,253	Topography	slightly below street level and then mostly level
Area-acres	0.97	Zoning	M-1, Light Industrial
Useable %	100%	Utilities	all
Shape/Configuration	irregular - nearly rectangular	Road Frontage (Feet)	198
Usable Land in SF	42,253	Usable Land (Acres)	0.97
Sales Price per SF	\$7.40	Sales Price per Acre	\$322,464
Sales Price per Usable SF	\$7.40	Adj. Sales Price/front foot	\$1,579.75
Adj. Sales Price/Usable	\$7.40	Adj. Sales Price per Usable Acre	\$322,464
Land per SF			

Comment

This property is located directly in front of the Summer Classics facility. In other words, it sold to an adjacent landowner. The seller reported that this sale was fairly negotiated between the parties.

Comparable Land Sale #5 Datasheet



Transaction			
Property Sub-Type	Land	Date of Sale	December 28, 2019
	B-2, Commercial Land	Grantor	Counce Enterprises, LLC (Diane R. Counce, sole member)
Property Name	Now a 2-tenant retail property	Grantee	HCI Dunkin Alabaster, LLC (3075 Healthy Way, Vestavia AL)
Street Address	1114 1 st Street North	Deed Book/page	20200102000000520
City, State, Zip Code	Alabaster, AL 35007	Sales Price	\$441,000
Neighborhood	Old Town Alabaster	Financing	Cash to seller
County	Shelby	Adjustments to Sales Price	\$0
Tax Map No.	13-7-36-2-001-047	Adjusted Sales Price	\$441,000
Marketing Time (Days)	Unknown	Property Rights	Fee Simple
Verification	Ira Levin of Levin & Associates & public records	Conditions of Sale	Typical arms-length
Site/Land Data			
Land Area-s.f.	37,897	Topography	above street level and then level
Area-acres	0.87	Zoning	B-2, General Business

2.74 acres (ID# 13-1-12-1-001-019 & 019.002
along Pelham Parkway & Welborn Street, Pelham
City of Pelham Community Development Authority

Comparable Land Sale #5 Datasheet			
Useable %	100%	Utilities	all
Shape/Configuration	rectangular	Road Frontage (Feet)	150
Usable Land in SF	37,897	Usable Land (Acres)	0.87
Sales Price per SF	\$11.64	Sales Price per Acre	\$506,899
Sales Price per Usable SF	\$11.64	Adj. Sales Price/front foot	\$2,940.00
Adj. Sales Price/Usable	\$11.64	Adj. Sales Price per	\$506,899
Land per SF		Usable Acre	
Comment	This property originally had a single family residence that was built in 1947. It had been razed prior to the offering of the property by Ira Levine of Levine & Associates. The property is now developed with a 2-tenant retail/restaurant building. Nearest Traffic Count is about 29,500.		

Comparable Land Sale #6 Datasheet



Transaction

Property Sub-Type	Land Commercial Land	Date of Sale	March 20, 2020
Property Name	Former PNC Bank	Grantor	PNC Bank, National Association
Street Address	3000 Pelham Parkway	Grantee	Mapco Express, Inc.
City, State, Zip Code	Pelham, AL 35124	Deed Book/page	20200324000115500
Neighborhood	Pelham Parkway Corridor	Sales Price	\$1,300,000
County	Shelby	Financing	Cash to seller
Tax Map No.	13-6-13-2-002-015	Adjustments to Sales Price	\$20,000
Marketing Time (Days)	Unknown	(demolition of Bank Bldg.)	
Verification	Compstak, Associate Appraiser & public records	Adjusted Sales Price	\$1,320,000
		Property Rights	Fee Simple
		Conditions of Sale	Typical arms-length

Site/Land Data

Land Area-s.f.	69,696	Topography	at street level and level
Area-acres	1.60	Zoning	B-2 General Business
Useable %	100%	Utilities	all
Shape/Configuration	irregular - nearly rectangular	Primary Road Frontage (Feet)	245
Usable Land in SF	69,696	Usable Land (Acres)	1.60
Sales Price per SF	\$18.65	Sales Price per Acre	\$812,500
Sales Price per Usable SF	\$18.65	Adj. Sales Price/front foot	\$5,387.76
Adj. Sales Price/Usable	\$18.94	Adj. Sales Price per	\$825,000
Land per SF		Usable Acre	

Comment	The buyer razed the bank branch building with office spaces and began clearing and preparing the land in early summer 2021. Currently, construction is underway for a new MAPCO convenience store that sells fuel. This convenience store looks like it will have more pumps than most of the Pelham Parkway convenience stores. The site is a corner parcel with 245 feet frontage along Pelham Parkway and 260 feet frontage along Industrial Park Drive (Shelby Highway 105).
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SALES COMPARISON APPROACH to the Land – DATA and ANALYSIS “As If Vacant and Available for Development” as of December 28, 2021

2.74 +/- acres of Land Fronting on Pelham Parkway
Located on Parcels #13-1-12-1-001-019 & 13-1-12-1-001-019.002, Pelham, Alabama

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
Property Descriptions	2774 - 2788 Pelham Pkwy.	1810 Southpark Dr.	2600 Block Pelham Parkway	300 Big Mountain Circle	3100 Block Pelham Parkway	1114 1 st Street	3000 Pelham Parkway
Location	Pelham	Hoover	Pelham	Pelham	Pelham	Alabaster	Pelham
Date of Sale/effective	December 28, 2021	Jan. 21, 2020	Sept. 17, 2019	June 26 2017	July 30, 2019	December 28, 2019	March 20, 2020
Sales Price (SP)		\$625,000	\$875,000	\$475,000	\$312,790	\$441,000	\$1,300,000
Adjusted Sale Price (ASP)		\$625,000	\$875,000	\$475,000	\$312,790	\$441,000	\$1,320,000
Land Area - SF	119,354	69,543	209,088	37,531	42,253	37,897	69,696
Usable Land Area - SF	119,354	69,543	209,088	37,531	42,253	37,897	69,696
Useable Land - Acres	2.74	1.60	4.80	0.86	0.97	0.87	1.60
Frontage	497	268	620	172	198	150	245
ASP/ SF		\$8.99	\$4.18	\$12.66	\$7.40	\$11.64	\$18.94
ASP/Useable Land - Acres		\$391,484	\$182,292	\$551,304	\$322,465	\$506,899	\$825,000
ASP/Frontage		\$2,332	\$1,411	\$2,762	\$1,580	\$2,940	\$5,388
Time/ Market Conditions		7.0%	8.0%	13.0%	9.0%	8.0%	7.0%
Adjusted for Time		\$9.62	\$4.52	\$14.30	\$8.07	\$12.57	\$20.27

Location and Physical Characteristics Analysis

Location	Pelham	Hoover	Pelham	Pelham	Pelham	Alabaster	Pelham
Location Description	Pelham Pkwy. South of Hwy 119	Pelham Pkwy. north of Valleydale	Pelham Pkwy. South of Hwy 119	Pelham Pkwy. between Valleydale and 119	Near Pelham City Complex	Near Shelby Baptist Medical	Across from Thompson HS
Comparison		Equal	Equal	Equal	Equal	Equal	Equal
Adjustment		0%	0%	0%	0%	0%	0%
Adjusted		\$9.62	\$4.52	\$14.30	\$8.07	\$12.57	\$20.27
Pad Ready Site	No	No	No	No	No	No	No

2.74 acres (ID# 13-1-12-1-001-019 & 019.002
along Pelham Parkway & Welborn Street, Pelham
City of Pelham Community Development Authority

SALES COMPARISON APPROACH to the Land – DATA and ANALYSIS “As If Vacant and Available for Development” as of December 28, 2021

Adjustment		0%	0%	0%	0%	0%	0%
Adjusted		\$9.62	\$4.52	\$14.30	\$8.07	\$12.57	\$20.27
Configuration	Irregular	Irregular	Irregular	Irregular	Irregular	Irregular	rectangular
Comparison		Equal	Equal	Equal	Equal	Equal	Equal
Adjustment		0%	0%	0%	0%	0%	0%
Adjusted		\$9.62	\$4.52	\$14.30	\$8.07	\$12.57	\$20.27
Topography of Useable land	Mostly level	Mostly level	Mostly level	Mostly level	Mostly level	Mostly level	Level
Comparison		Equal	Equal	Equal	Equal	Equal	Equal
Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted		\$9.62	\$4.52	\$14.30	\$8.07	\$12.57	\$20.27
Size	119,354	69,543	209,088	37,531	42,253	37,897	69,696
Comp Size/Sub. Size		0.58	1.75	0.31	0.35	0.32	0.58
Adjustment		-7%	8%	-17%	-15%	-17%	-7%
Adjusted		\$8.94	\$4.88	\$11.87	\$6.86	\$10.43	\$18.85
Indicated value of the whole		\$1,067,408	\$582,591	\$1,416,762	\$818,611	\$1,245,009	\$2,249,416
Summary Statistics and Indicated Market Value							
	Whole	Per sf	Whole w/o Sale 2 & 6		Whole	Per sf	Whole w/o Sale 2 & 6
High	\$2,249,416	\$18.85	\$1,416,762	Standard Deviation	\$581,228	\$4.87	\$255,700
Low	\$582,591	\$4.88	\$818,611	Coefficient of Variation	47.26%	47.26%	22.49%
Difference in High-Low	\$1,666,825	\$13.97	\$598,151	Indicated Value Land “As if Vacant and Available for Development”			\$1,155,000
Mean	\$1,229,966	\$10.31	\$1,136,948				
Median	\$1,156,208	\$9.69	\$1,156,208				

Explanation of Property Adjustments

To estimate the market value of a subject property's land under the direct sales comparison approach, the first step was to examine the marketplace for sales of properties that have sold and are comparable to the subject property. The most important factors considered in the selection process were property rights involved, financing terms, conditions of sale, market conditions, locational characteristics, physical characteristics, use and economic conditions. A hierarchy of characteristics was established with highest and best use (H&BU) considered the most important element with location second and physical characteristics third.

In this case, I found five recent comparable sales (occurring in 2020 & 2019) within the immediate area of the subject, meaning along Pelham Parkway within Pelham, and one older 2017 sale. This was not unexpected because this stretch of Pelham Parkway has been nearly built-out for years and most of the vacant land would be land that was previously developed with a use that no longer constitutes the H&BU. I note that since 2019 there has been a resurgence of development along Pelham Parkway.

The second step was to determine relevant units of comparison (UOC), i.e., the components into which a property will be divided for purposes of comparison and subsequent adjustment. The most applicable units of comparison for raw land are on (1) price per acre or square foot (SP/Acre or SP/SF), (2) price per front foot basis (SP/Frontage feet), and (3) the EGIM (SP/EGIM) for leased land. After examining the market evidence, I based my comparative analysis on price per useable square foot (SP/useable SF) because that is the basis typically used in this submarket.

The third step was to collect data about the comparable sales, evaluate that data with respect to the subject property and make adjustments for material differences between the subject and each comparable sale. Each of the comparable sales involved the granting of the estate without any known special financing. Since this appraisal is also of the fee simple estate and there is no special financing contemplated, no adjustments were necessary for either interest conveyed or for financing. There are, however, differences in Time or Market Conditions, locational, economic and physical attributes of the sales that must be accounted for in this analysis.

Interest Conveyed. This is the appraisal of the subject's fee simple interest. All of the sales involved the granting of the fee simple interest. Therefore, no adjustments are warranted.

Market Conditions or Time. These comparable sales occurred between March 2020 and 2017, making them relatively fresh sales. The preferred method of deriving a Market Conditions or Time adjustment is examination of Sale-resale of the same property. Five of these comparable sales were purchased with specific uses/development in mind, and each of those has now been improved with the development intended by the purchaser. The other comparable sale (#4) has not been developed or resold. Therefore, I have no sale-resale among these comparable sales. I then searched other area of Shelby County for comparable properties that sold and resold, but did not identify any sale-resales to provide guidance regarding the change in prices for changes of market conditions or time. Nevertheless, there are ample 3rd party data (and perceptions) that real estate values have been increasing in the subject neighborhood over this period. Consequently, after reviewing a number of smaller parcel, land sales in Pelham and Hoover, I conclude that property values in this market segment have remained relatively stable over the period from June 2017 and the effective date of the appraisal with modest increases in values consistent with inflation over the period. Therefore, I forecast adjustments for time at or near the inflation rates (estimated to have averaged 2% to 3%

per year through 2020 and then last year's inflation at about twice that at 5.4%) are warranted, and applied to these Comparable Sales.

Location. A property's location is analyzed in relation to the location of other properties. Adjustments for location may be required when the aggregate locational characteristics or benefits of a comparable property are different from those of the subject property. In this case, five of the comparable sales are along Pelham Parkway (U. S. 31 South) within the City of Pelham. Sale #5 is along U. S. 31 south in Alabaster near the Shelby Baptist Medical Center. Traffic counts near each of these comparable sales are, like the subject, above 20,000 vehicles per day, making them more or less similar and relatively equal in the number of passers-by. Therefore, I conclude that the locations are equal in the aggregate and that no adjustments for location are warranted.

Pad Ready Site or adjustments for capital expenditure after sale have been analyzed in Adjusted SP. While there are several buildings on the site, the hypothetical condition for this assignment is that the land is basically raw land without structures or other improvements. Therefore, the land is presumed to be in its natural state. None of the comparable sales were pad ready at the time of their sale. Therefore, no adjustments are necessary for this physical characteristic.

Configuration. For commercial properties, a square or rectangular configuration with good highway frontage is very desirable quality for a parcel of land. In general, for a given area of land, a wider property with more highway frontage is preferred to a deeper parcel with less highway frontage. As one looks at the configuration of the subject property, it is obviously an irregular parcel with 497 feet of frontage along a major traffic artery and an addition 290 feet of frontage along a short connector roadway. All of the comparable sales are either rectangular or somewhat rectangular. I conclude that the subject's irregular configuration does not handicap it relative to these properties because of its frontage along Pelham Parkway and its depth in the most desirable building area of the site. Therefore, I conclude that each of the comparable sales possess a configuration that is very conducive for retail development and judge that the differences did not affect their sales prices. When the pluses and minuses of the subject site's configuration are compared to those of the comparable sales, I conclude that no adjustments for any differences in configuration are warranted.

Topography. The subject property's topography is at street level and basically level with perhaps a slight decline toward the rear of the property. All of the comparable sales are judged to have equally suitable topography for commercial development. Therefore, no adjustments are warranted for topography.

Size. The comparable sales bracketed the subject with respect to size on both a total land area and useable land area basis. Although larger parcels typically sell for higher total prices, they generally sell for lower average or unit prices due to the principle of marginal utility. Smaller parcels, on the other hand, typically sell for lower overall prices, but higher per unit prices. Therefore, parcels larger than the subject often received positive adjustments to reflect the higher unit price that they would have drawn if the parcel had been smaller and more like the subject, and parcels that are smaller than the subject often received a negative adjustment to reflect the lower average unit price it would have commanded had it been as large as the subject. After conducting matched pairs analysis among these comparable sales, I concluded that adjustments are warranted and employed the 90% Dilmore Size Adjustment Table to these comparable sales.

Reconciliation of Land Value Estimate by Sales Approach

The adjusted unit prices per square foot of useable land ranges from a low of \$4.88 to a high of \$18.85. When the individual adjusted values per square foot are applied to the subject property as a whole, the analysis produces indicated values of the subject ranging from a low of \$582,591 to a high of \$2,249,416. The median of these indicated values is \$1,156,208, while the mean value is \$1,229,966. The standard deviation is \$581,228 and the Coefficient of Variation (CV) is 47.26%, which is high by any measure.

The reason the Coefficient of Variation and standard deviation are high is the small sample size coupled with the width of the range of indicated values. More precisely, Sale #2's and Sale #6's sales price per square foot are so different from the other sales that together they raise the standard deviation significantly. More specifically, Sale #2's price per square foot is inexplicable low relative to most of the sales and Sale #6 is inexplicably high relative to the majority of the sales. That is to say, Sale #2 is evidence that at least one seller was willing to accept about \$5.00 per square foot, while Sale #6 is evidence that at least one buyer was willing to pay almost \$20.00 per square foot when most of these sellers accepted something closer to the mid point between those numbers and buyers were willing to pay that. Therefore, I removed the outlier values (Sale #2 & Sale #6) and reran the analysis. Without the outliers in the sample, the range narrowed to a low of \$818,611 and a high of \$1,416,762. The median indicated value of this smaller sample is still \$1,156,208, while the mean decreases to \$1,136,948. The standard deviation falls to \$255,700 and the CV falls to 22.49%, which indicates a much better fit of the data to the appraisal problem.

After considering the two sets, I conclude that the smaller set without the outliers is a better indicator of the most probable sales price of the subject property. Each sale in the smaller sample is given equal weight in the analysis, and the median is given greater weight than the mean. Even though there is not enough data to draw statistical conclusions from only four or five sales, this market derived evidence does provide sufficient evidence of market participation to form a credible opinion of value. Therefore, based on the data, analysis and comments presented, it is my opinion that the subject property would support a fair market value of \$1,155,000 "As If Vacant and Available for Development" as of December 28, 2021.

This value estimate is conditional on reasonable marketing efforts over a period between six and twelve months.

RECONCILIATION AND FINAL MARKET VALUE ESTIMATE

The assignment for this appraisal is to value the subject property's Fee Simple Interest at its Highest & Best Use, as determined herein, and under the hypothetical conditions that the land is (1) zoned B-2 General Business District and (2) vacant and available for development. Based on the data contained herein as well as the current inspection of the subject property, its environment and prevailing market conditions, the following values were indicated:

Summary Report of Values Indicated by the Three Approaches to Value

Cost Approach	Not Developed
Income Approach	Not Developed
Sales Comparison Approach	\$1,155,000
Final Opinion of Value	\$1,155,000

The comparative data contained in this report was chosen from a large quantity of data examined for the purpose of this appraisal assignment. Data was considered in addition to that displayed in this report.

This appraisal was developed in accordance with Standards Rule 1 of the Uniform Standards of Professional Appraisal Practice (USPAP). This appraisal is being reported as an "Appraisal Report" in accordance with Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice (USPAP).

The three traditional approaches to value have been considered and analyzed in this report where relevant and necessary for a credible opinion of market value. The Cost Approach is not relevant for land appraisals.

The Income Approach to value is considered to be a reliable indication of value for investment properties that are to be rented but less relevant to owner occupied properties. In this case, the subject property's marketplace does not commonly use long-term ground leases as a method of conveying control of vacant land. The most probable subsequent purchasers would purchase with the intent to develop the land rather than hold the land as rental property. Therefore, the Income Approach is not applicable to the appraisal problem and was not developed.

The Sales Comparison Approach (SCA) is usually considered a reliable approach for valuing this type of property. The Sales Comparison Approach recognizes the typical owner/operator in the marketplace, and reflects a purchase for owner use/occupancy or development. The most probable purchaser of the subject property will be one that intends to develop the subject to its maximum earnings/return capacity. It is given the greatest weight and is well supported by relatively recent sales.

Considering all other facts and circumstances pertinent to this estimate of value, including buyer motives, it is my opinion that the fair market value of the Fee Simple Interest in the subject property "As If Vacant and Available for Development" as of December 28, 2021 and under the hypothetical conditions that the land is (1) zoned B-2 General Business District and (2) vacant and available for development is:

One Million One Hundred Fifty-five Thousand Dollars (\$1,155,000)

This opinion of value is predicated on typical professional marketing efforts over a period up to twelve months.

ADDENDA'S & EXHIBITS

Subject Photographs
Survey with legal description
Deeds for the subject property
Flood Map
M-1 & B-2 Zoning Regulations
Zoning Map
Aerial of the subject
Tax Record
Appraiser's Qualifications

Subject Photographs



Subject from its southern boundary along Pelham Parkway (the closed auto sales lot)



Looking down the power lines that abut the subject along its southern boundary at Pelham Parkway

Subject Photographs



Looking at the subject from the private road at Pelham Parkway



Looking west down the private road from Pelham Parkway with the closed auto sales bldg. on right

Subject Photographs



Looking at the rear of the subject from the private road and behind the auto lot buildings



The rear of the property from its northern boundary of Wellborn Street

Subject Photographs



Looking south down Pelham Parkway with Wellborn Street on the right



Looking north along Pelham Parkway from its intersection with Wellborn Street

Subject Photographs



Looking down (west) Wellborn Street from Pelham Parkway with the subject's convenience store on left



Looking east up Wellborn Street toward its intersection with Pelham Parkway (back of subject on right)

Subject Photographs



Looking south down Pelham Parkway from the private drive near the subject's southern boundary

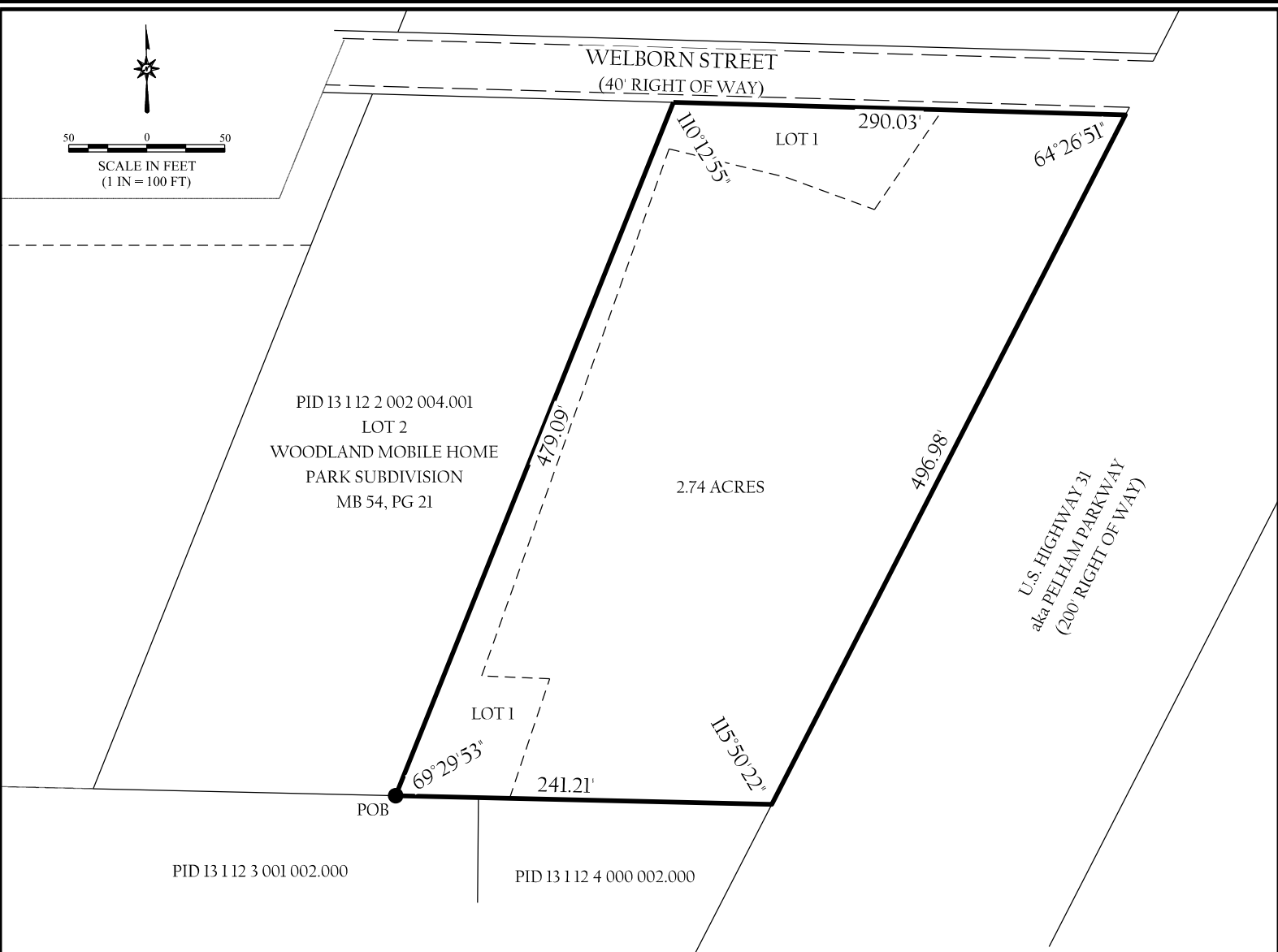
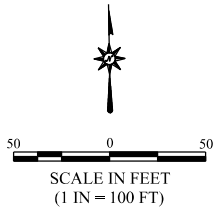


Looking north along Pelham Parkway from the private road's intersection with Pelham Parkway

Subject Photographs

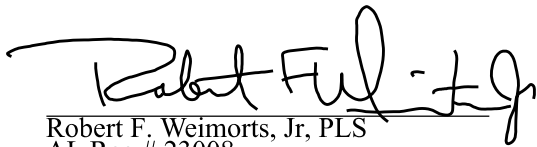


Aerial of Subject from the Tax Map



STATE OF ALABAMA
COUNTY OF SHELBY

I, ROBERT F. WEIMORTS, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.


Robert F. Weimorts, Jr., PLS
AL Reg # 23008



BEGINNING AT THE SOUTHWEST CORNER OF LOT ONE, WOODLAND MOBILE HOME PARK SUBDIVISION, AS RECORDED IN MAP BOOK 54 PAGE 21 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOT 479.09 FEET TO A POINT ON THE SOUTH MARGIN OF WELBORN STREET (40' RIGHT OF WAY); THENCE DEFLECT 69°47'05" RIGHT FOR 290.03 FEET ALONG SAID RIGHT OF WAY TO THE WESTERLY MARGIN OF U. S. HIGHWAY 31 (200' RIGHT OF WAY); THENCE DEFLECT 115°33'09" RIGHT FOR 469.98 FEET ALONG SAID RIGHT OF WAY; THENCE DEFLECT 64°09'38" RIGHT LEAVING SAID RIGHT OF WAY FOR 241.21 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 2.74 ACRES, MORE OR LESS.

Prepared by:



ENGINEERING DESIGN TECHNOLOGIES, INC.
CONSULTING ENGINEERS

215 19th Street North
Suite 201
Birmingham, AL 35205
205-942-8630
www.EDTinc.net

PROJECT

PROPERTY DESCRIPTION

WELBORN STREET
SHELBY COUNTY, ALABAMA

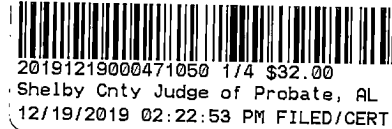
Party Chief: RFW
Drawn By: JKT
Checked By: RFW
Approved By: RFW

Date: 12/16/2021
Type: SKETCH
Owner: _____
Address: WELBORN ST/US31
Bearing Ref.: AL CORS

This instrument was prepared by:
Gail Livingston Mills, Esq.
Burr & Forman LLP
420 N. 20th Street, Suite 3400
Birmingham, Alabama 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of One Million One Hundred Thousand and No/100 Dollars (\$1,100,000.00), and other good and valuable consideration in hand paid by **COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM** ("Grantee"), to **MADISON RUN RESOURCES, LLC**, a Delaware limited liability company ("**Grantor**"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain parcel of real estate situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

Subject, however, to the following:

1. Ad valorem taxes for the year 2020 and subsequent years, not yet due and payable;
2. Right of way of a new 4-lane Birmingham-Montgomery Highway.
3. Transmission Line permits to Alabama Power Company recorded in Deed Book 101, Page 513; in Deed Book 108, Page 380; Deed Book 108, Page 379; Deed Book 171, Page 41; Deed Book 208, Page 610; and in Deed Book 245, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of Way to Shelby County dated March 21, 1970, recorded in Deed Book 261, Page 774 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Property unto the Grantee, its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

17th IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this day of December, 2019.

GRANTOR:

By: _____

Johnson M. Green
Its Manager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Johnson M. Green, Manager of Madison Run Resources, LLC, a Delaware limited liability company, who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 17th day of December, 2019.



Andrea D. West

Notary Public

My Commission Expires: 4.9.2020

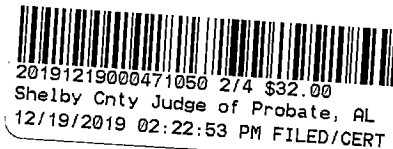


EXHIBIT "A"

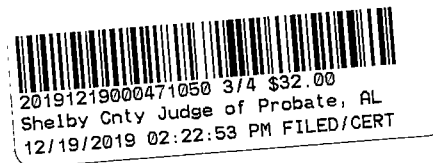
LEGAL DESCRIPTION

A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North 89°37'43" East along the south line of said 1/4 - 1/4 section a distance of 1091.42 feet to a point; Thence run North 89°37'43" East along the south line of said 1/4 - 1/4 section a distance of 267.00 feet to the POINT OF BEGINNING; Thence run North 89°37'43" East along the south line of said 1/4 - 1/4 section a distance of 168.19 feet to a point on the west right-of-way line of U.S. Highway No. 31; Thence run North 25°28'05" East along the west right-of-way line of U.S. Highway No. 31 a distance of 496.98 feet to a point on the south right-of-way line of Welborn Street; Thence run South 89°54'56" West along the south right-of-way line of Welborn Street a distance of 117.33 feet to a point; Thence leaving the south right-of-way line of Welborn Street run South 32°40'13" West a distance of 77.40 feet to a point; Thence run North 71°37'31" West a distance of 59.87 feet to a point; Thence run North 78°04'45" West a distance of 77.71 feet to a point; Thence run South 17°51'44" West a distance of 358.78 feet to a point; Thence run South 89°21'12" East a distance of 43.69 feet to a point;

Thence run South 16°55'42" West a distance of 80.90 feet to a point to the POINT OF BEGINNING.

Said tract of land containing 2.31 Acres or 100458 square feet more or less.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	Madison Run Resources, LLC	Grantee's Name:	Commercial Development Authority of the City of Pelham
Mailing Address:	432 Turnberry Court Oxford, Mississippi 38655	Mailing Address:	3162 Pelham Parkway Pelham, Alabama 35124
Property Address:	2788 Pelham Parkway Pelham, AL 35124	Date of Sale:	December 19, 2019
		Total Purchase Price	\$1,100,000.00
		Or	
		Actual Value:	
		Or Assessors'	
		Market Value:	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required):

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other: _____
☐ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

 X Unattested

Madison Run Resources, LLC

By: John M. Green
Johnson M. Green, Manager


20191219000471050 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/19/2019 02:22:53 PM FILED/CERT

This instrument was prepared by:
Gail Livingston Mills, Esq.
Burr & Forman LLP
420 N. 20th Street, Suite 3400
Birmingham, Alabama 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED OF DONATION

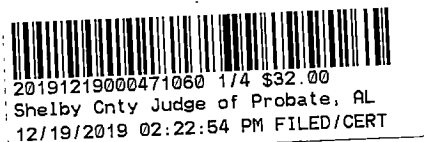
KNOW ALL MEN BY THESE PRESENTS that for and in consideration of One No/100 Dollars (\$1.00), and the receipt and acceptance of a donation to **CITY OF PELHAM, ALABAMA**, a municipal corporation ("**Grantee**"), from **MADISON RUN RESOURCES, LLC**, a Delaware limited liability company ("**Grantor**"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain parcel of real estate situated in Shelby County, Alabama, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

Subject, however, to the following:

1. Ad valorem taxes for the year 2020 and subsequent years, not yet due and payable;
2. Right of way of a new 4-lane Birmingham-Montgomery Highway.
3. Transmission Line permits to Alabama Power Company recorded in Deed Book 101, Page 513; in Deed Book 108, Page 380; Deed Book 108, Page 379; Deed Book 171, Page 41; Deed Book 208, Page 610; and in Deed Book 245, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of Way to Shelby County dated March 21, 1970, recorded in Deed Book 261, Page 774 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Property unto the Grantee, its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.



17th IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this day of December, 2019.

GRANTOR:

By: Johnson M. Green
Johnson M. Green
Its Manager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Johnson M. Green, Manager of Madison Run Resources, LLC, a Delaware limited liability company, who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 17th day of December, 2019.



Andrea D. West
Notary Public
My Commission Expires: 4.9.2020

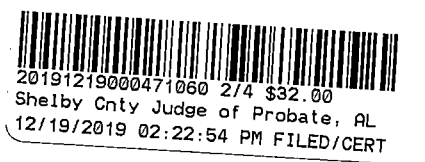


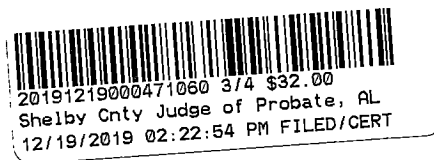
EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land located in the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 20 South, Range 3 west, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North 89°37'43" East along the south line of said 1/4 - 1/4 section a distance of 1091.42 feet to the POINT OF BEGINNING; Thence run North 89°37'43" East along the south line of said 1/4 - 1/4 section a distance of 267.00 feet to a point; Thence leaving the south line of said 1/4 - 1/4 section run North 16°55'42" East a distance of 80.90 feet to a point; Thence run North 89°21'12" West a distance of 43.69 feet to a point; Thence run North 17°51'44" East a distance of 358.78 feet to a point; Thence run South 78°04'45" East a distance of 77.71 feet to a point; Thence run South 71°37'31" East a distance of 59.87 feet to a point; Thence run North 32°40'13" East a distance of 77.40 feet to a point on the south right-of-way line of Welborn Street; Thence run South 89°54'56" West along the south right-of-way line of Welborn Street a distance of 365.72 feet to a point on the east line of Lot 3, according to the survey of Pelham Industrial Plaza, as recorded in Map Book 35, Page 70, in the Probate Office of Shelby County, Alabama; Thence run South 20°34'12" West along the east line of Lot 3 a distance of 72.57 feet to a point; Thence run South 20°07'50" West along the east line of Lot 3 a distance of 407.76 feet to a point to the POINT OF BEGINNING.

Said tract of land containing 2.43 Acres or 105801 square feet more or less.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	Madison Run Resources, LLC	Grantee's Name:	City of Pelham
Mailing Address:	432 Turnberry Court Oxford, Mississippi 38655	Mailing Address:	3162 Pelham Parkway Pelham, Alabama 35124
Property Address:	2.43 +/- acres in SE 1/4 of NE 1/4 and SE 1/4 and NW 1/4 of S12, T20S, RW	Date of Sale:	December 19, 2019
		Total Purchase Price	\$0.00 DONATION DEED
		Or	
		Actual Value:	
		Or Assessors'	
		Market Value:	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required):

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☒ Other: DONATION DEED
☐ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

 X Unattested

Madison Run Resources, LLC

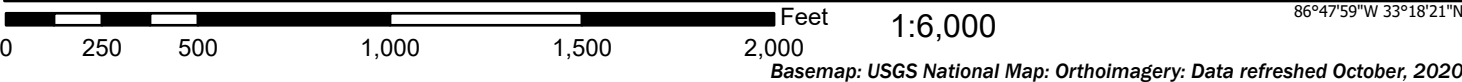
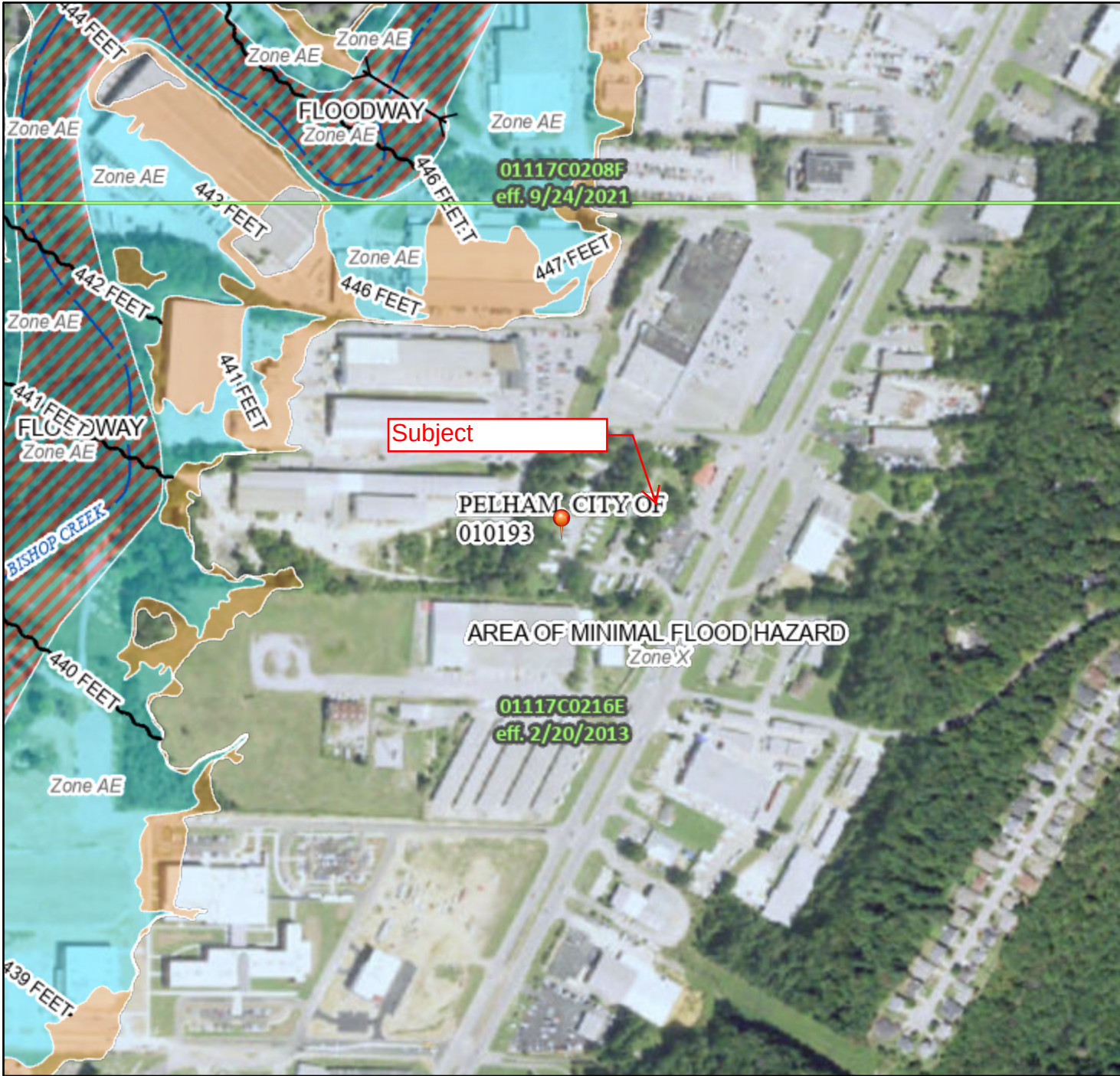
By: Johnson M. Green
Johnson M. Green, Manager

20191219000471060 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/19/2019 02:22:54 PM FILED/CERT

National Flood Hazard Layer FIRMette



86°48'36"W 33°18'51"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/6/2022 at 7:04 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ARTICLE XVIII. - M-1 LIGHT INDUSTRIAL DISTRICT

Sec. 1. - Intent.

To establish and preserve areas for industrial and selected commercial uses that are compatible with light industry. The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article, are the regulations in the M-1 light industrial district.

(Ord. No. 135-182, 7-16-07)

Sec. 2. - Permitted uses.

A building or premises shall be used only for the following purposes:

1. Any use permitted in the B-2 zoning [district], however, the requirements set forth in B-2 general business district, Article XVIII, shall apply to this permitted use.
2. Industrial parks in accordance with the requirements of the detailed use regulations set forth in Article XXV, section 7.
3. Contractor's or construction dealer's yard.
4. Garden center or nursery.
5. Grain and feed storage.
6. Heating fuel or building material storage or wholesaling, provided that the materials shall not be extracted or processed on the premises.
7. Lumber yard, not to include the processing of raw materials.
8. Radio or television broadcasting studio or station. However, broadcasting towers or wireless communications facilities, shall only be allowed as a special exception use as provided in section 3 of this article, and shall also be in accordance with the requirements for specific uses set forth in Ordinance No. 374-2, or the most current revision thereof.
9. Mobile home sales, provided all parking areas and all maneuvering areas shall be properly prepared using bituminous or concrete paving, in accordance with the requirements set forth in Article XXIV, section 14, each business to be located in permanent building.
10. Motor Home Sales, in accordance with the requirements set forth in Article XXV, section 11, motor vehicle sales lots.
11. School, industrial.
12. Truck and bus terminal, provided all parking areas and all maneuvering areas shall be properly prepared using bituminous or concrete paving.
13. Heavy truck sales and rental, provided all parking areas and all maneuvering areas shall be properly prepared using bituminous or concrete paving.
14. Heavy equipment sales and rental, provided all parking areas and all maneuvering areas shall be properly prepared using bituminous or concrete paving.
15. Major vehicle, farm implement, or trailer repair or servicing, with damaged or inoperable items to be screened in a separate paved lot with a bituminous or concrete surface, all in accordance with the

requirements of the detailed use regulations set forth in Article XXV, section 13.

16. Assembly of parts for production of finished equipment.
17. Railroad installation.
18. Warehouse.
19. Bottling plant or dairy.
20. Veterinary clinic, veterinary hospital, dog training facility, or boarding facilities, with outside kennels or dog runs allowed, in accordance with the requirements of the detailed use regulations set forth in Article XXV, section 16.
21. Short-term and seasonal businesses, in accordance with the requirements of the detailed use regulations set forth in Article XXV, section 17.
22. Special events, in accordance with the requirements of the detailed use regulations set forth in Article XXV, section 18.
23. Accessory structures including a dwelling for a watchman or custodian employed on the premises, in accordance with the requirements for specific uses set forth in Article XVIII, section 3, item 3, when adjacent to residentially or agriculturally zoned property.
24. Manufacturing, fabricating, processing, or assembling uses which do not create any danger to health or safety in surrounding area, and which do not create any objectionable noise, vibrations, smoke, dust, odor, heat, glare, or pollutants, such as the following:
 - a. Boats (less than five tons).
 - b. Bolts, nuts, screws, washers, rivets, nails, brads, spikes, staples, tacks and similar items.
 - c. Clothing.
 - d. Food.
 - e. Pharmaceutical.
 - f. Furniture and wood products.
 - g. Glass products, but not including glass manufacture.
 - h. Hand tool and hardware products.
 - i. Ice.
 - j. Musical instruments, games or toys.
 - k. Office machines.
 - l. Plastic products, not including processing of raw materials.
 - m. Plating or silverware or utensils.
 - n. Signs.
 - o. Sporting goods.
 - p. Other similar uses.

(Ord. No. 135-182, 7-16-07)

Sec. 3. - Special exception use.

A use which is permitted in a particular zoning district only by special application and approval by the board of adjustment on such special exception as they are authorized to rule on by the terms of this ordinance, and which is subject to restrictions and safeguards as to number, area, character, location or relation to the neighborhood. This use is permitted further subject to appropriate permits and/or licenses being issued in accordance with the provisions of the ordinances of the City of Pelham. It should be noted that an application of a special exception is not an appeal, even though it is being considered by the board. In this case, the board is acting in an administrative role and is applying the general provisions of the ordinance to a specific site and project. The following uses are granted subject to approval by the board of adjustment, and further subject to appropriate permits and/or licenses being issued:

1. Broadcasting towers or wireless communications facilities shall be in accordance with the requirements for specific uses set forth in Ordinance No. 374-2, or the most current revision thereof.
2. Recycling facility.
3. Accessory structures and uses, when adjacent to residentially or agriculturally zoned property. Except that no outside storage of materials shall be permitted, when adjacent to a residential or agricultural zone district, except through approval by the board of adjustment. Said board may limit the type, area, height, and require enclosure by walls, fences, berms, shrubs, or trees, pre-existing or newly planted, sufficient to substantially screen its effects of visibility from nearby streets and any residential or agricultural zone districts. Where, after inspection by the building official, it is found that two different and incompatible zone districts abut each other but are already separated by a street or alley, or where the view from the adjoining district is blocked by a change in grade or other natural or manmade features, in certain cases the requirements may be modified or waived altogether by the board of adjustment.

(Ord. No. 135-182, 7-16-07)

Sec. 4. - Prohibited uses.

1. Residential dwellings, except for accessory structures including a dwelling for a watchman or custodian employed on the premises.
2. No vehicles of any kind or no merchandise or materials of any kind, associated with a business, shall be parked or stored within city, county, or state rights-of-way within the city limits of Pelham.
3. Storage of junk or wrecked vehicles for purposes other than for repair or service shall be unlawful.
(Reference Code of Ordinances, City of Pelham, Alabama, section 5-22, automobile junk or scrap yard.)
4. Garbage disposal plants or landfills.
5. Any other uses which are detrimental to property or to the health and safety beyond the district by reason or the emission of odor, dust, gas, fumes, smoke, noise, vibration or waste material.
6. None of the above activities listed in section 2, permitted uses, shall involve resource production, foundries, processing or refining of raw materials such as ore, metals, rubber, plastic, fuel, petroleum, nor storage or disposal of hazardous chemicals or wastes.

(Ord. No. 135-182, 7-16-07)

Sec. 5. - Area and dimensional regulations.

Except as provided in Article XXIV, supplementary regulations and modifications and Article XXVII, board of adjustment, the area and dimensional regulations set forth in the following table shall be observed:

* Maximum Height of Structures		Minimum Yards (Feet)		Minimum Side Yards	Minimum Lot Area	Minimum Lot Width
Stories	Feet	Front	Rear	Feet	Square Feet	Feet
8	100	50	*None	**None	***See Below	No Minimum

* Where a structure is located upon a lot abutting any dwelling district, then any structure exceeding 35 feet shall be set back from the required yards abutting the dwelling district an additional distance of one foot for each foot of structure height above 35 feet. Structure height cannot exceed 100 feet.

** No rear setback, except on the rear of a lot abutting a dwelling district, in which case there shall be a rear yard of not less than 20 feet, and in accordance with the requirements set forth in Article XXIV, section 9, landscaping and buffers.

*** No side yard setback, except on the side of a lot abutting a dwelling district in which case there shall be a side yard of not less than 20 feet, and in accordance with the requirements set forth in Article XXIV, section 9, landscaping and buffers.

**** The size of the lot must be adequate to allow for the building and setbacks plus required parking, driveways, landscaping, delivery vehicles, refuse collection facilities, buffers, etc.

(Ord. No. 135-182, 7-16-07)

Sec. 6. - Parking regulations.

Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Article XXIII, off-street parking and loading requirements.

(Ord. No. 135-182, 7-16-07)

Sec. 7. - Landscape buffer regulations.

Landscaping and buffers shall be in accordance with the requirements for specific uses set forth in Article XXIV, section 9, landscaping and buffers.

(Ord. No. 135-182, 7-16-07)

Sec. 8. - Sign regulations.

Any signage shall be in accordance with the requirements for specific uses set forth in Article XXII, sign ordinance.

(Ord. No. 135-182, 7-16-07)

Sec. 9. - Additional regulations (when applicable).

1. When adjacent to a residential zone, exterior lighting fixtures, including lighting for parking areas, walkways, general illumination or any other purposes, shall be constructed to direct the beam away from any residential area and to direct the beam entirely onto the property of the business.
2. An accessory office building and/or an accessory structure for the purpose of a dwelling for a watchman or custodian employed on the premises is allowed.
3. Access by way of a major thoroughfare adequate and suitable for the accommodations of truck traffic shall be required.
4. All streets or roadways within an industrial park shall have a minimum right-of-way width of 70 feet, a maximum gradient of five percent and shall conform to the City of Pelham standards for commercial streets, or as otherwise approved by the planning commission.
5. Cul-de-sac streets shall be permitted in industrial parks when they are less than 500 feet long as measured from the terminal point of the cul-de-sac street to the closest intersection, and when such terminal point is provided with a paved vehicle turnaround area having a minimum radius of 70 feet.

(Ord. No. 135-182, 7-16-07)

ARTICLE XV - B-2 GENERAL BUSINESS DISTRICT

Section 1. Intent. To establish and preserve a retail business district convenient to the public and attractive for a wide range of retail uses. The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article, are the regulations in the B-2 General Business District.

Section 2. Permitted Uses.

1. Any use permitted in the B1 Zoning, however, the requirements set forth in B1 Neighborhood Business District, Article XIV, shall apply to this permitted use.
2. Retail Establishment.
3. Bakery.
4. Department stores.
5. Furniture stores.
6. Grocery stores.
7. Shopping Centers in accordance with the requirements of the Detailed Use Regulations set forth in Article XXV, Section 8.
8. Bank or Financial Service.
9. Motels and hotels.
10. Motion picture theater.
11. All types of restaurants.
12. Auto parts store.
13. Recreational vehicles, which are not self-propelled, or travel trailer display and sales room, but not including mobile homes.
14. Motor Vehicle Sales Lot in accordance with the requirements of the Detailed Use Regulations set forth in Article XXV, Section 11.
15. Minor vehicle repair or servicing. (See definition)
16. Vehicle Repair (Major), farm implement, or trailer repair or servicing, with damaged or inoperable items to be screened in a separate paved lot with a bituminous or concrete surface, all in accordance with the requirements of the Detailed Use Regulations set forth in Article XXV, Section 13.
17. Farm implement display and sales room.
18. Rental Establishment, with no outside storage of any kind. (See definition)
19. Rental and Sales of Light Equipment.
20. Building material sales – no outside lumber yard.
21. Hardware store with no outside sales or storage allowed.
22. Veterinary clinic, veterinary hospital, dog training facility, or boarding facility – (no outside kennels or dog runs), in accordance with the requirements of the Detailed Use Regulations set forth in Article XXV, Section 16.
23. Carpentry, painting, plumbing, tinsmithing, and electrical shops; provided, that all work on the premises is done within a building, and all materials are stored in a building. None of these uses shall create any objectionable noise, vibrations, smoke, dust, odor, heat, glare, or pollutants.
24. Warehouses, distribution centers and office warehouses, not to include mini-warehouses.
25. Gasoline service station in accordance with the requirements of the Detailed Use Regulations set forth in Article XXV, Section 12.
26. Convenience Store.

27. Amusement or recreation service, except drive-in theater or practice golf-driving range.
28. Medical or dental laboratory.
29. Churches.
30. Public schools.
31. Private schools.
32. Short-Term and Seasonal Businesses, in accordance with the requirements of the Detailed Use Regulations set forth in Article XXV, Section 17.
33. Special Events, in accordance with the requirements of the Detailed Use Regulations set forth in Article XXV, Section 18.
34. Laundromat.

Section 3. Special Exception Use. A use which is permitted in a particular zoning district only by special application and approval by the Board of Adjustment on such special exception as they are authorized to rule on by the terms of this ordinance, and which is subject to restrictions and safeguards as to number, area, character, location or relation to the neighborhood. This use is permitted further subject to appropriate permits and/or licenses being issued in accordance with the provisions of the ordinances of the City of Pelham. It should be noted that an application of a special exception is not an appeal, even though it is being considered by the board. In this case, the board is acting in an administrative role and is applying the general provisions of the ordinance to a specific site and project. The following uses are granted subject to approval by the Board of Adjustment, and further subject to appropriate permits and/or licenses being issued:

1. Broadcasting towers or wireless communications facilities shall be in accordance with the requirements for specific uses set forth in Ordinance Number 374-2, or the most current revision thereof.

Section 4. Prohibited Uses

1. No outside storage of any kind shall be allowed, with the exception of sales and rental of automobiles, light trucks, travel trailers, utility trailers, recreational vehicles, and light equipment and farm implements normally stored outside.
2. Residential dwellings.
3. The required parking spaces, maneuvering drive aisles, and pedestrian areas on a parcel in the B-2 General Business District, are not to be used in ways other than the intended designed uses for those areas.
4. No vehicles of any kind or no merchandise or materials of any kind associated with a business, shall be parked or stored within city, county, or state rights-of-way within the city limits of Pelham.
5. No storage trailers or temporary storage containers shall be allowed for storage on the premises.
6. None of the above activities listed in “Section 2 – Permitted Uses” shall involve resource production, foundries, processing or refining of raw materials such as ore, metals, rubber, plastic, fuel, petroleum, nor storage or disposal of hazardous chemicals or wastes.

Section 5. Area and Dimensional Regulations. Except as provided in Article XXIV – “Supplementary Regulations and Modifications” and XXVII – “Board of Adjustment” the area and dimensional regulations set forth in the following table shall be observed.

Maximum Height of Structures		Minimum Yards (Feet)		Minimum Side Yards	Minimum Lot Area	Minimum Lot Width
Stories	Feet	Front	Rear	Feet	Square Feet	Feet
6	75	50	*None	**None	***See Below	No Minimum

* No rear setback - except on the rear of a lot abutting a dwelling district, in which case there shall be a rear yard of not less than 20 feet, and in accordance with the requirements set forth in Article XXIV, Section 9 – “Supplementary Regulations and Modifications – Landscaping and Buffers”.

** No side yard setback - except on the side of a lot abutting a dwelling district in which case there shall be a side yard of not less than 20 feet, and in accordance with the requirements set forth in Article XXIV, Section 9 – “Supplementary Regulations and Modifications – Landscaping and Buffers”.

*** The size of the lot must be adequate to allow for the building and setbacks plus required parking, driveways, landscaping, delivery vehicles, refuse collection facilities, buffers, etc.

Section 6. Parking Regulations. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Article XXIII – “Off-Street Parking and Loading Requirements”.

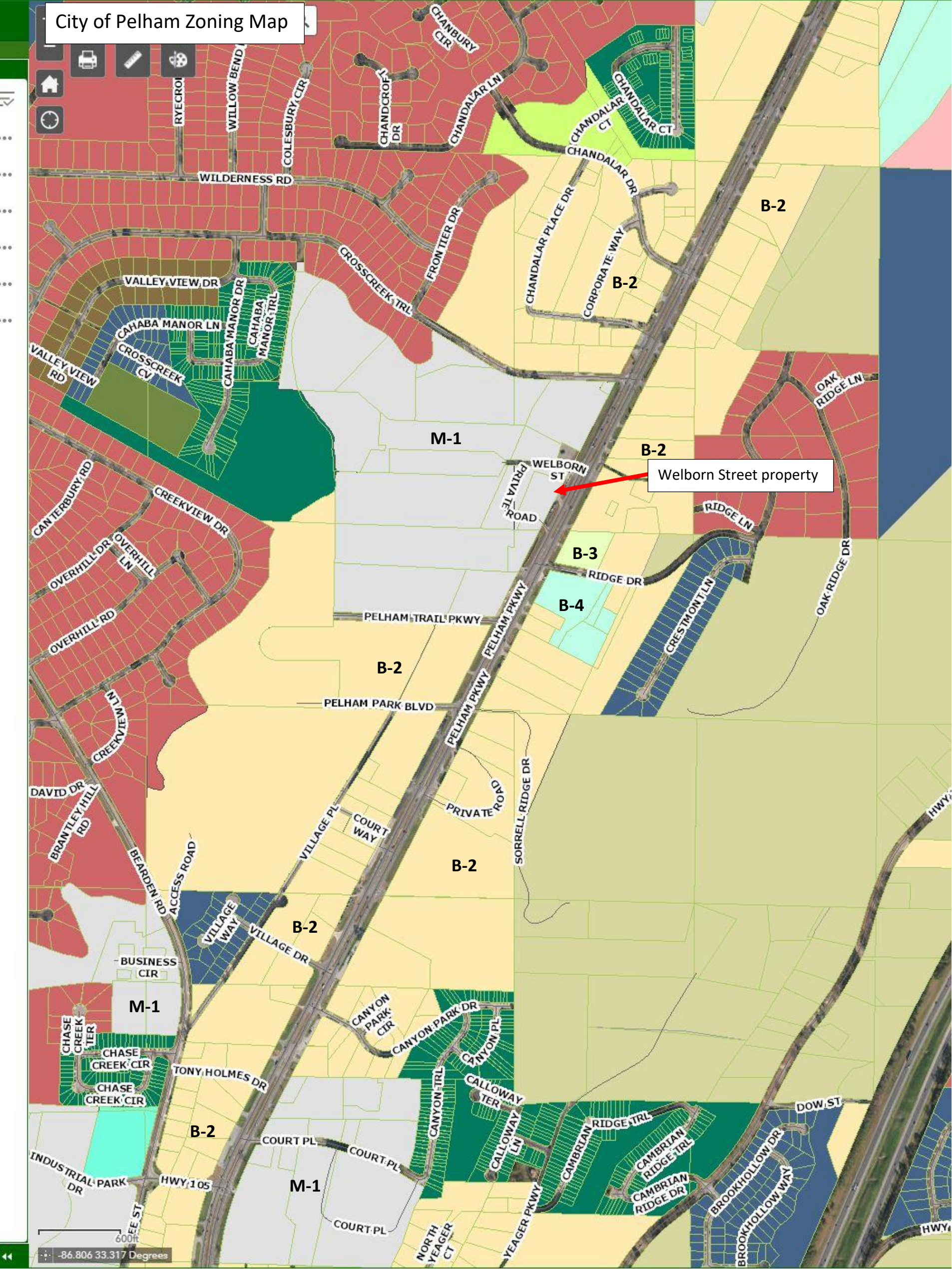
Section 7. Landscape Buffer Regulations. Landscaping and buffers shall be in accordance with the requirements for specific uses set forth in Article XXIV – “Supplementary Regulations and Modifications” – Section 9 – “Landscaping and Buffers”.

Section 8. Sign Regulations. Any signage shall be in accordance with the requirements for specific uses set forth in Article XXII – “Sign Ordinance”.

Section 9. Additional Regulations (when applicable)

1. All utilities shall be underground in new commercial parks in B-2 General Business District Zoning.
2. Any garbage/refuse service areas shall be limited to the rear or side of the principal building or complex it serves, screened to a height which is adequate to conceal such facilities from public view, and covered if a sewer drain is required in the dumpster facility. Any screening used in B-2 General Business District Zoning shall be in accordance with the requirements for specific uses set forth in Article XXIV, Section 13 – “Supplementary Regulations and Modifications – Screening”.
3. When adjacent to a residential zone, exterior lighting fixtures, including lighting for parking areas, walkways, general illumination or any other purposes, shall be constructed to direct the beam away from any residential area and to direct the beam entirely onto the property of the business.

City of Pelham Zoning Map





- Search
- Pay Tax
- Assessment
- Forms

PARCEL #: 13 1 12 1 001 019.000
OWNER: COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PE..
ADDRESS: PO BOX 1419 PELHAM AL 35124
LOCATION: 2878 HWY 31 PELHAM AL 35124

[500-E-] Baths: **2.0** H/C Sqft: **7,162**
 Bed Rooms: **0** Land Sch: **SM**
 Land: **634,480** Imp: **435,850** Total: **1,070,330**
 Acres: **2.310** Sales Info: **12/17/2019 \$1,100,000**

<< Prev Next >> [2 / 2 Records] Processing...

Tax Year: 2021 ▼

SUMMARY

LAND

BUILDINGS

SALES

PHOTOGRAPHS

MAPS

SUMMARY

ASSESSMENT

PROPERTY CLASS: 2 OVER 65 CODE:
 EXEMPT CODE: DISABILITY CODE:
 MUN CODE: 08 PELHAM HS YEAR: 0
 SCHOOL DIST: 2 EXM OVERRIDE AMT: \$0.00
 OVR ASD VALUE: \$0.00

CLASS USE:
 FOREST ACRES: 0 TAX SALE:
 PREV YEAR VALUE: \$1,169,630.00 BOE VALUE: 0

VALUE

LAND VALUE 10% \$0
 LAND VALUE 20% \$634,480
 CURRENT USE VALUE [DEACTIVATED] \$0

CLASS 2

TRAILER PARK LO 47TPLOW \$87,120
 CANOPY STEEL FR 36CSFGO \$50,670
 "PAVING ASPHALT 34PASP4 \$58,060
 BLDG 1 Card 3 500 \$60,900
 OTHER BLDG \$179,100

CLASS 3

TOTAL MARKET VALUE: \$1,070,330

TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	8	\$214,080	\$1,391.52	\$0	\$0.00	\$1,391.52
COUNTY	2	8	\$214,080	\$1,605.60	\$0	\$0.00	\$1,605.60
SCHOOL	2	8	\$214,080	\$3,425.28	\$0	\$0.00	\$3,425.28
DIST SCHOOL	2	8	\$214,080	\$2,997.12	\$0	\$0.00	\$2,997.12
CITY	2	8	\$214,080	\$2,997.12	\$0	\$0.00	\$2,997.12
FOREST	2	8	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$214,080.00

\$12,416.64

GRAND TOTAL: \$12,416.64

FULLY PAID

DEEDS

INSTRUMENT NUMBER

DATE

[20191219000471060](#)

12/17/2019

[20191219000471050](#)

12/17/2019

[20051227000662670](#)

12/20/2005

[19990002012200000](#)

5/6/1999

[19990002011900000](#)

4/27/1999

[19990002011800000](#)

4/14/1999

PAYMENT INFO

PAY DATE	TAX YEAR	PAID BY	AMOUNT
10/4/2021	2021	CITY OF PELHAM ALABAMA	\$12,416.64
12/17/2020	2020	CITY OF PELHAM ALABAMA	\$13,568.52
12/26/2019	2019	MADISON RUN RESOURCES LLC	\$13,337.68
12/27/2018	2018	PAUL GREGORY	\$12,490.88
12/14/2017	2017	PAUL GREGORY	\$12,338.92
12/28/2016	2016	PAUL GREGORY	\$12,304.36

QUICK LINKS

- PTC Info
- Assessment
- Collection
- Property Deeds
- Millage Rate
- Contact Us
- County Site
- Get Adobe Reader
- ** News **
- Tax Lien Info

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DON ARMSTRONG

Property Tax
Commissioner

SHELBY COUNTY
102 Depot Street
Columbiana, AL 35051
(205) 670-6900



APPRAISER QUALIFICATIONS
LARY BRITTON COWART, Ph.D., ASA
Principal-DeltaResearchers,
700 Mill Springs Lane, Hoover, AL 35244
lbc@deltaresearchers.com & (205) 332-0751

Education

1985-1990 **THE UNIVERSITY OF GEORGIA**
GRADUATE SCHOOL OF BUSINESS ADMINISTRATION **ATHENS, GA**
Doctor of Philosophy in Business Administration, June, 1990. Real Estate curriculum with a supporting concentration in Finance.

1981-1984 **SAMFORD UNIVERSITY** **BIRMINGHAM, AL**
Master of Business Administration in General Management, August, 1984.

1966-1972 **ATHENS COLLEGE** **ATHENS, AL**
Bachelor of Science in Business Administration, August, 1972. Student Government Representative, Vice-President of Young Republicans Club.

Academic Experience

2006-present **COLLAT SCHOOL OF BUSINESS**
UNIVERSITY OF ALABAMA AT BIRMINGHAM **BIRMINGHAM, AL**
Assistant Professor of Real Estate and Finance. Instructed upper-level undergraduate and graduate students in real estate principles, finance and investment courses as well as in the MBA corporate finance course and undergraduate Financial Statement Analysis course.

1997-2006 **MOREHEAD STATE UNIVERSITY**
COLLEGE OF BUSINESS **MOREHEAD, KY**
Chairholder of Real Estate Studies & Associate Professor of Real Estate. Instruct upper-level undergraduate and graduate students in real estate principles, marketing, appraisal, finance and investment courses; and, in the real estate studies center, conduct Continuing Education Courses in brokerage and appraisal, prepare grant proposals, administer the budgets of these grants, supervise clerical employees, and construct class schedules. (Tenure and promotion from Assistant to Associate effective August 2001; served as Interim Department Chair 07/03-07/04).

1991-1997 **UNIVERSITY OF ALABAMA AT BIRMINGHAM**
SCHOOL OF BUSINESS ADMINISTRATION **BIRMINGHAM, AL**
Assistant Professor of Real Estate and Finance. Instructed upper-level undergraduate and graduate students in real estate principles, finance and investment courses as well as in the introductory corporate finance course.

1990-1991 **SAM HOUSTON STATE UNIVERSITY**
COLLEGE OF BUSINESS ADMINISTRATION **HUNTSVILLE, TX**
Assistant Professor of Finance and Real Estate. Instructed upper-level undergraduate students in real estate courses as well as senior-level financial management and investment courses.

1988-1990 **UNIVERSITY OF SOUTHERN MISSISSIPPI HATTIESBURG, MS**
Visiting Assistant Professor of Finance. Instructed upper-level undergraduate students in USM's capstone financial management case course and also the real estate appraisal courses.

Professional Experience

1986-present SELF-EMPLOYED REAL ESTATE APPRAISER & ANALYST

- *Conducted market, feasibility and financial forecasting studies for individuals for a fee. Projects included:
- * Due Diligence investigation of a private placement, limited partnership interest for private investor.
- * Site and feasibility analysis for proposed mobile home park near the Saturn plant in Springhill, TN.
- * Market analysis for proposed restaurant site and assisted in the negotiation of the lease.
- * Trade-area market research for existing restaurant- used as model for company's expansion plans.
- * Alabama Certified General Real Estate Appraiser: Alabama Real Estate Appraisal Certificate #G00402.
- * Real estate appraisals of office buildings, apartments, golf courses, retail centers, hotels and industrial facilities.
- * Represented clients before zoning authorities and taxing authorities.
- * Represented taxing authorities and individuals as an expert witness in judicial proceedings.

PROFESSIONAL AFFILIATIONS

Recipient of Urban Land Institute research grant to study the use of real estate assets by local governments.

Kentucky Real Estate Educators Association, Treasurer 1997-1998; President-Elect 1998-1999, President 1999-2000.

Kentucky Real Estate Commission Core Course Design & Implementation Committee (1997-present).

Program Director, Kentucky Real Estate Commission's Real Estate Education Grant (1999-present).

Certified General Real Estate Appraiser: (Alabama License # G00402) from 1991 to Present.

Approved Instructor, Alabama Real Estate Commission, 1991-1997 & Kentucky Real Estate Commission 1997-2006.

Member:

- American Real Estate Society
- American Real Estate and Urban Economics Association
- Southern Finance Association
- Financial Management Association
- Southwest Finance Association
- Midsouth Academy of Economics and Finance
- American Society of Appraisers - Accredited Senior Appraiser Member
- Real Estate Educators Association

COURSES TAUGHT

University Courses

Real Estate Principles
Real Estate Fundamentals
Real Estate Finance
Real Estate Investment Analysis
Real Estate Marketing
Residential Real Estate Appraisal
Real Estate Decision Analysis(MBA)
Real Estate Investment Analysis (MBA)
Investments @ 400-level (Finance)
Appraisal of Income Property
Financial Management (Introduction)
Case Studies in Corporate Finance
Uniform Standards of Professional Appraisal Practice

University

UAB, USM, SHSU, MSU
UAB
UAB, SHSU, MSU
UAB, MSU
MSU
USM, SHSU, MSU
UAB
MSU
SHSU
MSU
UAB, USM
USM
MSU

Continuing Education Courses

Contracts - REAL 438
Agency - REAL 439
Disclosure - REAL 440
KREC Core Course
Uniform Standards of Professional Appraisal Practice - REAL 324
Sales Comparison Approach
USPAP and Kentucky Regulations Update
Number Crunching for the Practicing Appraiser
Highest & Best Use and Direct Capitalization Review

Courses and Seminars:

Completed "BV201: Introduction to Business Valuation, Part 1, The American Society of Appraisers, Orlando, FL, June 30, 2001 - July 3, 2001, Certificate Awarded.

Attended "Forum for Instructors on the 1998 USPAP," The Appraisal Foundation, Oklahoma City, Oklahoma, November 15, 1997, Certificate Awarded.

Attended "RECAD Instructor Training Session," State of Alabama Real Estate Commission, University of Alabama, Tuscaloosa, June 4, 1996.

Attended "HUD/FHA Workshop," Mid-South Alabama Chapter of the Appraisal Institute, Birmingham, Alabama, November 29, 1994.

Attended "Uniform Residential Reports: 93 Revisions," Mid-South Alabama Chapter of the Appraisal Institute, Birmingham, Alabama, September 10, 1993.

Attended "Approved Real Estate Instructor's Orientation Seminar," State of Alabama Real Estate Commission, Montgomery, Alabama, November 5, 1993.

Completed "Standards of Professional Practice: Parts A & B," The Appraisal Institute, University of Alabama, Tuscaloosa, July 12-16, 1992, Certificate Awarded.

HONORS and/or AWARDS FOR SERVICES

Certificate of Appreciation Presented by The Kentucky Real Estate Commission "for outstanding commitment to advancing the educational level of real estate licensees, through your expertise as a member of the Core Course Design Committee."

PUBLICATIONS-REFEREED/REVIEWED JOURNAL ARTICLES

"Do Vacant Houses Sell for Less? Evidence from the Lexington Housing Market," with Chien-Chih Peng, *Appraisal Journal* (Summer 2004) Vol. LXXII, No. 3, p. 234-241).

"Bucking E-commerce Trends: A Content Analysis Comparing Commercial Real Estate Brokerage with Real Estate Brokerage Web Sites," with Kenneth Henderson, *Journal of Corporate Real Estate* ((September 2002) Vol. 4, No. 4, p. 375-385.).

"Are Minority Neighborhoods Exposed to More Environmental Hazards? Allegations of Environmental Racism," with Andrew Holmes and Barrett A. Slade, *Real Estate Review* (Summer 2000) Vol. 30, No. 2, p. 50-57.

"Public Sector Land Banking: A Decision Model for Local Governments," with Don T. Johnson, *Public Budgeting & Finance*, (Winter 1997), Volume 17, Number 4, p. 3-6.

"Developing the City/county-owned Real Estate Asset Management Information System," with Don T. Johnson, *Journal of Contemporary Business Issues*, (Fall 1996), Volume 4, Number 2, p. 52-58.

"Environmental Racism: The New Liability for Industrial Site Selection," with Andrew Holmes, *Real Estate Issues* (April 1996) p. 1-3.

"Can Bank Regulators Affect Collateralized Mortgage Obligations?" with Murat N. Tanju, *Real Estate Review* (Summer 1995) p. 17-22.

"Tax Incremental Financing for Retail Development and the Local Government Decision Model," with William B. Rayburn and Terry Belcher, *The Real Estate Finance Journal* (Winter 1995) p. 30-34.

PUBLICATIONS-PROCEEDINGS

"The Readability of Business Textbooks: A Review," with Bauerly, Johnson, Philpot and Snouffer, *Proceedings of the Third Annual Meeting*, American Society of Business and Behavioral Sciences, Las Vegas, Nevada, February, 1996, p. 65-69.

PUBLICATIONS- TRADE MAGAZINE/ JOURNAL ARTICLES

"For More Closings, Work With - Not Against - The Appraiser," *Real Estate Business*, (Nov/Dec 1999), Vol. 18, No. 6, p. 38-41.

"The 3 Ds of Real Estate Distance Education: Design, Development and Delivery," with Ron Cheek, *Real Estate Educators Association Journal*, (Spring 1999), p. 51-54.

PUBLICATIONS-INSTRUCTIONAL MATERIALS

"The Kentucky Real Estate Commission Course: Instructor's Manual and Student Handbook," Co-authored with the other members of the Kentucky Real Estate Commission Core Course Design & Implementation Committee (1999).

Other Participation at Professional Meeting:

Moderator of "Real Property Appraisal Workshop," American Society of Appraisers International Conference, San Diego, California, August 25-28, 2002.

Panelist of "Commercial Real Estate Basics," Real Estate Educators Association, 21st Annual Conference, June 15-17, 2000, Las Vegas, Nevada.

Discussant of "Will Licensing Raise Quality of Real Estate Appraisals?: Some Insights From Agency

Theory," South Central Finance Workshop, University of Alabama @ Birmingham, Eighth Annual Meeting, September 22-23, 1995.

Moderator of "Real Estate Potpourri Session," The 22nd Annual Meeting, The Midsouth Academy of Economics and Finance, Biloxi, Mississippi, February 15-18, 1995.

Discussant of "An Estimate of Investor Utility Through International Diversification," Southern Finance Association Annual Meeting, Jacksonville, Florida, November, 1992.

Discussant of "Another Look at the Super Bowl Stock Market Predictor," Southern Finance Association Annual Meeting, Key West, Florida, November, 1991.

Courses and Seminars:

Completed "BV201: Introduction to Business Valuation, Part 1, The American Society of Appraisers, Orlando, FL, June 30, 2001 - July 3, 2001, Certificate Awarded.

Attended "Forum for Instructors on the 1998 USPAP," The Appraisal Foundation, Oklahoma City, Oklahoma, November 15, 1997, Certificate Awarded.

Attended "RECAD Instructor Training Session," State of Alabama Real Estate Commission, University of Alabama, Tuscaloosa, June 4, 1996.

Attended "HUD/FHA Workshop," Mid-South Alabama Chapter of the Appraisal Institute, Birmingham, Alabama, November 29, 1994.

Attended "Uniform Residential Reports: 93 Revisions," Mid-South Alabama Chapter of the Appraisal Institute, Birmingham, Alabama, September 10, 1993.

Attended "Approved Real Estate Instructor's Orientation Seminar," State of Alabama Real Estate Commission, Montgomery, Alabama, November 5, 1993.

Completed "Standards of Professional Practice: Parts A & B," The Appraisal Institute, University of Alabama, Tuscaloosa, July 12-16, 1992, Certificate Awarded.

EDITOR

Real Property Perspectives, published by The American Society of Appraisers (Summer 2001 to present).

REVIEWER

Editorial Board, *Journal of Property Economics*, published by The American Society of Appraisers et al (2003-2008).

Editorial Board, *Journal of Economics and Finance*, published by The Midsouth Academy of Economics and Finance (1991-1994).

Manuscript Reviewer - Dearborn Real Estate Education: *Real Estate Investments*, 7th Ed., by David Sirota, 2004.

Manuscript Reviewer - McGraw-Hill Irwin: *Real Estate Perspectives*, 5th Ed. By Corgel/Ling/Smith, published 2003.

Manuscript Reviewer - Southwestern: *Real Estate Decisions*, Epley/Rabianski/Haney, published 2002.

Manuscript Reviewer - Prentice Hall: *Real Estate Principles & Practices*, 10th Ed. by Karvel/Unger/Rose,.

RELEVANT GRADUATE COURSES

Real Estate Law
Real Estate Investment Analysis
Directed Study in Real Estate Appraisal
Long Term Financial Decisions
Directed Study in Advanced Appraisal Methods
Research in Applied Economic Statistics
Applied Economic Statistics
Doctoral Research in Real Estate Investment Analysis

Statistical Methods I
Statistical Methods II
Mathematical Analysis for Economists
Applied Regression Analysis
Real Estate Finance
Seminar in Finance Theory
Financial Management

FINANCIAL INSTITUTION & MORTGAGE COMPANY CLIENTS

COMMERCIAL:

Regions Bank (Birmingham)
BBVA Compass Bank (Birmingham)
First Commercial Bank (Birmingham)
Union State Bank (Birmingham)
First National Bank of Illinois (Chicago)
Bank Independent (Florence, AL)
Zion's National Bank (Salt Lake City, UT)

APPRAISAL &/or CONSULTING ASSIGNMENTS and EXPERIENCES INCLUDE THE FOLLOWING:

Single Family Residential
Condominiums
Duplexes & Quad-plexes
Apartment Buildings
Office Building-Single & Multi-Tenant
Retail - Stand Alone shops & restaurants
Retail - Shopping Centers
Subdivision & Mobile Home Park Analysis
Manufactured-Home Parks

Office Warehouses
Manufacturing Plants
Raw Lands
Horse Farms
Golf Courses
Motels
Medical & Veterinary Clinics
Businesses (Going Concern Value)
Travel Centers

MEETING AGENDA ITEM

VII. Status of Welborn Street Property Update

A. Status of Structures and site – Appraisals

Commercial Appraisals Associates, January 26, 2022

APPRAISAL REPORT

PROPERTY

**Proposed Vacant Site - 2.30 Acres
Pelham Parkway, Pelham, Alabama 35124**



FOR

**Commercial Development Authority of the City of Pelham
c/o Southeast Commercial Real Estate
714 29th Street South, Birmingham, Alabama 35233**

EFFECTIVE DATE

January 26, 2022

**Commercial Appraisal Associates
1776 Coates Pass, Hoover, Alabama 35244**

COMMERCIAL APPRAISAL ASSOCIATES

Real Estate Appraisals & Consultation

MICHAEL S. KELLEY, MAI

1776 Coates Pass
Hoover, Alabama 35244
Office #: 205/223-7161

*ALABAMA CERTIFIED GENERAL
REAL PROPERTY APPRAISERS*

February 22, 2022

Oakworth Capital Bank
850 Shades Creek Parkway, Suite 200
Birmingham, Alabama 35209

Re: Proposed Vacant Site - 2.30 Acres
Pelham Parkway, Pelham, Alabama 35124

In accordance with your request, I have made an appraisal of the above-referenced property for the purpose of estimating the market value of the subject property. The effective date of this appraisal is January 26, 2022, which is the latest date of inspection of the subject site.

The reader's attention is noted to the general Assumptions and Limiting Conditions included in the Addenda section of this report. In addition, the Special Assumptions and Limiting Conditions are detailed as follows:

Special Assumptions and Limiting Conditions:

1. A legal description for the subject's newly subdivided site was not provided to the appraiser. The size of the subject site was obtained from the provided siteplan, which is presented on page 24 of this report. The provided site plan states the size of the subject as being 2.3 acres (1 acre + 1.3 acres), which is 100,188 square feet. If a new survey indicates that the subject site is significantly different than what is detailed within this report, mainly in terms of size, then the appraiser reserves the right to amend the value conclusion contained within this report.
2. The estimated value herein considers a normal marketing period of time for the subject in the range of 9 to 12 months.
3. Environmental or radon studies have not been presented to the writer indicating the environmental suitability of the subject property. The estimated value herein considers that there are no environmental or radon problems that may exist with the subject. If environmental or radon studies are performed and there is evidence of environmental or radon hazard associated with the property, the value herein should be amended at that time.

Special Assumptions and Limiting Conditions (continued):

4. The readers of this report are referred to the Assumptions and Limiting Conditions, specifically item 10 with regard to soil condition, and items 13, 14 and 15 regarding hazardous substances and/or materials.
5. This appraisal is subject to any additional assumptions and limiting conditions as outlined throughout this report.
6. It is assumed by the writer that there are no structural defects hidden by floor or wall coverings or other hidden or unapparent conditions of the property; that all mechanical equipment is in good working condition; and that all electrical components and roofing are in good condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser herein does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.
7. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The writer has not made an individual specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the "ADA". I am not an expert in this field and I recommend that a professional be contracted to independently determine the conformity of the subject property to the requirements of the "ADA". This appraisal is subject to my client receiving an independent ADA conformance study from a qualified individual or firm and at that time, if there are additional items that are required to conform to this regulation, this appraisal should be amended accordingly.
8. It is the writer's opinion that the subject building does not suffer from a syndrome known in the real estate industry as "Sick Building Syndrome". This syndrome has been detected in few buildings throughout the United States, but refers to certain bacterial growth, mold and other items that create sicknesses to occupants of buildings. A study has not been presented to the writer that refers to this syndrome and therefore, this appraisal assumes that there are no items included in the building that would cause "Sick Building Syndrome". The writer did not notice any bacterial growth, mold, etc. that would indicate a possibility of this syndrome being associated with the subject, but the writer is not an expert in this field and recommends that if my client is concerned with "Sick Building Syndrome", then my client should retain an expert in this field for any indications of this syndrome. The appraiser assumes no responsibility for any items that may be associated with "Sick Building Syndrome".
9. The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as the effective date(s) indicated. The appraiser makes no representation to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

February 22, 2022
Page three

The supporting data and the writer's analysis of that data are included in the attached appraisal report. Based on the analysis of that data and other relevant factors, and the stated assumptions and limiting conditions, it is the writer's opinion the **estimated "as is" market value of the subject property**, as of the effective date of this appraisal, is:

**NINE HUNDRED THOUSAND DOLLARS
(\$900,000)**

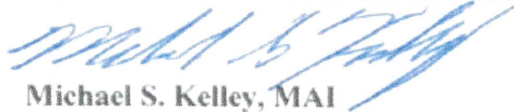
HYOPOTHETICAL CONDITION - That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis (USPAP, 2010-2011 ed.). The value opinion(s) stated herein are made subject to the following hypothetical condition:

The subject property is improved with two retail buildings and a single family residence. The client requested that the property be valued as if it was vacant, without the existing improvements. The value conclusion contained within this appraisal assumes that the subject site is vacant, without the existing buildings.

I trust you will find the attached appraisal report satisfactory; however, if any further assistance is needed, please notify me accordingly.

Sincerely,

COMMERCIAL APPRAISAL ASSOCIATES



Michael S. Kelley, MAI

Member Appraisal Institute (11766)

Alabama Certified General Real

Property Appraiser #G00371

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Zoning Regulations	
Demographics	

SUMMARY OF FACTS AND CONCLUSIONS

Property Identification:	Proposed Vacant Site - 2.30 Acres, Pelham Parkway, Pelham, Shelby County, Alabama 35124
Current Owner:	Commercial Development Authority of the City of Pelham
Property Rights Appraised:	Fee Simple
Purpose:	"As Is" Market Value
Land Size:	100,188 square feet, or 2.30 acres
Zoning:	M-1 (Light Industrial District)
Improvements:	The subject site is improved with several buildings, however, the appraiser was asked to appraise the property under the hypothetical condition that the subject site is vacant and unimproved.
Estimated "As Is" Market Value of the Subject's Property:	\$900,000, which is \$8.98 per square foot of land area.
Date of Valuation:	January 26, 2022
Appraiser:	Michael S. Kelley, MAI <i>Member Appraisal Institute (11766)</i> <i>Alabama Certified General Real</i> <i>Property Appraiser #G00371</i>

AREA MAP

The subject property is located within the Pelham city limits in Shelby County, Alabama. The property is situated at the southwestern corner of the Pelham Parkway / Welborn Street intersection, less than a mile from Interstate 65.

Birmingham's city center is approximately 16 miles north of the subject site and the property is located in the Birmingham-Hoover Metropolitan Area.



NEIGHBORHOOD MAP

The subject property is situated at the southwestern corner of the Pelham Parkway / Welborn Street intersection.



SCOPE OF THE APPRAISAL

The term "Scope of the Appraisal" means the extent of the process of collecting, confirming and reporting data. This scope encompasses the necessary research and analysis to prepare a report in accordance with the intended use, the "Standards of Professional Practice" of the Appraisal Institute and the "Uniform Standards of Professional Appraisal Practice" of the Appraisal Foundation.

This report is an appraisal for the purpose of estimating the market value of the subject property. After assembling and analyzing the data defined in this "Scope of the Appraisal", a final estimate of value was made. The data and analyses are included in the file memorandum of the writer. The estimated value for the subject property is as noted within this appraisal report. As part of this appraisal, I have taken the following steps to gather, confirm, and analyze relevant data.

Physically inspected the interior of the subject and inspected the surrounding market area, including the comparable properties. An inspection of the subject property was conducted by Michael S. Kelley on January 26, 2022.

Collected factual information about the property and the surrounding market area and confirmed that information with various sources.

Collected, confirmed and analyzed information utilizing the Sales Comparison Approach.

PURPOSE, FUNCTION AND INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject's fee simple interest. The function of this appraisal is to serve as an aid in possible sale of the property. The intended user of this appraisal is by my client, Commercial Development Authority of the City of Pelham.

DATE OF VALUE ESTIMATE

The "current" date of the value estimate is also known as the effective date of the appraisal which is January 26, 2022. The date of the report is February 22, 2022.

DEFINITION OF VALUE

The definition of market value under which the subject property is appraised is from the "Appraisal of Real Estate, 14th Edition" and Rules and Regulations of the FDIC, 12 CFR part 225, FDIC 12 CFR 323 and OCC 12 CFR 34. The definition is as follows:

"Market Value" means the most probable price which a property should bring in a competitive and open market under all conditions requisite to fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

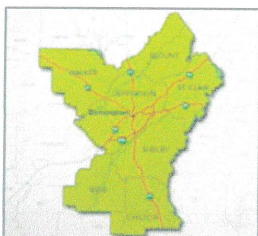
- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and each acting in what he considers his own best interest;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in cash in U. S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

PROPERTY RIGHTS APPRAISED

The property rights appraised include the fee simple interests as if free and clear of all encumbrances, excluding mineral rights and subject to easements and restrictions of record.

AREA AND NEIGHBORHOOD DESCRIPTION

BIRMINGHAM-HOOVER METROPOLITAN AREA



Alabama's largest metro area, the Birmingham - Hoover Metropolitan Area is comprised of seven counties, which are located in the north central portion of Alabama, in the foothills of the Appalachian Mountains. This area consists of Jefferson, Shelby, St. Clair, Blount, Bibb, Chilton, and Walker Counties. The seven county area is completely surrounded by other Alabama counties. Winston, Cullman, and Marshall Counties border the northern perimeter of the area. Etowah, Calhoun, Talladega, and Coosa Counties border the eastern edge of the area. Autauga, Dallas, and Perry Counties border the southern edge of the area. Hale, Tuscaloosa, Fayette, and Marion Counties border the western edge of the area. The region has moderate winters and hot summers. The average annual temperature for the Birmingham region is a low of 50.9 degrees with a high temperature of 73.4 degrees.

The Birmingham-Hoover Metropolitan Area contains approximately 108 minor cities, consists of a total of 5,332 square miles. The dominant urban area is the city of Birmingham, which covers 151 square miles and is located primarily in Jefferson County. Jefferson County is the largest county in the seven county area encompassing 1,141 square miles. The metro area is located 147 miles west of Atlanta, GA Metropolitan Area, 195 miles south of Nashville, Tennessee Metropolitan Area, and 252 miles north of Mobile, Alabama Metropolitan Area.

POPULATION / WORKFORCE

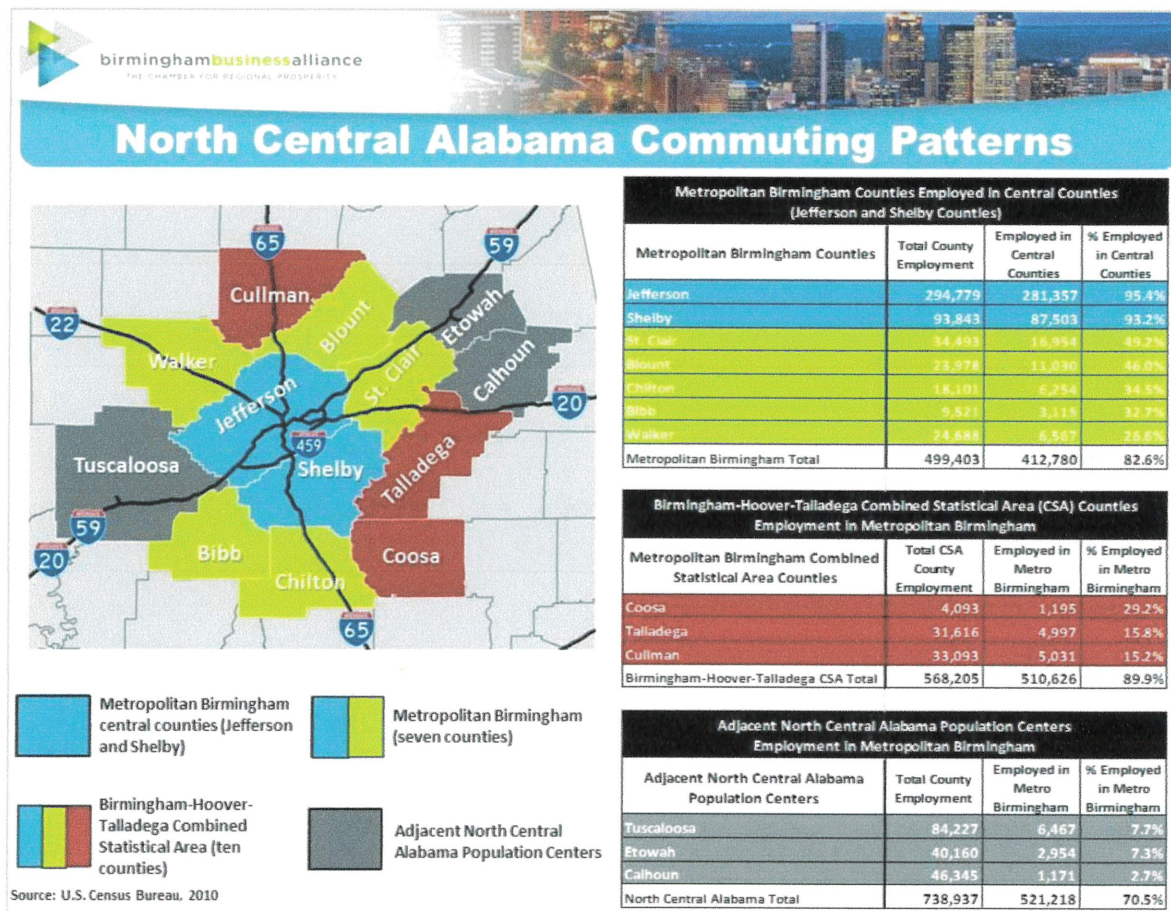
According to the U.S. Census Bureau, the Birmingham-Hoover MSA is the 48th largest metropolitan statistical area in the United States. Current demographic information on the MSA is provided below.

2019 Summary	
Population	1,090,434
Households	428,665
Average Household Size	2.50

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2019.

AREA AND NEIGHBORHOOD DESCRIPTION (continued)

The Birmingham Metropolitan Area has excellent proximity and accessibility to Alabama's most densely populated region – north central Alabama. The region's comprehensive interstate network positions Birmingham at the center of a 13-county workforce recruitment region. Representing about 40% of Alabama's workforce, the 13-county region has a population of more than 1.7 million and a workforce of more than 700,000. Metropolitan Birmingham is the region's core with a population of 1,136,000 and a workforce population of more than 530,000. The region's 317,839 employee office market extends from downtown Birmingham south into northern Shelby County. See the following chart for more information.



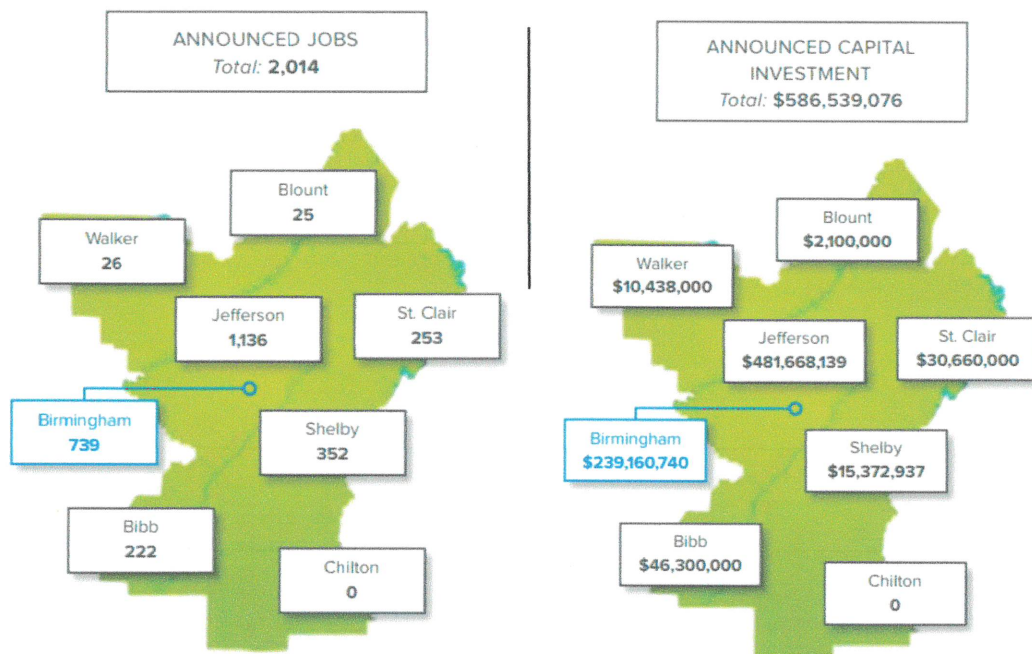
Major business schools in the Birmingham region supply a constant stream of labor to support the area's industry. According to the U.S. Department of Education there is nearly 100,000 post-secondary students within a 50-mile radius of downtown Birmingham, representing two dozen universities, community colleges and technical schools.

INDUSTRY

Birmingham's economy is on the rise after suffering from years of economic loss caused by declining population and industry decline. This economic recovery was kick-started by the redesign and renovation of Railroad Park, which led to a series of ongoing revitalization projects that continue to attract new businesses, visitors and residents to Birmingham.

AREA AND NEIGHBORHOOD DESCRIPTION (continued)

According to the Birmingham Business Alliance 2017 Regional Economic Growth Report, 75 companies announced 2,014 jobs and more than \$587 million in capital investment in the region's primary business sectors in 2016. Of the 75 companies, 81% of the announced jobs came from existing companies' expansion. The new jobs and investments are spread across seven Birmingham metropolitan area counties as indicated in the following chart.



Source: 2017 Regional Economic Growth Report, Birmingham Business Alliance

The project that started this recovery, Railroad Park, attracts people to downtown with its ponds, amphitheater, skatepark, playground, and an 8,500-seat minor league baseball stadium, Regions Field. The park has also attracted several investors who have purchased buildings near the ballpark to develop office, retail and residential space.

To further aide Birmingham's recovery, State legislators approved tax breaks for businesses that renovate buildings and storefronts located in historic sections of downtown. These tax breaks have spurred renovation of many downtown buildings. One of the largest projects using the tax credit is a \$60 million conversion of the Pizitz Building from office space to retail and residential space.

In nearby Uptown, an entertainment district that includes the Birmingham-Jefferson Convention Complex, a new \$70 million Westin Hotel offers accommodations to visitors. New shops and restaurants have sprouted up on Second Avenue and circulate around the Loft District, which offers fine dining and nightlife. The downtown area also attracts visitors and residents through events such as the Sidewalk Film Festival and Magic City Art Connection, as well as shows at the Alabama Theatre and Red Mountain Theatre.

AREA AND NEIGHBORHOOD DESCRIPTION (continued)

Several large warehouse delivery centers have recently been constructed or are in the process of being constructed in the subject's immediate (Bessemer/McCalla) market. These projects include:

- New \$40,000,000 Bessemer Morgan Road facility for Carvana – November 2019
- 855,000 S/F Bessemer Amazon Powder Plant Rd facility opened March Oct 2020
- 112,000 S/F Bessemer Amazon Lakshore Parkway facility – announced April 2020
- 300,000 S/F proposed Bessemer Dollar General Distribution Center – announced June 2020
- 290,000 S/F proposed FedEx Bessemer facility – August 2020
- New \$15,800,000 McCalla facility for Mobis - Auto Hyundai Supplier – Spetember 2020
- 278,000 S/F addition to existing Bessemer Amazon facility – announced Oct 2020

New industrial projects like these are a sign of inventory-related companies expanding their footprints to meet increased demand due to the coronavirus pandemic. Amazon has been on a hiring frenzy due to the coronavirus pandemic which has drastically increased demand for deliveries.

The top 10 major employers in the Birmingham Metropolitan Area are as follows:



2017-2018 MAJOR EMPLOYERS BY COUNTY – JEFFERSON COUNTY					
Rank	Employer	Estimated number of employees	Product or Services	County	Municipality
1	University of Alabama at Birmingham	23,000	Education and health care services	Jefferson	Birmingham
2	Regions Financial Corporation	9,000	Financial services, banking, corporate headquarters	Jefferson	Birmingham
3	St. Vincent's Health System (Jefferson, Blount, St. Clair)	5,100	Health care services, hospital network serving metro Birmingham	Jefferson	Birmingham
4	Children's of Alabama	5,000	Health care services, regional specialized health care	Jefferson	Birmingham
5	AT&T	4,517	Telecommunications, regional operations	Jefferson	Birmingham
6	Brookwood Baptist Health	4,459	Health care services, management	Jefferson	Birmingham
7	Jefferson County Board of Education	4,400	Government, public education	Jefferson	Birmingham
8	City of Birmingham	4,200	Government, city administration	Jefferson	Birmingham
9	Blue Cross-Blue Shield of Alabama	3,100	Financial services, insurance, corporate headquarters	Jefferson	Hoover
10	Alabama Power Company	3,092	Utilities services, electrical, corporate headquarters	Jefferson	Birmingham

Source: 2019 Regional Economic Growth Report, Birmingham Business Alliance

AREA AND NEIGHBORHOOD DESCRIPTION (continued)

Banking and Insurance Industry

Birmingham is a major exporter of banking and insurance processing services, and serves as one of four regional processing centers for the U.S. Social Security Administration. According to *Bankography*, Birmingham ranks ninth in the nation for bank assets with nearly \$200 billion assets. Metropolitan Birmingham area has approximately 3,046 private sector establishments with an Annual Average Employment of 41,300.

Birmingham serves as the location of:

- 35 major business processing centers, with more than half specializing in finance and insurance processing
- The corporate headquarters for Regions Financial Corporation, BBVA Compass, Infinity Property & Casualty Corporation, Pro Assurance Corporation and Protective Live Corporation
- A top-10 U.S. banking center with nearly \$200 billion in assets
- More than \$530 million in data center development over the past five years, creating more than 200 jobs
- More than a dozen new or expanding back-office operations since 2011, creating more than 1,500 jobs with \$20 million in capital investment
- The regional operations for Fortune 500 financial services companies, including State Farm and Allstate

Healthcare Services Industry

The newly opened Grandview Medical Center on Highway 280 is a 1 million-square-foot medical facility that is estimated to employ 5,500 people. The medical center is expected to create a total economic impact of 9,000 local jobs and \$405 million in annual earnings for the region. The medical center is part of the Cahaba Grand at Grandview campus, which at full buildout will feature a 200,000 square-foot medical office building, 250-room upscale hotel, residential units, retail space, and multiple office buildings of up to 150,000 square feet each.

Healthcare and Social Assistance is highly specialized in metropolitan Birmingham and has an approximate annual average employment of 62,000. The University of Alabama at Birmingham (UAB) is ranked among Alabama's largest employers. UAB ranks 41st in overall federal funding and 23rd in the National Institutes of Health (NIH) funding.

AREA AND NEIGHBORHOOD DESCRIPTION (continued)

The UAB Health System encompasses a cluster of highly specialized healthcare establishments and is a partnership between UAB and the University of Alabama Health Services Foundation. Ranked as the fourth largest academic medical center in the U.S., the UAB Health System is anchored by the highly acclaimed UAB Hospital, the Kirklin Clinic, Callahan Eye Foundation Hospital, UAB Women's and Infants Center, UAB Highlands and the Spain Rehabilitation Center.

- **UAB Hospital:** provides patients with a complete range of primary and specialty care services, as well as the most up-to-date treatments and innovations in health care. UAB Hospital is a major center for clinical research and the home of some of the top medical programs in America
- **Kirklin Clinic:** one of the busiest outpatient centers in the U.S., the Kirklin Clinic is a specially designed "superclinic" for outpatient care housing more than 600 physicians in 35 specialties and serving more than 2,000 patients daily.
- **Callahan Eye Foundation Hospital:** only hospital in Alabama dedicated entirely to eye care, plus one of the few worldwide with developing advances in ophthalmology
- **UAB Women and Infants Center:** world class health care facility dedicated solely to the care of women and infants
- **UAB Highlands:** a general acute care facility located in the Medical Center District of Birmingham
- **Spain Rehabilitation Center (SRC):** is the hub of activities for the Department of Physical Medicine and Rehabilitation. SRC is a 47 bed rehabilitation hospital featuring advanced, individualized care for adolescents and adult patients recovering from a broad variety of health problems.

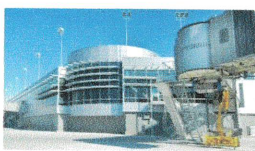
Specialized Health Care Entities:

- **Benjamin Russell Hospital for Children:** third largest pediatric medical facility in the U.S.; ten pediatric specialties ranked among the top programs by *U.S. News and World Report*
- **Lakeshore Foundation:** one of the nation's premiere fitness, recreation and education facilities for persons with physically disabling conditions; one of two U.S. training sites for both Olympic and Paralympic athletes
- **American Sports Medicine Institute:** largest accredited Orthopedic Sports Medicine Fellowship Program in the U.S.; works with a large number of teams from youth leagues to professional level
- **HealthSouth Corporation:** nation's largest owner and operator of inpatient rehabilitative hospitals; corporate headquarters in Birmingham with more than 900 local employees.

Logistics and Transportation Industry

The Logistics and Transportation sector comprises establishments primarily engaged in wholesale trade, transportation and warehousing. Employing more than 55,000 people in the metropolitan Birmingham area, warehousing and distribution is among the region's core sectors. Prominent retailers, such as Dollar General, The Home Depot, and Office Max have built regional distribution centers in metropolitan Birmingham due to the area's proximity to major U.S. markets and optimal multimodal transportation connections.

AREA AND NEIGHBORHOOD DESCRIPTION (continued)



The Birmingham-Shuttlesworth International Airport is among the largest commercial airports in the Southeastern U.S. and provides central Alabama with convenient air cargo capabilities. In 2014, the airport completed a \$201 million renovation project. The improvements are expected to help the airport garner nonstop international flights to and from the city, facilitating the attraction of foreign firms and investment.

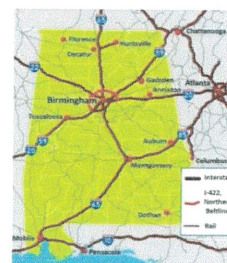
Birmingham serves as a large transportation hub and has several modes of transportation. It is one of only three Southeastern cities with a six-spoke interstate network. Serving as Alabama's largest rail hub, Norfolk Southern, Burlington Northern and CSX Transportation have major intermodal freight transport facilities and Port Birmingham provides direct access to the Gulf of Mexico via the Black Warrior River.

Interstate 22, an expressway between Birmingham and Memphis, was completed in 2016. This interstate follows the US Highway 78 corridor along a 176-mile route. It links I-55 and I-40 in the northwest to I-65 and I-20 in the southeast. The new interstate is expected to boost commercial and residential development in the northwest portions of the metro area and facilitate the flow of goods and traffic to and from Birmingham.

In 2015, construction began on Birmingham's new \$30-million intermodal transit station, which will combine the Birmingham-Jefferson County Transit Authority (BJCTA), Amtrak trains, and Greyhound and Megabus buses. Located on the corner of Morris Avenue and 17th Street North, the project will be funded by a \$23.6-million Federal Transit Administration grant, with the remaining funds provided by the City of Birmingham. The new station is expected to be completed in 2017. Plans are also underway for a \$2.5-million pedestrian bridge to connect the station to Regions Field and Railroad Park.

Birmingham Logistics Attributes include:

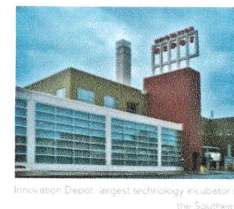
- Served by five Interstate Highways: I-65, I-20, I-59, I-22, I-459
- Birmingham's central position in the Southeastern U.S. enables more than 60% of the 11-state Southeastern market to be reached by just a one-day freight travel time
- Reaches 70% of the U.S. population within a two-day freight travel time; 90% of the U.S. population is reached by a three-day freight travel time
- A 100 mile radius of Birmingham encompasses 80% of Alabama's total population.
- Reaches more than 50% of the U.S. population within a three day rail delivery time
- The \$97.5 million Birmingham Regional Intermodal Facility (BRIMF) is one of eleven rail terminals along the 1,400 mile Norfolk Southern Crescent Corridor stretching from New Orleans to New Jersey.
- The BRIMF is capable of handling 100,000 annual container lifts from or to a railcar.
- Is located 25 miles from Alabama's inland waterway system via Port Birmingham
- Is located 260 miles north of the Port of Mobile via Interstate 65.



AREA AND NEIGHBORHOOD DESCRIPTION (continued)

Innovation and Technology Industry

Innovation and technology are Major components of Birmingham's economy. In fact, 42% of net new regional jobs in the last 10 years were technology related, which is 2.6 times greater than the national average. Birmingham's growth in technology is fueled by startups from the University of Alabama at Birmingham, Southern Research Institute and entrepreneurs graduating from the technology incubator, Innovation Depot. Over the past five years, Innovation Depot alone has had \$1.25 billion in economic impact.



Birmingham has nearly 800 technology-based companies. Some of the largest biotechnology employers in the region include Evonik, which specializes in drug delivery technologies and manufacturing for pharmaceutical, biotechnology, and medical device companies and employs 800 people in Alabama; BioHorizons, a fast-growing dental implant and biologics company with products in 85 markets around the globe; and Atherotech, which manufactures the VAP Cholesterol Test.

Innovation and Technology Attributes:

- Metropolitan Birmingham has more than 700 technology-based companies.
- UAB is ranked among the top 20 medical institutions in federal research funding, receiving more than \$450 million annually.
- UAB has 2,145 invention disclosures, 640 patents, 50 startups.
- Receiving \$4.87 billion annual R&D expenditures, Alabama ranks 12th among U.S. states in R&D intensity (R&D expenditures as a percentage of total state GDP).
- Southern Research Institute (SRI), a contract research organization, has seven drugs approved by the Federal Drug Administration and seven compounds currently in preclinical development or clinical trials.
- With 150 graduate companies, Innovation Depot is the largest technology business incubator in the Southeast and was named the top technology incubator in the country by the National Business Incubation Association.

Metals and Steel Industry

Metals and Steel Manufacturing played a vital role in the early development of the Birmingham region. Once known as the "Pittsburgh of the South", Birmingham emerged as a major metals and steel producing center by the early 1900s. Even though the Birmingham economy diversified into a service based economy during the past 70 years, the Birmingham region continues to be a major player in metals manufacturing. According to U.S. Cluster Mapping, Jefferson County ranks among the top five percent of all U.S. counties for employment specialization in upstream metals manufacturing.

- Birmingham continues to be a metals manufacturing center – home to three of the nation's seven ductile iron pipe makers
- American Cast Iron Pipe Company (ACIPCO) is one of the largest manufacturers of iron pipe in the world.
- Birmingham-based O'Neal Industries is the largest family-owned group of metals service centers in the U.S.

ZONING

According to the City of Pelham Land Development, the subject parcel is currently zoned M-1 (Light Industrial District), which allows most light industrial, retail and office uses. See the Addenda section of this report for a copy of the subject's zoning requirements. Area and dimensional regulations of the current zoning are summarized as follows:

Front Yard Set Backs	50 feet
Rear Yard Set Backs	None, 35 feet when abutting dwelling district
Side Yard Set Backs	None, 20 feet when abutting dwelling district
Maximum Story Height	100 feet or 8 stories
Minimum Lot area	None

TAX ASSESSMENT AND RATE

The subject property is assessed by Shelby County Tax Assessor's Office. Tax assessment and property taxes for the subject property are as follows.

Real Estate Assessment and Taxes

Parcel #	Millage	Land Value	Improvement Value	Total Value	Taxes
13-1-12-1-001-019.000	5.80	\$634,480	\$435,850	\$1,070,330	\$12,416

Notes: Property taxes are based on a class II, 20% basis. The millage rate is per \$100 of the assessment.

The subject property is owned by a tax exempt entity and is not subject to Ad Valorem taxes. The subject part is a 2.30 acre parcel which is to be subdivided from a larger 4.74 parcel, which is the above parcel 13-1-12-1-001-019.000.

HISTORY OF OWNERSHIP

The property is currently under the ownership of Commercial Development Authority of the City of Pelham which aquired the property from City of Pelham, on December 12, 2019, according to instrument number 20191219000471050, as recorded in the Probate Office of Shelby County, Alabama. The stated consideration was \$1,100,000. This appears to be an arms-length transaction. This was the purchase of a 4.74 acre site and the subject's 2.3 acre site is to be subdivided from this larger parcel.

Prior to the above purchase, the property was under the ownership of Madison Run Resources, LLC, which aquired the property from Johnny and Vicki Jones on December 27, 2005, according to instrument number 20051227000662670, as recorded in the Probate Office of Shelby County, Alabama. The stated consideration was \$1,300,000. This appears to be an arms-length transaction.

The appraiser is not aware of any other transactions involving the subject property in the previous five year ownership period. It is important any reader understand that this writer is not a title expert and has not researched the Probate Court records for exact title of the subject property. Any title searches should be performed by qualified title experts.

ESTIMATE OF REASONABLE EXPOSURE TIME

USPAP current definition of exposure time is "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal". Implicit in the definition of market value is that adequate time for exposure on the open market has already occurred predating the effective date of this appraisal. In determining the estimate of exposure time for the subject property, I have considered the market conditions for the subject property and the highest and best use of the subject as it is improved. Interviews with market participants and other data sources such as MLS and Loopnet, reported exposure times for similar properties ranging from one month to twenty-four months, with nine to twelve months being the most typical. It is my opinion a reasonable exposure time for obtaining the estimated value indicated in this report for the subject property would be in the range of around 9 to 12 months. This exposure time is assumed to have already occurred prior to the date of this appraisal. It is possible that a shorter exposure to the market would result in a lower value than estimated herein.

ESTIMATE OF REASONABLE MARKETING PERIOD

I have considered anticipated changes in the marketplace (of which I am aware) that would influence the subject property either positively or negatively. I have also consulted knowledgeable market participants in the area. The writer is not aware of any factors which would have a significant impact on the supply and demand of retail use properties in the area. Based on all considerations in the area, it is my opinion a reasonable marketing period for the subject property would be in the range of 9 to 12 months. Of course, this estimate is subject to any market conditions that were unforeseen as of the effective date of this appraisal.

LEGAL DESCRIPTION

A legal description for the subject's newly subdivided site was not provided to the appraiser. The size of the subject site was obtained from the provided siteplan, which is presented on page 24 of this report.

SUBJECT PROPERTY

The subject property is located within the Pelham city limits in Shelby County, Alabama. The fronting street has streetlights and curbs/gutters. The fronting street is asphalt-paved and is in average condition. Average traffic flows near the subject site are provided in the Traffic Count Map in the following section. A demographic report on the area surrounding the subject property is located in the Addenda.

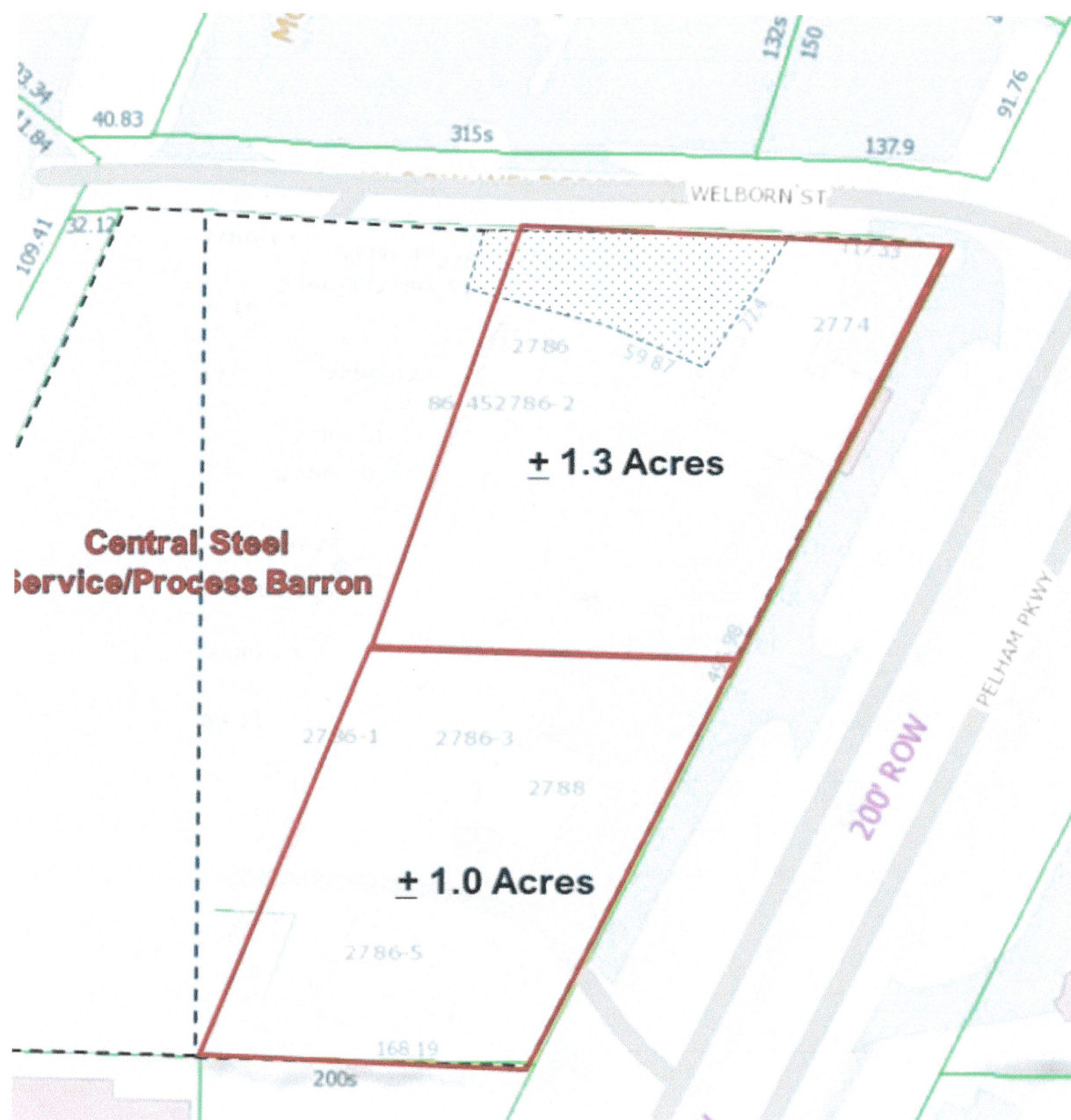
Site: A legal description for the subject's newly subdivided site was not provided to the appraiser. The size of the subject site was obtained from the provided siteplan, which is presented on page 24 of this report. The provided site plan states the size of the subject as being 2.3 acres (1 acre + 1.3 acres), which is 100,188 square feet. If a new survey indicates that the subject site is significantly different than what is detailed within this report, mainly in terms of size, then the appraiser reserves the right to amend the value conclusion contained within this report.

According to FEMA panel 01117C0216E, which is dated 2/20/2013, the subject site is not located in a floodprone area. A copy of this flood map is presented following this section of the report.

This site is at grade with the fronting street and has level to gently sloping topography. The site has average ingress/egress and average visibility from the fronting roads. The subject site is somewhat rectangular in shape with 496.98 feet of frontage along Pelham Parkway and good frontage along Welborn Street. See the Tax Map which is presented following this section of the report for the remaining dimensions of this site. The subject's utilities are typical and adequate for the market area.

Environmental: Environmental or radon studies have not been presented to this writer indicating the environmental suitability of the subject property. The estimated value herein considers that there are no environmental or radon problems that may exist with the subject. If environmental or radon studies are performed and there is evidence of environmental or radon hazard associated with the property, the value herein should be amended at that time.

SITE PLAN



SURVEY / PLAT[illegible]

STATE OF ALABAMA
COUNTY OF CLAY.



DATE _____ TIME _____

TO THE HONORABLE MEMBERS OF THE HOUSE OF REPRESENTATIVES

FROM _____

SUBJECT _____

RESPECTFULLY,
YOUR Obedient Servant,

ALBANY, N. Y., _____

PROPERTY OF N. Y. STATE ARCHIVES

THE NEW YORK TIMES, JAN. 10, 1942, CARRIED THE FOLLOWING ARTICLE:
A NEW YORK CITY CHURCHMAN SAID TODAY THAT HE BELIEVES THAT
A NEW GROUP OF ABOUT 100 NEW YORKERS, WHO ARE BEING
SENT TO THE ALBANY, N. Y., MILITARY CAMP, ARE BEING
SENT TO THE CAMP TO SERVE IN THE ALBANY CAMP, N. Y., CAMP.
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SENT TO THE CAMP TO SERVE IN THE ALBANY CAMP, N. Y., CAMP.

IT IS REQUESTED BY THE CITY OF PALM BEACH THAT THE MEMBERS OF THE BOARD OF COUNTY COMMISSIONERS BE KEPT ADVISED OF THE PROGRESS OF THE INVESTIGATION OF THE ALLEGED VIOLATIONS OF THE ETHICS ACT BY THE MEMBERS OF THE BOARD OF COUNTY COMMISSIONERS. THE CITY OF PALM BEACH REQUESTS THAT THE BOARD OF COUNTY COMMISSIONERS BE KEPT ADVISED OF THE PROGRESS OF THE INVESTIGATION OF THE ALLEGED VIOLATIONS OF THE ETHICS ACT BY THE MEMBERS OF THE BOARD OF COUNTY COMMISSIONERS. THE CITY OF PALM BEACH REQUESTS THAT THE BOARD OF COUNTY COMMISSIONERS BE KEPT ADVISED OF THE PROGRESS OF THE INVESTIGATION OF THE ALLEGED VIOLATIONS OF THE ETHICS ACT BY THE MEMBERS OF THE BOARD OF COUNTY COMMISSIONERS.

7. <u>STUDIES OF A.I.D. IMPACT AND</u>	250-000000
7. <u>STUDIES OF A.I.D. ECONOMIC IMPACT</u>	250-000000
7. <u>STUDIES OF A.I.D. ECONOMIC AND</u>	250-000000
7. <u>STUDIES OF A.I.D. SOCIAL</u>	250-000000

FINAL PLAT
WOODLAND MOBILE HOME PARK SUBDIVISION

ADJACENT PARTIALLY IN THE SE 1/4, OF THE NW 1/4
& PARTIALLY IN THE SW 1/4, OF THE NE 1/4
OF SECTION 12, TOWNSHIP 20S, RANGE 3 WEST,
SHELBY COUNTY,
CITY OF PELOHAM, AL

SITE INFORMATION

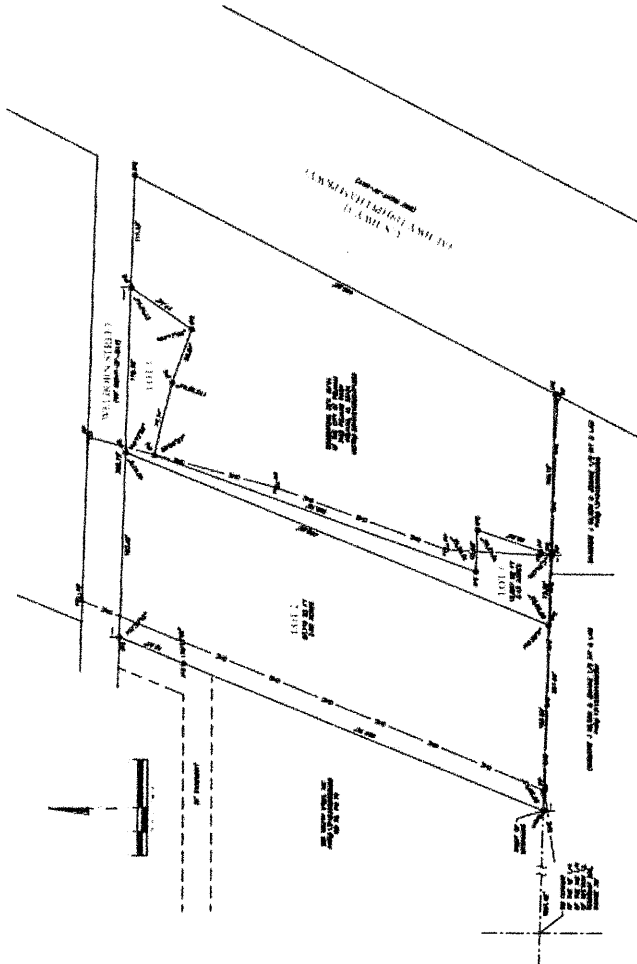
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RECOMMENDATION DATE

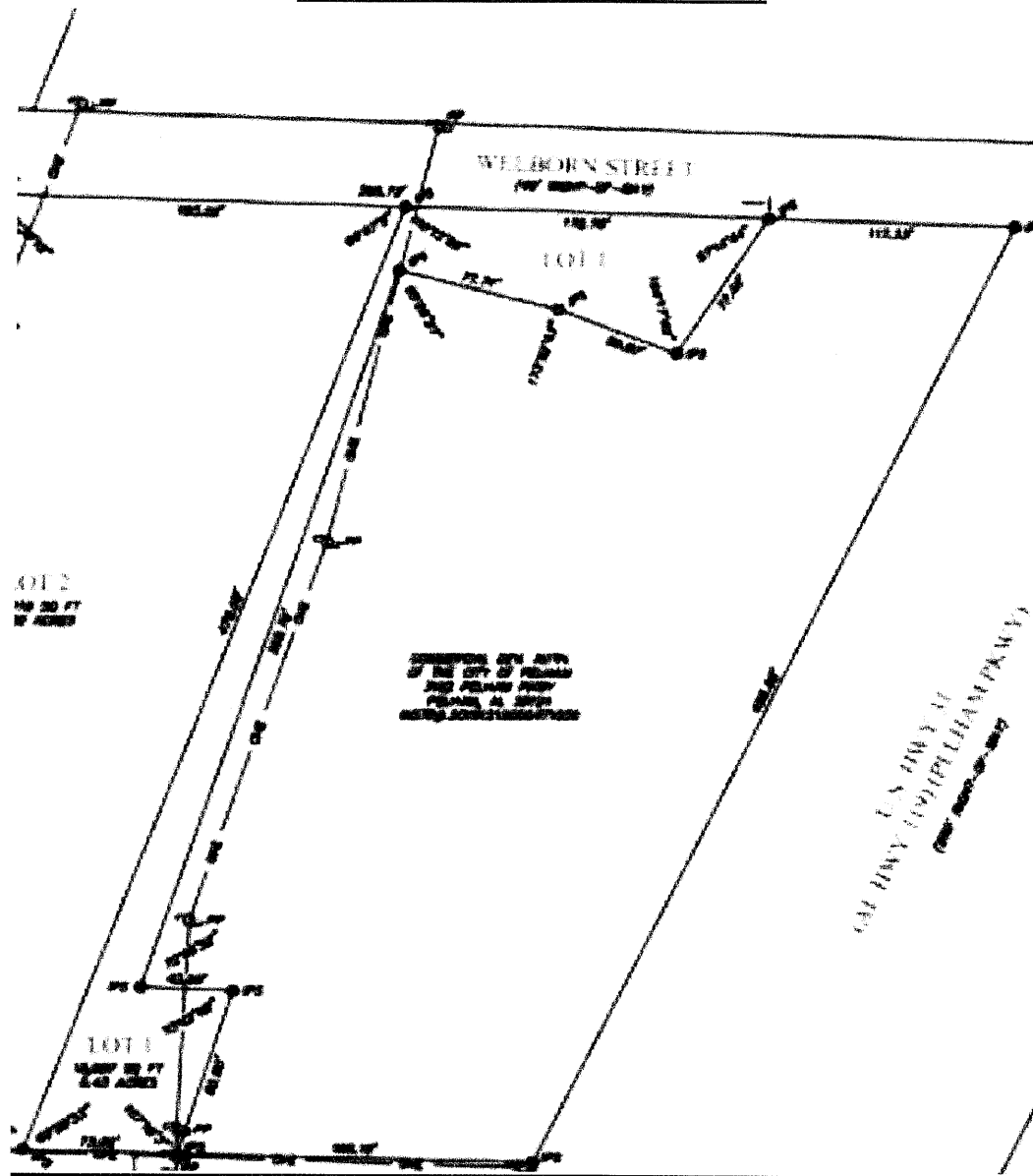
- HAS UNIVERSITY BEEN NOTICED BY THE IND. STATE OF NON-USE OF RECORDS?
- FLOOD ZONE?
- NEW PUMP OFFLINE
- OILY WASTEWATER IN JURY

SLIPSTICKS

THE CITY OF PEORIA IS NOT RESPONSIBLE FOR THE CONSTRUCTION AND/OR MAINTENANCE OF ANY FACILITIES OUTSIDE THE AREA 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-103



SURVEY / PLAT (enlarged section)



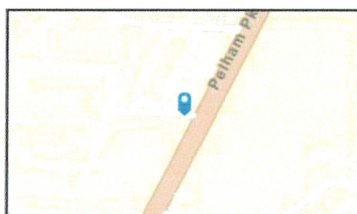
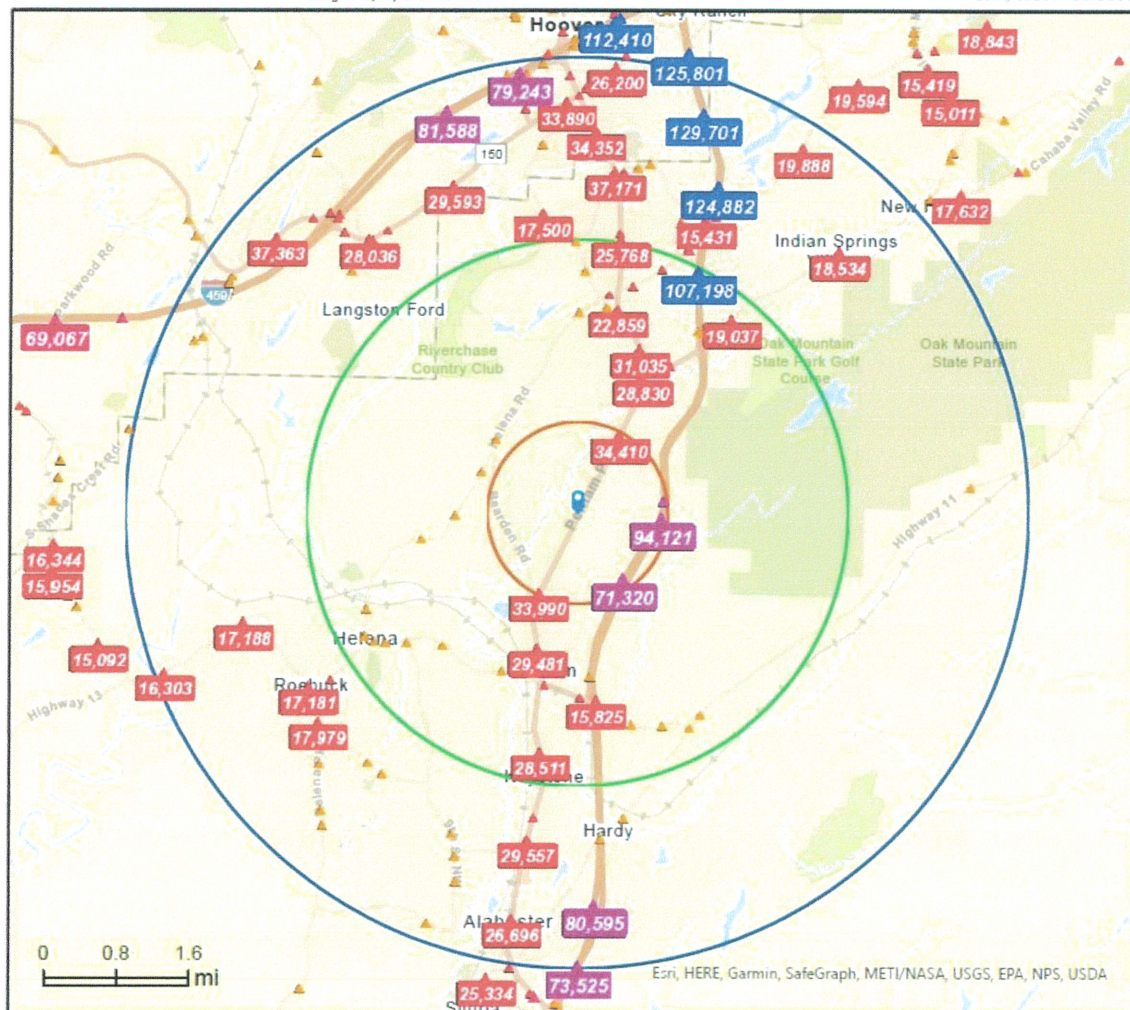
TRAFFIC COUNT MAP



Traffic Count Map

Welborn St, Pelham, Alabama, 35124 2
 Welborn St, Pelham, Alabama, 35124
 Rings: 1, 3, 5 mile radii

Commercial Appraisal Associates
 Latitude: 33.31068
 Longitude: -86.80337



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day

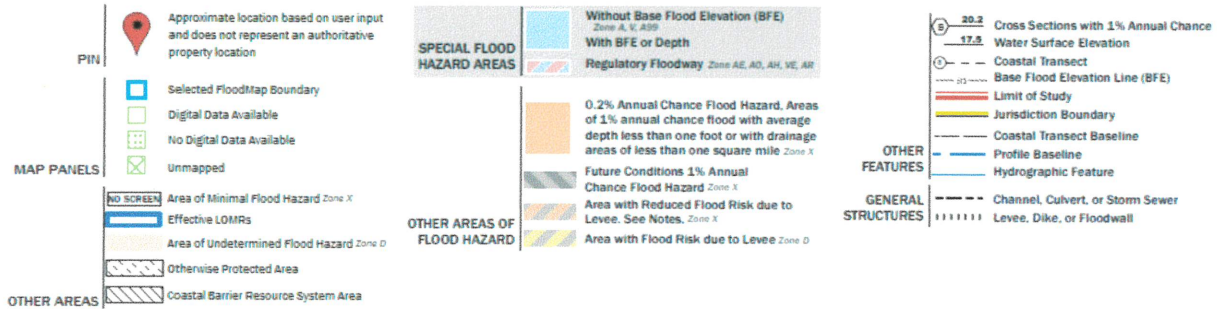
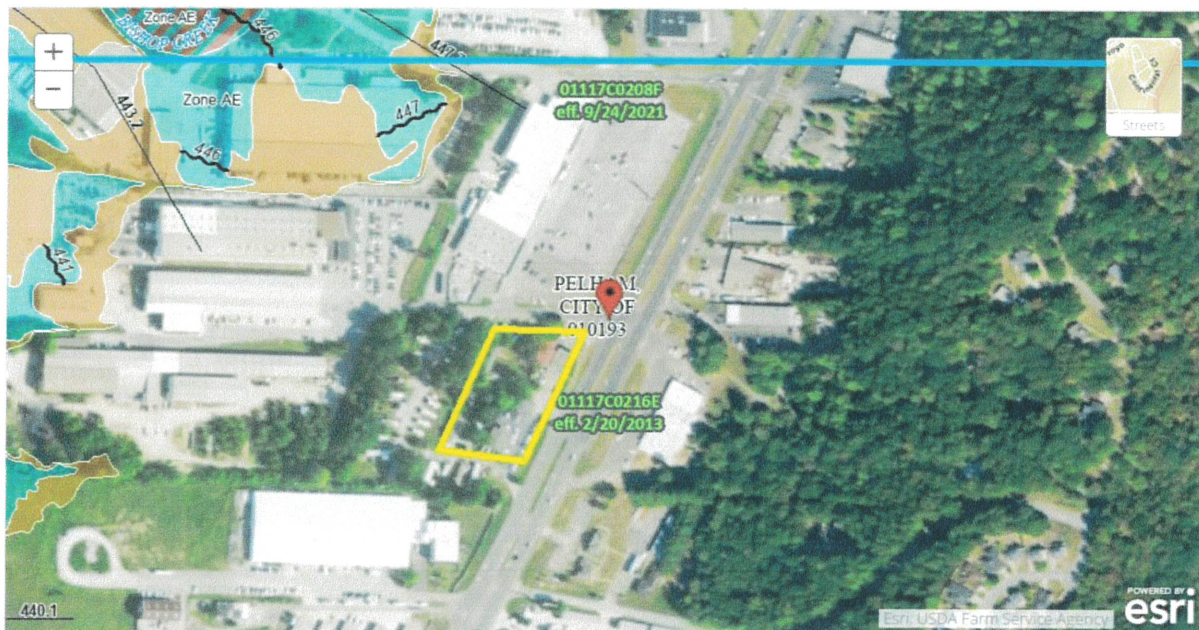


Source: ©2021 Kalibrate Technologies (Q4 2021).

February 22, 2022

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FLOOD MAP



HIGHEST AND BEST USE

In determining the Highest and Best Use, the primary test is to discover which program a future utilization is able to develop the highest net return on the land over a substantial period of time. This type of highest and best use estimate is always developed from the perspective of potential purchaser/users who constitute an active market for the subject market.

As Vacant

The purpose of this analysis is to consider what should be the use of the site as if vacant. We considered if the site should remain vacant, if it should be developed, and if so, with what type of improvement.

Legally Permissible: The subject site is presently zoned M-1 (Light Industrial District), which allows most light industrial, office and retail uses. The subject property is located in an area which is mostly developed with retail and office uses.

Physically Possible: The subject site is irregular in shape. The topography and the frontage of the site allows for development with light industrial, retail and office uses. Also, the subject site is sufficient in size for light industrial, retail and office development.

Financially Feasible/Maximally Productive: Within the subject's neighborhood, there is a mixture of light industrial, retail and office development. A retail improvement on the subject is considered to be financially feasible and is considered to be the maximally productive use of the site. It is my opinion, when considering the demand for properties in the subject's neighborhood, the highest and best use of the subject being retail development.

THE APPRAISAL PROCESS

The appraisal process is a systematic analysis of the factors that bear upon the value of real estate. It is an orderly program by which the problem is defined, the work necessary to solve the problem is planned, and the data acquired, classified, analyzed and interpreted into an estimation of a real property market value.

For a typical appraisal of real estate, three basic appraisal approaches are used: the Cost Approach, the Income Approach, and the Sales Comparison Approach. However, for this appraisal only the Sales Comparison Approach was used.

SALES COMPARISON APPROACH

The Sales Comparison Approach, or Market Data Approach, is the method of estimating the market value whereby the subject property is compared with comparable properties that have recently sold, based upon the highest and best use analysis previously indicated within this report.

The first step in the Sales Comparison Approach is to make a thorough research of sales that would be considered comparable to the subject property. Many sales in the subject's neighborhood as well as similar neighborhoods were considered with particular reference being made to the several sales listed in the following pages of this report. Within the Sales Comparison Approach, the writer considered supply and demand, balance, substitution, and other applicable considerations to properties similar to the subject. The sales listed, as well as others, were considered and principal units of comparison were selected for use in the valuation process of the Sales Comparison Approach.

SALES COMPARISON APPROACH (continued)**Land Sale No. 1****Property Identification**

Record ID	4461
Property Type	Retail, Retail
Property Name	Site Next to Pelham YMCA
Address	2610 Pelham Pky, Pelham, Shelby County, Alabama
Tax ID	13-1-01-4-001-019-000

Sale Data

Grantor	FSS Warehousing Property LLC
Grantee	Exclusive Holdings LLC
Sale Date	September 17, 2019
Deed Book/Page	343490
Verification	Edwin Moss with JH Berry; 205.313.4379

Sale Price	\$875,000
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Cash Equivalent	\$875,000
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Land Data

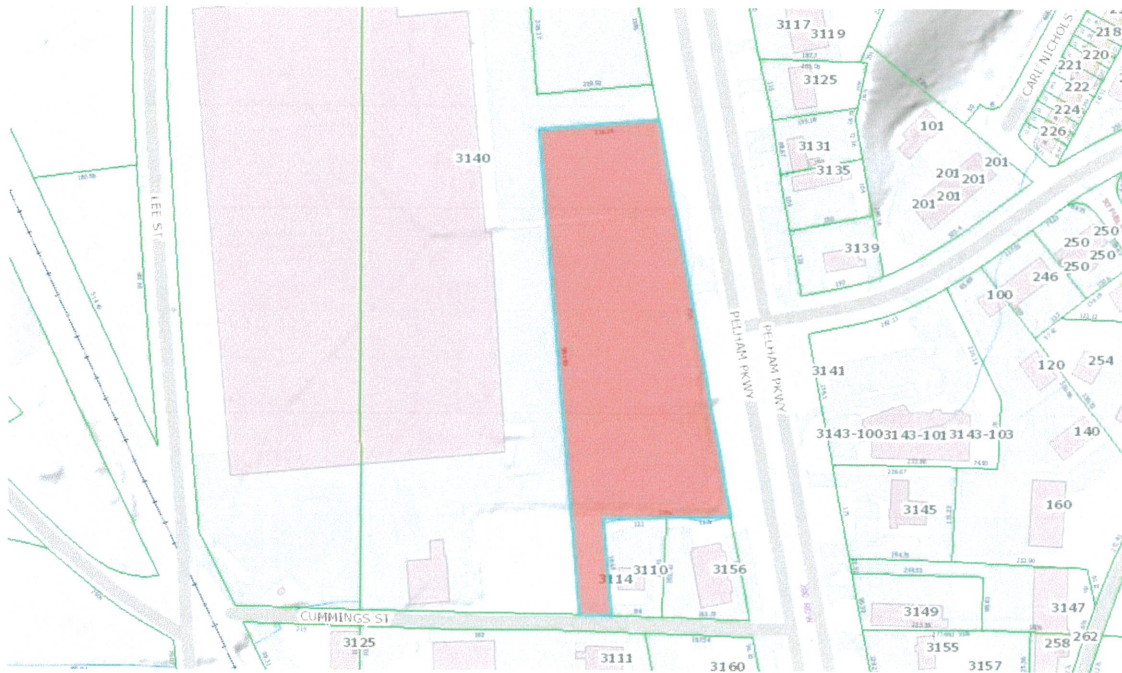
Zoning	B-2, General Business
Shape	Somewhat rectangular

Land Size Information

Gross Land Size	4.920 Acres or 214,315 SF
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Indicators

Sale Price/Gross Acre	\$177,846
Sale Price/Gross SF	\$4.08

SALES COMPARISON APPROACH (continued)**Land Sale No. 2****Property Identification**

Record ID	4500
Property Name	Site in front of Summer Classics
Address	Pelham Parkway, Pelham, Shelby County, Alabama
Tax ID	13 6 13 3 002 004.000

Sale Data

Grantor	City of Pelham
Grantee	Summer Classics Properties
Sale Date	May 01, 2021 under contract
Sale Price	\$1,100,000

Land Data

Topography	Level
Shape	Somewhat rectangular

Land Size Information

Gross Land Size	4.220 Acres or 183,823 SF
Front Footage	732 ft Pelham Parkway; 60 ft Cummings Street

Indicators

Sale Price/Gross Acre	\$260,664
Sale Price/Gross SF	\$5.98

SALES COMPARISON APPROACH (continued)**Land Sale No. 5****Property Identification**

Record ID	4072
Property Type	Retail, Retail
Address	2900 Pelham Parkway, Pelham, Shelby County, Alabama
Tax ID	13 6 13 2 002 001.000

Sale Data

Grantor	Dale Wade
Grantee	Samer Hamid
Sale Date	August 11, 2017
Deed Book/Page	20170814000293810
Verification	Abe Maddox with LAH; 205.337.3189
Sale Price	\$390,000

Land Data

Zoning	B-2
Topography	Level
Shape	Irregular

Land Size Information

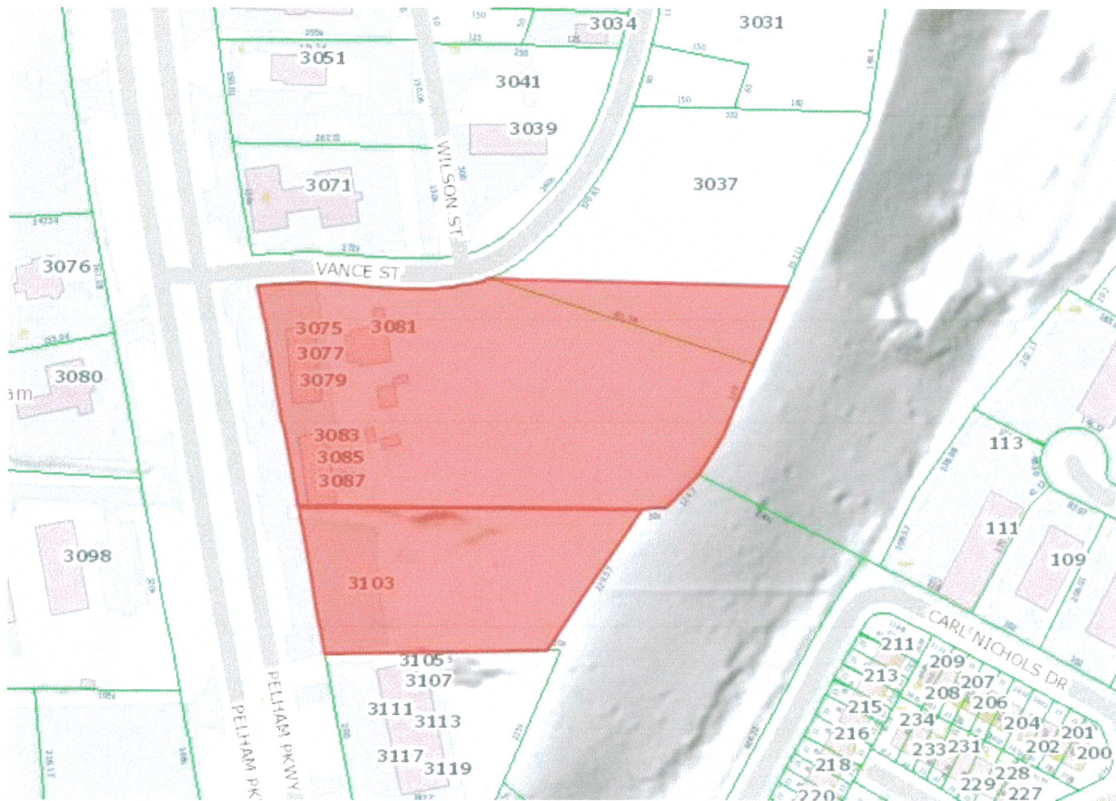
Gross Land Size	1.040 Acres or 45,302 SF
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Indicators

Sale Price/Gross Acre	\$375,003
Sale Price/Gross SF	\$8.61

Remarks

Adjacent to O'Reily's Auto Parts.

SALES COMPARISON APPROACH (continued)**Land Sale No. 6****Property Identification**

Record ID	4495
Property Type	Retail, Retail
Property Name	C-Store
Address	3075 Pelham Parkway, at Vance Street, Pelham, Shelby County, Alabama
Tax ID	13 6 13 3 001 022.000 (Part of)

Sale Data

Grantor	Commercial Development Authority of the City of Pelham
Grantee	Shane Jones
Sale Date	December 28, 2020
Verification	Tim Redock with Southeast Commercial ; (205) 222-1314
Sale Price	\$300,000

Land Data

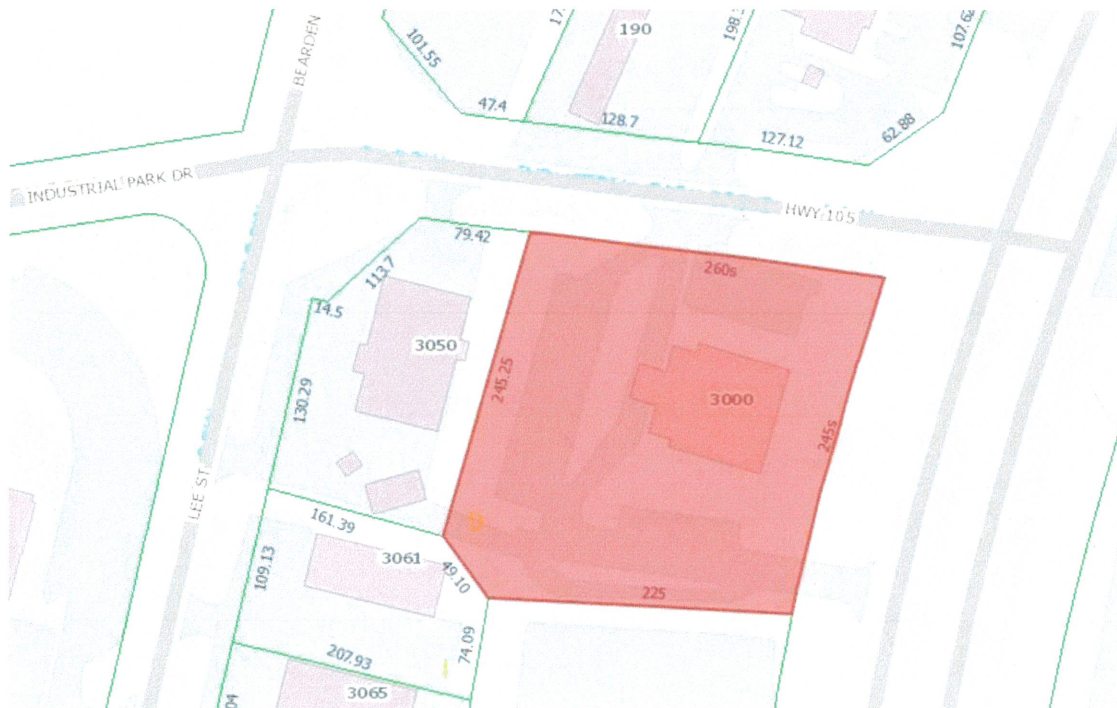
Zoning	B-2, General Business
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Land Size Information

Gross Land Size	1.400 Acres or 60,984 SF
Front Footage	300 ft Pelham Parkway

Indicators

Sale Price/Gross Acre	\$214,286
Sale Price/Gross SF	\$4.92

SALES COMPARISON APPROACH (continued)**Land Sale No. 7****Property Identification**

Record ID	4516
Property Type	Retail, Retail
Property Name	MapCo
Address	Pelham Parkway and Industrial Park Drive, Pelham, Shelby County, Alabama
Tax ID	13 6 13 2 002 015.000

Sale Data

Grantor	PNC Bank
Grantee	MapCo Express Inc.
Sale Date	March 23, 2020
Deed Book/Page	20200324000115500
Sale Price	\$1,300,000

Land Data

Zoning	B-2, General Business
Topography	Level
Shape	Somewhat square

Land Size Information

Gross Land Size	1.360 Acres or 59,241 SF
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Indicators

Sale Price/Gross Acre	\$955,892
Sale Price/Gross SF	\$21.94

SALES COMPARISON APPROACH (continued)**Land Sale No. 8****Property Identification**

Record ID	4142
Address	1114 US Highway 31, Alabaster, Shelby County, Alabama
Tax ID	13-7-36-2-001-047-000

Sale Data

Grantor	Counce Enterprises, LLC
Grantee	HCI Dunkin Alabaster, LLC
Sale Date	December 28, 2019
Deed Book/Page	20200102000000520
Verification	Ira D. Levine with Levine & Associates; (205) 616-0580 (m)
Sale Price	\$441,000

Land Data

Zoning	B-3
Topography	Level to gentle slopes
Dimensions	150' x 255'
Shape	Rectangular

Land Size Information

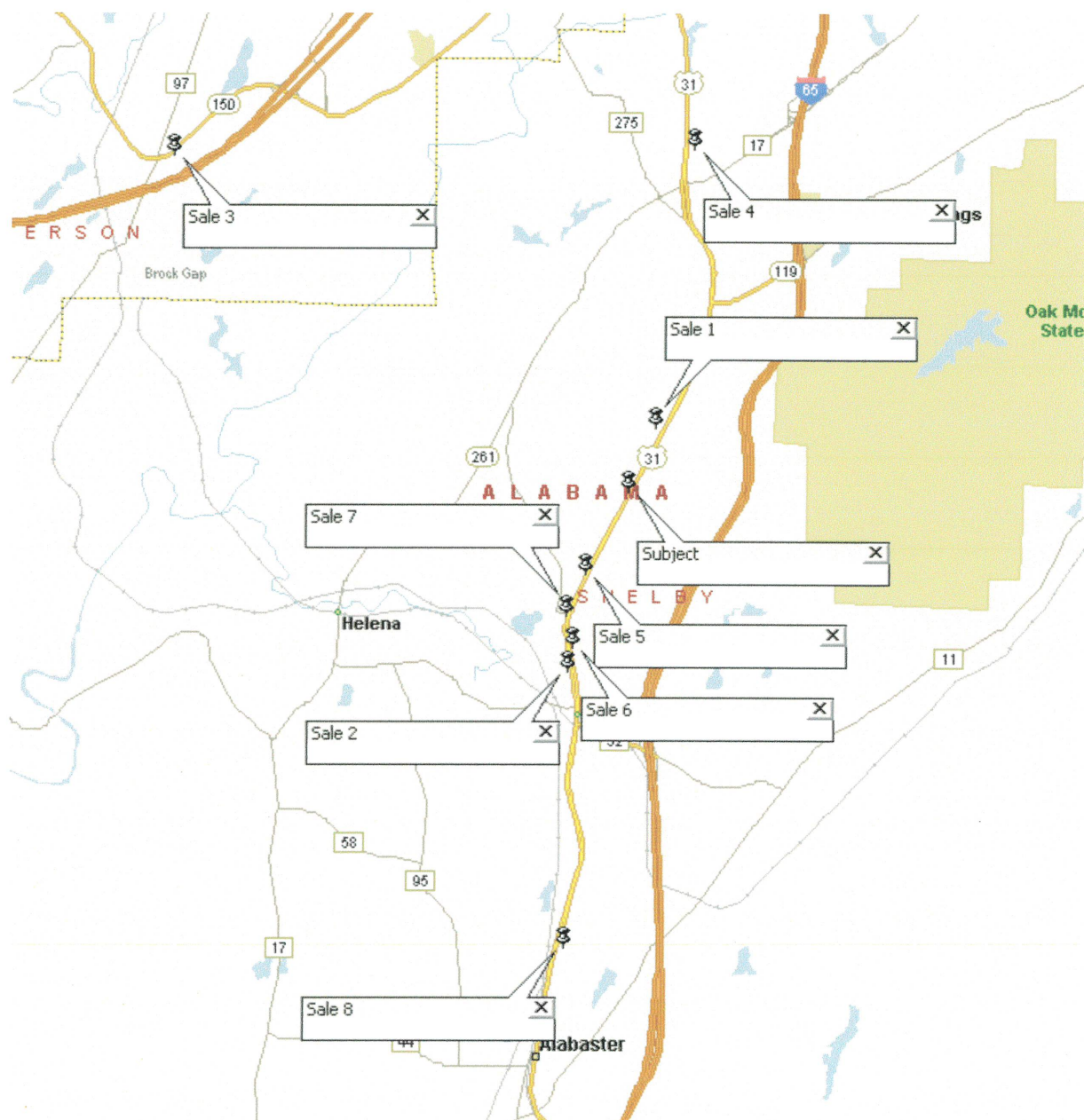
Gross Land Size	0.870 Acres or 37,897 SF
Front Footage	155 ft US Highway 31

Indicators

Sale Price/Gross Acre	\$506,899
Sale Price/Gross SF	\$11.64

Remarks

Adjacent to 1022 Medical Office Tower and Shelby Baptist Medical Center. Owner has preliminary plans for an 8,000 sq. ft. office building. Cross easement to 1022 building and traffic light available.

SALES COMPARISON APPROACH (continued)***Land Sales Location Map***

SALES COMPARISON APPROACH (continued)**LAND SALES MARKET DATA GRID**

ELEMENT Record No.: Building/ Grantee Name: Address:	SUBJECT	SALE #1 4461	SALE #2 4500	SALE #3 4359	SALE #4 4327	SALE #5 4072	SALE #6 4495	SALE #7 4516	SALE #8 4142
	CDA of Pelham Pelham Pkwy Pelham	Exclusive Hldgs Pelham Pky Pelham	Summer Classics Pelham Pky Pelham	Hogan Hldgs John Hawkins Hoover	Oak View AH Southpark Dr Hoover	Samer Hamid Pelham Pky Pelham	Shane Jones Pelham Pky Pelham	MapCo Express Pelham Pky Pelham	HCI Dunkin US Hwy 31 Alabaster
Date of Sale	Current 26-Jan-22	17-Sep-19	1-May-21	13-Feb-20	21-Jan-20	11-Aug-17	28-Dec-20	23-Mar-20	28-Dec-19
Sales Price Per Acre		\$177,846	\$260,664	\$229,110	\$391,484	\$375,003	\$214,286	\$955,892	\$506,899
Sales Price Per S/F		\$4.08	\$5.98	\$5.26	\$8.99	\$8.61	\$4.92	\$21.94	\$11.64
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjusted Price		\$4.08	\$5.98	\$5.26	\$8.99	\$8.61	\$4.92	\$21.94	\$11.64
Financing Terms	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
Adjusted Price		\$4.08	\$5.98	\$5.26	\$8.99	\$8.61	\$4.92	\$21.94	\$11.64
Conditions of Sale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Adjusted Price	N/A	\$4.08	\$5.98	\$5.26	\$8.99	\$8.61	\$4.92	\$21.94	\$11.64
Market Conditions (Time): # Months Difference	-0-	29	9	24	25	54	13	22	25
Market Conditions Adjustment	3.00%	1.0718	1.0225	1.0594	1.0613	1.1358	1.0328	1.0562	1.0633
Adjusted Price		\$4.37	\$6.11	\$5.57	\$9.54	\$9.78	\$5.98	\$23.17	\$12.38
Location	CDA of Pelham Pelham Pkwy Pelham	Exclusive Hldgs Pelham Pky Pelham	Summer Classics Pelham Pky Pelham	Hogan Hldgs John Hawkins Hoover	Oak View AH Southpark Dr Hoover	Samer Hamid Pelham Pky Pelham	Shane Jones Pelham Pky Pelham	MapCo Express Pelham Pky Pelham	HCI Dunkin US Hwy 31 Alabaster
Location Adjustment		1.00	1.00	1.00	1.00	1.00	1.00	0.80	0.80
Public Utilities	All	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar
Adjustment		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Zoning	M-1	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar
Adjustment		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Land Size (Acres)	2.30	4.92	4.22	2.401	1.596	1.04	1.4	1.36	0.87
Land Size (S/F)	100,188	214,315	183,823	104,570	69,543	45,302	60,984	59,241	37,897
Difference in Size (from Sale to Subject)		113.91%	83.48%	4.37%	-30.59%	-54.78%	-39.13%	-40.87%	-62.17%
Size Adjustment		1.30	1.30	1.20	1.00	1.00	1.00	1.00	1.00
Topography	Level / gentle slope	Inferior	Similar	Inferior	Similar	Similar	Inferior	Superior	Similar
Adjustment		1.20	1.00	1.20	1.00	1.00	1.20	0.80	1.00
Total Adjusted Price Per S/F		\$6.56	\$7.95	\$7.60	\$9.54	\$9.78	\$6.10	\$13.90	\$9.90

Total Net Percentage Adjustment

57.18%

32.25%

45.94%

6.13%

13.58%

23.28%

-34.38%

-13.67%

Total Gross Percentage Adjustment

57.18%

32.25%

45.94%

6.13%

13.58%

23.28%

45.62%

26.33%

**An adjustment of .90 represents a downward 10% adjustment, and an adjustment of 1.10 represents an upward adjustment of 10%.

SALES COMPARISON APPROACH (continued)

Estimate of Land Value: The subject's immediate neighborhood, as well as competitive neighborhoods, were researched and the presented sales are the most comparable land sales in comparison with the subject, of which I am aware. These sales are compared to the subject site and the primary factors affecting the overall sales prices are the differences in property rights transferred, terms of financing, condition of sale, market conditions at time of sale, zoning, location, topography and size. The unit of comparison that is believed to be the best unit of comparison being used by investors in the marketplace is the price per square foot. Each comparison to the subject is outlined in the following paragraphs.

Consideration was given to the property rights transferred and terms of financing. These sales are similar to the subject property in terms of this category and did not require adjustments for these factors.

Consideration was given to the condition of sale. All sales are similar to the subject property in terms of this category and did not require adjustments for these factors.

After comparing several resales of land sites in the subject's market area, there are indications of increases in market conditions over the last several years, and therefore, upward adjustments are required for this factor.

The zonings of the sites are compared to the subject. All sales are considered to be similar to the subject property in terms of this category and therefore, adjustments are not required.

The comparables are compared to the subject property in terms of locational amenities, which includes surrounding property influences, fronting traffic flows and demand for sites within the area. Sales 7 and 8 are considered to be superior to the subject in terms of this factor and therefore, downward adjustments are required. The remaining sales are considered to be similar to the subject in terms of this category and therefore, adjustments are not required.

SALES COMPARISON APPROACH (continued)

The sales are mostly listed in size order, from largest to smallest. After comparing these sales, there were indications of higher prices being paid for smaller-sized parcels within this square footage range (214,315 square feet to 37,879 square feet), and therefore, adjustments are required for this factor. Sales 1, 2 and 3 require downward adjustments for their larger sizes. The remaining sales are considered to be similar to the subject in terms of this category and therefore, adjustments are not required.

The topography of the sites is compared to the topography of the subject site. Sales 1, 3 and 6 are considered to be inferior to the subject in terms of this factor and therefore, upward adjustments are required. Sale 7 is considered to be superior to the subject in terms of this factor and therefore, a downward adjustment is required. All remaining sales are considered to be similar to the subject in terms of this category and therefore, adjustments are not required.

Value Conclusion: After all of the comparisons have been considered, these sales have values ranging from \$6.10 to \$13.90 per square foot, which indicates a value range of \$611,147 to \$1,392,613 for the subject's 100,188 square foot site. Overall, it is the writer's estimation that the value of the subject site, as of the effective date of this appraisal, would be \$900,000, which is \$8.98 per square foot.

ADDENDA

Assumptions and Limiting Conditions

1. This appraisal covers the property as described in this report, and the areas and dimensions as shown herein are assumed to be correct.
2. The appraisers have made no survey of the property and assumes no responsibility in connection with such matters. Any sketch or identified survey of the property included in this report is only for the purpose of assisting the reader to visualize the property.
3. Responsible ownership and competent management are assumed.
4. No responsibility is assumed for matters involving legal or title considerations.
5. The information identified in this report as being furnished by others is believed to be reliable, but no responsibility for its accuracy is assumed.
6. The contract for appraisal, consultation or analytical service is fulfilled and the total fee payable upon completion of the report. The appraisers is not required to engage in post appraisal consultation, give testimony or attendance in court by reason of this appraisal unless arrangement has previously been made therefore for an additional fee.
7. The allocation of total value to land or to buildings, as shown in this report, is invalidated if used separately in conjunction with any other appraisal.
8. Disclosure of the contents of this appraisal report is governed by the by-laws and regulations of the Appraisal Institute.
9. The attached plats and other exhibits are provided to help the reader understand the writer's conclusions. Any plats or drawings are generally approximations and taken from sources deemed to be reliable. However, this is not guaranteed.
10. The writers have made no study as to the conditions and strengths of the soil and are in no way certifying that the soils are suitable for a certain type of development without a complete engineering study being provided. The writers make no statement or certification as to the suitability of the subject property for construction of any buildings or development of the property with regard to subsurface conditions including the presence or absence of sinkholes, mining activities, wells, or buried tanks, and other objects including potentially hazardous gases such as radon. The client is urged to retain an expert in this field if desired.

The appraisers have inspected as far as possible by observation the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural or other components. We have not critically inspected mechanical components within the improvements and no representations are made herein as to these matters unless specifically stated and considered in the report. The value estimate considers there being no such conditions that would cause a loss of value. The land or the soil of the area being appraised appears firm, however, subsidence in the area is unknown. The appraisers do not warrant against this condition or occurrence of problems arising from soil conditions.

11. The liability of the appraisers, Commercial Appraisal Associates, and employees is limited to the fee collected for the work done. There is no accountability, obligation, or liability to any third party.

The fee for this appraisal or study is for the services rendered and not for the time spent on the physical report.

12. Acceptance of, and/or use of, this appraisal report constitutes acceptance of all of the assumptions and limiting conditions.
13. The writers have not considered the impact of any environmental studies that would limit the use of the subject property. If any environmental studies affect the utilization of the subject property, the value should be amended accordingly. It is the reader's responsibility to ascertain any limitations by environmental studies that may be conducted in the future.
14. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraisers' inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
15. It should be understood that:
 - (a) The appraisers are not experts in the field of hazardous materials;
 - (b) The appraisal was prepared for purposes as stated in the appraisal and does not constitute an expert inspection of the property;
 - (c) The only way to be certain as to the condition of the property with respect to "environmental hazards" is to have an expert in the field inspect the property;
 - (d) The appraisal should not be relied upon as to whether or not environmental hazards actually exist on the property. The value(s) estimated herein is based on the assumption that no such "environmental hazards" are associated with the subject property. If an environmental audit is performed on the subject property after the effective date of the appraisal and a negative environmental audit is the result, this firm reserves the right to review and revise this appraisal report and the value conclusions. Additional charges based on this firm's then prevailing hourly rates will be made for such services.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

16. This firm assumes no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects now existing or that may develop in the future. Equipment components are assumed in good working conditions unless otherwise stated in this report.
17. The appraisal is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the report; further that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.
18. Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for other than its intended use; the physical report (s) remain the property of the appraisers for the use of the client, the fee being for the analytical services only. The report may not be used for any purpose by any person or other than the client or the party to whom it is addressed or copied without the written consent of Michael S. Kelley with Commercial Appraisal Associates and then only in its entirety.

Neither all nor any part of the contents of this report should be conveyed to the public through advertising, public relations efforts, news, sales or other media without the written consent and approval of Michael S. Kelley with Commercial Appraisal Associates, nor may any reference be made in such a public communication to the Appraisal Institute.
19. The appraisers may not divulge the material "evaluation" contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or as designated or specified in writing except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcements or by court of law or body with the power of subpoena.

This appraisal is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis are set forth in the report were prepared by the appraisers whose signatures appear on the appraisal report unless indicates as "review appraiser". No change of any item in the report shall be made by anyone other than the appraisers and/or officer of the firm. The appraisers and firm shall have no responsibility if any unauthorized change is made.
20. This appraisal was obtained from Commercial Appraisal Associates and/or its individuals or related independent contractors and consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempted from disclosure under 5 USC 552(b)(4). Notify the appraiser(s) signing the report or Michael S. Kelley of Commercial Appraisal Associates of any request to reproduce this appraisal in whole or in part.
21. The authentic copies of this report are signed in ink. Any copy that does not have an original signature is unauthorized and may have been altered.
22. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I (we) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Appraiser's Certification and Restriction upon Disclosure and Use of This Report

The undersigned does hereby certify that, to the best of my knowledge and belief,

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Practice*.
9. I have made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the person signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.
14. As of the date of this report, I have/completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.


Michael S. Kelley, MAI
Alabama Certified General Real
Property Appraiser #GD0371

Appraiser's Qualifications

MICHAEL S. KELLEY, MAI

CURRENT STATUS

Michael S. Kelley is presently the owner of:

**COMMERCIAL APPRAISAL ASSOCIATES
1776 Coates Pass
HOOVER, ALABAMA 35244
(205) 223-7161**

EDUCATION STATUS

1981 - John Carroll High School, Birmingham, Alabama
1985 - B.S. Degree Computer Science with a minor in Business Administration at the University of Alabama
In Birmingham, Alabama

APPRAISAL COURSE WORK - 1987 to Present

Appraisal Institute	Staying Out of Trouble	Orange Beach, Alabama	6/2015
Appraisal Institute	Advanced Applications	Chicago, Illinois,	10/98
Appraisal Institute	New Industrial Valuation Seminar	Pine Mountain, Georgia,	06/97
Appraisal Institute	Highest & Best Use and Market Analysis	Tuscaloosa, Alabama,	09/96
Appraisal Institute	Do it Now, Professional & Technical	Development Seminar, B'ham, AL.,	09/96
Appraisal Institute	Report Writing & Valuation Analysis 540	9/17/95, Tuscaloosa, Alabama	
Appraisal Institute	Standards of Professional Practice Part B	6/22/95, Knoxville Tennessee	
Appraisal Institute	Advanced Income Capitalization (1994)		
Appraisal Institute	Basic Income Capitalization (1993)		
Appraisal Institute	Standards of Professional Practice		
AIREA	Real Estate Appraisal Principles		
AIREA	Residential Valuation		

1989 - Present Currently licensed as an Associate Real Estate Broker in the State of Alabama.
1993 - Present Currently licensed as an Certified General Real Estate Appraiser in the State of Alabama (G00371).

ORGANIZATIONS

Member Appraisal Institute - MAI Designation (11766)

APPRAISAL EXPERIENCE

Mr. Kelley is now the owner and sole proprietor of Commercial Appraisal Associates.

Previously Mr. Kelley worked for Hasha Appraisal & Consulting Service where he concentrated in the area of commercial appraisals.

Prior to the above employment, he worked for Joseph & Co., from June 5, 1995 through January 15, 1999, where he concentrated in the area of commercial appraisals.

Prior to the above employment, he worked for Camp and Co., Inc., from December 20, 1993, until June 4, 1995 when he concentrated in the area of commercial appraisals primarily for Life Insurance Companies such as Nationwide Life Insurance Company, Sun Life Assurance Company of Canada, Allstate Life Insurance Company, and United of Omaha Life Insurance Company.

Prior to working for Camp & Company, he worked for Joseph and Company, Inc., a real estate appraisal company, beginning on Jan. 27, 1990 until Dec. 20, 1993.

Types of properties appraised include neighborhood shopping centers, regional shopping centers, community shopping centers, restaurants, single-tenant retail buildings, various sized multi-family apartment complexes, vacant land, commercial subdivisions, office warehouses, distribution warehouses, industrial properties, single-tenant offices, and multi-tenant offices.

Copy of State of Alabama Certified General Real Estate Appraiser's Certificate

State of Alabama



This is to certify that

Michael S. Kelley

having given satisfactory evidence of the necessary
qualifications required by the laws of the State of Alabama
is licensed to transact business in Alabama as a

Certified General Real Property Appraiser

*With all rights, privileges and obligations
appurtenant thereto.*

LICENSE NUMBER: G00371

EXPIRATION DATE: 09/30/2021

Jana Proctor
Executive Director
ALABAMA REAL ESTATE APPRAISERS BOARD

Subject Photographs



Subject Photographs (continued)



Subject Photographs (continued)



Subject Photographs (continued)



Zoning Regulations

City of Pelham

ARTICLE XVIII. - M-1 LIGHT INDUSTRIAL DISTRICT

Sec. 1. - Intent.

To establish and preserve areas for industrial and selected commercial uses that are compatible with light industry. The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article, are the regulations in the M-1 light industrial district.

(Ord. No. 135-182, 7-16-07)

Sec. 2. - Permitted uses.

A building or premises shall be used only for the following purposes:

1. Any use permitted in the B-2 zoning [district], however, the requirements set forth in B-2 general business district, Article XVIII, shall apply to this permitted use.
2. Industrial parks in accordance with the requirements of the detailed use regulations set forth in Article XXV, section 7.
3. Contractor's or construction dealer's yard.
4. Garden center or nursery.
5. Grain and feed storage.
6. Heating fuel or building material storage or wholesaling, provided that the materials shall not be extracted or processed on the premises.
7. Lumber yard, not to include the processing of raw materials.
8. Radio or television broadcasting studio or station. However, broadcasting towers or wireless communications facilities, shall only be allowed as a special exception use as provided in section 3 of this article, and shall also be in accordance with the requirements for specific uses set forth in Ordinance No. 374-2, or the most current revision thereof.
9. Mobile home sales, provided all parking areas and all maneuvering areas shall be properly prepared using bituminous or concrete paving, in accordance with the requirements set forth in Article XXIV, section 14, each business to be located in permanent building.
10. Motor Home Sales, in accordance with the requirements set forth in Article XXV, section 11, motor vehicle sales lots.
11. School, industrial.
12. Truck and bus terminal, provided all parking areas and all maneuvering areas shall be properly prepared using bituminous or concrete paving.
13. Heavy truck sales and rental, provided all parking areas and all maneuvering areas shall be properly prepared using bituminous or concrete paving.
14. Heavy equipment sales and rental, provided all parking areas and all maneuvering areas shall be properly prepared using bituminous or concrete paving.
15. Major vehicle, farm implement, or trailer repair or servicing, with damaged or inoperable items to be screened in a separate paved lot with a bituminous or concrete surface, all in accordance with the

requirements of the detailed use regulations set forth in Article XXV, section 13.

16. Assembly of parts for production of finished equipment.
17. Railroad installation.
18. Warehouse.
19. Bottling plant or dairy.
20. Veterinary clinic, veterinary hospital, dog training facility, or boarding facilities, with outside kennels or dog runs allowed, in accordance with the requirements of the detailed use regulations set forth in Article XXV, section 16.
21. Short-term and seasonal businesses, in accordance with the requirements of the detailed use regulations set forth in Article XXV, section 17.
22. Special events, in accordance with the requirements of the detailed use regulations set forth in Article XXV, section 18.
23. Accessory structures including a dwelling for a watchman or custodian employed on the premises, in accordance with the requirements for specific uses set forth in Article XVIII, section 3, item 3, when adjacent to residentially or agriculturally zoned property.
24. Manufacturing, fabricating, processing, or assembling uses which do not create any danger to health or safety in surrounding area, and which do not create any objectionable noise, vibrations, smoke, dust, odor, heat, glare, or pollutants, such as the following:
 - a. Boats (less than five tons).
 - b. Bolts, nuts, screws, washers, rivets, nails, brads, spikes, staples, tacks and similar items.
 - c. Clothing.
 - d. Food.
 - e. Pharmaceutical.
 - f. Furniture and wood products.
 - g. Glass products, but not including glass manufacture.
 - h. Hand tool and hardware products.
 - i. Ice.
 - j. Musical instruments, games or toys.
 - k. Office machines.
 - l. Plastic products, not including processing of raw materials.
 - m. Plating or silverware or utensils.
 - n. Signs.
 - o. Sporting goods.
 - p. Other similar uses.

(Ord. No. 135-182, 7-16-07)

Sec. 3. - Special exception use.

A use which is permitted in a particular zoning district only by special application and approval by the board of adjustment on such special exception as they are authorized to rule on by the terms of this ordinance, and which is subject to restrictions and safeguards as to number, area, character, location or relation to the neighborhood. This use is permitted further subject to appropriate permits and/or licenses being issued in accordance with the provisions of the ordinances of the City of Pelham. It should be noted that an application of a special exception is not an appeal, even though it is being considered by the board. In this case, the board is acting in an administrative role and is applying the general provisions of the ordinance to a specific site and project. The following uses are granted subject to approval by the board of adjustment, and further subject to appropriate permits and/or licenses being issued:

1. Broadcasting towers or wireless communications facilities shall be in accordance with the requirements for specific uses set forth in Ordinance No. 374-2, or the most current revision thereof.
2. Recycling facility.
3. Accessory structures and uses, when adjacent to residentially or agriculturally zoned property. Except that no outside storage of materials shall be permitted, when adjacent to a residential or agricultural zone district, except through approval by the board of adjustment. Said board may limit the type, area, height, and require enclosure by walls, fences, berms, shrubs, or trees, pre-existing or newly planted, sufficient to substantially screen its effects of visibility from nearby streets and any residential or agricultural zone districts. Where, after inspection by the building official, it is found that two different and incompatible zone districts abut each other but are already separated by a street or alley, or where the view from the adjoining district is blocked by a change in grade or other natural or manmade features, in certain cases the requirements may be modified or waived altogether by the board of adjustment.

(Ord. No. 135-182, 7-16-07)

Sec. 4. - Prohibited uses.

1. Residential dwellings, except for accessory structures including a dwelling for a watchman or custodian employed on the premises.
2. No vehicles of any kind or no merchandise or materials of any kind, associated with a business, shall be parked or stored within city, county, or state rights-of-way within the city limits of Pelham.
3. Storage of junk or wrecked vehicles for purposes other than for repair or service shall be unlawful.
(Reference Code of Ordinances, City of Pelham, Alabama, section 5-22, automobile junk or scrap yard.)
4. Garbage disposal plants or landfills.
5. Any other uses which are detrimental to property or to the health and safety beyond the district by reason or the emission of odor, dust, gas, fumes, smoke, noise, vibration or waste material.
6. None of the above activities listed in section 2, permitted uses, shall involve resource production, foundries, processing or refining of raw materials such as ore, metals, rubber, plastic, fuel, petroleum, nor storage or disposal of hazardous chemicals or wastes.

(Ord. No. 135-182, 7-16-07)

Sec. 5. - Area and dimensional regulations.

Except as provided in Article XXIV, supplementary regulations and modifications and Article XXVII, board of adjustment, the area and dimensional regulations set forth in the following table shall be observed:

* Maximum Height of Structures		Minimum Yards (Feet)		Minimum Side Yards	Minimum Lot Area	Minimum Lot Width
Stories	Feet	Front	Rear	Feet	Square Feet	Feet
8	100	50	*None	**None	***See Below	No Minimum

* Where a structure is located upon a lot abutting any dwelling district, then any structure exceeding 35 feet shall be set back from the required yards abutting the dwelling district an additional distance of one foot for each foot of structure height above 35 feet. Structure height cannot exceed 100 feet.

** No rear setback, except on the rear of a lot abutting a dwelling district, in which case there shall be a rear yard of not less than 20 feet, and in accordance with the requirements set forth in Article XXIV, section 9, landscaping and buffers.

*** No side yard setback, except on the side of a lot abutting a dwelling district in which case there shall be a side yard of not less than 20 feet, and in accordance with the requirements set forth in Article XXIV, section 9, landscaping and buffers.

**** The size of the lot must be adequate to allow for the building and setbacks plus required parking, driveways, landscaping, delivery vehicles, refuse collection facilities, buffers, etc.

(Ord. No. 135-182, 7-16-07)

Sec. 6. - Parking regulations.

Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Article XXIII, off-street parking and loading requirements.

(Ord. No. 135-182, 7-16-07)

Sec. 7. - Landscape buffer regulations.

Landscaping and buffers shall be in accordance with the requirements for specific uses set forth in Article XXIV, section 9, landscaping and buffers.

(Ord. No. 135-182, 7-16-07)

Sec. 8. - Sign regulations.

Any signage shall be in accordance with the requirements for specific uses set forth in Article XXII, sign ordinance.

(Ord. No. 135-182, 7-16-07)

Sec. 9. - Additional regulations (when applicable).

1. When adjacent to a residential zone, exterior lighting fixtures, including lighting for parking areas, walkways, general illumination or any other purposes, shall be constructed to direct the beam away from any residential area and to direct the beam entirely onto the property of the business.
2. An accessory office building and/or an accessory structure for the purpose of a dwelling for a watchman or custodian employed on the premises is allowed.
3. Access by way of a major thoroughfare adequate and suitable for the accommodations of truck traffic shall be required.
4. All streets or roadways within an industrial park shall have a minimum right-of-way width of 70 feet, a maximum gradient of five percent and shall conform to the City of Pelham standards for commercial streets, or as otherwise approved by the planning commission.
5. Cul-de-sac streets shall be permitted in industrial parks when they are less than 500 feet long as measured from the terminal point of the cul-de-sac street to the closest intersection, and when such terminal point is provided with a paved vehicle turnaround area having a minimum radius of 70 feet.

(Ord. No. 135-182, 7-16-07)

Demographics**Demographic and Income Comparison Profile**

Welborn St, Pelham, Alabama, 35124
Rings: 1, 3, 5 mile radii

Commercial Appraisal Associates

Latitude: 33.31065

Longitude: -86.60309

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	5,627	23,187	75,980
Households	2,126	8,819	29,414
Families	1,404	6,289	20,554
Average Household Size	2.65	2.63	2.56
Owner Occupied Housing Units	1,691	7,480	21,300
Renter Occupied Housing Units	435	1,339	8,114
Median Age	32.0	35.9	35.0
2021 Summary			
Population	5,686	24,785	83,259
Households	2,128	9,386	31,894
Families	1,366	6,579	22,038
Average Household Size	2.67	2.64	2.59
Owner Occupied Housing Units	1,779	8,097	23,787
Renter Occupied Housing Units	349	1,290	8,107
Median Age	35.0	38.6	37.0
Median Household Income	\$53,625	\$74,743	\$77,526
Average Household Income	\$69,117	\$97,093	\$102,239
2026 Summary			
Population	5,786	25,717	86,944
Households	2,163	9,734	33,195
Families	1,376	6,791	22,893
Average Household Size	2.67	2.64	2.60
Owner Occupied Housing Units	1,825	8,448	25,069
Renter Occupied Housing Units	338	1,287	8,127
Median Age	35.2	39.8	37.7
Median Household Income	\$58,926	\$81,186	\$85,190
Average Household Income	\$77,682	\$107,719	\$113,654
Trends: 2021-2026 Annual Rate			
Population	0.35%	0.74%	0.87%
Households	0.33%	0.73%	0.80%
Families	0.15%	0.64%	0.76%
Owner Households	0.51%	0.85%	1.06%
Median Household Income	1.90%	1.67%	1.90%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

February 22, 2022



Demographic and Income Comparison Profile

Welborn St, Pelham, Alabama, 35124
Rings: 1, 3, 5 mile radii

Commercial Appraisal Associates

Latitude: 33.31065

Longitude: -86.89309

	1 mile		3 miles		5 miles	
2021 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	150	7.0%	445	4.7%	1,544	4.8%
\$15,000 - \$24,999	185	8.7%	603	6.4%	1,829	5.7%
\$25,000 - \$34,999	321	15.1%	722	7.7%	2,123	6.7%
\$35,000 - \$49,999	319	15.0%	1,121	11.9%	3,791	11.9%
\$50,000 - \$74,999	429	20.2%	1,815	19.3%	6,118	19.2%
\$75,000 - \$99,999	327	15.4%	1,354	14.4%	4,151	13.0%
\$100,000 - \$149,999	279	13.1%	1,876	20.0%	6,378	20.0%
\$150,000 - \$199,999	45	2.1%	742	7.9%	3,032	9.5%
\$200,000+	73	3.4%	708	7.5%	2,927	9.2%
Median Household Income	\$53,625		\$74,743		\$77,526	
Average Household Income	\$69,117		\$97,093		\$102,239	
Per Capita Income	\$25,955		\$36,791		\$38,990	
2026 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	135	6.2%	397	4.1%	1,387	4.2%
\$15,000 - \$24,999	156	7.2%	522	5.4%	1,607	4.8%
\$25,000 - \$34,999	275	12.7%	621	6.4%	1,947	5.9%
\$35,000 - \$49,999	304	14.1%	1,004	10.3%	3,472	10.5%
\$50,000 - \$74,999	461	21.3%	1,892	19.4%	6,199	18.7%
\$75,000 - \$99,999	344	15.9%	1,403	14.4%	4,186	12.6%
\$100,000 - \$149,999	343	15.9%	2,150	22.1%	7,218	21.7%
\$150,000 - \$199,999	59	2.7%	928	9.5%	3,721	11.2%
\$200,000+	86	4.0%	816	8.4%	3,459	10.4%
Median Household Income	\$58,926		\$81,186		\$85,190	
Average Household Income	\$77,682		\$107,719		\$113,654	
Per Capita Income	\$29,135		\$40,785		\$43,195	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

February 22, 2022



Demographic and Income Comparison Profile

Welborn St, Pelham, Alabama, 35124
Rings: 1, 3, 5 mile radii

Commercial Appraisal Associates

Latitude: 33.31065

Longitude: -86.80309

	1 mile		3 miles		5 miles	
2010 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	467	8.3%	1,596	6.9%	5,490	7.2%
Age 5 - 9	436	7.7%	1,700	7.3%	5,661	7.5%
Age 10 - 14	396	7.0%	1,702	7.3%	5,645	7.4%
Age 15 - 19	348	6.2%	1,468	6.3%	4,737	6.2%
Age 20 - 24	348	6.2%	1,170	5.0%	4,293	5.7%
Age 25 - 34	1,157	20.6%	3,597	15.5%	12,180	16.0%
Age 35 - 44	861	15.3%	3,651	15.7%	11,920	15.7%
Age 45 - 54	686	12.2%	3,345	14.4%	10,579	13.9%
Age 55 - 64	501	8.9%	2,643	11.4%	8,065	10.6%
Age 65 - 74	271	4.8%	1,380	6.0%	4,158	5.5%
Age 75 - 84	121	2.2%	714	3.1%	2,311	3.0%
Age 85+	33	0.6%	220	0.9%	941	1.2%
2021 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	417	7.3%	1,481	6.0%	5,237	6.3%
Age 5 - 9	389	6.8%	1,554	6.3%	5,402	6.5%
Age 10 - 14	377	6.6%	1,612	6.5%	5,606	6.7%
Age 15 - 19	345	6.1%	1,508	6.1%	5,104	6.1%
Age 20 - 24	359	6.3%	1,340	5.4%	5,273	6.3%
Age 25 - 34	953	16.8%	3,464	14.0%	12,474	15.0%
Age 35 - 44	966	17.0%	3,703	14.9%	12,199	14.7%
Age 45 - 54	682	12.0%	3,339	13.5%	10,570	12.7%
Age 55 - 64	562	9.9%	3,060	12.3%	9,645	11.6%
Age 65 - 74	417	7.3%	2,358	9.5%	7,216	8.7%
Age 75 - 84	171	3.0%	1,030	4.2%	3,289	4.0%
Age 85+	48	0.8%	335	1.4%	1,247	1.5%
2026 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	421	7.3%	1,513	5.9%	5,470	6.3%
Age 5 - 9	388	6.7%	1,547	6.0%	5,427	6.2%
Age 10 - 14	377	6.5%	1,637	6.4%	5,588	6.4%
Age 15 - 19	347	6.0%	1,486	5.8%	5,079	5.8%
Age 20 - 24	375	6.5%	1,288	5.0%	5,039	5.8%
Age 25 - 34	966	16.7%	3,609	14.0%	13,484	15.5%
Age 35 - 44	871	15.1%	3,756	14.6%	12,504	14.4%
Age 45 - 54	761	13.2%	3,438	13.4%	10,761	12.4%
Age 55 - 64	558	9.6%	3,019	11.7%	9,617	11.1%
Age 65 - 74	445	7.7%	2,602	10.1%	8,024	9.2%
Age 75 - 84	222	3.8%	1,418	5.5%	4,487	5.2%
Age 85+	56	1.0%	405	1.6%	1,464	1.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

February 22, 2022



Demographic and Income Comparison Profile

Welborn St, Pelham, Alabama, 35124
Rings: 1, 3, 5 mile radii

Commercial Appraisal Associates

Latitude: 33.31065

Longitude: -86.80309

	1 mile		3 miles		5 miles	
2010 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	4,177	74.2%	18,908	81.5%	58,411	76.9%
Black Alone	382	6.8%	1,747	7.5%	10,568	13.9%
American Indian Alone	22	0.4%	69	0.3%	229	0.3%
Asian Alone	102	1.8%	606	2.6%	2,808	3.7%
Pacific Islander Alone	4	0.1%	14	0.1%	29	0.0%
Some Other Race Alone	814	14.5%	1,492	6.4%	2,745	3.6%
Two or More Races	127	2.3%	351	1.5%	1,190	1.6%
Hispanic Origin (Any Race)	1,720	30.6%	3,270	14.1%	6,032	7.9%
2021 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	4,046	71.2%	19,411	78.3%	61,054	73.3%
Black Alone	505	8.9%	2,443	9.9%	13,542	16.3%
American Indian Alone	24	0.4%	83	0.3%	265	0.3%
Asian Alone	122	2.1%	777	3.1%	3,677	4.4%
Pacific Islander Alone	4	0.1%	17	0.1%	34	0.0%
Some Other Race Alone	832	14.6%	1,587	6.4%	2,982	3.6%
Two or More Races	153	2.7%	467	1.9%	1,705	2.0%
Hispanic Origin (Any Race)	1,771	31.1%	3,482	14.0%	6,607	7.9%
2026 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	4,005	69.2%	19,578	76.1%	61,849	71.1%
Black Alone	593	10.2%	2,924	11.4%	15,361	17.7%
American Indian Alone	26	0.4%	89	0.3%	280	0.3%
Asian Alone	142	2.5%	924	3.6%	4,285	4.9%
Pacific Islander Alone	4	0.1%	18	0.1%	37	0.0%
Some Other Race Alone	846	14.6%	1,635	6.4%	3,091	3.6%
Two or More Races	171	3.0%	549	2.1%	2,040	2.3%
Hispanic Origin (Any Race)	1,806	31.2%	3,593	14.0%	6,912	7.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

February 22, 2022

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Page 4 of 7



Demographic and Income Comparison Profile

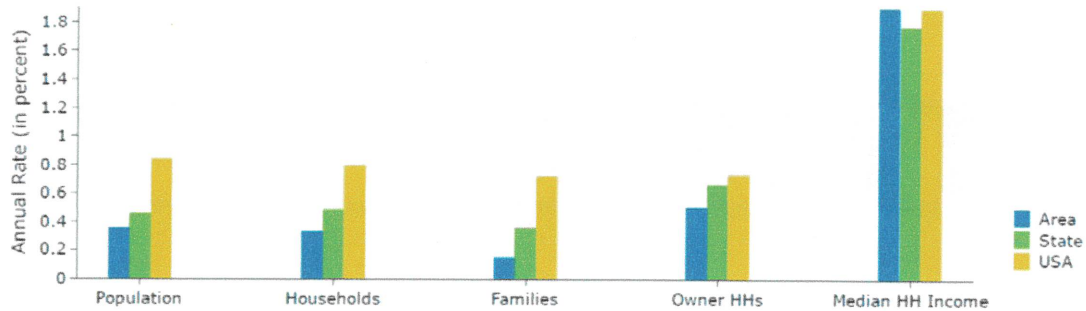
Welborn St, Pelham, Alabama, 35124
Rings: 1, 3, 5 mile radii

Commercial Appraisal Associates

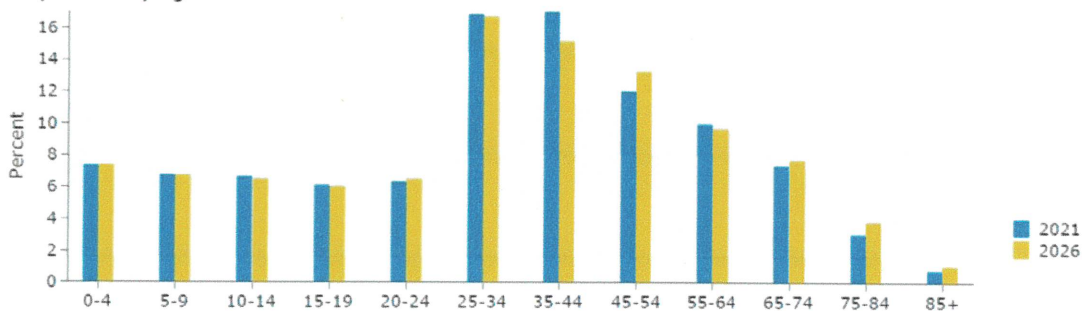
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Longitude: -86.80309

1 mile

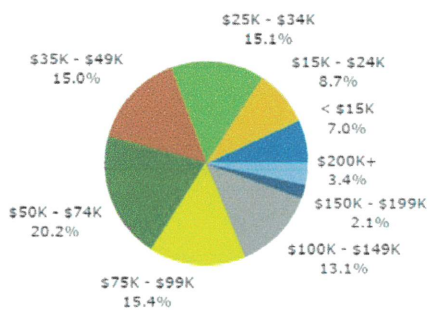
Trends 2021-2026



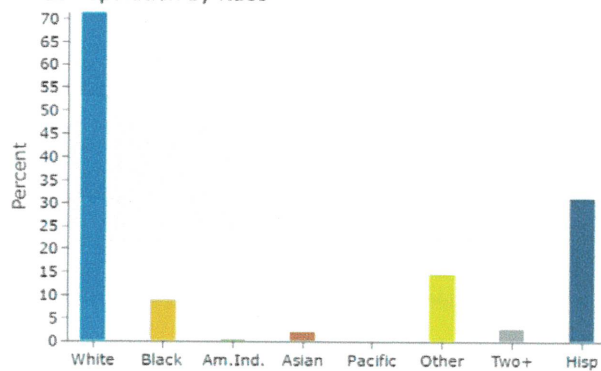
Population by Age



2021 Household Income



2021 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

February 22, 2022

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Page 5 of 7



Demographic and Income Comparison Profile

Welborn St, Pelham, Alabama, 35124
Rings: 1, 3, 5 mile radii

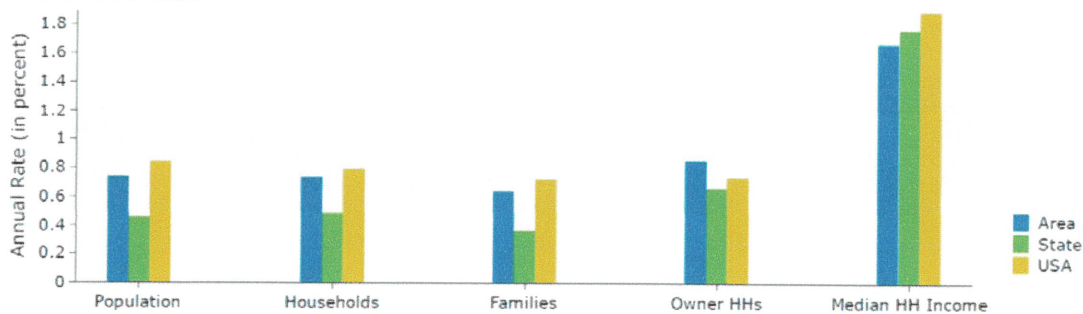
Commercial Appraisal Associates

Latitude: 33.31065

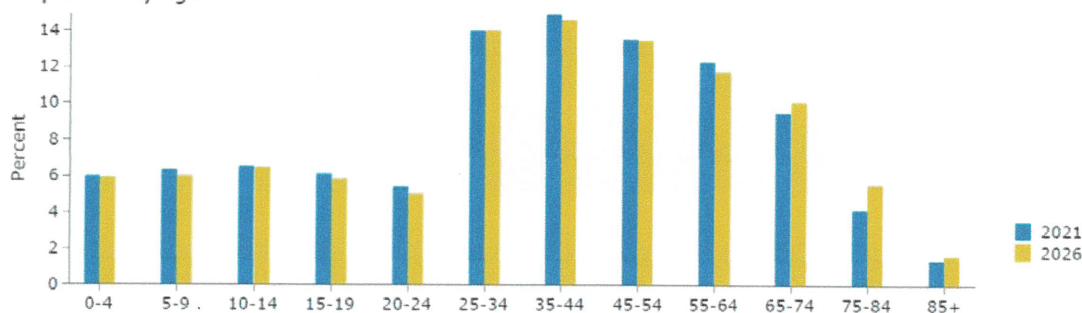
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3 miles

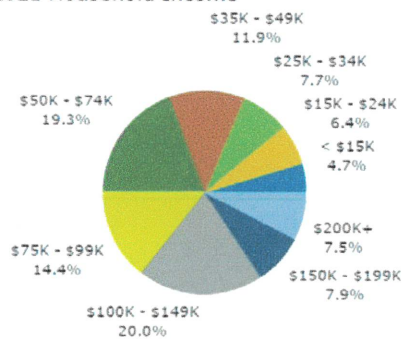
Trends 2021-2026



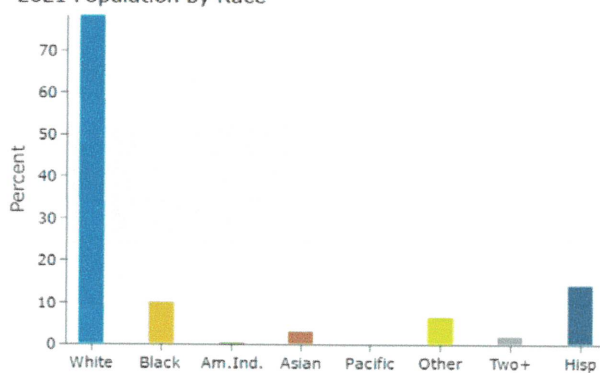
Population by Age



2021 Household Income



2021 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

February 22, 2022



Demographic and Income Comparison Profile

Welborn St, Pelham, Alabama, 35124
Rings: 1, 3, 5 mile radii

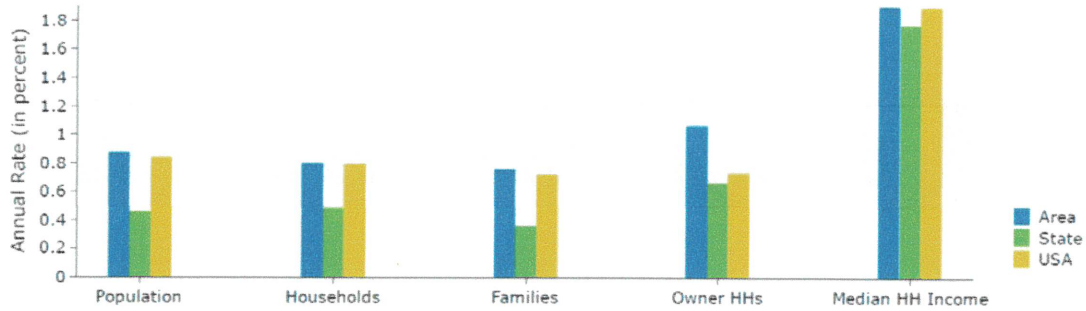
Commercial Appraisal Associates

Latitude: 33.31065

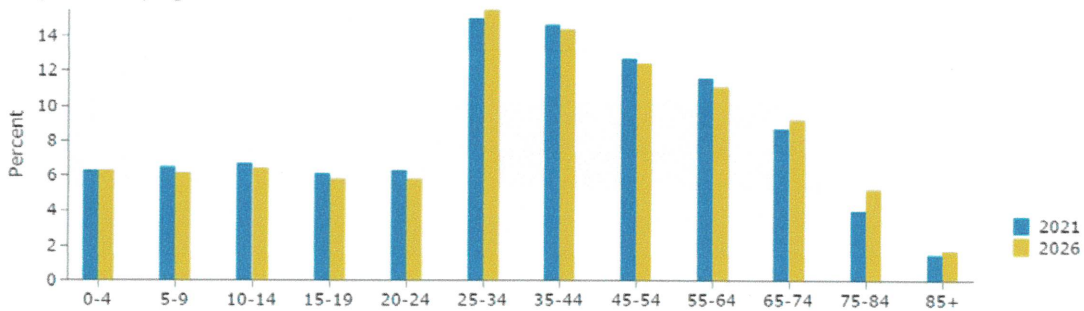
Longitude: -86.80309

5 miles

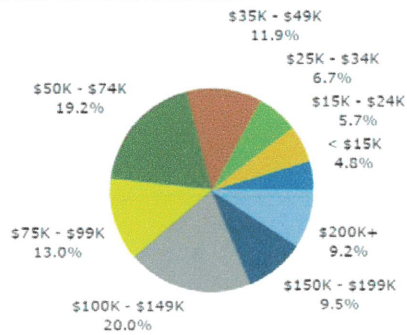
Trends 2021-2026



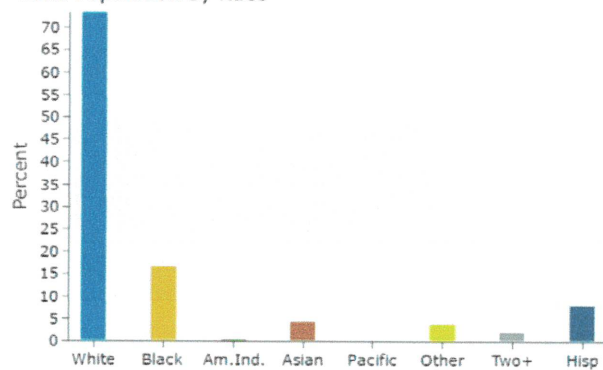
Population by Age



2021 Household Income



2021 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

February 22, 2022

MEETING AGENDA ITEM

- VII. Status of Welborn Street Property Update**
 - A. Status of Structures and site – Environmental**
 - ADEM Closure Letter**
 - Pre-demolition Survey**

LANCE R. LEFLEUR
DIRECTOR



KAY IVEY
GOVERNOR

March 03, 2022

Ron Scott
CDA City of Pelham
1332 Caliston Way
Pelham, AL 35124

Dear Ron Scott:

RE: **CLOSURE NOTIFICATION**

R & J Food Mart
2774 Montgomery Highway
Pelham, Shelby County, Alabama
Facility ID Number - 26031-117-008972
008972- CLONOT

The Notification of Closure of the above referenced underground storage tanks has been received and you are authorized to begin closure. This satisfies the requirement to notify the Department 30 days prior to initiating permanent closure. If the tanks are not closed **within 180 days** (six months) from the date of this letter, the Department requires **re-notification** 30 days prior to initiating permanent closure. ADEM regulations require compliance with the following if a regulated Underground Storage Tank (UST) is to be permanently closed.

1. As of July 16, 2012, when conducting permanent closure, owners must use individuals who meet the certification requirements for performing permanent closure of UST systems as required by ADEM Administrative Code Rule 335-6-15-.47. Certified individuals are listed on the website of Alabama Petroleum Equipment Contractors, Alabama's installer/closer certifying organization, at http://alpec.info/UST_Certification.html.
2. Owners or operators must empty and clean the tank by removing all liquids and accumulated sludges. To permanently close a tank, it must be either removed from the ground or filled with an inert solid material. Examples of an inert solid material include sand, concrete and foams classified as inert. If foams are used additional measures should be taken to properly ballast the tank, such as partial filling with sand or concrete, where there is a possibility of a high water table. The closure report should indicate whether the tank was removed or filled with an inert solid. If a tank was filled with an inert solid, the type of inert solid should be identified. Additionally, all lines, manways and/or other connections must be capped or closed.
3. Before permanent closure is completed, owners or operators must measure for the presence of a release where contamination is most likely to be present at the UST site. **THE DISCOVERY OF PETROLEUM CONTAMINATION DURING CLOSURE SUCH AS PETROLEUM CONTAMINATED SOILS, DISSOLVED PRODUCT IN THE GROUNDWATER OR FREE PRODUCT ON THE GROUNDWATER MUST BE REPORTED WITHIN 24 HOURS OF DISCOVERY. THE UST CLOSURE SITE ASSESSMENT REPORT FORM NO. 474 MUST BE SUBMITTED TO THE DEPARTMENT WITHIN 45 DAYS OF INITIATING CLOSURE AT THE FOLLOWING ADDRESS.**

Birmingham Branch
110 Vulcan Road
Birmingham, AL 35209-4702
(205) 942-6168
(205) 941-1603 (FAX)

Decatur Branch
2715 Sandlin Road, S.W.
Decatur, AL 35603-1333
(256) 353-1713
(256) 340-9359 (FAX)



Mobile Branch
2204 Perimeter Road
Mobile, AL 36615-1131
(251) 450-3400
(251) 479-2593 (FAX)

Mobile-Coastal
3664 Dauphin Street, Suite B
Mobile, AL 36608-1211
(251) 304-1176
(251) 304-1189 (FAX)

Groundwater Branch/Land Division
Alabama Department of Environmental Management
Post Office Box 301463
Montgomery, Alabama 36130-1463

The current draft ADEM Closure Site Assessment Report Form 474 is available at <http://www.adem.state.al.us/DeptForms/DraftForm474.pdf>. The closure site assessment report form at this location is effective April 17, 2017. Older versions of this form should not be used.

The Alabama UST Closure Site Assessment Guidelines are available at <http://www.adem.state.al.us/programs/water/waterforms/USTClosureSiteAssessment.pdf>. These guidelines are under revision. If you have any questions please contact UST (Corrective Action Staff) at 334-270-5655.

Failure to provide proper release notification, or failure to submit the Closure Site Assessment Report in the specified time period is a violation of Department regulations and may result in loss of Alabama Tank Trust Fund coverage.

The site assessment must be performed in accordance with acceptable geologic practices by a geologist or an Alabama registered professional engineer experienced in hydrogeological investigations. A geologist or engineer must be present on site during closure site assessment activities.

Site assessment requirements may be waived if a properly designed vapor monitoring or groundwater monitoring release detection system was routinely used and properly operating at the time of closure and indicates no release has occurred.

4. Owners or operators must maintain records for at least 3 years following closure that are capable of demonstrating compliance with Items 1. through 3. above.

It is very important that you contact C. Paul Rogers, Chief in our Birmingham field office at least twenty-four (24) hours prior to beginning closure so that, if time permits, we will be able to witness the closure.

Please use a complete reference line in all future correspondence, including Facility Identification Number (UST26031-117-008972), name, address, and Incident Number, where applicable. Sites that are not registered will not have an Identification Number and should be labeled (NOT REGISTERED). Because our filing system is dependent on the use of the Facility Identification Number, we may have to return correspondence and reports for correction that do not list this number.

If there are any questions regarding these requirements, please contact me at (334) 270-5663 or email me at angelicia.thomas@adem.alabama.gov.

Sincerely,



Angelicia Thomas
Environmental Scientist
UST Compliance Section
Groundwater Branch
Land Division

cc: C. Paul Rogers, Chief, Birmingham Field Operations

===== ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT =====
C E R T I F I C A T E o f R E G I S T R A T I O N
===== ABOVEGROUND AND/OR UNDERGROUND STORAGE TANKS =====

ADEM

2022

ADEM Facility ID 26031-117-008972

R & J FOOD MART
2774 MONTGOMERY HWY
PELHAM, AL 35124



DO NOT DISCARD
INVOICE ENCLOSED

Your 2022 INVOICE is included.
Please see the final page for
TOTAL FEES DUE You will not
receive another certificate or
INVOICE for 2022

Owner: CDA CITY OF PELHAM
1332 CALISTON WAY
PELHAM, AL 35124

This Certificate is valid through April 15, 2023

Please display this certificate in a prominent location near the business licenses.

Fuel spills and delivery overfills must be immediately cleaned and all spills/overfills over 25 gallons are required to be reported to the Department within 24 hours. Spills/overfills under 25 gallons that are immediately cleaned and are not released into the environment, are not required to be reported. For ADEM's Emergency Response, call (800) 424-8802.

For questions relating to regulations, testing, tank trust fund eligibility, or compliance, please call (334) 270-5655 and leave a detailed voice mail message.

Document and compliance testing submittals may be emailed to ustcompliance@adem.alabama.gov or mailed to ADEM, Groundwater Branch, Land Division, PO box 301463, Montgomery, AL 36130-1463.

For form downloads and other information go to <http://www.adem.alabama.gov/custard>

- ◆ This Certificate does not supersede ADEM's web-based Delivery Prohibition List.
- ◆ This Certificate does not imply or verify proof of fee payment.
- ◆ This Certificate does not indicate that a facility is operating in compliance.

Number of active aboveground tanks: 2
Number of underground tanks currently in use: 0
Number of underground tanks temporarily closed: 3

SITE ID	UTN	CONTENTS	(CURRENT)	(TEMP)	GALLONS	FEE	YEAR
8972	25798	Unleaded		X	8,000	\$30.00	2022
8972	25799	Midgrade		X	8,000	\$30.00	2022
8972	25800	Premium		X	8,000	\$30.00	2022

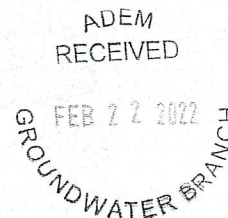
Notice of Temporary Closure

Submit this form to ADEM within 30 days of beginning temporary closure.

Owners must meet the following requirements:

- The tank must be emptied (less than 1 inch of residue)
- Product may be left in the tank, but only if release detection systems continue to be operated.
- Vent lines must remain open and functioning
- All other lines, pumps, manways, and ancillary equipment must be capped and secured
- Continue to operate and maintain **corrosion protection systems**

Return to:
ADEM
Groundwater Branch
Post Office Box 301463
Montgomery, Alabama 36130
Fax: 334-270-5631
E-mail: ustcompliance@adem.alabama.gov



I. OWNERSHIP OF TANK(S)	II. LOCATION OF TANK(S)
<u>CDA CITY OF PELHAM</u> Owner Name (Corporation, Individual, Public Agency, or Other Entity) <u>1332 CALISTON WAY</u> Mailing Address <u>PELHAM</u> <u>AL</u> <u>35124</u> City State Zip Code <u>RON SCOTT</u> Contact <u>205</u> <u>837-1451</u> Area Code Phone Number	<u>26031</u> - <u>117</u> - <u>008972</u> Facility I. D. Number <u>R+J FOOD MART</u> Facility Name or Company Site Identifier, as applicable <u>2774 MONTGOMERY HWY</u> Street, County Road, Highway, or State Road, as applicable <u>SHELBY</u> County <u>PELHAM</u> <u>AL</u> <u>35124</u> City(Nearest) State Zip Code

III. TANK(S) TEMPORARILY CLOSED

	Unique Tank # (if registered)	Date last used	Tank Size	Grade	Amount Remaining in Tank (inches)
1.	025800 U	OCT 1, 2021	8000 GALS	PREMIUM	LESS THAN 1 INCH
2.	025798 U	OCT 1, 2021	8000 GALS	UNLEADED	LESS THAN 1 INCH
3.	025799 U	OCT 1, 2021	8000 GALS	MIDGRADE	LESS THAN 1 INCH
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Owner Signature:

Ron Scott Chair, Pelham CDA

Date:

1/26/22

Notice of Intent to Permanently Close Underground Storage Tanks or Piping

Submit this form 30 days in advance when notifying ADEM of intent to permanently close UST's.

Return to:

ADEM
Groundwater Branch
Post Office Box 301463
Montgomery, Alabama 36130

Or send by email to:
USTCompliance@adem.alabama.gov

- For closures of tanks and/ or piping a closure site assessment (ADEM Form 474) is required within 45 days
- If replacing piping only, submittal of ADEM Form 423 is required prior to new piping installation
- Discovery of new releases must be reported to ADEM within 24 hours (334) 270-5655

Date of Notice:

1/26/2022

☒ Tank(s) & Piping ☐ Piping Only
☐ Tank(s) only

Scheduled Date of closure:

1/26/2022

I. OWNERSHIP OF TANK(S)

II. LOCATION OF TANK(S)

CDA CITY OF PELHAM
Owner Name (Corporation, Individual, Public Agency, or Other Entity)

1332 CALISTON WAY
Mailing Address

PELHAM AL 35124
City State Zip Code

RON SCOTT
Contact

205 837-1451
Area Code Phone Number

26031 - 117 - 008972
Facility I. D. Number RECEIVED

R+J FOOD MART
Facility Name or Company Site Identifier, as applicable

2774 MONTGOMERY HWY
Street, County Road, Highway, or State Road, as applicable

SHELBY
County

PELHAM AL 35124
City(Nearest) State Zip Code

III. CERTIFIED CONTRACTOR

ROBBIE'S DOZER + CONSTRUCTION SERVICES, LLC ROBERT BOLTON
Certified Closure Contractor Name

4/16/2022
Certification Expiration Date

ROBBIE'S DOZER + CONSTRUCTION SERVICES, LLC
Company Name

IV. TANK(S) TO BE CLOSED

	Unique Tank # (if registered)	Tank Size	Tank Contents
1.	<u>025 800 U</u>	<u>8000 GALS</u>	<u>LESS THAN 1 INCH</u>
2.	<u>025 798 U</u>	<u>8000 GALS</u>	<u>LESS THAN 1 INCH</u>
3.	<u>025 799 U</u>	<u>8000 GALS</u>	<u>LESS THAN 1 INCH</u>
4.			
5.			
6.			
7.			
8.			

Ron Scott Chair Pelham CDA
Owner signature



NESHAP PRE-DEMOLITION ASBESTOS SURVEY

WELBORN STREET PROPERTY

2774 PELHAM PARKWAY,
PELHAM, ALABAMA 35124

ATLAS PROJECT NUMBER: Z003001194

PREPARED FOR:

Mr. Ron Scott

City of Pelham- Commercial Development Authority

3162 Pelham Parkway
Pelham, AL 35124

PREPARED BY:

Atlas Technical Consultants LLC
200 Wellington Manor Court, Suite 100
Alabaster, Alabama 35007

March 7, 2022

March 7, 2022

Mr. Ron Scott
City of Pelham- Commercial Development Authority
3162 Pelham Parkway
Pelham, AL 35124

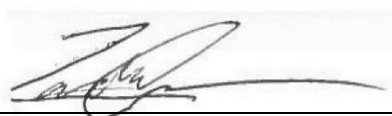
**Re: NESHAP Pre-Demolition Asbestos Survey
Welborn Street Property
2774 Pelham Parkway
Pelham, Alabama 35124
Atlas Project No. Z003001194**

Dear Mr. Scott:

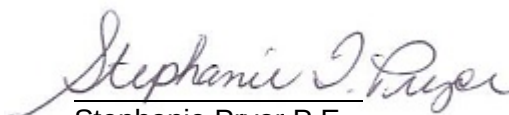
ATC Group Services LLC doing business as (dba) Atlas Technical (Atlas) is pleased to submit the attached NESHAP Pre-Demolition Asbestos Survey report for the above-referenced site. This report includes the procedures and methodologies, analytical laboratory results, and applicable conclusions and recommendations.

Atlas appreciates the opportunity to perform these services for the City of Pelham and we look forward to working with you in the future. In the meantime, if you have questions or comments regarding the information in this report or if we can be of further assistance please do not hesitate to contact the Atlas Birmingham, Alabama office at (205) 733-8775.

Sincerely,
ATLAS

A handwritten signature in black ink, appearing to read "Zander Cordan".

Zander Cordan
Staff Geologist
(205) 733-8775
Email: Alexander.cordan@oneatlas.com
State of Alabama Asbestos Inspector
Certificate No. AIN0521678077

A handwritten signature in black ink, appearing to read "Stephanie I. Pryor".

Stephanie Pryor P.E.
Environmental Department Manager
(205) 733-8775
Email: Stephanie.pryor@oneatlas.com

Table of Contents

1.0 PURPOSE AND SCOPE OF SERVICES.....	2
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3.0 REGULATORY STANDARDS.....	3
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TABLES:

TABLE 1: ACM RESULTS

APPENDICES

APPENDIX A: SITE MAP

APPENDIX B: ASBESTOS WORK SHEET

APPENDIX C: ACM LABORATORY ANALYTICAL RESULTS

APPENDIX D: INSPECTOR AND LABORATORY ACCREDITATIONS

1.0 PURPOSE AND SCOPE OF SERVICES

City of Pelham Commercial Development Authority retained Atlas to perform a NESHAP Pre-Demolition Asbestos Survey of the materials expected to be impacted during the demolition scheduled for the three (3) Subject Property buildings located at 2774 Pelham Parkway Pelham, Alabama. Building one is a former gas station building. Building 2 is a former residential building and Building 3 is the former Car Shoppe building. It is Atlas' understanding that the three Subject

Property buildings will all be demolished. This survey included a visual inspection and physical assessment to identify suspect asbestos-containing materials (ACMs) and evaluate their general condition. The scope of work for this survey included the sampling and laboratory analysis of suspect friable and non-friable ACM within the building, and its exterior, including the roof.

2.0 GENERAL SITE CONDITIONS/DESCRIPTIONS

The former gas station, residential and Car Shoppe buildings are located at 2774 Pelham Parkway on approximately 3.4 acres of land. Building one, the former gas station, is one-story and is developed with a concrete foundation with steel/masonry framing with brick and CMU block veneer and a metal roof.

Building two, the former residential building is one-story and is developed with a concrete foundation system with wood framing with brick veneer and asphalt shingled roof.

Building three, the former Car Shoppe building is one-story with a concrete foundation with masonry/wood framing and stucco exterior finishes. Building three's roof is asphalt shingle on wood decking. Atlas observed the heating, ventilation and air condition (HVAC) system for the heated and cooled air for building three.

It should be noted that the businesses were permanently closed and all structures were vacated in October of 2021. Since then, building one and three have been maintained in fair condition; however, building two has been prepared for a controlled burn exercise by the City of Pelham Fire Department. Building two components were observed to be in poor to fair condition.

3.0 REGULATORY STANDARDS

3.1 ASBESTOS REGULATIONS

The Occupational Safety and Health Administration (OSHA) and the United States Environmental Protection Agency (USEPA) regulate airborne levels of asbestos fibers. These governmental agencies have promulgated standards for permissible airborne concentrations of asbestos fibers and specific requirements for repair and abatement. The laws are designed to protect the worker (OSHA) and the general environment (USEPA). In addition, each state may have adopted its own requirements, which may be more stringent than those called for by OSHA or the USEPA.

OSHA established an asbestos general industry standard in 1971, primarily directed toward industrial applications (29 CFR 1910.1001). In response to the growing asbestos abatement industry and the additional concern regarding asbestos exposure, a standard for the construction industry (29 CFR 1926.58) became effective on July 21, 1986. These standards specifically outline asbestos removal procedures, respirator selection and fit testing, air sampling, the analysis of asbestos air samples, and employee protection from exposure to airborne asbestos fibers. The standards include a time-weighted average (TWA) permissible exposure limit (PEL) of 0.2 fibers per cubic centimeter of air (f/cc), and a short-term excursion limit of 1.0 f/cc. Concentrations above these levels require specific employer-initiated activities such as instituting a respiratory protection program and medical surveillance for exposed employees.

OSHA changed these standards in October of 1994 to include the reduction of the PEL for an 8-hour TWA to 0.1 f/cc in its revised construction industry standard of 29 CFR 1926.1638 and the revised general industry standard 29 CFR 1910.1001. These revisions also specify that building owners are now required to communicate to employees, subcontractors, and tenants the location and quantity of asbestos-containing materials (ACMs) identified in this survey. The USEPA has

also published a "visible emissions" standard under the National Emission Standard for Hazardous Air Pollutants (NESHAP, 40 CFR 61.140). The standard also regulates specific procedures for notification for renovation and demolition projects, and land disposal of ACMs.

4.0 NESHAP ASBESTOS-CONTAINING MATERIAL SURVEY

Bulk sampling was conducted in general accordance with procedures outlined in the Alabama Department of Environmental Management (ADEM) and the U.S. Environmental Protection Agency (EPA) guidance document entitled Guidance for Controlling Asbestos-Containing Materials in Buildings (Document No. 560/5-85/024). Mr. Zander Cordan and Mr. Brett Olive of Atlas (State of Alabama Inspector License No. AIN0521678077 and AIN0521674652) performed the asbestos inspection on February 11, 2022.

Atlas collected one-hundred ten (110) bulk samples. Bulk samples were analyzed by ATC Group Services (ATC) laboratory located at 104 East 25th Street, 8th Floor, New York, New York, using polarized-light microscopy (PLM) and dispersion staining (Method Reference: 40 CFR Part 763, Volume 47, No. 103, May 27, 1982 pg. 23376). This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP) #101187-0, a quality assurance program for PLM analysis, and is accredited by the National Institute of Standards and Technology (NIST) as well as accreditation requirements under 15 CFR Part 25. If a material is identified as containing greater than 1% asbestos, it is considered an ACM. The complete asbestos laboratory report, dated March 1st, 2022 is attached.

4.1 Homogeneous Areas (HAs)

Prior to collecting any samples, HAs were identified and listed to develop a sampling strategy. A homogeneous sampling area can be described as one or more areas of material that are similar in appearance and texture and that have the same installation date and function. The actual number of samples collected from each homogeneous sampling area may vary, based on the type of material and the professional judgment of the inspector.

4.2 Hazard Assessment Factors

From the list of suspect homogeneous materials, a physical assessment was performed for each material on the list. A physical assessment includes evaluating the condition, assessing the potential for disturbance, and determining the friability of each material. Friability is a term used to describe the ease in which a building material inherently lends itself to disturbance. By definition, "friable" materials are those that can be crumbled or reduced to powder by hand pressure when dry. Each material on the list was further classified into one of three categories, which have specific sampling requirements for each category.

Surfacing Materials:	Refers to spray-applied or troweled surfaces such as plaster ceilings and walls, fireproofing, textured paints, textured plasters, and spray-applied acoustical surfaces.
Thermal System Insulation:	Refers to insulation used to inhibit heat gain or loss on pipes, boilers, tanks, ducts, and various other building components.
Miscellaneous Materials:	Refers to friable and non-friable products and materials that do not fit in any of the above two categories such as resilient floor covering, baseboards, mastics, adhesives, roofing material, caulking, glazing, and siding. This category also contains wallboard and ceiling tile.

All suspect ACMs were then assessed by their condition as good (intact), fair (damaged), or poor (significantly damaged) per Title 40 Code of Federal Regulations Part 763. Material with localized significant damage was also assessed as poor when observed.

4.3 Sampling Strategy

According to the scope of work for this project, Atlas was responsible for the collection of an appropriate number of samples from various locations throughout all three buildings located at 2774 Pelham Parkway to determine if asbestos is present.

Miscellaneous materials require adequately representative sampling, which is typically done by collecting from one to three samples per material. Inspectors typically rely on other survey observations such as the condition, friability, and quantity of material to determine what would be a sufficient amount of samples to accurately evaluate the presence or absence of asbestos content.

Actual collection of a bulk asbestos sample involves physically removing a small piece of material and placing it in a marked, airtight container. Sample containers are marked with a unique identification number, which is noted in the field notes.

4.4 Suspect Asbestos-Containing Material

One-hundred ten (110) samples were collected from all three buildings located 2774 Pelham Parkway. Samples were analyzed by Polarized Light Microscopy (PLM) based on the number of distinct layers (materials) associated with each bulk sample. For example, floor tile and associated mastic are collected as one bulk sample but are analyzed as two distinct materials by the asbestos laboratory, as required by NVLAP. A summary of ACBMs can be found in Table 1.

4.5 Laboratory Analytical Results

ATC Group Services (ATC) dba Atlas laboratory located at 104 East 25th Street, 8th Floor, New York, New York, using polarized-light microscopy (PLM) and dispersion staining (Method Reference: 40 CFR Part 763, Volume 47, No. 103, May 27, 1982 pg. 23376). This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP) #101187-0, a quality assurance program for PLM analysis, and is accredited by the National Institute of Standards and Technology (NIST) as well as accreditation requirements under 15 CFR Part 25. Copies of the laboratories certifications are included in Appendix D.

Any material that contains greater than 1 percent asbestos by PLM is considered an ACM and must be handled according to OSHA, EPA, and applicable state and local regulations.

For friable materials, when the amount of asbestos in the sample material is reported as “None-Detected” by PLM analysis, no further verification of the sample results by Point Counting Methodology is recommended.

For friable materials, when the amount of asbestos in the sample material is reported as “Trace Asbestos Detected” or less than 1% asbestos by PLM analysis, the client may either assume the amount to be greater than 1% and treat the material as ACBM or require further verification of the amount by Point Counting Methods. If the result obtained by Point Counting is different from the result obtained by PLM analysis, the Point Count Method result should be used. Atlas was not authorized to conduct such analysis.

For non-friable materials, when the amount of asbestos in the sample material is reported as greater than 1% asbestos by PLM analysis, no further verification of the sample results by alternative methods of identification such as Transmission Electron Microscopy (TEM) Chatfield Method is recommended.

For non-friable materials such as vinyl/asphaltic products (floor tiles/ floor sheeting, mastics, shingles etc.), where small, thin asbestos fibers may have been potentially milled into the non-organic binder matrix, when the amount of asbestos in the sample material is reported as “Non-Detected” by PLM analysis, due to the difficulty in analyzing such small, thin asbestos fibers in resinously bound materials by PLM analysis, EPA recommends that these types of materials, which were reported as non-ACBMs by PLM, be further analyzed using TEM Chatfield Method. Atlas was not authorized to conduct such analysis.

Copies of the laboratory analytical report and corresponding chain-of-custody documents are included in Appendix C. Results are reported in percent asbestos by volume and indicate the types of asbestos. Other common non-asbestos components may also be noted on the analytical reports. Inspector and laboratory accreditations are provided in Appendix D.

5.0 CONCLUSIONS

A material is considered by the USEPA and ADEM to be asbestos-containing if at least one sample collected from the homogeneous area has asbestos present in concentrations greater than one percent (>1.0%). Atlas conducted condition assessments and collected bulk samples of suspect ACMs. Table 1 presents a summary of the laboratory analysis of ACMs. The following materials were analyzed and found to contain asbestos concentrations greater than one percent (>1.0%):

Building Two (Former Residential Building):

- 1. Rabbit/Dog Sheet Flooring with Yellow Mastic (20% Chrysotile)**
- 2. Blueish Gray 9"x9" Floor Tile with Black Mastic and Black Underlayment (2.5 % Chrysotile)**
- 3. Brown/Tan 9"x9" Floor Tile with Black Mastic and Black Underlayment (5.0 % Chrysotile)**
- 4. Blackish/Gray 9"x9" Floor Tile with Black Mastic and Black Underlayment (4.0 % Chrysotile)**

6.0 RECOMMENDATIONS

ATC offers the following recommendations:

- An approved University of Alabama (UA) Safe State asbestos abatement contractor must perform removal of the asbestos-containing materials in accordance with ADEM.
- Asbestos-containing materials must be removed and properly disposed of by a UA Safe State-licensed asbestos abatement contractor.
- On-site air monitoring and oversight shall be performed by an Air Monitoring Professional
- Prior to asbestos abatement, a 10-day notification must be submitted to Mr. Don Barron with ADEM Air Division prior to start of abatement activities.
- These materials are regulated by ADEM, as well as EPA National Emission Standards for Hazardous Air Pollutants (NESHAP) and OSHA rules and regulations.

The remaining materials were reported as non-detect for the presence of asbestos and are not regulated and can be removed and disposed of as construction debris. If any additional materials are discovered during demolition activities, these materials must be assumed to contain asbestos until sampling and analysis proves otherwise.

7.0 LIMITATIONS

This report is not to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Project Design document or an Abatement Work Plan.

Our professional services have been performed, our findings obtained, and our conclusions prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

This report is certified to the City of Pelham- Commercial Development Authority. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of

other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

8.0 ASBESTOS ABATEMENT COST ESTIMATE

Atlas has prepared a budgetary cost estimate to abate the identified ACMs. Cost estimates are based on Atlas's visual estimation of quantity and abatement cost ranges for similar projects. Costs for contractor mobilization, time of year, duration, and other variables such as electricity and water availability may affect the costs. It should be noted that Atlas did not verify all locations of ACMs, which may have been hidden due to building finishes and contents. Contractors should verify all quantities prior to abatement activities.

Welborn Street Property 2774 Pelham Parkway Pelham, Alabama 35124 ATLAS PROJECT NUMBER: Z003001194			
Description	Quantity (SF/LF)	Unit Rate (\$)	Total (\$)
Rabbit/Dog Sheet Flooring with Yellow Mastic	~500 SF	\$3.00/SF	\$1,500.00
Blueish/Gray 9"X9" floor tile with black mastic (Tile 2.5% Chrysotile)	~50 SF	\$3.00/SF	\$150.00
Brown/Tan 9"X9" floor tile with black mastic (Tile 5.0% Chrysotile)	~200 SF	\$3.00/SF	\$600.00
Blackish/Gray 9"X9" floor tile with black mastic (Tile 4.0% Chrysotile)	~75-100 SF	\$3.00/LF	\$225.00-300.00
Asbestos Consulting Services (Abatement Specification/Air Monitoring/Clearance testing/Close-Out Documentation/Report/Travel)	1-3	\$1,200.00	\$1,200.00-3,600.00
Total Cost Estimate			\$3,675.00- \$6,150.00

TABLES 1

Table 1
Summary: ACM Results
NESHAP Pre-Demolition Asbestos Survey
 Welborn Street Property
 2744 Pelham Parkway, Pelham, AL 35124
 Sample Date February 11, 2022

Sample Number	Homogenous Area	Function Space/Specific Location	Description	Approximate Quantity of ACM	Results
P-1	HA-1	Throughout gas station convenience store	2'X2' White Ceiling tile with pinholes	N/A	ND
P-2	HA-1	Throughout gas station convenience store	2'X2' White Ceiling tile with pinholes	N/A	ND
P-3	HA-1	Throughout gas station convenience store	2'X2' White Ceiling tile with pinholes	N/A	ND
P-4	HA-2	Throughout gas station convenience store	Whitish Sheetrock	N/A	ND
P-5	HA-2	Throughout gas station convenience store	Whitish Sheetrock	N/A	ND
P-6	HA-2	In office area of garage attached to gas station convenience store	Whitish Sheetrock	N/A	ND
P-7	HA-3	Throughout gas station convenience store	Whitish joint compound	N/A	ND
P-8	HA-3	Throughout gas station convenience store	Whitish joint compound	N/A	ND
P-9	HA-3	In office area of garage attached to gas station convenience store	Whitish joint compound	N/A	ND
P-10	HA-4	Along walk-in coolers in gas station convenience store	Black cove base with tan mastic	N/A	ND
P-11	HA-4	Along walk-in coolers in gas station convenience store	Black cove base with tan mastic	N/A	ND
P-12	HA-4	Along walk-in coolers in gas station convenience store	Black cove base with tan mastic	N/A	ND
P-13	HA-5	Throughout gas station convenience store under ceramic floor tile	Tan/brown streak (12"X12") floor tile with clear mastic	N/A	ND
P-14	HA-5	Throughout gas station convenience store under ceramic floor tile	Tan/brown streak (12"X12") floor tile with clear mastic	N/A	ND
P-15	HA-5	Throughout gas station convenience store under ceramic floor tile	Tan/brown streak (12"X12") floor tile with clear mastic	N/A	ND
P-16	HA-6	Throughout gas station convenience store	Tan/brown laminate sheet flooring with yellow mastic	N/A	ND
P-17	HA-6	Gas station convenience store safe room	Tan/brown laminate sheet flooring with yellow mastic	N/A	ND
P-18	HA-6	Gas station convenience store safe room	Tan/brown laminate sheet	N/A	ND

			flooring with yellow mastic		
P-19	HA-7	Gas station convenience store safe room	2'X2' gray ceramic floor tile with gray thin-set	N/A	ND
P-20	HA-7	Throughout the gas station convenience store	2'X2' gray ceramic floor tile with gray thin-set	N/A	ND
P-21	HA-7	Throughout the gas station convenience store	2'X2' gray ceramic floor tile with gray thin-set	N/A	ND
P-22	HA-8	Throughout the gas station convenience store	Gray grout associated with 2'X2' gray ceramic floor tile	N/A	ND
P-23	HA-8	Throughout the gas station convenience store	Gray grout associated with 2'X2' gray ceramic floor tile	N/A	ND
P-24	HA-8	Throughout the gas station convenience store	Gray grout associated with 2'X2' gray ceramic floor tile	N/A	ND
P-25	HA-9	Throughout the gas station convenience store	Black exterior window caulking	N/A	ND
P-26	HA-9	Gas station convenience store front exterior windows	Black exterior window caulking	N/A	ND
P-27	HA-9	Gas station convenience store front exterior windows	Black exterior window caulking	N/A	ND
P-28	HA-10	Gas station convenience store front exterior windows	Gray cinder block with gray grout	N/A	ND
P-29	HA-10	Garage attached to gas station convenience store	Gray cinder block with gray grout	N/A	ND
P-30	HA-10	Garage attached to gas station convenience store	Gray cinder block with gray grout	N/A	ND
P-31	HA-11	Residential house property living room	Whitish sheetrock and white joint compound	N/A	ND
P-32	HA-11	Residential house property bedroom 1	Whitish sheetrock and white joint compound	N/A	ND
P-33	HA-11	Residential house property bedroom 3	Whitish sheetrock and white joint compound	N/A	ND
P-34	HA-12	Residential house hallway	Rabbit/Dog sheet flooring with yellow mastic	~500 sq. ft.	20% Chrysotile
P-35	HA-12	Residential house hallway	Rabbit/Dog sheet flooring with yellow mastic	~500 sq. ft.	Positive Stop
P-36	HA-12	Residential house dining room	Rabbit/Dog sheet flooring with yellow mastic	~500 sq. ft.	Positive Stop
P-37	HA-13	Residential House dining room	White popcorn ceiling texture	N/A	ND

P-38	HA-13	Residential House dining room	White popcorn ceiling texture	N/A	ND
P-39	HA-13	Residential House living room	White popcorn ceiling texture	N/A	ND
P-40	HA-13	Residential House living room	White popcorn ceiling texture	N/A	ND
P-41	HA-13	Residential House bedroom 2	White popcorn ceiling texture	N/A	ND
P-42	HA-14	Residential house kitchen	9"X9" white sheet flooring with gray mastic	N/A	ND
P-43	HA-14	Residential house kitchen	9"X9" white sheet flooring with gray mastic	N/A	ND
P-44	HA-14	Residential house kitchen	9"X9" white sheet flooring with gray mastic	N/A	ND
P-45	HA-15	Residential house dining room	Stone looking 12"X12" sheet flooring with clear mastic	N/A	ND
P-46	HA-15	Residential house dining room	Stone looking 12"X12" sheet flooring with clear mastic	N/A	ND
P-47	HA-15	Residential house dining room	Stone looking 12"X12" sheet flooring with clear mastic	N/A	ND
P-48	HA-16	Residential house mud room	Blueish/gray 9"X9" floor tile with black mastic and black underlay	~50 sq. ft.	2.5% Chrysotile
P-49	HA-16	Residential house mud room	Blueish/gray 9"X9" floor tile with black mastic and black underlay	~50 sq. ft.	Positive Stop
P-50	HA-16	Residential house mud room	Blueish/gray 9"X9" floor tile with black mastic and black underlay	~50 sq. ft.	Positive Stop
P-51	HA-17	Residential house mud room	Brown/tan 9"X9" floor tile with black mastic and black underlay	~200 sq. ft.	5% Chrysotile
P-52	HA-17	Residential house mud room	Brown/tan 9"X9" floor tile with black mastic and black underlay	~200 sq. ft.	Positive Stop
P-53	HA-17	Residential house mud room	Brown/tan 9"X9" floor tile with black mastic and black underlay	~200 sq. ft.	Positive Stop
P-54	HA-18	Residential house mud room	Blackish/gray 9"X9" floor tile with	~75-100 sq. ft.	4% Chrysotile

			black mastic and black underlay		
P-55	HA-18	Residential house mud room	Blackish/gray 9"X9" floor tile with black mastic and black underlay	~75-100 sq. ft.	Positive Stop
P-56	HA-18	Residential house mud room	Blackish/gray 9"X9" floor tile with black mastic and black underlay	~75-100 sq. ft.	Positive Stop
P-57	HA-19	East exterior near entry to residential home	White painted red exterior brick with gray grout	N/A	ND
P-58	HA-19	East exterior near entry to residential home	White painted red exterior brick with gray grout	N/A	ND
P-59	HA-19	East exterior near entry to residential home	White painted red exterior brick with gray grout	N/A	ND
P-60	HA-20	Residential home restroom	White wall subway tile with white grout with white thin-set	N/A	ND
P-61	HA-20	Residential home restroom	White wall subway tile with white grout with white thin-set	N/A	ND
P-62	HA-20	Residential home restroom	White wall subway tile with white grout with white thin-set	N/A	ND
P-63	HA-21	Residential home restroom	Light gray subway floor tile with white grout	N/A	ND
P-64	HA-21	Residential home restroom	Light gray subway floor tile with white grout	N/A	ND
P-65	HA-21	Residential home restroom	Light gray subway floor tile with white grout	N/A	ND
P-66	HA-22	Residential home restroom	Gray border subway wall/floor tile with white grout	N/A	ND
P-67	HA-22	Residential home restroom	Gray border subway wall/floor tile with white grout	N/A	ND
P-68	HA-22	Residential home restroom	Gray border subway wall/floor tile with white grout	N/A	ND
P-69	HA-23	North exterior windows	Exterior white window caulking	N/A	ND
P-70	HA-23	North exterior windows	Exterior white window caulking	N/A	ND

P-71	HA-23	North exterior windows	Exterior white window caulking	N/A	ND
P-72	HA-24	Residential home main roof	Brown/gray asphalt roof shingle with clear mastic and black felt	N/A	ND
P-73	HA-24	Residential home main roof	Brown/gray asphalt roof shingle with clear mastic and black felt	N/A	ND
P-74	HA-24	Residential home main roof	Brown/gray asphalt roof shingle with clear mastic and black felt	N/A	ND
P-75	HA-25	Residential home car port	Grayish roof shingle with clear mastic and black weaved fabric	N/A	ND
P-76	HA-25	Residential home car port	Grayish roof shingle with clear mastic and black weaved fabric	N/A	ND
P-77	HA-25	Residential home car port	Grayish roof shingle with clear mastic and black weaved fabric	N/A	ND
P-78	HA-26	The Car shop roof	Grayish Asphalt roof shingle with black felt paper and clear mastic	N/A	ND
P-79	HA-26	The Car shop roof	Grayish Asphalt roof shingle with black felt paper and clear mastic	N/A	ND
P-80	HA-26	The Car shop roof	Grayish Asphalt roof shingle with black felt paper and clear mastic	N/A	ND
P-81	HA-27	The Car shop lobby	2'X2' white ceiling tile with pinholes	N/A	ND
P-82	HA-27	The Car shop lobby	2'X2' white ceiling tile with pinholes	N/A	ND
P-83	HA-27	The Car shop main office	2'X2' white ceiling tile with pinholes	N/A	ND
P-84	HA-28	The Car shop lobby	Whitish sheetrock	N/A	ND

P-85	HA-28	The Car shop Main office	Whitish sheetrock	N/A	ND
P-86	HA-28	The Car shop Main office	Whitish sheetrock	N/A	ND
P-87	HA-29	The Car shop lobby	Whitish joint compound	N/A	ND
P-88	HA-29	The Car shop Main office	Whitish joint compound	N/A	ND
P-89	HA-29	The Car shop Main office	Whitish joint compound	N/A	ND
P-90	HA-30	The Car shop restroom	Brown cove base with clear mastic	N/A	ND
P-91	HA-30	The Car shop restroom	Brown cove base with clear mastic	N/A	ND
P-92	HA-30	The Car shop restroom	Brown cove base with clear mastic	N/A	ND
P-93	HA-31	The Car shop restroom	4"X4" gray/brown sheet flooring with clear mastic	N/A	ND
P-94	HA-31	The Car shop restroom	4"X4" gray/brown sheet flooring with clear mastic	N/A	ND
P-95	HA-31	The Car shop restroom	4"X4" gray/brown sheet flooring with clear mastic	N/A	ND
P-96	HA-32	The Car shop restroom	Gray/tan 12"X12" floor tile with yellow mastic below sheet flooring	N/A	ND
P-97	HA-32	The Car shop restroom	Gray/tan 12"X12" floor tile with yellow mastic below sheet flooring	N/A	ND
P-98	HA-32	The Car shop restroom	Gray/tan 12"X12" floor tile with yellow mastic below sheet flooring	N/A	ND
P-99	HA-33	The Car shop lobby	Grayish carpet with yellow mastic	N/A	ND
P-100	HA-33	The Car shop lobby	Grayish carpet with yellow mastic	N/A	ND
P-101	HA-33	The Car shop lobby	Grayish carpet with yellow mastic	N/A	ND
P-102	HA-34	The Car shop front exterior windows	Exterior gray window caulking	N/A	ND
P-103	HA-34	The Car shop front exterior windows	Exterior gray window caulking	N/A	ND
P-104	HA-34	The Car shop front exterior windows	Exterior gray window caulking	N/A	ND
P-105	HA-45	The Car shop front exterior	Exterior thin-set	N/A	ND

P-106	HA-45	The Car shop front exterior	Exterior thin-set	N/A	ND
P-107	HA-45	The Car shop front exterior	Exterior thin-set	N/A	ND
P-108	HA-46	The Car shop South shop wall	Gray cinder block with light gray mortar	N/A	ND
P-109	HA-46	The Car shop South shop wall	Gray cinder block with light gray mortar	N/A	ND
P-110	HA-46	The Car shop South shop wall	Gray cinder block with light gray mortar	N/A	ND

ND= Non-Detect

NA= Not Analyzed

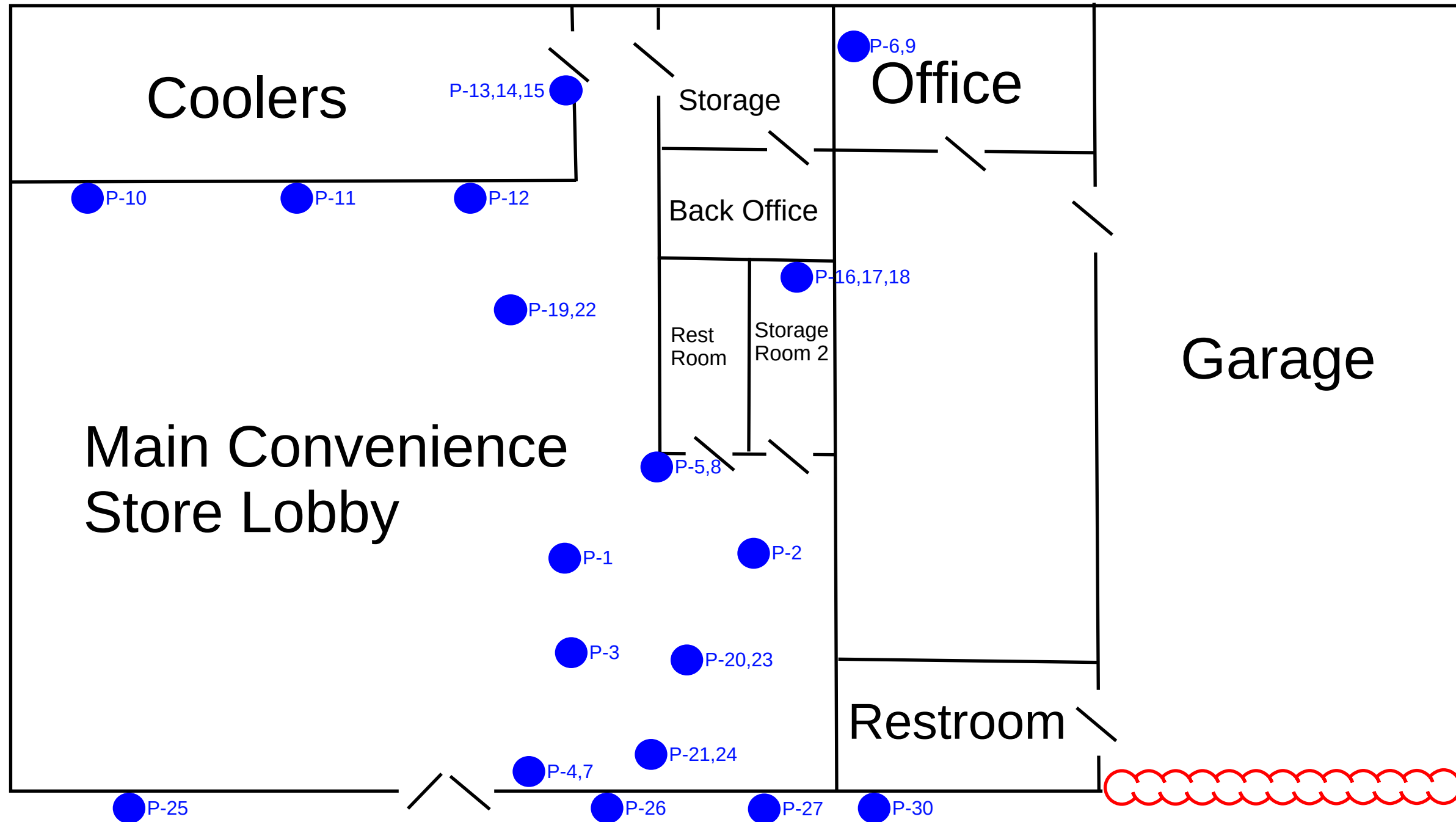
HA= Homogeneous Area

APPENDIX A

SITE MAP

Gas Station

Car Garage



PROJECT NO: Z003001194

DRAWN BY: ZC

DATE: March 4, 2022

DESIGNED BY: ATLAS

SAMPLE DATE: February 11th, 2022



200 WELLINGTON MANOR COURT,
SUITE 100
ALABASTER, AL 35007

NESHAP ASBESTOS SURVEY SITE PLAN
(Gasoline Service Station/Garage)

City of Pelham- Commercial Development
Authority
Welborn Street Property
2774 Pelham Parkway

LEGEND

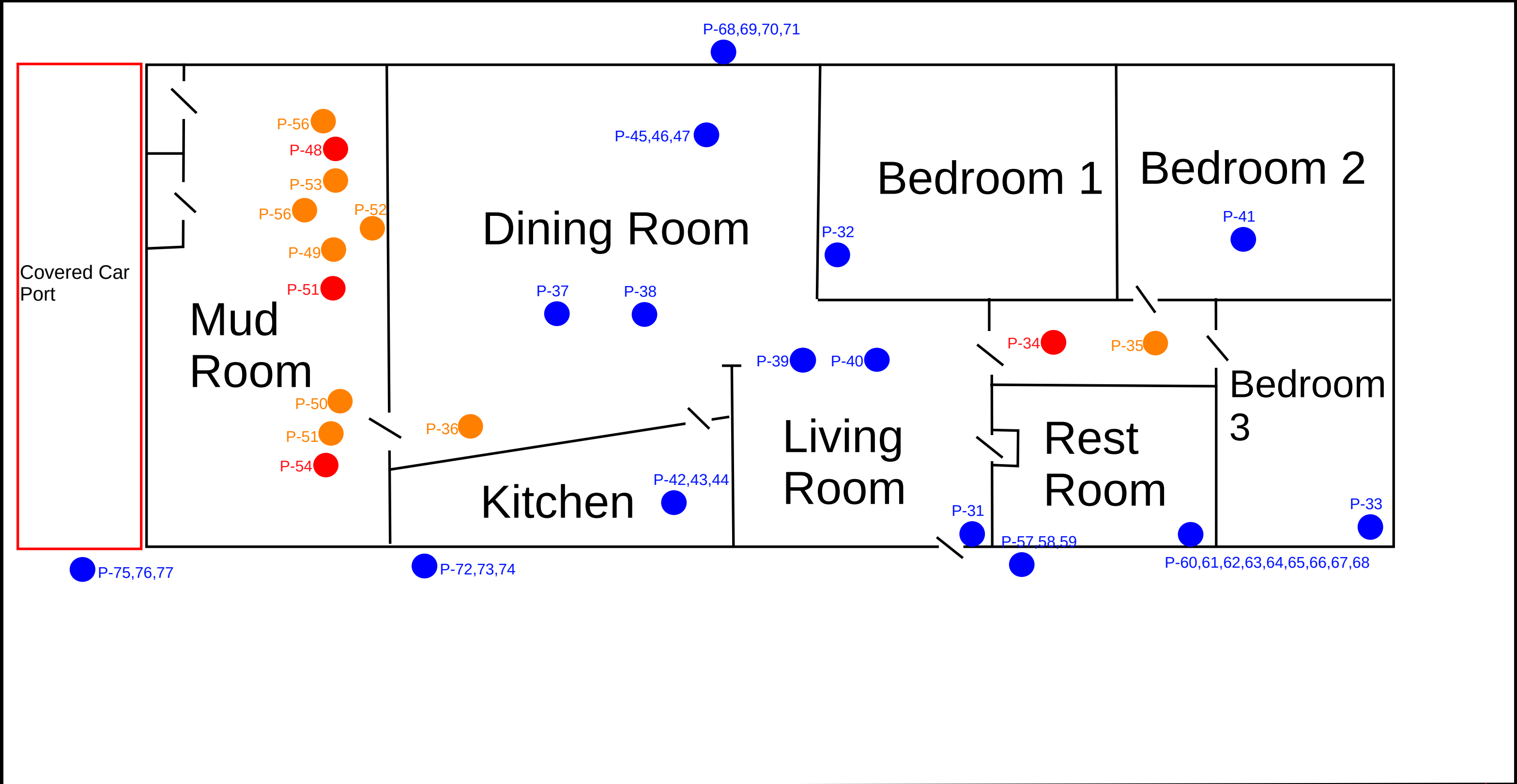
● = Positive Asbestos (ACM) Sample

● = Negative ACM Sample

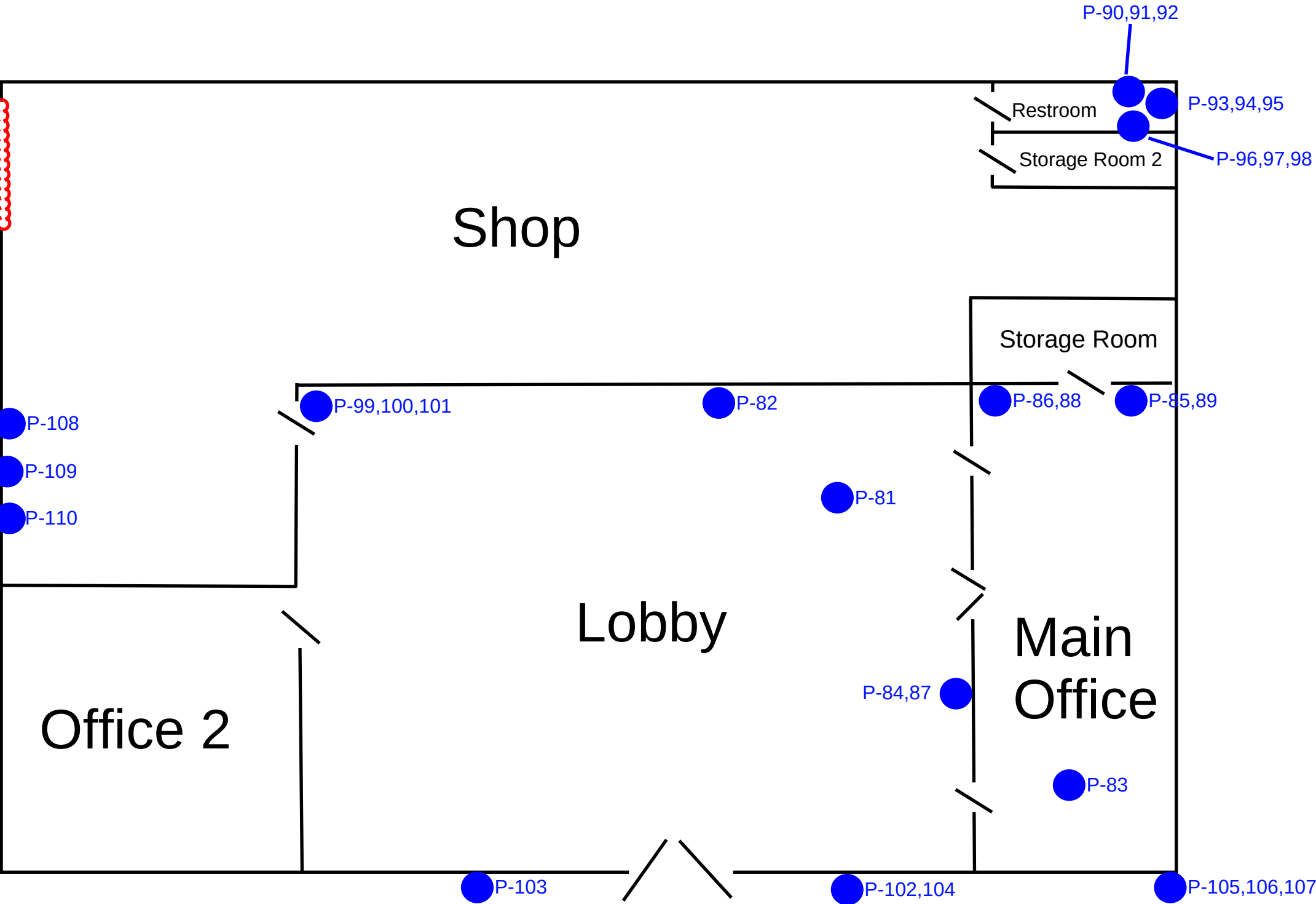
— = Doorway

— = Roll up door





PROJECT NO: Z003001194		 200 WELLINGTON MANOR COURT, SUITE 100 ALABASTER, AL 35007	NESHAP ASBESTOS SURVEY SITE PLAN (Residential Home) City of Pelham- Commercial Development Authority Welborn Street Property 2774 Pelham Parkway	LEGEND		
DRAWN BY: ZC	DATE: March 4, 2022			● = Positive Asbestos (ACM) Sample ● = Negative ACM Sample ● =First Positive Stop (assumed asbestos) / =Doorway		
DESIGNED BY: ATLAS	SAMPLE DATE: February 11 th , 2022					



PROJECT NO: Z003001194		 200 WELLINGTON MANOR COURT, SUITE 100 ALABASTER, AL 35007	NESHAP ASBESTOS SURVEY SITE PLAN (Car Shoppe) City of Pelham- Commercial Development Authority Welborn Street Property 2774 Pelham Parkway	LEGEND ● = Positive Asbestos (ACM) Sample ● = Negative ACM Sample / = Doorway - - - = Roll up door	
DRAWN BY: ZC	DATE: March 4, 2022				
DESIGNED BY: ATLAS	SAMPLE DATE: February 11 th , 2022				

APPENDIX B

ASBESTOS WORK SHEET

**Archdiocese of Mobile & St. Mary Home
ASBESTOS WORK SHEET**

1. CONSULTANT INFORMATION:

COMPANY: Atlas Technical Consultants (ATLAS)
ADDRESS: 200 Wellington Manor Court, Suite 100
CITY: Alabaster STATE: AL ZIP: 35007
PROJECT MANAGER: Stephanie Pryor TEL#: (205) 733-8775

2. FACILITY INFORMATION:

FACILITY NAME: Wellborn Street Property
ADDRESS: 2774 Pelham Parkway
CITY: Pelham STATE: AL ZIP: 35124

3. PROVIDE REFERENCES AND CONTACT INFORMATION AS IT PERTAINS TO THE RELEVANT REGULATIONS GOVERNING ACM ABATEMENT AND DISPOSAL AT THE LOCATION OF THE FACILITY BEING AUDITED.

A. ENVIRONMENTAL PROTECTION AGENCY

REGION NUMBER: US EPA Region 4
ADDRESS: 61 Forsyth Street, SW
CITY: Atlanta STATE: GA ZIP: 30303
CONTACT PERSON: Pamela McIlvaine TEL#: (404) 562-9197
EMAIL: mcllvaine.pam@epa.gov

B. STATE NESHAPS REGULATION

REGULATION (TITLE): Ala. Admin. Code r 335-3-11-.05
AGENCY: Alabama Department of Environmental Management (ADEM) Air Division
ADDRESS: P.O. Box 301463
CITY: Montgomery STATE: AL ZIP: 36130
CONTACT PERSON: Mr. Don Barron TEL#: (334) 271-7879
EMAIL: asbestosmail@adem.alabama.gov

C. STATE OSHA REGULATION

REGULATION (TITLE): 29 C.F.R. Part 1926.1101
AGENCY: Alabama Department of Public Health (ADPH)
ADDRESS: P.O. Box 303017
CITY: Montgomery STATE: AL ZIP: 36130
CONTACT PERSON: None Provided TEL#: (334) 252-1818

D. STATE EPA INFORMATION AND CONTACT PERSON:

REGULATION (TITLE): Not Applicable (N/A)
AGENCY: Alabama Department of Environmental Management (ADEM) Air Division
ADDRESS: P.O. Box 301463
CITY: Montgomery STATE: AL ZIP: 36130
CONTACT PERSON: Mr. Don Barron TEL#: (334) 271-7879
EMAIL: asebstosmail@adem.alabama.gov

E. CITY/COUNTY ASBESTOS INFORMATION AND CONTACT PERSON :

REGULATION (TITLE): Not Applicable (N/A)
AGENCY: Shelby County Environmental Services
ADDRESS: 1281 Hwy 70
CITY: Columbiana STATE: AL ZIP: 35051
CONTACT PERSON: N/A TEL#: 205-669-3737

APPENDIX C

ACM LABORATORY ANALYTICAL RESULTS



ATC Group Services LLC

104 E. 25th Street, 8th Floor
New York, NY 10010
Tel. 212-353-8280
Fax: 212-353-8306

Client: ATC GROUP SERVICES - ALABAMA
200 WELLINGTON MANOR COURT, SUITE 100
ALABASTER, AL 35007

Phone: (205) 733-8775

Sample Date: 2/14/2022

Date Received : 2/15/2022

Date Analyzed : 2/15/2022

Project: WELBORN STREET PROPERTY
2774 PELHAM PARKWAY
PELHAM, AL 35124

ATC Batch # 22-267

Methods: EPA Interim Method for the Determination
of Asbestos in Insulation Samples - 40
CFR Appendix E to Subpart E of Part 763
EPA 600/R-93/116

Location: GAS STATION/CAR SHOP/RESIDENTIAL HOME/ ALL
INTERIOR/EXTERIOR AREAS

Project # Z003001194

Bulk Asbestos Analysis Results

Sample #	Location	Type of Material	Method	<u>Non-Asbestos</u>		<u>NOB</u> % Type	<u>Asbestos</u> % Type
				% Fibrous	% Non-Fibrous		
P-1	1ST FLOOR - THROUGHOUT GAS STATION CONVENIENCE STORE	2'X2' WHITE CEILING TILE WITH PINHOLES	PLM	50% Cellulose	50% Mineral Filler		
22-267 -1					0.0% Vermiculite		NONE DETECTED
Color: GREY							
Analyzed By: Fahrudin Lalic							
P-2	1ST FLOOR - THROUGHOUT GAS STATION CONVENIENCE STORE	2'X2' WHITE CEILING TILE WITH PINHOLES	PLM	50% Cellulose	50% Mineral Filler		
22-267 -2					0.0% Vermiculite		NONE DETECTED
Color: GREY							
Analyzed By: Fahrudin Lalic							
P-3	1ST FLOOR - THROUGHOUT GAS STATION CONVENIENCE STORE	2'X2' WHITE CEILING TILE WITH PINHOLES	PLM	50% Cellulose	50% Mineral Filler		
22-267 -3					0.0% Vermiculite		NONE DETECTED
Color: GREY							
Analyzed By: Fahrudin Lalic							
P-4	1ST FLOOR - THROUGHOUT GAS STATION CONVENIENCE STORE	WHITISH SHEETROCK	PLM		100% Mineral Filler		
22-267 -4					0.0% Vermiculite		NONE DETECTED
Color: GREY							
Analyzed By: Fahrudin Lalic							
P-5	1ST FLOOR - THROUGHOUT GAS STATION CONVENIENCE STORE	WHITISH SHEETROCK	PLM		100% Mineral Filler		
22-267 -5					0.0% Vermiculite		NONE DETECTED
Color: GREY							
Analyzed By: Fahrudin Lalic							
P-6	1ST FLOOR - IN OFFICE AREA OF GARAGE ATTACHED TO GAS STATION CONVENIENCE	WHITISH SHEETROCK	PLM		100% Mineral Filler		
22-267 -6					0.0% Vermiculite		NONE DETECTED
Color: GREY							
Analyzed By: Fahrudin Lalic							
P-7	1ST FLOOR - THROUGHOUT GAS STATION CONVENIENCE STORE	WHITISH JOINT COMPOUND	PLM		100% Mineral Filler		
22-267 -7					0.0% Vermiculite		NONE DETECTED
Color: WHITE							
Analyzed By: Fahrudin Lalic							



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				% Fibrous	% Non-Fibrous	% Type	% Type
P-8	1ST FLOOR - THROUGHOUT GAS STATION CONVENIENCE STORE	WHITISH JOINT COMPOUND	PLM		100% Mineral Filler		
22-267 -8					0.0% Vermiculite		NONE DETECTED
		Color: WHITE					
Analyzed By: Fahrudin Lalic							
P-9	1ST FLOOR - IN OFFICE AREA OF GARAGE ATTACHED TO GAS STATION CONVENIENCE	WHITISH JOINT COMPOUND	PLM		100% Mineral Filler		
22-267 -9					0.0% Vermiculite		NONE DETECTED
		Color: WHITE					
Analyzed By: Fahrudin Lalic							
P-10	1ST FLOOR - ALONG WALK-IN COOLERS IN GAS STATION CONVENIENCE STORE	BLACK COVE BASE WITH TAN MASTIC	PLM		100% Mineral Filler		
22-267 -10					0.0% Vermiculite		NONE DETECTED
		Color: BLACK					
			Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE				
P-11	1ST FLOOR - ALONG WALK-IN COOLERS IN GAS STATION CONVENIENCE STORE	BLACK COVE BASE WITH TAN MASTIC	PLM		100% Mineral Filler		
22-267 -11					0.0% Vermiculite		NONE DETECTED
		Color: BLACK					
			Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE				
P-12	1ST FLOOR - ALONG WALK-IN COOLERS IN GAS STATION CONVENIENCE STORE	BLACK COVE BASE WITH TAN MASTIC	PLM		100% Mineral Filler		
22-267 -12					0.0% Vermiculite		NONE DETECTED
		Color: BLACK					
			Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE				
P-13	1ST FLOOR - THROUGHOUT GAS STATION CONVENIENCE STORE UNDER CERAMIC FLOOR	TAN/BROWN STREAK (12"X12") FLOOR TILE WITH CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -13					0.0% Vermiculite		NONE DETECTED
		Color: TAN					
			Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE				
P-14	1ST FLOOR - THROUGHOUT GAS STATION CONVENIENCE STORE UNDER CERAMIC FLOOR	TAN/BROWN STREAK (12"X12") FLOOR TILE WITH CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -14					0.0% Vermiculite		NONE DETECTED
		Color: TAN					
			Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE				
P-15	1ST FLOOR - THROUGHOUT GAS STATION CONVENIENCE STORE UNDER CERAMIC FLOOR	TAN/BROWN STREAK (12"X12") FLOOR TILE WITH CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -15					0.0% Vermiculite		NONE DETECTED
		Color: TAN					
			Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE				
P-16	1ST FLOOR - GAS STATION CONVENIENCE STORE SAFE ROOM	TAN/BROWN LAMINATE SHEET FLOORING WITH YELLOW MASTIC	PLM		100% Mineral Filler		
22-267 -16					0.0% Vermiculite		NONE DETECTED
		Color: TAN					
			Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE				
P-17	1ST FLOOR - GAS STATION CONVENIENCE STORE SAFE ROOM	TAN/BROWN LAMINATE SHEET FLOORING WITH YELLOW MASTIC	PLM		100% Mineral Filler		
22-267 -17					0.0% Vermiculite		NONE DETECTED
		Color: BROWN					
			Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE				
Analyzed By: Fahrudin Lalic							



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				% Fibrous	% Non-Fibrous		
P-18	1ST FLOOR - GAS STATION CONVENIENCE STORE SAFE ROOM	TAN/BROWN LAMINATE SHEET FLOORING WITH YELLOW MASTIC	PLM		100% Mineral Filler		
22-267 -18					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BROWN	Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE				
P-19	1ST FLOOR - THROUGHOUT THE GAS STATION CONVENIENCE STORE	2'X2' GRAY CERAMIC FLOOR TILE WITH GRAY THIN-SET	PLM		100% Mineral Filler		
22-267 -19					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: RED/GREEN	Comments: NOB RECOMMENDED.				
P-20	1ST FLOOR - THROUGHOUT THE GAS STATION CONVENIENCE STORE	2'X2' GRAY CERAMIC FLOOR TILE WITH GRAY THIN-SET	PLM		100% Mineral Filler		
22-267 -20					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY/RED	Comments: NOB RECOMMENDED.				
P-21	1ST FLOOR - THROUGHOUT THE GAS STATION CONVENIENCE STORE	2'X2' GRAY CERAMIC FLOOR TILE WITH GRAY THIN-SET	PLM		100% Mineral Filler		
22-267 -21					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY/RED	Comments: NOB RECOMMENDED.				
P-22	1ST FLOOR - THROUGHOUT THE GAS STATION CONVENIENCE STORE	GRAY GROUT ASSOCIATED WITH 2'X2' GRAY CERAMIC FLOOR TILE	PLM		100% Mineral Filler		
22-267 -22					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY					
P-23	1ST FLOOR - THROUGHOUT THE GAS STATION CONVENIENCE STORE	GRAY GROUT ASSOCIATED WITH 2'X2' GRAY CERAMIC FLOOR TILE	PLM		100% Mineral Filler		
22-267 -23					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY					
P-24	1ST FLOOR - THROUGHOUT THE GAS STATION CONVENIENCE STORE	GRAY GROUT ASSOCIATED WITH 2'X2' GRAY CERAMIC FLOOR TILE	PLM		100% Mineral Filler		
22-267 -24					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY					
P-25	EXTERIOR - GAS STATION CONVENIENCE STORE FRONT EXTERIOR WINDOWS	BLACK EXTERIOR WINDOW CAULKING	PLM		100% Mineral Filler		
22-267 -25					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BLACK	Comments: NOB RECOMMENDED				
P-26	EXTERIOR - GAS STATION CONVENIENCE STORE FRONT EXTERIOR WINDOWS	BLACK EXTERIOR WINDOW CAULKING	PLM		100% Mineral Filler		
22-267 -26					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BLACK	Comments: NOB RECOMMENDED				
P-27	EXTERIOR - GAS STATION CONVENIENCE STORE FRONT EXTERIOR WINDOWS	BLACK EXTERIOR WINDOW CAULKING	PLM		100% Mineral Filler		
22-267 -27					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BLACK	Comments: NOB RECOMMENDED				



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				% Fibrous	% Non-Fibrous		
P-28	EXTERIOR - GARAGE ATTACHED TO GAS STATION CONVENIENCE STORE	GRAY CINDER BLOCK WITH GRAY GROUT	PLM		100% Mineral Filler		
22-267 -28					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY	Comments: NOB RECOMMENDED				
P-29	EXTERIOR - GARAGE ATTACHED TO GAS STATION CONVENIENCE STORE	GRAY CINDER BLOCK WITH GRAY GROUT	PLM		100% Mineral Filler		
22-267 -29					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY					
P-30	EXTERIOR - EXTERIOR OF GAS STATION CONVENIENCE STORE	GRAY CINDER BLOCK WITH GRAY GROUT	PLM		100% Mineral Filler		
22-267 -30					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY					
P-31	1ST FLOOR - RESIDENTIAL HOUSE PROPERTY LIVING ROOM	WHITISH SHEETROCK AND WHITE JOINT COMPOUND	PLM		100% Mineral Filler		
22-267 -31					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY					
P-32	1ST FLOOR - RESIDENTIAL HOUSE PROPERTY BEDROOM 1	WHITISH SHEETROCK AND WHITE JOINT COMPOUND	PLM		100% Mineral Filler		
22-267 -32					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY					
P-33	1ST FLOOR - RESIDENTIAL HOUSE PROPERTY BEDROOM 3	WHITISH SHEETROCK AND WHITE JOINT COMPOUND	PLM		100% Mineral Filler		
22-267 -33					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY					
P-34	1ST FLOOR - RESIDENTIAL HOUSE HALLWAY	RABBIT/DOG SHEET FLOORING WITH YELLOW MASTIC	PLM		80% Mineral Filler		20% Chrysotile
22-267 -34					0.0% Vermiculite		
Analyzed By: Fahrudin Lalic		Color: BROWN					
							Total Asbestos: 20 %
P-35	1ST FLOOR - RESIDENTIAL HOUSE HALLWAY	RABBIT/DOG SHEET FLOORING WITH YELLOW MASTIC					
22-267 -35							NOT ANALYZED
Analyzed By: Fahrudin Lalic		Color: BROWN	Comments: Positive stop, see #34				
P-36	1ST FLOOR - RESIDENTIAL HOUSE DINING ROOM	RABBIT/DOG SHEET FLOORING WITH YELLOW MASTIC					
22-267 -36							NOT ANALYZED
Analyzed By: Fahrudin Lalic		Color: BROWN	Comments: Positive stop, see #34				
P-37	1ST FLOOR - RESIDENTIAL HOUSE DINING ROOM	WHITE POPCORN CEILING TEXTURE	PLM		90% Mineral Filler		
22-267 -37					10% Vermiculite ¹⁶		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: WHITE					



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				% Fibrous	% Non-Fibrous		
P-38	1ST FLOOR - RESIDENTIAL HOUSE DINING ROOM	WHITE POPCORN CEILING TEXTURE	PLM		90% Mineral Filler		
22-267 -38					10% Vermiculite ¹⁶		NONE DETECTED
Color: WHITE							
Analyzed By: Fahrudin Lalic							
P-39	1ST FLOOR - RESIDENTIAL HOUSE LIVING ROOM	WHITE POPCORN CEILING TEXTURE	PLM		90% Mineral Filler		
22-267 -39					10% Vermiculite ¹⁶		NONE DETECTED
Color: WHITE							
Analyzed By: Fahrudin Lalic							
P-40	1ST FLOOR - RESIDENTIAL HOUSE LIVING ROOM	WHITE POPCORN CEILING TEXTURE	PLM		90% Mineral Filler		
22-267 -40					10% Vermiculite ¹⁶		NONE DETECTED
Color: WHITE							
Analyzed By: Fahrudin Lalic							
P-41	1ST FLOOR - RESIDENTIAL HOUSE BEDROOM 2	WHITE POPCORN CEILING TEXTURE	PLM		90% Mineral Filler		
22-267 -41					10% Vermiculite ¹⁶		NONE DETECTED
Color: WHITE							
Analyzed By: Fahrudin Lalic							
P-42	1ST FLOOR - RESIDENTIAL HOUSE KITCHEN	9"X9" WHITE SHEET FLOORING WITH GRAY MASTIC	PLM		100% Mineral Filler		
22-267 -42					0.0% Vermiculite		NONE DETECTED
Color: WHITE				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
Analyzed By: Fahrudin Lalic							
P-43	1ST FLOOR - RESIDENTIAL HOUSE KITCHEN	9"X9" WHITE SHEET FLOORING WITH GRAY MASTIC	PLM		100% Mineral Filler		
22-267 -43					0.0% Vermiculite		NONE DETECTED
Color: WHITE				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
Analyzed By: Fahrudin Lalic							
P-44	1ST FLOOR - RESIDENTIAL HOUSE KITCHEN	9"X9" WHITE SHEET FLOORING WITH GRAY MASTIC	PLM		100% Mineral Filler		
22-267 -44					0.0% Vermiculite		NONE DETECTED
Color: WHITE				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
Analyzed By: Fahrudin Lalic							
P-45	1ST FLOOR - RESIDENTIAL HOUSE DINING ROOM	STONE LOOKING 12"X12" SHEET FLOORING WITH CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -45					0.0% Vermiculite		NONE DETECTED
Color: TAN				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
Analyzed By: Fahrudin Lalic							
P-46	1ST FLOOR - RESIDENTIAL HOUSE DINING ROOM	STONE LOOKING 12"X12" SHEET FLOORING WITH CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -46					0.0% Vermiculite		NONE DETECTED
Color: TAN				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
Analyzed By: Fahrudin Lalic							
P-47	1ST FLOOR - RESIDENTIAL HOUSE DINING ROOM	STONE LOOKING 12"X12" SHEET FLOORING WITH CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -47					0.0% Vermiculite		NONE DETECTED
Color: TAN				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
Analyzed By: Fahrudin Lalic							



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				% Fibrous	% Non-Fibrous	% Type	% Type
P-48	1ST FLOOR - RESIDENTIAL HOUSE MUD ROOM	BLUEISH/GRAY 9"X9" FLOOR TILE WITH BLACK MASTIC AND BLACK UNDERLAY	PLM		97.5% Mineral Filler		2.5% Chrysotile
22-267 -48					0.0% Vermiculite		
			Color: GREY				
Analyzed By: Fahrudin Lalic			Total Asbestos: 2.5 %				
P-49	1ST FLOOR - RESIDENTIAL HOUSE MUD ROOM	BLUEISH/GRAY 9"X9" FLOOR TILE WITH BLACK MASTIC AND BLACK UNDERLAY					NOT ANALYZED
22-267 -49							
			Color: GREY	Comments: Positive stop, see #48			
P-50	1ST FLOOR - RESIDENTIAL HOUSE MUD ROOM	BLUEISH/GRAY 9"X9" FLOOR TILE WITH BLACK MASTIC AND BLACK UNDERLAY					NOT ANALYZED
22-267 -50							
			Color: GREY	Comments: Positive stop, see #48			
P-51	1ST FLOOR - RESIDENTIAL HOUSE MUD ROOM	BROWN/TAN 9"X9" FLOOR TILE WITH BLACK MASTIC AND BLACK UNDERLAY	PLM		95% Mineral Filler		5% Chrysotile
22-267 -51					0.0% Vermiculite		
			Color: BROWN				
Analyzed By: Fahrudin Lalic			Total Asbestos: 5.0 %				
P-52	1ST FLOOR - RESIDENTIAL HOUSE MUD ROOM	BROWN/TAN 9"X9" FLOOR TILE WITH BLACK MASTIC AND BLACK UNDERLAY					NOT ANALYZED
22-267 -52							
			Color: BROWN	Comments: Positive stop, see #51			
P-53	1ST FLOOR - RESIDENTIAL HOUSE MUD ROOM	BROWN/TAN 9"X9" FLOOR TILE WITH BLACK MASTIC AND BLACK UNDERLAY					NOT ANALYZED
22-267 -53							
			Color: BROWN	Comments: Positive stop, see #51			
P-54	1ST FLOOR - RESIDENTIAL HOUSE MUD ROOM	BLACKISH/GRAY 9"X9" FLOOR TILE WITH BLACK MASTIC AND BLACK UNDERLAY	PLM		96% Mineral Filler		4% Chrysotile
22-267 -54					0.0% Vermiculite		
			Color: GREY				
Analyzed By: Fahrudin Lalic			Total Asbestos: 4.0 %				
P-55	1ST FLOOR - RESIDENTIAL HOUSE MUD ROOM	BLACKISH/GRAY 9"X9" FLOOR TILE WITH BLACK MASTIC AND BLACK UNDERLAY					NOT ANALYZED
22-267 -55							
			Color: GREY	Comments: Positive stop, see #54			
P-56	1ST FLOOR - RESIDENTIAL HOUSE MUD ROOM	BLACKISH/GRAY 9"X9" FLOOR TILE WITH BLACK MASTIC AND BLACK UNDERLAY					NOT ANALYZED
22-267 -56							
			Color: GREY	Comments: Positive stop, see #54			
P-57	EXTERIOR - EAST EXTERIOR NEAR ENTRY TO RESIDENTIAL HOME	WHITE PAINTED RED EXTERIOR BRICK WITH GRAY GROUT	PLM		100% Mineral Filler		
22-267 -57					0.0% Vermiculite		NONE DETECTED
			Color: WHITE				
Analyzed By: Fahrudin Lalic							



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				% Fibrous	% Non-Fibrous		
P-58	EXTERIOR - EAST EXTERIOR NEAR ENTRY TO RESIDENTIAL HOME	WHITE PAINTED RED EXTERIOR BRICK WITH GRAY GROUT	PLM		100% Mineral Filler		
22-267 -58					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic				Color: WHITE			
P-59	EXTERIOR - EAST EXTERIOR NEAR ENTRY TO RESIDENTIAL HOME	WHITE PAINTED RED EXTERIOR BRICK WITH GRAY GROUT	PLM		100% Mineral Filler		
22-267 -59					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic				Color: WHITE			
P-60	1ST FLOOR - RESIDENTIAL HOME RESTROOM	WHITE WALL SUBWAY TILE WITH WHITE GROUT WITH WHITE THIN-SET	PLM		100% Mineral Filler		
22-267 -60					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic				Color: WHITE			
P-61	1ST FLOOR - RESIDENTIAL HOME RESTROOM	WHITE WALL SUBWAY TILE WITH WHITE GROUT WITH WHITE THIN-SET	PLM		100% Mineral Filler		
22-267 -61					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic				Color: WHITE			
P-62	1ST FLOOR - RESIDENTIAL HOME RESTROOM	WHITE WALL SUBWAY TILE WITH WHITE GROUT WITH WHITE THIN-SET	PLM		100% Mineral Filler		
22-267 -62					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic				Color: WHITE			
P-63	1ST FLOOR - RESIDENTIAL HOME RESTROOM	LIGHT GRAY SUBWAY FLOOR TILE WITH WHITE GROUT	PLM		100% Mineral Filler		
22-267 -63					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic				Color: WHITE			
P-64	1ST FLOOR - RESIDENTIAL HOME RESTROOM	LIGHT GRAY SUBWAY FLOOR TILE WITH WHITE GROUT	PLM		100% Mineral Filler		
22-267 -64					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic				Color: WHITE			
P-65	1ST FLOOR - RESIDENTIAL HOME RESTROOM	LIGHT GRAY SUBWAY FLOOR TILE WITH WHITE GROUT	PLM		100% Mineral Filler		
22-267 -65					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic				Color: GREY			
P-66	1ST FLOOR - RESIDENTIAL HOME RESTROOM	GRAY BORDER SUBWAY WALL/FLOOR TILE WITH WHITE GROUT	PLM		100% Mineral Filler		
22-267 -66					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic				Color: GREY			
P-67	1ST FLOOR - RESIDENTIAL HOME RESTROOM	GRAY BORDER SUBWAY WALL/FLOOR TILE WITH WHITE GROUT	PLM		100% Mineral Filler		
22-267 -67					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic				Color: GREY			



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				% Fibrous	% Non-Fibrous		
P-68	1ST FLOOR - RESIDENTIAL HOME RESTROOM	GRAY BORDER SUBWAY WALL/FLOOR TILE WITH WHITE GROUT	PLM		100% Mineral Filler		
22-267 -68					0.0% Vermiculite		NONE DETECTED
Color: WHITE							
Analyzed By: Fahrudin Lalic							
P-69	EXTERIOR - NORTH EXTERIOR WINDOWS	EXTERIOR WHITE WINDOW CAULKING	PLM		100% Mineral Filler		
22-267 -69					0.0% Vermiculite		NONE DETECTED
Color: WHITE							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED			
P-70	EXTERIOR - NORTH EXTERIOR WINDOWS	EXTERIOR WHITE WINDOW CAULKING	PLM		100% Mineral Filler		
22-267 -70					0.0% Vermiculite		NONE DETECTED
Color: WHITE							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED			
P-71	EXTERIOR - NORTH EXTERIOR WINDOWS	EXTERIOR WHITE WINDOW CAULKING	PLM		100% Mineral Filler		
22-267 -71					0.0% Vermiculite		NONE DETECTED
Color: BLACK							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED			
P-72	EXTERIOR - RESIDENTIAL HOME MAIN ROOF	BROWN/GRAY ASPHALT ROOF SHINGLE WITH CLEAR MASTIC AND BLACK FELT	PLM		100% Mineral Filler		
22-267 -72					0.0% Vermiculite		NONE DETECTED
Color: BLACK							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED			
P-73	EXTERIOR - RESIDENTIAL HOME MAIN ROOF	BROWN/GRAY ASPHALT ROOF SHINGLE WITH CLEAR MASTIC AND BLACK FELT	PLM		100% Mineral Filler		
22-267 -73					0.0% Vermiculite		NONE DETECTED
Color: BLACK							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
P-74	EXTERIOR - RESIDENTIAL HOME MAIN ROOF	BROWN/GRAY ASPHALT ROOF SHINGLE WITH CLEAR MASTIC AND BLACK FELT	PLM		100% Mineral Filler		
22-267 -74					0.0% Vermiculite		NONE DETECTED
Color: BLACK							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
P-75	EXTERIOR - RESIDENTIAL HOME CAR PORT	GRAYISH ROOF SHINGLE WITH CLEAR MASTIC AND BLACK WEAVED FABRIC	PLM		100% Mineral Filler		
22-267 -75					0.0% Vermiculite		NONE DETECTED
Color: BLACK							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED.			
P-76	EXTERIOR - RESIDENTIAL HOME CAR PORT	GRAYISH ROOF SHINGLE WITH CLEAR MASTIC AND BLACK WEAVED FABRIC	PLM		100% Mineral Filler		
22-267 -76					0.0% Vermiculite		NONE DETECTED
Color: BLACK							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED.			
P-77	EXTERIOR - RESIDENTIAL HOME CAR PORT	GRAYISH ROOF SHINGLE WITH CLEAR MASTIC AND BLACK WEAVED FABRIC	PLM		100% Mineral Filler		
22-267 -77					0.0% Vermiculite		NONE DETECTED
Color: BLACK							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED.			



ATC Group Services LLC

104 E. 25th Street, 8th Floor

New York, NY 10010

Tel. 212-353-8280

Fax: 212-353-8306

Sample #	Location	Type of Material	Method	<u>Non-Asbestos</u>		<u>NOB</u> % Type	<u>Asbestos</u> % Type
				% Fibrous	% Non-Fibrous		
P-78	EXTERIOR - THE CAR SHOP ROOF	GRAYISH ASPHALT ROOF SHINGLE WITH BLACK FELT PAPER AND CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -78					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BLACK	Comments: NOB RECOMMENDED.				
P-79	EXTERIOR - THE CAR SHOP ROOF	GRAYISH ASPHALT ROOF SHINGLE WITH BLACK FELT PAPER AND CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -79					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BLACK	Comments: NOB RECOMMENDED.				
P-80	EXTERIOR - THE CAR SHOP ROOF	GRAYISH ASPHALT ROOF SHINGLE WITH BLACK FELT PAPER AND CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -80					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BLACK	Comments: NOB RECOMMENDED.				
P-81	1ST FLOOR - THE CAR SHOP LOBBY	2'X2' WHITE CEILING TILE WITH PINHOLES	PLM		100% Mineral Filler		
22-267 -81					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BLUE	Comments: NOB RECOMMENDED.				
P-82	1ST FLOOR - THE CAR SHOP LOBBY	2'X2' WHITE CEILING TILE WITH PINHOLES	PLM		100% Mineral Filler		
22-267 -82					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY	Comments: NOB RECOMMENDED.				
P-83	1ST FLOOR - THE CAR SHOP MAIN OFFICE	2'X2' WHITE CEILING TILE WITH PINHOLES	PLM		100% Mineral Filler		
22-267 -83					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY	Comments: NOB RECOMMENDED.				
P-84	1ST FLOOR - THE CAR SHOP MAIN OFFICE	WHITISH SHEETROCK	PLM		100% Mineral Filler		
22-267 -84					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY					
P-85	1ST FLOOR - THE CAR SHOP MAIN OFFICE	WHITISH SHEETROCK	PLM		100% Mineral Filler		
22-267 -85					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY					
P-86	1ST FLOOR - THE CAR SHOP MAIN OFFICE	WHITISH SHEETROCK	PLM		100% Mineral Filler		
22-267 -86					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY					
P-87	1ST FLOOR - THE CAR SHOP LOBBY	WHITISH JOINT COMPOUND	PLM		100% Mineral Filler		
22-267 -87					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: GREY					



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Sample #	Location	Type of Material	Method	Non-Asbestos		NOB % Type	Asbestos % Type
				% Fibrous	% Non-Fibrous		
P-88	1ST FLOOR - THE CAR SHOP MAIN OFFICE	WHITISH JOINT COMPOUND	PLM		100% Mineral Filler		
22-267 -88					0.0% Vermiculite		NONE DETECTED
Color: GREY							
Analyzed By: Fahrudin Lalic							
P-89	1ST FLOOR - THE CAR SHOP MAIN OFFICE	WHITISH JOINT COMPOUND	PLM		100% Mineral Filler		
22-267 -89					0.0% Vermiculite		NONE DETECTED
Color: GREY							
Analyzed By: Fahrudin Lalic							
P-90	1ST FLOOR - THE CAR SHOP RESTROOM	BROWN COVE BASE WITH CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -90					0.0% Vermiculite		NONE DETECTED
Color: BROWN							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
P-91	1ST FLOOR - THE CAR SHOP RESTROOM	BROWN COVE BASE WITH CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -91					0.0% Vermiculite		NONE DETECTED
Color: BROWN							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
P-92	1ST FLOOR - THE CAR SHOP RESTROOM	BROWN COVE BASE WITH CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -92					0.0% Vermiculite		NONE DETECTED
Color: BROWN							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
P-93	1ST FLOOR - THE CAR SHOP RESTROOM	4"X4" GRAY/BROWN SHEET FLOORING WITH CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -93					0.0% Vermiculite		NONE DETECTED
Color: GREY							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
P-94	1ST FLOOR - THE CAR SHOP RESTROOM	4"X4" GRAY/BROWN SHEET FLOORING WITH CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -94					0.0% Vermiculite		NONE DETECTED
Color: GREY							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
P-95	1ST FLOOR - THE CAR SHOP RESTROOM	4"X4" GRAY/BROWN SHEET FLOORING WITH CLEAR MASTIC	PLM		100% Mineral Filler		
22-267 -95					0.0% Vermiculite		NONE DETECTED
Color: GREY							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
P-96	1ST FLOOR - THE CAR SHOP RESTROOM	GRAY/TAN 12"X12" FLOOR TILE WITH YELLOW MASTIC BELOW SHEET FLOORING	PLM		100% Mineral Filler		
22-267 -96					0.0% Vermiculite		NONE DETECTED
Color: TAN							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			
P-97	1ST FLOOR - THE CAR SHOP RESTROOM	GRAY/TAN 12"X12" FLOOR TILE WITH YELLOW MASTIC BELOW SHEET FLOORING	PLM		100% Mineral Filler		
22-267 -97					0.0% Vermiculite		NONE DETECTED
Color: TAN							
Analyzed By: Fahrudin Lalic				Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE			



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Sample #	Location	Type of Material	Method	<u>Non-Asbestos</u>		<u>NOB</u> % Type	<u>Asbestos</u> % Type
				% Fibrous	% Non-Fibrous		
P-98	1ST FLOOR - THE CAR SHOP RESTROOM	GRAY/TAN 12"X12" FLOOR TILE WITH YELLOW MASTIC BELOW SHEET FLOORING	PLM		100% Mineral Filler		
22-267 -98					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: TAN	Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE				
P-99	1ST FLOOR - THE CAR SHOP LOBBY	GRAYISH CARPET WITH YELLOW MASTIC	PLM		100% Mineral Filler		
22-267 -99					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BROWN	Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE				
P-100	1ST FLOOR - THE CAR SHOP LOBBY	GRAYISH CARPET WITH YELLOW MASTIC	PLM		100% Mineral Filler		
22-267 -100					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BROWN	Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE				
P-101	1ST FLOOR - THE CAR SHOP LOBBY	GRAYISH CARPET WITH YELLOW MASTIC	PLM		100% Mineral Filler		
22-267 -101					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BROWN	Comments: NOB RECOMMENDED. MASTIC IS NEGATIVE				
P-102	EXTERIOR - THE CAR SHOP FRONT EXTERIOR WINDOWS	EXTERIOR GRAY WINDOW CAULKING	PLM		100% Mineral Filler		
22-267 -102					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BROWN					
P-103	EXTERIOR - THE CAR SHOP FRONT EXTERIOR WINDOWS	EXTERIOR GRAY WINDOW CAULKING	PLM		100% Mineral Filler		
22-267 -103					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BROWN					
P-104	EXTERIOR - THE CAR SHOP FRONT EXTERIOR WINDOWS	EXTERIOR GRAY WINDOW CAULKING	PLM		100% Mineral Filler		
22-267 -104					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BROWN					
P-105	EXTERIOR - THE CAR SHOP FRONT EXTERIOR	EXTERIOR THIN-SEET	PLM		100% Mineral Filler		
22-267 -105					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BROWN					
P-106	EXTERIOR - THE CAR SHOP FRONT EXTERIOR	EXTERIOR THIN-SEET	PLM		100% Mineral Filler		
22-267 -106					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BROWN					
P-107	EXTERIOR - THE CAR SHOP FRONT EXTERIOR	EXTERIOR THIN-SEET	PLM		100% Mineral Filler		
22-267 -107					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic		Color: BROWN					



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Sample #	Location	Type of Material	Method	<u>Non-Asbestos</u>		<u>NOB</u>	<u>Asbestos</u>
				% Fibrous	% Non-Fibrous	% Type	% Type
P1-08	1ST FLOOR - THE CAR SHOP SOUTH SHOP WALL	GRAY CINDER BLOCK WITH LIGHT GRAY MORTAR	PLM		100% Mineral Filler		
22-267 -108					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic				Color: GREY			
P-109	1ST FLOOR - THE CAR SHOP SOUTH SHOP WALL	GRAY CINDER BLOCK WITH LIGHT GRAY MORTAR	PLM		100% Mineral Filler		
22-267 -109					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic				Color: GREY			
P-110	1ST FLOOR - THE CAR SHOP SOUTH SHOP WALL	GRAY CINDER BLOCK WITH LIGHT GRAY MORTAR	PLM		100% Mineral Filler		
22-267 -110					0.0% Vermiculite		NONE DETECTED
Analyzed By: Fahrudin Lalic				Color: GREY			



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Sample #	Location	Type of Material	Method	<u>Non-Asbestos</u>		<u>NOB</u>	<u>Asbestos</u>
				% Fibrous	% Non-Fibrous	% Type	% Type

NOTES:

- 1) The Limit of Detection is the same as the Reporting Limit for these results.
- 2) The Reporting Limit (RL) is the Limit of Quantitation. For point counts the limit of quantitation of 0.25%; based on one asbestos point counter over 400 non-empty points.
- 3) Asbestos Containing Material (ACM) Definition: > 1% asbestos by weight is considered an ACM
- 4) Disclaimer: The laboratory is not responsible for sample collection. Please refer to enclosed letter. This report may not be reproduced, except in full, without written approval by ATC Group Services. This report may not be used to claim product endorsement by NVLAP or any other agency of the U.S. Government. This report relates only to the samples reported above as described in the chain of custody. Quality control data is available upon request.
- 5) Accredited by NVLAP #101187-0 and by NY State ELAP #10879
- 6) Confidentiality Notice: The document(s) contained herein are confidential and privileged information, intended for the exclusive use of the individual or entity named above.
- 7) Liability Notice: ATC Group Services and its personnel shall not be liable for any misinformation provided to us by the client regarding these samples. This report relates only to samples submitted and analyzed.
- 8) Asbestos results are reliable to 2 significant figures.
- 9) The condition of all samples was acceptable upon receipt.
- 10) The laboratory certifies that the test results meet all requirements of NELAP.
- 11) Supplement to test report batch # _____. Amendments: _____. Amendment Dates: _____. Amended by: _____
- 12) PLM Letter is attached on this report.
- 13) TRACE: The result is reported as Trace when No points are counted and asbestos is identified. For ELAP Trace is < 1%.
- 14) ATC Group Services certifies that this report is an accurate and authentic report of the results obtained from the laboratory analysis
- 15) The uncertainty for these test results is available upon request.
- 16) ELAP requires method ELAP 198.1 for the analysis of samples containing ≤ 10% vermiculite. For samples containing > 10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. "This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."

Fahrudin Lalic

Analyst:

Mei Wang

Approved by
Quality Manager:

BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

PROJECT INFORMATION

Client: Atlas Technical Corporation (ATC)		2. Project Name: Welborn Street Property		3. Project No:		4. Project Manager: Stephanie Pryor	
200 Wellington Manor Court, Suite 100, Alabaster, Alabama 35007		2a. Project Address: 2774 Pelham Parkway, Pelham, AL 35124		Z003001194		4a. Investigator: Zander Cordan	
5. Date: 2/14/2022		6. Building Name: Gas Station/ Car Shop/ Residential Home		8. Turnaround Time: ☒ STAT ☐ 24 HRS ☐ 72 HRS ☐ OTHER ☐ 5 HRS ☐ 48 HRS ☐ NORMAL		9. Comments (Field): Please do first positive stop	
		7. Sampling Area: All Interior/Exterior Areas					

BULK SAMPLE LOCATION

10. Homogenous Area No.	11. Bulk Sample ID No.	12. Material	13. Thermal System	14. Sample Location		15. Material Total Quantity (LF, SF, PCS)	16. Asbestos Content (Type & %)
				Floor	Sample Coordinates		
HA-1	P-1	2'X2' White Ceiling tile with pinholes		1 st	Throughout gas station convenience store		
HA-1	P-2	2'X2' White Ceiling tile with pinholes		1 st	Throughout gas station convenience store		
HA-1	P-3	2'X2' White Ceiling tile with pinholes		1 st	Throughout gas station convenience store		
HA-2	P-4	Whitish Sheetrock		1 st	Throughout gas station convenience store		
HA-2	P-5	Whitish Sheetrock		1 st	Throughout gas station convenience store		
HA-2	P-6	Whitish Sheetrock		1 st	In office area of garage attached to gas station convenience store		
HA-3	P-7	Whitish joint compound		1 st	Throughout gas station convenience store		
HA-3	P-8	Whitish joint compound		1 st	Throughout gas station convenience store		
HA-3	P-9	Whitish joint compound		1 st	In office area of garage attached to gas station convenience store		
HA-4	P-10	Black cove base with tan mastic		1 st	Along walk-in coolers in gas station convenience store		
HA-4	P-11	Black cove base with tan mastic		1 st	Along walk-in coolers in gas station convenience store		
HA-4	P-12	Black cove base with tan mastic		1 st	Along walk-in coolers in gas station convenience store		
HA-5	P-13	Tan/brown streak (12"X12") floor tile with clear mastic		1 st	Throughout gas station convenience store under ceramic floor tile		
HA-5	P-14	Tan/brown streak (12"X12") floor tile with clear mastic		1 st	Throughout gas station convenience store under ceramic floor tile		
HA-5	P-15	Tan/brown streak (12"X12") floor tile with clear mastic		1 st	Throughout gas station convenience store under ceramic floor tile		

CHAIN OF CUSTODY

17. Relinquished by:	18. Date: 2/14/2022	19. Time: 5:00	20. Received by: E. Ueler	21. Date: 2/15/2022	22. Time: 10:55am	23. Method of Submittal:	
I						FIELD	
II						WALK IN	
III						US MAIL	
						FED EX	☒
						OTHER	

LAB INFORMATION

24. Name and Signature:	25. Date:	26. Time:	27. Comments (Lab):
24a. Analyzed by: <i>Fahmudus Lame</i>	2/15/22	10:55pm	
24b. Analyzed by:			
24c. Analyzed by:			
24d. QC by:			

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Phone: (212) 353-8280

BATCH NO.

22-207

BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

PROJECT INFORMATION

1. Client: Atlas Technical Corporation (ATC) 200 Wellington Manor Court, Suite 100, Alabaster, Alabama 35007	2. Project Name: Welborn Street Property 2a. Project Address: 2774 Pelham Parkway, Pelham, AL 35124	3. Project No: Z003001194	4. Project Manager: Stephanie Pryor 4a. Investigator: Zander Cordan
5. Date: 2/14/2022	6. Building Name: Gas Station/ Car Shop/ Residential Home 7. Sampling Area: All Interior/Exterior Areas	8. Turnaround Time: ☒ STAT ☐ 24 HRS ☐ 72 HRS ☐ OTHER ☐ 5 HRS ☐ 48 HRS ☐ NORMAL ☐	9. Comments (Field): Please do first positive stop

BULK SAMPLE LOCATION

10. Homogenous Area No.	11. Bulk Sample ID No.	12. Material	13. Thermal System	14. Sample Location		15. Material Total Quantity (LF, SF, PCS)	16. Asbestos Content (Type & %)
				Floor	Sample Coordinates		
HA-6	P-16	Tan/brown laminate sheet flooring with yellow mastic		1 st	Gas station convenience store safe room		
HA-6	P-17	Tan/brown laminate sheet flooring with yellow mastic		1 st	Gas station convenience store safe room		
HA-6	P-18	Tan/brown laminate sheet flooring with yellow mastic		1 st	Gas station convenience store safe room		
HA-7	P-19	2'X2' gray ceramic floor tile with gray thin-set		1 st	Throughout the gas station convenience store		
HA-7	P-20	2'X2' gray ceramic floor tile with gray thin-set		1 st	Throughout the gas station convenience store		
HA-7	P-21	2'X2' gray ceramic floor tile with gray thin-set		1 st	Throughout the gas station convenience store		
HA-8	P-22	Gray grout associated with 2'X2' gray ceramic floor tile		1 st	Throughout the gas station convenience store		
HA-8	P-23	Gray grout associated with 2'X2' gray ceramic floor tile		1 st	Throughout the gas station convenience store		
HA-8	P-24	Gray grout associated with 2'X2' gray ceramic floor tile		1 st	Throughout the gas station convenience store		
HA-9	P-25	Black exterior window caulking		Exterior	Gas station convenience store front exterior windows		
HA-9	P-26	Black exterior window caulking		Exterior	Gas station convenience store front exterior windows		
HA-9	P-27	Black exterior window caulking		Exterior	Gas station convenience store front exterior windows		
HA-10	P-28	Gray cinder block with gray grout		Exterior	Garage attached to gas station convenience store		
HA-10	P-29	Gray cinder block with gray grout		Exterior	Garage attached to gas station convenience store		
HA-10	P-30	Gray cinder block with gray grout		Exterior	Exterior of gas station convenience store		

CHAIN OF CUSTODY

17. Relinquished by: 	18. Date: 2/14/2022	19. Time: 5:00	20. Received by: Eulken E. Y.	21. Date: 2/15/2022	22. Time: 10:55am	23. Method of Submittal:
I						FIELD
II						WALK IN
III						US MAIL
						FED EX ☒
						OTHER _____

LAB INFORMATION

24. Name and Signature: Fahmudin W. W. C. J.	25. Date: 2/15/2022	26. Time: 10:00	27. Comments (Lab):
24a. Analyzed by:			
24b. Analyzed by:			
24c. Analyzed by:			
24d. QC by:			

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BATCH NO.

22-267

BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

PROJECT INFORMATION

1. Client: Atlas Technical Corporation (ATC) 200 Wellington Manor Court, Suite 100, Alabaster, Alabama 35007	2. Project Name: Welborn Street Property 2a. Project Address: 2774 Pelham Parkway, Pelham, AL 35124	3. Project No: Z003001194	4. Project Manager: Stephanie Pryor 4a. Investigator: Zander Cordan
5. Date: 2/14/2022	6. Building Name: Gas Station/ Car Shop/ Residential Home 7. Sampling Area: All Interior/Exterior Areas	8. Turnaround Time: STAT 24 HRS 72 HRS OTHER 5 HRS 48 HRS NORMAL	9. Comments (Field): Please do first positive stop

BULK SAMPLE LOCATION

10. Homogenous Area No.	11. Bulk Sample ID No.	12. Material	13. Thermal System	14. Sample Location		15. Material Total Quantity (LF, SF, PCS)	16. Asbestos Content (Type & %)
				Floor	Sample Coordinates		
HA-11	P-31	Whitish sheetrock and white joint compound		1 st	Residential house property living room		
HA-11	P-32	Whitish sheetrock and white joint compound		1 st	Residential house property bedroom 1		
HA-11	P-33	Whitish sheetrock and white joint compound		1 st	Residential house property bedroom 3		
HA-12	P-34	Rabbit/Dog sheet flooring with yellow mastic		1 st	Residential house hallway		
HA-12	P-35	Rabbit/Dog sheet flooring with yellow mastic		1 st	Residential house hallway		
HA-12	P-36	Rabbit/Dog sheet flooring with yellow mastic		1 st	Residential house dining room		
HA-13	P-37	White popcorn ceiling texture		1 st	Residential House dining room		
HA-13	P-38	White popcorn ceiling texture		1 st	Residential House dining room		
HA-13	P-39	White popcorn ceiling texture		1 st	Residential House living room		
HA-13	P-40	White popcorn ceiling texture		1 st	Residential House living room		
HA-13	P-41	White popcorn ceiling texture		1 st	Residential House bedroom 2		
HA-14	P-42	9"X9" white sheet flooring with gray mastic		1 st	Residential house kitchen		
HA-14	P-43	9"X9" white sheet flooring with gray mastic		1 st	Residential house kitchen		
HA-14	P-44	9"X9" white sheet flooring with gray mastic		1 st	Residential house kitchen		
HA-15	P-45	Stone looking 12"X12" sheet flooring with clear mastic		1 st	Residential house dining room		

CHAIN OF CUSTODY

17. Relinquished by: I	18. Date: 2/14/2022	19. Time: 5:00	20. Received by: 	21. Date: 2/15/2022	22. Time: 10:55am	23. Method of Submittal: FIELD WALK IN US MAIL FED EX OTHER
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LAB INFORMATION

24. Name and Signature: 24a. Analyzed by:	25. Date: 2/15/2022	26. Time: 10:55am	27. Comments (Lab):
24b. Analyzed by:			
24c. Analyzed by:			
24d. QC by:			

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BATCH NO.

22-267

BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

PROJECT INFORMATION

1. Client: Atlas Technical Corporation (ATC) 200 Wellington Manor Court, Suite 100, Alabaster, Alabama 35007	2. Project Name: Welborn Street Property 2a. Project Address: 2774 Pelham Parkway, Pelham, AL 35124	3. Project No: Z003001194	4. Project Manager: Stephanie Pryor 4a. Investigator: Zander Cordan
5. Date: 2/14/2022	6. Building Name: Gas Station/ Car Shop/ Residential Home 7. Sampling Area: All Interior/Exterior Areas	8. Turnaround Time: STAT 24 HRS 72 HRS OTHER 5 HRS 48 HRS NORMAL	9. Comments (Field): Please do first positive stop

BULK SAMPLE LOCATION

10. Homogenous Area No.	11. Bulk Sample ID No.	12. Material	13. Thermal System	14. Sample Location		15. Material Total Quantity (LF, SF, PCS)	16. Asbestos Content (Type & %)
				Floor	Sample Coordinates		
HA-15	P-46	Stone looking 12"X12" sheet flooring with clear mastic		1 st	Residential house dining room		
HA-15	P-47	Stone looking 12"X12" sheet flooring with clear mastic		1 st	Residential house dining room		
HA-16	P-48	Blueish/gray 9"X9" floor tile with black mastic and black underlay		1 st	Residential house mud room		
HA-16	P-49	Blueish/gray 9"X9" floor tile with black mastic and black underlay		1 st	Residential house mud room		
HA-16	P-50	Blueish/gray 9"X9" floor tile with black mastic and black underlay		1 st	Residential house mud room		
HA-17	P-51	Brown/tan 9"X9" floor tile with black mastic and black underlay		1 st	Residential house mud room		
HA-17	P-52	Brown/tan 9"X9" floor tile with black mastic and black underlay		1 st	Residential house mud room		
HA-17	P-53	Brown/tan 9"X9" floor tile with black mastic and black underlay		1 st	Residential house mud room		
HA-18	P-54	Blackish/gray 9"X9" floor tile with black mastic and black underlay		1 st	Residential house mud room		
HA-18	P-55	Blackish/gray 9"X9" floor tile with black mastic and black underlay		1 st	Residential house mud room		
HA-18	P-56	Blackish/gray 9"X9" floor tile with black mastic and black underlay		1 st	Residential house mud room		
HA-19	P-57	White painted red exterior brick with gray grout		Exterior	East exterior near entry to residential home		
HA-19	P-58	White painted red exterior brick with gray grout		Exterior	East exterior near entry to residential home		
HA-19	P-59	White painted red exterior brick with gray grout		Exterior	East exterior near entry to residential home		
HA-20	P-60	White wall subway tile with white grout with white thin-set		1 st	Residential home restroom.		

CHAIN OF CUSTODY

17. Relinquished by:	18. Date:	19. Time:	20. Received by:	21. Date:	22. Time:	23. Method of Submittal:
	2/14/2022	5:00	Ed Velez	2/15/2022	10:55 am	FIELD
II						WALK IN
III						US MAIL
						FED EX
						OTHER

LAB INFORMATION

24. Name and Signature:	25. Date:	26. Time:	27. Comments (Lab):
24a. Analyzed by:	2/16/22	7:12	
24b. Analyzed by:			
24c. Analyzed by:			
24d. QC by:			

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ATC – New York
104 East 25th Street, 8th FL, New York, NY 10010
Phone: (212) 353-8280

BATCH NO.

22-267

BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

PROJECT INFORMATION

1. Client: Atlas Technical Corporation (ATC) 200 Wellington Manor Court, Suite 100, Alabaster, Alabama 35007	2. Project Name: Welborn Street Property 2a. Project Address: 2774 Pelham Parkway, Pelham, AL 35124	3. Project No: Z003001194	4. Project Manager: Stephanie Pryor 4a. Investigator: Zander Cordan
5. Date: 2/14/2022	6. Building Name: Gas Station/ Car Shop/ Residential Home 7. Sampling Area: All Interior/Exterior Areas	8. Turnaround Time: STAT 24 HRS 72 HRS OTHER 5 HRS 48 HRS NORMAL	9. Comments (Field): Please do first positive stop

BULK SAMPLE LOCATION

10. Homogenous Area No.	11. Bulk Sample ID No.	12. Material	13. Thermal System	14. Sample Location		15. Material Total Quantity (LF, SF, PCS)	16. Asbestos Content (Type & %)
				Floor	Sample Coordinates		
HA-20	P-61	White wall subway tile with white grout with white thin-set		1 st	Residential home restroom.		
HA-20	P-62	White wall subway tile with white grout with white thin-set		1 st	Residential home restroom.		
HA-21	P-63	Light gray subway floor tile with white grout		1 st	Residential home restroom.		
HA-21	P-64	Light gray subway floor tile with white grout		1 st	Residential home restroom.		
HA-21	P-65	Light gray subway floor tile with white grout		1 st	Residential home restroom.		
HA-22	P-66	Gray border subway wall/floor tile with white grout		1 st	Residential home restroom.		
HA-22	P-67	Gray border subway wall/floor tile with white grout		1 st	Residential home restroom.		
HA-22	P-68	Gray border subway wall/floor tile with white grout		1 st	Residential home restroom.		
HA-23	P-69	Exterior white window caulking		Exterior	North exterior windows		
HA-23	P-70	Exterior white window caulking		Exterior	North exterior windows		
HA-23	P-71	Exterior white window caulking		Exterior	North exterior windows		
HA-24	P-72	Brown/gray asphalt roof shingle with clear mastic and black felt		Exterior	Residential home main roof		
HA-24	P-73	Brown/gray asphalt roof shingle with clear mastic and black felt		Exterior	Residential home main roof		
HA-24	P-74	Brown/gray asphalt roof shingle with clear mastic and black felt		Exterior	Residential home main roof		
HA-25	P-75	Grayish roof shingle with clear mastic and black weaved fabric		Exterior	Residential home car port		

CHAIN OF CUSTODY

17. Relinquished by:	18. Date: 2/14/2022	19. Time: 5:00	20. Received by: E. Velez	21. Date: 2/15/2022	22. Time: 10:55am	23. Method of Submittal:
I						FIELD
II						WALK IN
III						US MAIL
						FED EX
						OTHER

LAB INFORMATION

24. Name and Signature:	25. Date:	26. Time:	27. Comments (Lab):
24a. Analyzed by: [Signature]	2/16/22	7:00	
24b. Analyzed by:			
24c. Analyzed by:			
24d. QC by:			

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104 East 25th Street, 8th FL, New York, NY 10010
Phone: (212) 353-8280

BATCH NO.

22-267

BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

PROJECT INFORMATION

1. Client: Atlas Technical Corporation (ATC) 200 Wellington Manor Court, Suite 100, Alabaster, Alabama 35007	2. Project Name: Welborn Street Property 2a. Project Address: 2774 Pelham Parkway, Pelham, AL 35124	3. Project No: Z003001194	4. Project Manager: Stephanie Pryor 4a. Investigator: Zander Cordan
5. Date: 2/14/2022	6. Building Name: Gas Station/ Car Shop/ Residential Home 7. Sampling Area: All Interior/Exterior Areas	8. Turnaround Time: STAT 24 HRS 72 HRS OTHER 5 HRS 48 HRS NORMAL	9. Comments (Field): Please do first positive stop

BULK SAMPLE LOCATION

10. Homogenous Area No.	11. Bulk Sample ID No.	12. Material	13. Thermal System	14. Sample Location		15. Material Total Quantity (LF, SF, PCS)	16. Asbestos Content (Type & %)
				Floor	Sample Coordinates		
HA-25	P-76	Grayish roof shingle with clear mastic and black weaved fabric		Exterior	Residential home car port		
HA-25	P-77	Grayish roof shingle with clear mastic and black weaved fabric		Exterior	Residential home car port		
HA-26	P-78	Grayish Asphalt roof shingle with black felt paper and clear mastic		Exterior	The Car shop roof		
HA-26	P-79	Grayish Asphalt roof shingle with black felt paper and clear mastic		Exterior	The Car shop roof		
HA-26	P-80	Grayish Asphalt roof shingle with black felt paper and clear mastic		Exterior	The Car shop roof		
HA-27	P-81	2'X2' white ceiling tile with pinholes		1 st	The Car shop lobby		
HA-27	P-82	2'X2' white ceiling tile with pinholes		1 st	The Car shop lobby		
HA-27	P-83	2'X2' white ceiling tile with pinholes		1 st	The Car shop main office		
HA-28	P-84	Whitish sheetrock		1 st	The Car shop lobby		
HA-28	P-85	Whitish sheetrock		1 st	The Car shop Main office		
HA-28	P-86	Whitish sheetrock		1 st	The Car shop Main office		
HA-29	P-87	Whitish joint compound		1 st	The Car shop lobby		
HA-29	P-88	Whitish joint compound		1 st	The Car shop Main office		
HA-29	P-89	Whitish joint compound		1 st	The Car shop Main office		
HA-30	P-90	Brown cove base with clear mastic		1 st	The Car shop restroom		

CHAIN OF CUSTODY

17. Relinquished by: 	18. Date: 2/14/2022	19. Time: 5:00	20. Received by: E. Weber	21. Date: 2/15/2022	22. Time: 10:55am	23. Method of Submittal:
I						FIELD
II						WALK IN
III						US MAIL
						FED EX
						OTHER

LAB INFORMATION

24. Name and Signature: FATHMA DUN LAM	25. Date: 2/16/22	26. Time: 7-	27. Comments (Lab):
24a. Analyzed by:			
24b. Analyzed by:			
24c. Analyzed by:			
24d. QC by:			

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ATC – New York
104 East 25th Street, 8th FL, New York, NY 10010
Phone: (212) 353-8280

BATCH NO.

22-267

BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

PROJECT INFORMATION

1. Client: Atlas Technical Corporation (ATC) 200 Wellington Manor Court, Suite 100, Alabaster, Alabama 35007	2. Project Name: Welborn Street Property 2a. Project Address: 2774 Pelham Parkway, Pelham, AL 35124	3. Project No: Z003001194	4. Project Manager: Stephanie Pryor 4a. Investigator: Zander Cordan
5. Date: 2/14/2022	6. Building Name: Gas Station/ Car Shop/ Residential Home 7. Sampling Area: All Interior/Exterior Areas	8. Turnaround Time: STAT 24 HRS 72 HRS OTHER 5 HRS 48 HRS NORMAL	9. Comments (Field): Please do first positive stop

BULK SAMPLE LOCATION

10. Homogenous Area No.	11. Bulk Sample ID No.	12. Material	13. Thermal System	14. Sample Location		15. Material Total Quantity (LF, SF, PCS)	16. Asbestos Content (Type & %)
				Floor	Sample Coordinates		
HA-30	P-91	Brown cove base with clear mastic		1 st	The Car shop restroom		
HA-30	P-92	Brown cove base with clear mastic		1 st	The Car shop restroom		
HA-31	P-93	4"X4" gray/brown sheet flooring with clear mastic		1 st	The Car shop restroom		
HA-31	P-94	4"X4" gray/brown sheet flooring with clear mastic		1 st	The Car shop restroom		
HA-31	P-95	4"X4" gray/brown sheet flooring with clear mastic		1 st	The Car shop restroom		
HA-32	P-96	Gray/tan 12"X12" floor tile with yellow mastic below sheet flooring		1 st	The Car shop restroom		
HA-32	P-97	Gray/tan 12"X12" floor tile with yellow mastic below sheet flooring		1 st	The Car shop restroom		
HA-32	P-98	Gray/tan 12"X12" floor tile with yellow mastic below sheet flooring		1 st	The Car shop restroom		
HA-33	P-99	Grayish carpet with yellow mastic		1 st	The Car shop lobby		
HA-33	P-100	Grayish carpet with yellow mastic		1 st	The Car shop lobby		
HA-33	P-101	Grayish carpet with yellow mastic		1 st	The Car shop lobby		
HA-34	P-102	Exterior gray window caulking		Exterior	The Car shop front exterior windows		
HA-34	P-103	Exterior gray window caulking		Exterior	The Car shop front exterior windows		
HA-34	P-104	Exterior gray window caulking		Exterior	The Car shop front exterior windows		
HA-45	P-105	Exterior thin-set		Exterior	The Car shop front exterior		

CHAIN OF CUSTODY

17. Relinquished by:	18. Date: 2/14/2022	19. Time: 5:00	20. Received by: <i>E. Uder Ery</i>	21. Date: 2/15/2022	22. Time: 10:55am	23. Method of Submittal:
I <i>[Signature]</i>						FIELD
II						WALK IN
III						US MAIL
						FED EX ☒
						OTHER

LAB INFORMATION

24. Name and Signature:	25. Date:	26. Time:	27. Comments (Lab):
24a. Analyzed by: <i>F. H. [Signature]</i>	2/16/22	7:25	
24b. Analyzed by:			
24c. Analyzed by:			
24d. QC by:			

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BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/15/2022Analyst PRBatch Number 22-267TEMPERATURE °C 22

1	1	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric		Grey	F											Chrysotile	50	50
Required ☐		Homogeneity	Vermiculite											Amosite		
Recommended ☐		# of Layers	Asbestos											Other		
See gravimetric analysis sheet for results		Color of Layer	Detected	Yes	No											
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	0/50									0 400	0			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

2	2	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric		Grey	F											Chrysotile	50	50
Required ☐		Homogeneity	Vermiculite											Amosite		
Recommended ☐		# of Layers	Asbestos											Other		
See gravimetric analysis sheet for results		Color of Layer	Detected	Yes	No											
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	0/50									0 400	0			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

3	3	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric		Grey	F											Chrysotile	50	50
Required ☐		Homogeneity	Vermiculite											Amosite		
Recommended ☐		# of Layers	Asbestos											Other		
See gravimetric analysis sheet for results		Color of Layer	Detected	Yes	No											
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	0/5									0 400	0			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

4	4	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric		Green	6											Chrysotile		100
Required ☐		Homogeneity	Vermiculite											Amosite		
Recommended ☐		# of Layers	Asbestos											Other		
See gravimetric analysis sheet for results		Color of Layer	Detected	Yes	No											
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	0/50									0 400	0			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

Methods:
EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 600/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8

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Note #1: ELAP requires method ELAP 198.1 for the analysis of samples containing ≤10% vermiculite, with the exception of surfacing material that contains vermiculite (SM-V). For samples containing >10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. This method has limitations for identification and quantification of vermiculite. "This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."
Note #2: ELAP requires method 198.8 for the analysis of surfacing material containing vermiculite (SM-V) and it utilizes a 400 point count method.
L:\LAB_FORMS\DOCUMENTS AND RECORDS\OPTICAL\ASBESTOS_BULK\ASBESTOS BULK FORMS 2022\BULK ASBESTOS ANALYSIS SHEET_FORM #B2.doc
ATC EFFECTIVE DATE 01/25/2022 REVISION #34 BY MEI WANG FORM #B2

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/15/2022Analyst FLBatch Number 22-267TEMPERATURE 27

1	5	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric Required ☐	Color <u>6/20/22</u>	Texture <u>6</u>												Chrysotile	Cellulose	Mineral Filler
Recommended ☐	Homogeneity <u>1</u>	Vermiculite <u>1</u>												Amosite	Fiberglass	Organic Binders
See gravimetric analysis sheet for results	# of Layers	Asbestos												Other	Other	Vermiculite*
	Color of Layer	Detected	Yes	No												Other
SM-V Required ☐	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.				
See SM-V analysis sheet for results	PLM	<u>0/10</u>										<u>0 400</u>				
	NOB PLM															
	Comments:															
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐															

2	6	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric Required ☐	Color <u>6/20/22</u>	Texture <u>6</u>												Chrysotile	Cellulose	Mineral Filler
Recommended ☐	Homogeneity <u>1</u>	Vermiculite <u>1</u>												Amosite	Fiberglass	Organic Binders
See gravimetric analysis sheet for results	# of Layers	Asbestos												Other	Other	Vermiculite*
	Color of Layer	Detected	Yes	No												Other
SM-V Required ☐	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.				
See SM-V analysis sheet for results	PLM	<u>0/10</u>										<u>0 400</u>				
	NOB PLM															
	Comments:															
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐															

3	7	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric Required ☐	Color <u>6/20/22</u>	Texture <u>6</u>												Chrysotile	Cellulose	Mineral Filler
Recommended ☐	Homogeneity <u>1</u>	Vermiculite <u>1</u>												Amosite	Fiberglass	Organic Binders
See gravimetric analysis sheet for results	# of Layers	Asbestos												Other	Other	Vermiculite*
	Color of Layer	Detected	Yes	No												Other
SM-V Required ☐	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.				
See SM-V analysis sheet for results	PLM	<u>0/10</u>										<u>0 400</u>				
	NOB PLM															
	Comments:															
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐															

4	8	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric Required ☐	Color <u>6/20/22</u>	Texture <u>6</u>												Chrysotile	Cellulose	Mineral Filler
Recommended ☐	Homogeneity <u>1</u>	Vermiculite <u>1</u>												Amosite	Fiberglass	Organic Binders
See gravimetric analysis sheet for results	# of Layers	Asbestos												Other	Other	Vermiculite*
	Color of Layer	Detected	Yes	No												Other
SM-V Required ☐	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.				
See SM-V analysis sheet for results	PLM	<u>0/10</u>										<u>0 400</u>				
	NOB PLM															
	Comments:															
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐															

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number 2003001194Analysis Date 2/15/2022 Analyst EABatch Number 22-267TEMPERATURE °C 2

1	9	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric		Color <u>White</u>	Texture <u>6</u>											Chrysotile	Cellulose	Mineral Filler
Required	☐	Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
Recommended	☐	# of Layers	Asbestos											Other	Other	Vermiculite*
See gravimetric analysis sheet for results	☐	Color of Layer	Detected	Yes	No											Other
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required	☐	PLM	0/50									0 400	0			
See SM-V analysis sheet for results	☐	NOB PLM														
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

2	10	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric		Color <u>Black</u>	Texture <u>1/5</u>											Chrysotile	Cellulose	Mineral Filler
Required	☐	Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
Recommended	☐	# of Layers	Asbestos											Other	Other	Vermiculite*
See gravimetric analysis sheet for results	☐	Color of Layer	Detected	Yes	No											Other
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required	☐	PLM	0/5									0 400	0			
See SM-V analysis sheet for results	☐	NOB PLM														
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

3	11	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric		Color <u>Black</u>	Texture <u>1/5</u>											Chrysotile	Cellulose	Mineral Filler
Required	☐	Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
Recommended	☐	# of Layers	Asbestos											Other	Other	Vermiculite*
See gravimetric analysis sheet for results	☐	Color of Layer	Detected	Yes	No											Other
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required	☐	PLM	0/0									0 400	0			
See SM-V analysis sheet for results	☐	NOB PLM														
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

4	12	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric		Color <u>Black</u>	Texture <u>1/5</u>											Chrysotile	Cellulose	Mineral Filler
Required	☐	Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
Recommended	☐	# of Layers	Asbestos											Other	Other	Vermiculite*
See gravimetric analysis sheet for results	☐	Color of Layer	Detected	Yes	No											Other
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required	☐	PLM	0/50									0 400	0			
See SM-V analysis sheet for results	☐	NOB PLM														
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

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13	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
Field Number	Gravimetric Required ☐	Color <u>TRU</u> Texture <u>HF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler	
	Recommended ☐	Homogeneity <u>7</u> Vermiculite <u>7</u>											Amosite	Fiberglass	Organic Binders	
	See gravimetric analysis sheet for results	# of Layers <u>7</u> Asbestos <u>7</u>											Other	Other	Vermiculite*	
		Color of Layer <u>7</u> Detected Yes No													Other	
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.				
	PLM	<u>0/5</u>								<u>0</u>	<u>400</u>	<u>0</u>				
	NOB PLM															
	Comments:															
	Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION											Q.C. ☐				

14	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
Field Number	Gravimetric Required ☐	Color <u>TRU</u> Texture <u>HF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler	
	Recommended ☐	Homogeneity <u>7</u> Vermiculite <u>7</u>											Amosite	Fiberglass	Organic Binders	
	See gravimetric analysis sheet for results	# of Layers <u>7</u> Asbestos <u>7</u>											Other	Other	Vermiculite*	
		Color of Layer <u>7</u> Detected Yes No													Other	
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.				
	PLM	<u>0/5</u>								<u>0</u>	<u>400</u>	<u>0</u>				
	NOB PLM															
	Comments:															
	Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION											Q.C. ☐				

15	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
Field Number	Gravimetric Required ☐	Color <u>TRU</u> Texture <u>HF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler	
	Recommended ☐	Homogeneity <u>7</u> Vermiculite <u>7</u>											Amosite	Fiberglass	Organic Binders	
	See gravimetric analysis sheet for results	# of Layers <u>7</u> Asbestos <u>7</u>											Other	Other	Vermiculite*	
		Color of Layer <u>7</u> Detected Yes No													Other	
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.				
	PLM	<u>0/5</u>								<u>0</u>	<u>400</u>	<u>0</u>				
	NOB PLM															
	Comments:															
	Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION											Q.C. ☐				

16	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
Field Number	Gravimetric Required ☐	Color <u>TRU</u> Texture <u>HF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler	
	Recommended ☐	Homogeneity <u>7</u> Vermiculite <u>7</u>											Amosite	Fiberglass	Organic Binders	
	See gravimetric analysis sheet for results	# of Layers <u>7</u> Asbestos <u>7</u>											Other	Other	Vermiculite*	
		Color of Layer <u>7</u> Detected Yes No													Other	
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.				
	PLM	<u>0/5</u>								<u>0</u>	<u>400</u>	<u>0</u>				
	NOB PLM															
	Comments:															
	Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION											Q.C. ☐				

Methods:
EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 600/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8

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Note #1: ELAP requires method ELAP 198.1 for the analysis of samples containing ≤10% vermiculite, with the exception of surfacing material that contains vermiculite (SM-V). For samples containing >10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. This method has limitations for identification and quantification of vermiculite. "This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."
Note #2: ELAP requires method 198.8 for the analysis of surfacing material containing vermiculite (SM-V) and it utilizes a 400 point count method.

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ATC EFFECTIVE DATE 01/25/2022 REVISION #34 BY MEI WANG FORM #B2

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/19/2022 Analyst [Signature]Batch Number 22-267TEMPERATURE °C 22

17	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric	<u>Brown</u>	<u>HT</u>											Chrysotile	<u>0</u> Cellulose	<u>100</u> Mineral Filler
Required ☐	Homogeneity <u>1</u>	Vermiculite											Amosite	Fiberglass	Organic Binders
Recommended ☐	# of Layers	Asbestos											Other	Other	<u>0</u> Vermiculite*
See gravimetric analysis sheet for results	Color of Layer	Detected Yes No													Other
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	☐ Fiberglass Isotropic	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
Required ☐	PLM	<u>OK</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Synthetic High Birefringence		
See SM-V analysis sheet for results	NOB PLM												☐ Horse Hair: Scales, Low to Moderate Birefringence		
Comments:															
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION			Q.C. ☐												

18	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric	<u>Brown</u>	<u>HT</u>											Chrysotile	<u>0</u> Cellulose	<u>100</u> Mineral Filler
Required ☐	Homogeneity <u>1</u>	Vermiculite											Amosite	Fiberglass	Organic Binders
Recommended ☐	# of Layers	Asbestos											Other	Other	<u>0</u> Vermiculite*
See gravimetric analysis sheet for results	Color of Layer	Detected Yes No													Other
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	☐ Fiberglass Isotropic	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
Required ☐	PLM	<u>OK</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Synthetic High Birefringence		
See SM-V analysis sheet for results	NOB PLM												☐ Horse Hair: Scales, Low to Moderate Birefringence		
Comments:															
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION			Q.C. ☐												

19	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric	<u>Red/Brown</u>	<u>6</u>											Chrysotile	<u>0</u> Cellulose	<u>100</u> Mineral Filler
Required ☐	Homogeneity <u>1</u>	Vermiculite											Amosite	Fiberglass	Organic Binders
Recommended ☐	# of Layers	Asbestos											Other	Other	<u>0</u> Vermiculite*
See gravimetric analysis sheet for results	Color of Layer	Detected Yes No													Other
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	☐ Fiberglass Isotropic	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
Required ☐	PLM	<u>OK</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Synthetic High Birefringence		
See SM-V analysis sheet for results	NOB PLM												☐ Horse Hair: Scales, Low to Moderate Birefringence		
Comments:															
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION			Q.C. ☐												

20	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
Gravimetric	<u>Grey/Black</u>	<u>6</u>											Chrysotile	<u>0</u> Cellulose	<u>100</u> Mineral Filler
Required ☐	Homogeneity <u>1</u>	Vermiculite											Amosite	Fiberglass	Organic Binders
Recommended ☐	# of Layers	Asbestos											Other	Other	<u>0</u> Vermiculite*
See gravimetric analysis sheet for results	Color of Layer	Detected Yes No													Other
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	☐ Fiberglass Isotropic	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
Required ☐	PLM	<u>OK</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Synthetic High Birefringence		
See SM-V analysis sheet for results	NOB PLM												☐ Horse Hair: Scales, Low to Moderate Birefringence		
Comments:															
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION			Q.C. ☐												

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1	21	Stereoscopic Exam		PLM Optical Properties										Asbestos Results	Other Fibrous	Non Fibrous
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	PLM %	PLM %	PLM %
Gravimetric		Gray	6											Chrysotile	Cellulose	Mineral Filler
Required ☐														Amosite	Fiberglass	Organic Binders
Recommended ☐														Other	Other	Vermiculite*
See gravimetric analysis sheet for results																Other
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	0/10									0 400	0			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

2	22	Stereoscopic Exam		PLM Optical Properties										Asbestos Results	Other Fibrous	Non Fibrous
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	PLM %	PLM %	PLM %
Gravimetric		Gray	6											Chrysotile	Cellulose	Mineral Filler
Required ☐														Amosite	Fiberglass	Organic Binders
Recommended ☐														Other	Other	Vermiculite*
See gravimetric analysis sheet for results																Other
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	0/10									0 400	0			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

3	23	Stereoscopic Exam		PLM Optical Properties										Asbestos Results	Other Fibrous	Non Fibrous
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	PLM %	PLM %	PLM %
Gravimetric		Gray	6											Chrysotile	Cellulose	Mineral Filler
Required ☐														Amosite	Fiberglass	Organic Binders
Recommended ☐														Other	Other	Vermiculite*
See gravimetric analysis sheet for results																Other
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	0/10									0 400	0			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

4	24	Stereoscopic Exam		PLM Optical Properties										Asbestos Results	Other Fibrous	Non Fibrous
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	PLM %	PLM %	PLM %
Gravimetric		Gray	6											Chrysotile	Cellulose	Mineral Filler
Required ☐														Amosite	Fiberglass	Organic Binders
Recommended ☐														Other	Other	Vermiculite*
See gravimetric analysis sheet for results																Other
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	0/10									0 400	0			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

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1	25	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
Field Number	Gravimetric Required ☐ Recommended ☒ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other		
		Homogeneity	Vermiculite															
		# of Layers	Asbestos															
		Color of Layer	Detected	Yes	No													
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction Fiberglass Isotropic Synthetic High Birefringence Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.				
		PLM																
		NOB PLM																
		Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION		Q.C. ☐																

2	26	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
Field Number	Gravimetric Required ☐ Recommended ☒ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other		
		Homogeneity	Vermiculite															
		# of Layers	Asbestos															
		Color of Layer	Detected	Yes	No													
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction Fiberglass Isotropic Synthetic High Birefringence Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.				
		PLM																
		NOB PLM																
		Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION		Q.C. ☐																

3	27	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
Field Number	Gravimetric Required ☐ Recommended ☒ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other		
		Homogeneity	Vermiculite															
		# of Layers	Asbestos															
		Color of Layer	Detected	Yes	No													
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction Fiberglass Isotropic Synthetic High Birefringence Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.				
		PLM																
		NOB PLM																
		Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION		Q.C. ☐																

4	28	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
Field Number	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other		
		Homogeneity	Vermiculite															
		# of Layers	Asbestos															
		Color of Layer	Detected	Yes	No													
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction Fiberglass Isotropic Synthetic High Birefringence Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.				
		PLM																
		NOB PLM																
		Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION		Q.C. ☐																

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1	29	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
		Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
		# of Layers	Asbestos											Other	Other	Vermiculite*
		Color of Layer	Detected	Yes	No											Other
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction			
		PLM														
		NOB PLM														
		Comments:														
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION		Q.C. ☐														

2	30	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
		Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
		# of Layers	Asbestos											Other	Other	Vermiculite*
		Color of Layer	Detected	Yes	No											Other
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction			
		PLM														
		NOB PLM														
		Comments:														
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION		Q.C. ☐														

3	31	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
		Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
		# of Layers	Asbestos											Other	Other	Vermiculite*
		Color of Layer	Detected	Yes	No											Other
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction			
		PLM														
		NOB PLM														
		Comments:														
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION		Q.C. ☐														

4	32	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
		Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
		# of Layers	Asbestos											Other	Other	Vermiculite*
		Color of Layer	Detected	Yes	No											Other
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction			
		PLM														
		NOB PLM														
		Comments:														
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION		Q.C. ☐														

Methods:
EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 800/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8

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Note #1: ELAP requires method ELAP 198.1 for the analysis of samples containing $\leq 10\%$ vermiculite, with the exception of surfacing material that contains vermiculite (SM-V). For samples containing $> 10\%$ vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. This method has limitations for identification and quantification of vermiculite. "This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."
Note #2: ELAP requires method 198.8 for the analysis of surfacing material containing vermiculite (SM-V) and it utilizes a 400 point count method.

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BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/15/2022 Analyst FBatch Number 22-267TEMPERATURE °C 2

1 33	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Color <u>gray</u>	Texture <u>6</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric Required ☐	Homogeneity <u>1</u>	Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders
Recommended ☐	# of Layers	Asbestos											Other	Other	Vermiculite*
See gravimetric analysis sheet for results	Color of Layer	Detected Yes No													Other
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	☐ Fiberglass Isotopic	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
Required ☐	PLM	<u>0/5</u>									<u>040</u>		☐ Synthetic High Birefringence		
See SM-V analysis sheet for results	NOB PLM												☐ Horse Hair: Scales, Low to Moderate Birefringence		
Comments:															
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION			Q.C. ☐												

2 34	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Color <u>gray</u>	Texture <u>HF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric Required ☐	Homogeneity <u>1</u>	Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders
Recommended ☐	# of Layers	Asbestos											Other	Other	Vermiculite*
See gravimetric analysis sheet for results	Color of Layer	Detected Yes No													Other
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	☐ Fiberglass Isotopic	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
Required ☐	PLM	<u>5/50</u>	<u>25/5</u>	<u>25/5</u>	<u>25/5</u>	<u>25/5</u>					<u>80</u>	<u>40</u>	<u>20</u>		
See SM-V analysis sheet for results	NOB PLM														
Comments:															
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION			Q.C. ☐												

3 35	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Color <u>gray</u>	Texture <u>HF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric Required ☐	Homogeneity <u>1</u>	Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders
Recommended ☐	# of Layers	Asbestos											Other	Other	Vermiculite*
See gravimetric analysis sheet for results	Color of Layer	Detected Yes No													Other
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	☐ Fiberglass Isotopic	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
Required ☐	PLM												☐ Synthetic High Birefringence		
See SM-V analysis sheet for results	NOB PLM												☐ Horse Hair: Scales, Low to Moderate Birefringence		
Comments:															
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION			Q.C. ☐												

4 36	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Color <u>gray</u>	Texture <u>HF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric Required ☐	Homogeneity <u>1</u>	Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders
Recommended ☐	# of Layers	Asbestos											Other	Other	Vermiculite*
See gravimetric analysis sheet for results	Color of Layer	Detected Yes No													Other
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	☐ Fiberglass Isotopic	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
Required ☐	PLM												☐ Synthetic High Birefringence		
See SM-V analysis sheet for results	NOB PLM												☐ Horse Hair: Scales, Low to Moderate Birefringence		
Comments:															
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION			Q.C. ☐												

Methods:
EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 600/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8

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Note #1: ELAP requires method ELAP 198.1 for the analysis of samples containing ≤10% vermiculite, with the exception of surfacing material that contains vermiculite (SM-V). For samples containing >10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. This method has limitations for identification and quantification of vermiculite. This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.

Note #2: ELAP requires method 198.8 for the analysis of surfacing material containing vermiculite (SM-V) and it utilizes a 400 point count method.

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/15/2022 Analyst FRBatch Number 22-267TEMPERATURE °C 21

Field Number	37	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric	Color <u>white</u> Texture <u>6</u>	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity	Chrysotile	Cellulose	90 Mineral Filler	
Required ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>		Amosite	Fiberglass	Organic Binders	
Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>		Other	Other	10 Vermiculite*	
See gravimetric analysis sheet for results	Color of Layer <u>Detected</u> Yes No				Other	
SM-V	Point Counts	Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
Required ☐	PLM			☐ Fiberglass Isotropic		
See SM-V analysis sheet for results	NOB PLM			☐ Synthetic High Birefringence		
	Comments:			☐ Horse Hair: Scales, Low to Moderate Birefringence		
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION		Q.C. ☐			

Field Number	38	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric	Color <u>white</u> Texture <u>6</u>	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity	Chrysotile	Cellulose	90 Mineral Filler	
Required ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>		Amosite	Fiberglass	Organic Binders	
Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>		Other	Other	10 Vermiculite*	
See gravimetric analysis sheet for results	Color of Layer <u>Detected</u> Yes No				Other	
SM-V	Point Counts	Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
Required ☐	PLM			☐ Fiberglass Isotropic		
See SM-V analysis sheet for results	NOB PLM			☐ Synthetic High Birefringence		
	Comments:			☐ Horse Hair: Scales, Low to Moderate Birefringence		
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION		Q.C. ☐			

Field Number	39	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric	Color <u>white</u> Texture <u>6</u>	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity	Chrysotile	Cellulose	90 Mineral Filler	
Required ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>		Amosite	Fiberglass	Organic Binders	
Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>		Other	Other	10 Vermiculite*	
See gravimetric analysis sheet for results	Color of Layer <u>Detected</u> Yes No				Other	
SM-V	Point Counts	Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
Required ☐	PLM			☐ Fiberglass Isotropic		
See SM-V analysis sheet for results	NOB PLM			☐ Synthetic High Birefringence		
	Comments:			☐ Horse Hair: Scales, Low to Moderate Birefringence		
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION		Q.C. ☐			

Field Number	40	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric	Color <u>white</u> Texture <u>6</u>	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity	Chrysotile	Cellulose	90 Mineral Filler	
Required ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>		Amosite	Fiberglass	Organic Binders	
Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>		Other	Other	10 Vermiculite*	
See gravimetric analysis sheet for results	Color of Layer <u>Detected</u> Yes No				Other	
SM-V	Point Counts	Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
Required ☐	PLM			☐ Fiberglass Isotropic		
See SM-V analysis sheet for results	NOB PLM			☐ Synthetic High Birefringence		
	Comments:			☐ Horse Hair: Scales, Low to Moderate Birefringence		
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION		Q.C. ☐			

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAY Project Number Z003001194
Analysis Date 2/15/2022 Analyst Fr Batch Number 22-267 TEMPERATURE °C 24

1	41	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity				
		Gravimetric	Color <u>white</u> Texture <u>4</u>											Chrysotile	Cellulose	90 Mineral Filler	
		Required ☐	Homogeneity <u>7</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders	
		Recommended ☐	# of Layers <u>7</u> Asbestos <u>1</u>											Other	Other	10 Vermiculite*	
		See gravimetric analysis sheet for results	Color of Layer <u>7</u> Detected Yes No													Other	
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
		Required ☐	PLM	0/50								0/40	0		☐ Fiberglass Isotopic		
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence		
			Comments:													☐ Horse Hair: Scales, Low to Moderate Birefringence	
			Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION											Q.C. ☐			

2	42	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity				
		Gravimetric	Color <u>white</u> Texture <u>11</u>											Chrysotile	Cellulose	100 Mineral Filler	
		Required ☐	Homogeneity <u>7</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders	
		Recommended ☐	# of Layers <u>7</u> Asbestos <u>1</u>											Other	Other	0 Vermiculite*	
		See gravimetric analysis sheet for results	Color of Layer <u>7</u> Detected Yes No													Other	
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
		Required ☐	PLM	0/50								0/100	0		☐ Fiberglass Isotopic		
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence		
			Comments:													☐ Horse Hair: Scales, Low to Moderate Birefringence	
			Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION											Q.C. ☐			

3	43	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity				
		Gravimetric	Color <u>white</u> Texture <u>11</u>											Chrysotile	Cellulose	100 Mineral Filler	
		Required ☐	Homogeneity <u>7</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders	
		Recommended ☐	# of Layers <u>7</u> Asbestos <u>1</u>											Other	Other	0 Vermiculite*	
		See gravimetric analysis sheet for results	Color of Layer <u>7</u> Detected Yes No													Other	
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
		Required ☐	PLM	0/50								0/100	0		☐ Fiberglass Isotopic		
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence		
			Comments:													☐ Horse Hair: Scales, Low to Moderate Birefringence	
			Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION											Q.C. ☐			

4	44	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity				
		Gravimetric	Color <u>white</u> Texture <u>11</u>											Chrysotile	Cellulose	100 Mineral Filler	
		Required ☐	Homogeneity <u>7</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders	
		Recommended ☐	# of Layers <u>7</u> Asbestos <u>1</u>											Other	Other	0 Vermiculite*	
		See gravimetric analysis sheet for results	Color of Layer <u>7</u> Detected Yes No													Other	
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
		Required ☐	PLM	0/50								0/100	0		☐ Fiberglass Isotopic		
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence		
			Comments:													☐ Horse Hair: Scales, Low to Moderate Birefringence	
			Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION											Q.C. ☐			

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/15/2022Analyst FLBatch Number 22-267TEMPERATURE 28

Field Number	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
45	Gravimetric Required ☐	Color <u>TAU</u> Texture <u>HT</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler		
	Recommended ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders		
	See gravimetric analysis sheet for results	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*		
		Color of Layer <u> </u> Detected Yes No													Other		
SM-V Required ☐	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.					
	PLM	<u>9/10</u>								<u>0</u>	<u>450</u>	<u>0</u>					
	NOB PLM																
See SM-V analysis sheet for results	Comments:																
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION											Q.C. ☐					

Field Number	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
46	Gravimetric Required ☐	Color <u>TAU</u> Texture <u>HT</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler		
	Recommended ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders		
	See gravimetric analysis sheet for results	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*		
		Color of Layer <u> </u> Detected Yes No													Other		
SM-V Required ☐	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.					
	PLM	<u>9/10</u>								<u>0</u>	<u>450</u>	<u>0</u>					
	NOB PLM																
See SM-V analysis sheet for results	Comments:																
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION											Q.C. ☐					

Field Number	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
47	Gravimetric Required ☐	Color <u>TAU</u> Texture <u>HT</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler		
	Recommended ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders		
	See gravimetric analysis sheet for results	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*		
		Color of Layer <u> </u> Detected Yes No													Other		
SM-V Required ☐	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.					
	PLM	<u>9/10</u>								<u>0</u>	<u>400</u>	<u>0</u>					
	NOB PLM																
See SM-V analysis sheet for results	Comments:																
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION											Q.C. ☐					

Field Number	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
48	Gravimetric Required ☐	Color <u>Gray</u> Texture <u>HT</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler		
	Recommended ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders		
	See gravimetric analysis sheet for results	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*		
		Color of Layer <u> </u> Detected Yes No													Other		
SM-V Required ☐	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.					
	PLM	<u>5/5</u>	<u>2/5</u>	<u>4/5</u>	<u>4/5</u>	<u>0/10</u>	<u>0/10</u>	<u>0/5</u>	<u>1/5</u>	<u>10</u>	<u>400</u>	<u>2.5</u>					
	NOB PLM																
See SM-V analysis sheet for results	Comments:																
	Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION											Q.C. ☐					

Methods:

EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 600/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8

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BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/16/2022Analyst FBatch Number 22-267TEMPERATURE °C 21

1	49	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
		Gravimetric	Color <u>Green</u>	Texture <u>HP</u>										Chrysotile	Cellulose	Mineral Filler
		Required ☐	Homogeneity <u>7</u>	Vermiculite <u>7</u>										Amosite	Fiberglass	Organic Binders
		Recommended ☐	# of Layers <u>7</u>	Asbestos <u>7</u>										Other	Other	Vermiculite*
		See gravimetric analysis sheet for results	Color of Layer <u>7</u>	Detected Yes No												Other
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	
		Required ☐	PLM												☐ Fiberglass Isotopic	
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence	
			Comments: <u>See # 98</u>												☐ Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
			Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION													

2	50	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
		Gravimetric	Color <u>Green</u>	Texture <u>HP</u>										Chrysotile	Cellulose	Mineral Filler
		Required ☐	Homogeneity <u>7</u>	Vermiculite <u>7</u>										Amosite	Fiberglass	Organic Binders
		Recommended ☐	# of Layers <u>7</u>	Asbestos <u>7</u>										Other	Other	Vermiculite*
		See gravimetric analysis sheet for results	Color of Layer <u>7</u>	Detected Yes No												Other
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	
		Required ☐	PLM												☐ Fiberglass Isotopic	
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence	
			Comments: <u>See # 48</u>												☐ Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
			Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION													

3	51	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
		Gravimetric	Color <u>Green</u>	Texture <u>HP</u>										5 Chrysotile	Cellulose	7 Mineral Filler
		Required ☐	Homogeneity <u>7</u>	Vermiculite <u>7</u>										Amosite	Fiberglass	Organic Binders
		Recommended ☐	# of Layers <u>7</u>	Asbestos <u>7</u>										Other	Other	Vermiculite*
		See gravimetric analysis sheet for results	Color of Layer <u>7</u>	Detected Yes No												Other
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	
		Required ☐	PLM												☐ Fiberglass Isotopic	
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence	
			Comments: <u>See # 48</u>												☐ Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
			Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION													

4	52	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity			
		Gravimetric	Color <u>Green</u>	Texture <u>HP</u>										Chrysotile	Cellulose	Mineral Filler
		Required ☐	Homogeneity <u>7</u>	Vermiculite <u>7</u>										Amosite	Fiberglass	Organic Binders
		Recommended ☐	# of Layers <u>7</u>	Asbestos <u>7</u>										Other	Other	Vermiculite*
		See gravimetric analysis sheet for results	Color of Layer <u>7</u>	Detected Yes No												Other
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	
		Required ☐	PLM												☐ Fiberglass Isotopic	
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence	
			Comments: <u>See # 51</u>												☐ Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
			Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION													

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/10/2022 Analyst RBatch Number 22-267TEMPERATURE °C 21

1	53	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color <u>Grey</u> Texture <u>HF</u> Homogeneity <u>1</u> Vermiculite <u>1</u> # of Layers <u>1</u> Asbestos <u>1</u> Color of Layer <u>1</u> Detected Yes No	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other		
SM-V Required ☐ See SM-V analysis sheet for results	Point Counts Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT	PLM	NOB PLM											%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction ☐ Fiberglass Isotropic ☐ Synthetic High Birefringence ☐ Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
Comments: <u>See # 51</u>		Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION										Q.C. ☐				

2	54	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color <u>Grey</u> Texture <u>HF</u> Homogeneity <u>1</u> Vermiculite <u>1</u> # of Layers <u>1</u> Asbestos <u>1</u> Color of Layer <u>1</u> Detected Yes No	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other		
SM-V Required ☐ See SM-V analysis sheet for results	Point Counts Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT	PLM	NOB PLM											%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction ☐ Fiberglass Isotropic ☐ Synthetic High Birefringence ☐ Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
Comments: <u>See # 54</u>		Method: ☐ ELAP ☐ EPA ☒ SCANNING OPTION										Q.C. ☐				

3	55	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color <u>Grey</u> Texture <u>HF</u> Homogeneity <u>1</u> Vermiculite <u>1</u> # of Layers <u>1</u> Asbestos <u>1</u> Color of Layer <u>1</u> Detected Yes No	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other		
SM-V Required ☐ See SM-V analysis sheet for results	Point Counts Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT	PLM	NOB PLM											%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction ☐ Fiberglass Isotropic ☐ Synthetic High Birefringence ☐ Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
Comments: <u>See # 54</u>		Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION										Q.C. ☐				

4	56	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color <u>Grey</u> Texture <u>HF</u> Homogeneity <u>1</u> Vermiculite <u>1</u> # of Layers <u>1</u> Asbestos <u>1</u> Color of Layer <u>1</u> Detected Yes No	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other		
SM-V Required ☐ See SM-V analysis sheet for results	Point Counts Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT	PLM	NOB PLM											%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction ☐ Fiberglass Isotropic ☐ Synthetic High Birefringence ☐ Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
Comments: <u>See # 54</u>		Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION										Q.C. ☐				

Methods:
EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 600/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8

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Note #1: ELAP requires method ELAP 198.1 for the analysis of samples containing ≤10% vermiculite, with the exception of surfacing material that contains vermiculite (SM-V). For samples containing >10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. This method has limitations for identification and quantification of vermiculite. "This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."

Note #2: ELAP requires method 198.8 for the analysis of surfacing material containing vermiculite (SM-V) and it utilizes a 400 point count method.

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BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/16/2022Analyst RBatch Number 22-267TEMPERATURE °C 29

Field Number	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
1 57	Gravimetric	Color <u>white</u> Texture <u>HP</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler	
	Required ☐	Homogeneity <u>1</u> Vermiculite <u>HP</u>											Amosite	Fiberglass	Organic Binders	
	Recommended ☐	# of Layers <u>1</u> Asbestos <u>HP</u>											Other	Other	Vermiculite*	
	See gravimetric analysis sheet for results	Color of Layer <u>Detected</u> Yes No													Other	
	SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
	Required ☐	PLM	<u>0/10</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic		
	See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence		
		Comments:														
		Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION														
		Q.C. ☐														

Field Number	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
2 58	Gravimetric	Color <u>white</u> Texture <u>KIS</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler	
	Required ☐	Homogeneity <u>1</u> Vermiculite <u>KIS</u>											Amosite	Fiberglass	Organic Binders	
	Recommended ☐	# of Layers <u>1</u> Asbestos <u>KIS</u>											Other	Other	Vermiculite*	
	See gravimetric analysis sheet for results	Color of Layer <u>Detected</u> Yes No													Other	
	SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
	Required ☐	PLM	<u>0/10</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic		
	See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence		
		Comments:														
		Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION														
		Q.C. ☐														

Field Number	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
3 59	Gravimetric	Color <u>white</u> Texture <u>HP</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler	
	Required ☐	Homogeneity <u>1</u> Vermiculite <u>HP</u>											Amosite	Fiberglass	Organic Binders	
	Recommended ☐	# of Layers <u>1</u> Asbestos <u>HP</u>											Other	Other	Vermiculite*	
	See gravimetric analysis sheet for results	Color of Layer <u>Detected</u> Yes No													Other	
	SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
	Required ☐	PLM	<u>0/10</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic		
	See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence		
		Comments:														
		Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION														
		Q.C. ☐														

Field Number	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
4 60	Gravimetric	Color <u>white</u> Texture <u>HP</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler	
	Required ☐	Homogeneity <u>1</u> Vermiculite <u>HP</u>											Amosite	Fiberglass	Organic Binders	
	Recommended ☐	# of Layers <u>1</u> Asbestos <u>HP</u>											Other	Other	Vermiculite*	
	See gravimetric analysis sheet for results	Color of Layer <u>Detected</u> Yes No													Other	
	SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
	Required ☐	PLM	<u>0/10</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic		
	See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence		
		Comments:														
		Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION														
		Q.C. ☐														

Methods:
EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 600/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8

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Note #1: ELAP requires method ELAP 198.1 for the analysis of samples containing ≤10% vermiculite, with the exception of surfacing material that contains vermiculite (SM-V). For samples containing >10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. This method has limitations for identification and quantification of vermiculite. This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.

Note #2: ELAP requires method 198.8 for the analysis of surfacing material containing vermiculite (SM-V) and it utilizes a 400 point count method.

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BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/10/2022Analyst frBatch Number 22-267TEMPERATURE °C 24

1	61	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color <u>white</u>	Texture <u>6</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric		Homogeneity <u>7</u>	Vermiculite											Amosite	Fiberglass	Organic Binders
Required ☐		# of Layers	Asbestos											Other	Other	Vermiculite*
Recommended ☐		Color of Layer	Detected Yes No													Other
See gravimetric analysis sheet for results																
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	<u>0/0</u>									<u>0</u>	<u>400</u>			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

2	62	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color <u>white</u>	Texture <u>6</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric		Homogeneity <u>7</u>	Vermiculite											Amosite	Fiberglass	Organic Binders
Required ☐		# of Layers	Asbestos											Other	Other	Vermiculite*
Recommended ☐		Color of Layer	Detected Yes No													Other
See gravimetric analysis sheet for results																
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	<u>0/0</u>									<u>0</u>	<u>400</u>			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

3	63	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color <u>white</u>	Texture <u>6</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric		Homogeneity <u>7</u>	Vermiculite											Amosite	Fiberglass	Organic Binders
Required ☐		# of Layers	Asbestos											Other	Other	Vermiculite*
Recommended ☐		Color of Layer	Detected Yes No													Other
See gravimetric analysis sheet for results																
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	<u>0/0</u>									<u>0</u>	<u>400</u>			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

4	64	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color <u>white</u>	Texture <u>6</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric		Homogeneity <u>7</u>	Vermiculite											Amosite	Fiberglass	Organic Binders
Required ☐		# of Layers	Asbestos											Other	Other	Vermiculite*
Recommended ☐		Color of Layer	Detected Yes No													Other
See gravimetric analysis sheet for results																
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	<u>0/0</u>									<u>0</u>	<u>400</u>			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/16/2022Analyst RBatch Number 22-267TEMPERATURE °C 22

1	65	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity					
		Gravimetric	Color <u>white</u>	Texture <u>6</u>										Chrysotile	Cellulose	Mineral Filler		
		Required ☐	Homogeneity <u>7</u>	Vermiculite <u>7</u>										Amosite	Fiberglass	Organic Binders		
		Recommended ☐	# of Layers <u>7</u>	Asbestos <u>7</u>										Other	Other	Vermiculite*		
		See gravimetric analysis sheet for results	Color of Layer <u>7</u>	Detected Yes No												Other		
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction			
		Required ☐	PLM	<u>0/10</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic			
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence			
			Comments:															
			Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION															
			Q.C. ☐															

2	66	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity					
		Gravimetric	Color <u>white</u>	Texture <u>6</u>										Chrysotile	Cellulose	Mineral Filler		
		Required ☐	Homogeneity <u>7</u>	Vermiculite <u>7</u>										Amosite	Fiberglass	Organic Binders		
		Recommended ☐	# of Layers <u>7</u>	Asbestos <u>7</u>										Other	Other	Vermiculite*		
		See gravimetric analysis sheet for results	Color of Layer <u>7</u>	Detected Yes No												Other		
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction			
		Required ☐	PLM	<u>0/10</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic			
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence			
			Comments:															
			Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION															
			Q.C. ☐															

3	67	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity					
		Gravimetric	Color <u>white</u>	Texture <u>6</u>										Chrysotile	Cellulose	Mineral Filler		
		Required ☐	Homogeneity <u>7</u>	Vermiculite <u>7</u>										Amosite	Fiberglass	Organic Binders		
		Recommended ☐	# of Layers <u>7</u>	Asbestos <u>7</u>										Other	Other	Vermiculite*		
		See gravimetric analysis sheet for results	Color of Layer <u>7</u>	Detected Yes No												Other		
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction			
		Required ☐	PLM	<u>0/10</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic			
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence			
			Comments:															
			Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION															
			Q.C. ☐															

4	68	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
Field Number		Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity					
		Gravimetric	Color <u>white</u>	Texture <u>6</u>										Chrysotile	Cellulose	Mineral Filler		
		Required ☐	Homogeneity <u>7</u>	Vermiculite <u>7</u>										Amosite	Fiberglass	Organic Binders		
		Recommended ☐	# of Layers <u>7</u>	Asbestos <u>7</u>										Other	Other	Vermiculite*		
		See gravimetric analysis sheet for results	Color of Layer <u>7</u>	Detected Yes No												Other		
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction			
		Required ☐	PLM	<u>0/10</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic			
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence			
			Comments:															
			Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION															
			Q.C. ☐															

Methods:
EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 600/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8

THIS DOCUMENT OR FORM IS UNCONTROLLED WHEN PRINTED
Note #1: ELAP requires method ELAP 198.1 for the analysis of samples containing <10% vermiculite, with the exception of surfacing material that contains vermiculite (SM-V). For samples containing >10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. This method has limitations for identification and quantification of vermiculite. "This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."
Note #2: ELAP requires method 198.8 for the analysis of surfacing material containing vermiculite (SM-V) and it utilizes a 400 point count method.
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ATC EFFECTIVE DATE 01/25/2022 REVISION #34 BY MEI WANG FORM #B2

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/16/2022Analyst FLBatch Number 22-267TEMPERATURE °C 2

1	69	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color <u>black</u>	Texture <u>HF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric		Homogeneity <u>1</u>	Vermiculite											Amosite	Fiberglass	Organic Binders
Required ☐		# of Layers	Asbestos											Other	Other	Vermiculite*
Recommended ☐		Color of Layer	Detected	Yes	No											Other
See gravimetric analysis sheet for results																
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	<u>0/50</u>													
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

2	70	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color <u>black</u>	Texture <u>HF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric		Homogeneity <u>1</u>	Vermiculite											Amosite	Fiberglass	Organic Binders
Required ☐		# of Layers	Asbestos											Other	Other	Vermiculite*
Recommended ☐		Color of Layer	Detected	Yes	No											Other
See gravimetric analysis sheet for results																
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	<u>0/50</u>													
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

3	71	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color <u>black</u>	Texture <u>HF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric		Homogeneity <u>1</u>	Vermiculite											Amosite	Fiberglass	Organic Binders
Required ☐		# of Layers	Asbestos											Other	Other	Vermiculite*
Recommended ☐		Color of Layer	Detected	Yes	No											Other
See gravimetric analysis sheet for results																
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	<u>0/50</u>													
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

4	72	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color <u>black</u>	Texture <u>HF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric		Homogeneity <u>1</u>	Vermiculite											Amosite	Fiberglass	Organic Binders
Required ☐		# of Layers	Asbestos											Other	Other	Vermiculite*
Recommended ☐		Color of Layer	Detected	Yes	No											Other
See gravimetric analysis sheet for results																
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	<u>0/50</u>													
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAY Project Number Z003001194Analysis Date 2/16/2022 Analyst FR Batch Number 22-267TEMPERATURE °C 24

Field Number	73	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric	Color <u>Black</u> Texture <u>HF</u>	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity	Chrysotile	Cellulose	Mineral Filler	
Required ☐	Homogeneity <u>1</u> Vermiculite		Amosite	Fiberglass	Organic Binders	
Recommended ☐	# of Layers <u>1</u> Asbestos		Other	Other	Vermiculite*	
See gravimetric analysis sheet for results	Color of Layer <u>Detected</u> Yes No			☐ Cellulose Ondulose Extinction	Other	
SM-V	Point Counts	Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT	%Asb. Or %Ver.	☐ Fiberglass Isotopic		
Required ☐	PLM <u>450</u>			☐ Synthetic High Birefringence		
See SM-V analysis sheet for results	NOB PLM			☐ Horse Hair: Scales, Low to Moderate Birefringence		
Comments:						
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION	Q.C. ☐					

Field Number	74	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric	Color <u>Black</u> Texture <u>HF</u>	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity	Chrysotile	Cellulose	Mineral Filler	
Required ☐	Homogeneity <u>1</u> Vermiculite		Amosite	Fiberglass	Organic Binders	
Recommended ☐	# of Layers <u>1</u> Asbestos		Other	Other	Vermiculite*	
See gravimetric analysis sheet for results	Color of Layer <u>Detected</u> Yes No			☐ Cellulose Ondulose Extinction	Other	
SM-V	Point Counts	Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT	%Asb. Or %Ver.	☐ Fiberglass Isotopic		
Required ☐	PLM <u>450</u>			☐ Synthetic High Birefringence		
See SM-V analysis sheet for results	NOB PLM			☐ Horse Hair: Scales, Low to Moderate Birefringence		
Comments:						
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION	Q.C. ☐					

Field Number	75	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric	Color <u>Black</u> Texture <u>HF</u>	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity	Chrysotile	Cellulose	Mineral Filler	
Required ☐	Homogeneity <u>1</u> Vermiculite		Amosite	Fiberglass	Organic Binders	
Recommended ☐	# of Layers <u>1</u> Asbestos		Other	Other	Vermiculite*	
See gravimetric analysis sheet for results	Color of Layer <u>Detected</u> Yes No			☐ Cellulose Ondulose Extinction	Other	
SM-V	Point Counts	Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT	%Asb. Or %Ver.	☐ Fiberglass Isotopic		
Required ☐	PLM <u>450</u>			☐ Synthetic High Birefringence		
See SM-V analysis sheet for results	NOB PLM			☐ Horse Hair: Scales, Low to Moderate Birefringence		
Comments:						
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION	Q.C. ☐					

Field Number	76	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric	Color <u>Black</u> Texture <u>HF</u>	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity	Chrysotile	Cellulose	Mineral Filler	
Required ☐	Homogeneity <u>1</u> Vermiculite		Amosite	Fiberglass	Organic Binders	
Recommended ☐	# of Layers <u>1</u> Asbestos		Other	Other	Vermiculite*	
See gravimetric analysis sheet for results	Color of Layer <u>Detected</u> Yes No			☐ Cellulose Ondulose Extinction	Other	
SM-V	Point Counts	Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT	%Asb. Or %Ver.	☐ Fiberglass Isotopic		
Required ☐	PLM <u>450</u>			☐ Synthetic High Birefringence		
See SM-V analysis sheet for results	NOB PLM			☐ Horse Hair: Scales, Low to Moderate Birefringence		
Comments:						
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION	Q.C. ☐					

Methods:
EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 600/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8

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Note #1: ELAP requires method ELAP 198.1 for the analysis of samples containing ≤10% vermiculite, with the exception of surfacing material that contains vermiculite (SM-V). For samples containing >10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. This method has limitations for identification and quantification of vermiculite. "This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."

Note #2: ELAP requires method 198.8 for the analysis of surfacing material containing vermiculite (SM-V) and it utilizes a 400 point count method.

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BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAY Project Number Z003001194
Analysis Date 2/16/2022 Analyst fr Batch Number 22-267 TEMPERATURE °C 21

Field Number	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
1 77	Gravimetric Color <u>Black</u> Texture <u>RF</u> Required ☐ Recommended ☐ See gravimetric analysis sheet for results Homogeneity <u>1</u> Vermiculite <u>1</u> # of Layers <u>1</u> Asbestos <u>1</u> Color of Layer <u>1</u> Detected Yes No	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity	Chrysotile <u>1</u> Amosite <u>1</u> Other <u>1</u>	Cellulose <u>1</u> Fiberglass <u>1</u> Other <u>1</u> ☐ Cellulose Ondulose Extinction ☐ Fiberglass Isotropic ☐ Synthetic High Birefringence ☐ Horse Hair: Scales, Low to Moderate Birefringence	Mineral Filler <u>100</u> Organic Binders <u>0</u> Vermiculite* <u>0</u> Other <u>0</u> * If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
SM-V	Point Counts Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT %Asb. Or %Ver.	PLM <u>450</u> NOB PLM <u>0</u>			
Required ☐ See SM-V analysis sheet for results	Comments: Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION Q.C. ☐				

Field Number	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
2 78	Gravimetric Color <u>Black</u> Texture <u>RF</u> Required ☐ Recommended ☐ See gravimetric analysis sheet for results Homogeneity <u>1</u> Vermiculite <u>1</u> # of Layers <u>1</u> Asbestos <u>1</u> Color of Layer <u>1</u> Detected Yes No	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity	Chrysotile <u>1</u> Amosite <u>1</u> Other <u>1</u>	Cellulose <u>1</u> Fiberglass <u>1</u> Other <u>1</u> ☐ Cellulose Ondulose Extinction ☐ Fiberglass Isotropic ☐ Synthetic High Birefringence ☐ Horse Hair: Scales, Low to Moderate Birefringence	Mineral Filler <u>100</u> Organic Binders <u>0</u> Vermiculite* <u>0</u> Other <u>0</u> * If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
SM-V	Point Counts Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT %Asb. Or %Ver.	PLM <u>450</u> NOB PLM <u>0</u>			
Required ☐ See SM-V analysis sheet for results	Comments: Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION Q.C. ☐				

Field Number	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
3 79	Gravimetric Color <u>Black</u> Texture <u>RF</u> Required ☐ Recommended ☐ See gravimetric analysis sheet for results Homogeneity <u>1</u> Vermiculite <u>1</u> # of Layers <u>1</u> Asbestos <u>1</u> Color of Layer <u>1</u> Detected Yes No	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity	Chrysotile <u>1</u> Amosite <u>1</u> Other <u>1</u>	Cellulose <u>1</u> Fiberglass <u>1</u> Other <u>1</u> ☐ Cellulose Ondulose Extinction ☐ Fiberglass Isotropic ☐ Synthetic High Birefringence ☐ Horse Hair: Scales, Low to Moderate Birefringence	Mineral Filler <u>100</u> Organic Binders <u>0</u> Vermiculite* <u>0</u> Other <u>0</u> * If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
SM-V	Point Counts Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT %Asb. Or %Ver.	PLM <u>450</u> NOB PLM <u>0</u>			
Required ☐ See SM-V analysis sheet for results	Comments: Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION Q.C. ☐				

Field Number	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
4 80	Gravimetric Color <u>Black</u> Texture <u>RF</u> Required ☐ Recommended ☐ See gravimetric analysis sheet for results Homogeneity <u>1</u> Vermiculite <u>1</u> # of Layers <u>1</u> Asbestos <u>1</u> Color of Layer <u>1</u> Detected Yes No	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity	Chrysotile <u>1</u> Amosite <u>1</u> Other <u>1</u>	Cellulose <u>1</u> Fiberglass <u>1</u> Other <u>1</u> ☐ Cellulose Ondulose Extinction ☐ Fiberglass Isotropic ☐ Synthetic High Birefringence ☐ Horse Hair: Scales, Low to Moderate Birefringence	Mineral Filler <u>100</u> Organic Binders <u>0</u> Vermiculite* <u>0</u> Other <u>0</u> * If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
SM-V	Point Counts Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT %Asb. Or %Ver.	PLM <u>450</u> NOB PLM <u>0</u>			
Required ☐ See SM-V analysis sheet for results	Comments: Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION Q.C. ☐				

Methods:
EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 800/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8

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Note #2: ELAP requires method 198.8 for the analysis of surfacing material containing vermiculite (SM-V) and it utilizes a 400 point count method.L:\LAB FORMS\DOCUMENTS AND RECORDS\OPTICAL\ASBESTOS_BULK\ASBESTOS BULK FORMS 2022\BULK ASBESTOS ANALYSIS SHEET FORM #B2.doc
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BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAY Project Number Z003001194
Analysis Date 2/16/2022 Analyst R Batch Number 22-267 Temperature °C 22

1	81	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color <u>blue</u>	Texture <u>FF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric		Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
Required ☐		# of Layers	Asbestos											Other	Other	Vermiculite*
Recommended ☐		Color of Layer	Detected	Yes	No											Other
See gravimetric analysis sheet for results																
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	<u>2/10</u>								<u>0</u>	<u>400</u>	<u>0</u>			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

2	82	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color <u>blue</u>	Texture <u>FF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric		Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
Required ☐		# of Layers	Asbestos											Other	Other	Vermiculite*
Recommended ☐		Color of Layer	Detected	Yes	No											Other
See gravimetric analysis sheet for results																
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	<u>0/5</u>								<u>70</u>	<u>400</u>	<u>0</u>			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

3	83	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color <u>blue</u>	Texture <u>FF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric		Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
Required ☐		# of Layers	Asbestos											Other	Other	Vermiculite*
Recommended ☐		Color of Layer	Detected	Yes	No											Other
See gravimetric analysis sheet for results																
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	<u>0/5</u>								<u>0</u>	<u>400</u>	<u>0</u>			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

4	84	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Color <u>blue</u>	Texture <u>FF</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric		Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
Required ☐		# of Layers	Asbestos											Other	Other	Vermiculite*
Recommended ☐		Color of Layer	Detected	Yes	No											Other
See gravimetric analysis sheet for results																
SM-V		Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
Required ☐		PLM	<u>0/5</u>								<u>0</u>	<u>400</u>	<u>0</u>			
See SM-V analysis sheet for results		NOB PLM														
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION ☐ Q.C. ☐																

Methods:
EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 600/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8THIS DOCUMENT OR FORM IS UNCONTROLLED WHEN PRINTED
Note #1: ELAP requires method ELAP 198.1 for the analysis of samples containing ≤10% vermiculite, with the exception of surfacing material that contains vermiculite (SM-V). For samples containing >10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. This method has limitations for identification and quantification of vermiculite. *This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.
Note #2: ELAP requires method 198.8 for the analysis of surfacing material containing vermiculite (SM-V) and it utilizes a 400 point count method.L:\LAB_FORMS\DOCUMENTS AND RECORDS\OPTICAL\ASBESTOS_BULK\ASBESTOS BULK FORMS 2022\BULK ASBESTOS ANALYSIS SHEET FORM #B2.doc
ATC EFFECTIVE DATE 01/25/2022 REVISION #34 BY MEI WANG FORM #B2

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/16/2022 Analyst frBatch Number 22-267TEMPERATURE °C 27

Field Number	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
1 85	Gravimetric	Color <u>blue</u> Texture <u>6</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler	
	Required ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders	
	Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*	
	See gravimetric analysis sheet for results	Color of Layer <u>1</u> Detected Yes No													Other	
	SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
	Required ☐	PLM	<u>0/50</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic		
	See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence		
		Comments:														
		Method: ☐ ELAP ☒ EPA ☒ SCANNING OPTION											Q.C. ☐			

Field Number	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
2 86	Gravimetric	Color <u>grey</u> Texture <u>6</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler	
	Required ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders	
	Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*	
	See gravimetric analysis sheet for results	Color of Layer <u>1</u> Detected Yes No													Other	
	SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
	Required ☐	PLM	<u>0/5</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic		
	See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence		
		Comments:														
		Method: ☐ ELAP ☒ EPA ☒ SCANNING OPTION											Q.C. ☐			

Field Number	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
3 87	Gravimetric	Color <u>blue</u> Texture <u>6</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler	
	Required ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders	
	Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*	
	See gravimetric analysis sheet for results	Color of Layer <u>1</u> Detected Yes No													Other	
	SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
	Required ☐	PLM	<u>0/50</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic		
	See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence		
		Comments:														
		Method: ☐ ELAP ☒ EPA ☒ SCANNING OPTION											Q.C. ☐			

Field Number	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %	
4 88	Gravimetric	Color <u>blue</u> Texture <u>6</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler	
	Required ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders	
	Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*	
	See gravimetric analysis sheet for results	Color of Layer <u>1</u> Detected Yes No													Other	
	SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.	
	Required ☐	PLM	<u>0/50</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic		
	See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence		
		Comments:														
		Method: ☐ ELAP ☒ EPA ☒ SCANNING OPTION											Q.C. ☐			

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/16/2022Analyst REBatch Number 22-267TEMPERATURE °C 22

1	89	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %			
Field Number	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other			
		Homogeneity	Vermiculite																
		# of Layers	Asbestos																
		Color of Layer	Detected	Yes	No														
SM-V	Point Counts Required ☐ See SM-V analysis sheet for results	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction Fiberglass Isotropic Synthetic High Birefringence Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.					
		PLM																	
		NOB PLM																	
		Comments:																	
Method:		☐ ELAP ☒ EPA ☐ SCANNING OPTION										Q.C. ☐							

2	90	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %			
Field Number	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other			
		Homogeneity	Vermiculite																
		# of Layers	Asbestos																
		Color of Layer	Detected	Yes	No														
SM-V	Point Counts Required ☐ See SM-V analysis sheet for results	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction Fiberglass Isotropic Synthetic High Birefringence Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.					
		PLM																	
		NOB PLM																	
		Comments:																	
Method:		☐ ELAP ☒ EPA ☐ SCANNING OPTION										Q.C. ☐							

3	91	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %			
Field Number	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other			
		Homogeneity	Vermiculite																
		# of Layers	Asbestos																
		Color of Layer	Detected	Yes	No														
SM-V	Point Counts Required ☐ See SM-V analysis sheet for results	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction Fiberglass Isotropic Synthetic High Birefringence Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.					
		PLM																	
		NOB PLM																	
		Comments:																	
Method:		☐ ELAP ☒ EPA ☐ SCANNING OPTION										Q.C. ☐							

4	92	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %			
Field Number	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other			
		Homogeneity	Vermiculite																
		# of Layers	Asbestos																
		Color of Layer	Detected	Yes	No														
SM-V	Point Counts Required ☐ See SM-V analysis sheet for results	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction Fiberglass Isotropic Synthetic High Birefringence Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.					
		PLM																	
		NOB PLM																	
		Comments:																	
Method:		☐ ELAP ☐ EPA ☐ SCANNING OPTION										Q.C. ☐							

Methods:
EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 600/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8

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Note #1: ELAP requires method ELAP 198.1 for the analysis of samples containing ≤10% vermiculite, with the exception of surfacing material that contains vermiculite (SM-V). For samples containing >10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. This method has limitations for identification and quantification of vermiculite. "This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."
Note #2: ELAP requires method 198.8 for the analysis of surfacing material containing vermiculite (SM-V) and it utilizes a 400 point count method.

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ATC EFFECTIVE DATE 01/25/2022 REVISION #34 BY MEI WANG FORM #B2

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/16/2022 Analyst FLBatch Number 22-267TEMPERATURE 72 °F

Field Number	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
93	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color <u>Green</u> Texture <u>HT</u> Homogeneity <u>7</u> Vermiculite # of Layers <u>7</u> Asbestos Color of Layer <u> </u> Detected Yes No	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity Chrysotile Amosite Other	Cellulose Fiberglass Other ☐ Cellulose Ondulose Extinction ☐ Fiberglass Isotopic ☐ Synthetic High Birefringence ☐ Horse Hair: Scales, Low to Moderate Birefringence	Mineral Filler Organic Binders Vermiculite* Other * If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
SM-V Required ☐ See SM-V analysis sheet for results	Point Counts Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT PLM <u>0/50</u> NOB PLM	%Asb. Or %Ver. <u>0</u>			
Comments: Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION Q.C. ☐					
94	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color <u>Green</u> Texture <u>HT</u> Homogeneity <u>7</u> Vermiculite # of Layers <u>7</u> Asbestos Color of Layer <u> </u> Detected Yes No	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity Chrysotile Amosite Other	Cellulose Fiberglass Other ☐ Cellulose Ondulose Extinction ☐ Fiberglass Isotopic ☐ Synthetic High Birefringence ☐ Horse Hair: Scales, Low to Moderate Birefringence	Mineral Filler Organic Binders Vermiculite* Other * If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
SM-V Required ☐ See SM-V analysis sheet for results	Point Counts Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT PLM <u>0/50</u> NOB PLM	%Asb. Or %Ver. <u>0</u>			
Comments: Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION Q.C. ☐					
95	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color <u>Green</u> Texture <u>HT</u> Homogeneity <u>7</u> Vermiculite # of Layers <u>7</u> Asbestos Color of Layer <u> </u> Detected Yes No	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity Chrysotile Amosite Other	Cellulose Fiberglass Other ☐ Cellulose Ondulose Extinction ☐ Fiberglass Isotopic ☐ Synthetic High Birefringence ☐ Horse Hair: Scales, Low to Moderate Birefringence	Mineral Filler Organic Binders Vermiculite* Other * If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
SM-V Required ☐ See SM-V analysis sheet for results	Point Counts Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT PLM <u>0/50</u> NOB PLM	%Asb. Or %Ver. <u>0</u>			
Comments: Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION Q.C. ☐					
96	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color <u>TAIS</u> Texture <u>HT</u> Homogeneity <u>7</u> Vermiculite # of Layers <u>7</u> Asbestos Color of Layer <u> </u> Detected Yes No	Morph Extinction RI I RI II DS Color Color, Pleo Biref Sign Other Identity Chrysotile Amosite Other	Cellulose Fiberglass Other ☐ Cellulose Ondulose Extinction ☐ Fiberglass Isotopic ☐ Synthetic High Birefringence ☐ Horse Hair: Scales, Low to Moderate Birefringence	Mineral Filler Organic Binders Vermiculite* Other * If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
SM-V Required ☐ See SM-V analysis sheet for results	Point Counts Slide 1 Slide 2 Slide 3 Slide 4 Slide 5 Slide 6 Slide 7 Slide 8 Asb./Ver. PT Total PT PLM <u>0/50</u> NOB PLM	%Asb. Or %Ver. <u>0</u>			
Comments: Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION Q.C. ☐					

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/16/2022 Analyst PCBatch Number 22-267TEMPERATURE °C 22

1	97	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Gravimetric	Color <u>tan</u> Texture <u>WT</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
		Required ☐	Homogeneity <u>1</u> Vermiculite <u>2</u>											Amosite	Fiberglass	Organic Binders
		Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*
		See gravimetric analysis sheet for results	Color of Layer <u> </u> Detected Yes No													Other
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
		Required ☐	PLM	<u>OK</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic	
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence	
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION Q.C. ☐																

2	98	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Gravimetric	Color <u>tan</u> Texture <u>WT</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
		Required ☐	Homogeneity <u>1</u> Vermiculite <u>2</u>											Amosite	Fiberglass	Organic Binders
		Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*
		See gravimetric analysis sheet for results	Color of Layer <u> </u> Detected Yes No													Other
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
		Required ☐	PLM	<u>OK</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic	
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence	
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION Q.C. ☐																

3	99	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Gravimetric	Color <u>tan</u> Texture <u>WT</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
		Required ☐	Homogeneity <u>1</u> Vermiculite <u>2</u>											Amosite	Fiberglass	Organic Binders
		Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*
		See gravimetric analysis sheet for results	Color of Layer <u> </u> Detected Yes No													Other
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
		Required ☐	PLM	<u>OK</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic	
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence	
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION Q.C. ☐																

4	100	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number		Gravimetric	Color <u>tan</u> Texture <u>WT</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
		Required ☐	Homogeneity <u>1</u> Vermiculite <u>2</u>											Amosite	Fiberglass	Organic Binders
		Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*
		See gravimetric analysis sheet for results	Color of Layer <u> </u> Detected Yes No													Other
		SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.
		Required ☐	PLM	<u>OK</u>								<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotopic	
		See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence	
Comments:																
Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION Q.C. ☐																

Methods:
EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 600/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8

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Note #1: ELAP requires method ELAP 198.1 for the analysis of samples containing ≤10% vermiculite, with the exception of surfacing material that contains vermiculite (SM-V). For samples containing >10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. This method has limitations for identification and quantification of vermiculite. "This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."
Note #2: ELAP requires method 198.8 for the analysis of surfacing material containing vermiculite (SM-V) and it utilizes a 400 point count method.

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BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/15/2022 Analyst PNBatch Number 22-267TEMPERATURE °C 1

101	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric Required ☐	Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
Recommended ☐	# of Layers	Asbestos											Other	Other	Vermiculite*
See gravimetric analysis sheet for results	Color of Layer	Detected	Yes	No											Other
SM-V Required ☐	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
See SM-V analysis sheet for results	PLM	0/50								0	400	0			
	NOB PLM														
	Comments:														
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐														

102	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric Required ☐	Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
Recommended ☐	# of Layers	Asbestos											Other	Other	Vermiculite*
See gravimetric analysis sheet for results	Color of Layer	Detected	Yes	No											Other
SM-V Required ☐	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
See SM-V analysis sheet for results	PLM	0/50								0	400	0			
	NOB PLM														
	Comments:														
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐														

103	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric Required ☐	Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
Recommended ☐	# of Layers	Asbestos											Other	Other	Vermiculite*
See gravimetric analysis sheet for results	Color of Layer	Detected	Yes	No											Other
SM-V Required ☐	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
See SM-V analysis sheet for results	PLM	0/50								0	400	0			
	NOB PLM														
	Comments:														
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐														

104	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Field Number	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler
Gravimetric Required ☐	Homogeneity	Vermiculite											Amosite	Fiberglass	Organic Binders
Recommended ☐	# of Layers	Asbestos											Other	Other	Vermiculite*
See gravimetric analysis sheet for results	Color of Layer	Detected	Yes	No											Other
SM-V Required ☐	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.			
See SM-V analysis sheet for results	PLM	0/50								0	400	0			
	NOB PLM														
	Comments:														
	Method: ☐ ELAP ☒ EPA ☐ SCANNING OPTION ☐ Q.C. ☐														

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAYProject Number Z003001194Analysis Date 2/16/2022 Analyst [Signature]Batch Number 22-267TEMPERATURE °C 22

1	105	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
Field Number	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other		
		Homogeneity	Vermiculite															
		# of Layers	Asbestos															
		Color of Layer	Detected	Yes	No													
SM-V	Point Counts Required ☐ See SM-V analysis sheet for results	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction Fiberglass Isotopic Synthetic High Birefringence Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.				
		PLM																
		NOB PLM																
		Comments:																
Method:		☐ ELAP ☒ EPA ☐ SCANNING OPTION										Q.C. ☐						

2	106	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
Field Number	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other		
		Homogeneity	Vermiculite															
		# of Layers	Asbestos															
		Color of Layer	Detected	Yes	No													
SM-V	Point Counts Required ☐ See SM-V analysis sheet for results	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction Fiberglass Isotopic Synthetic High Birefringence Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.				
		PLM																
		NOB PLM																
		Comments:																
Method:		☐ ELAP ☒ EPA ☐ SCANNING OPTION										Q.C. ☐						

3	107	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
Field Number	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other		
		Homogeneity	Vermiculite															
		# of Layers	Asbestos															
		Color of Layer	Detected	Yes	No													
SM-V	Point Counts Required ☐ See SM-V analysis sheet for results	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction Fiberglass Isotopic Synthetic High Birefringence Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.				
		PLM																
		NOB PLM																
		Comments:																
Method:		☐ ELAP ☒ EPA ☐ SCANNING OPTION										Q.C. ☐						

4	108	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %		
Field Number	Gravimetric Required ☐ Recommended ☐ See gravimetric analysis sheet for results	Color	Texture	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile Amosite Other	Cellulose Fiberglass Other	Mineral Filler Organic Binders Vermiculite* Other		
		Homogeneity	Vermiculite															
		# of Layers	Asbestos															
		Color of Layer	Detected	Yes	No													
SM-V	Point Counts Required ☐ See SM-V analysis sheet for results	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	Cellulose Ondulose Extinction Fiberglass Isotopic Synthetic High Birefringence Horse Hair: Scales, Low to Moderate Birefringence	* If vermiculite is >10% the level of asbestos in a sample might be underestimated. See Note #1.				
		PLM																
		NOB PLM																
		Comments:																
Method:		☐ ELAP ☒ EPA ☐ SCANNING OPTION										Q.C. ☐						

BULK ASBESTOS ANALYSIS SHEET

Client / Project ATC ALABAMA/ 2774 PELHAM PARKWAY Project Number Z003001194
Analysis Date 2/10/2022 Analyst F Batch Number 22-267TEMPERATURE °C 22

1	109	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric	Color <u>Green</u> Texture <u>6</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler		
Required ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders		
Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*		
See gravimetric analysis sheet for results	Color of Layer <u>1</u> Detected Yes No													Other		
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction			
Required ☐	PLM <u>5/10</u>									<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotropic			
See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence			
Comments:																
Method: ☒ ELAP ☐ EPA ☒ SCANNING OPTION Q.C. ☐																

2	110	Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric	Color <u>Green</u> Texture <u>6</u>	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler		
Required ☐	Homogeneity <u>1</u> Vermiculite <u>1</u>											Amosite	Fiberglass	Organic Binders		
Recommended ☐	# of Layers <u>1</u> Asbestos <u>1</u>											Other	Other	Vermiculite*		
See gravimetric analysis sheet for results	Color of Layer <u>1</u> Detected Yes No													Other		
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction			
Required ☐	PLM <u>5/10</u>									<u>0</u>	<u>400</u>	<u>0</u>	☐ Fiberglass Isotropic			
See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence			
Comments:																
Method: ☒ ELAP ☐ EPA ☒ SCANNING OPTION Q.C. ☐																

3		Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric	Color _____ Texture _____	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler		
Required ☐	Homogeneity _____ Vermiculite _____											Amosite	Fiberglass	Organic Binders		
Recommended ☐	# of Layers _____ Asbestos _____											Other	Other	Vermiculite*		
See gravimetric analysis sheet for results	Color of Layer _____ Detected Yes No													Other		
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction			
Required ☐	PLM												☐ Fiberglass Isotropic			
See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence			
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION Q.C. ☐																

4		Stereoscopic Exam		PLM Optical Properties										Asbestos Results PLM %	Other Fibrous PLM %	Non Fibrous PLM %
Gravimetric	Color _____ Texture _____	Morph	Extinction	RI I	RI II	DS Color	Color, Pleo	Biref	Sign	Other	Identity	Chrysotile	Cellulose	Mineral Filler		
Required ☐	Homogeneity _____ Vermiculite _____											Amosite	Fiberglass	Organic Binders		
Recommended ☐	# of Layers _____ Asbestos _____											Other	Other	Vermiculite*		
See gravimetric analysis sheet for results	Color of Layer _____ Detected Yes No													Other		
SM-V	Point Counts	Slide 1	Slide 2	Slide 3	Slide 4	Slide 5	Slide 6	Slide 7	Slide 8	Asb./Ver. PT	Total PT	%Asb. Or %Ver.	☐ Cellulose Ondulose Extinction			
Required ☐	PLM												☐ Fiberglass Isotropic			
See SM-V analysis sheet for results	NOB PLM												☐ Synthetic High Birefringence			
Comments:																
Method: ☐ ELAP ☐ EPA ☐ SCANNING OPTION Q.C. ☐																

Methods:
EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples - 40 CFR Appendix E to Subpart E of Part 763
EPA 600/R-93/116
ELAP Items 198.1, 198.4, 198.6, 198.8THIS DOCUMENT OR FORM IS UNCONTROLLED WHEN PRINTED
Note #1: ELAP requires method ELAP 198.1 for the analysis of samples containing ≤10% vermiculite, with the exception of surfacing material that contains vermiculite (SM-V). For samples containing >10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. This method has limitations for identification and quantification of vermiculite. "This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."
Note #2: ELAP requires method 198.8 for the analysis of surfacing material containing vermiculite (SM-V) and it utilizes a 400 point count method.
L:\LAB_FORMS\DOCUMENTS AND RECORDS\OPTICAL\ASBESTOS_BULK\ASBESTOS BULK FORMS 2022\BULK ASBESTOS ANALYSIS SHEET_FORM #B2.doc

APPENDIX D

INSPECTOR AND LABORATORY CERTIFICATIONS

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101187-0

ATC Group Services LLC
New York, NY

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communiqué dated January 2009).*

2021-07-01 through 2022-06-30

Effective Dates



A handwritten signature in blue ink, reading "Dana S. Laman". The signature is fluid and cursive.

For the National Voluntary Laboratory Accreditation Program

THE UNIVERSITY OF ALABAMA®



has examined the documentation of asbestos training and qualifications of the person named below and confers this

Certificate of Accreditation

Asbestos Inspector Renewal

Zander Cordan

Alabama Accreditation Number

AIN0521678077

Certificate Expiration Date

May 11, 2022

This certificate has been issued pursuant to the authority granted to The University of Alabama SafeState Program by the Alabama Asbestos Contractor Accreditation Act, Alabama Act No. 89-517, May, 1989 and Alabama Act No. 97-626, May, 1997.

A handwritten signature in blue ink, reading "Donald D. Elsworth".

Executive Director

A handwritten signature in blue ink, reading "Michael K. Brown".

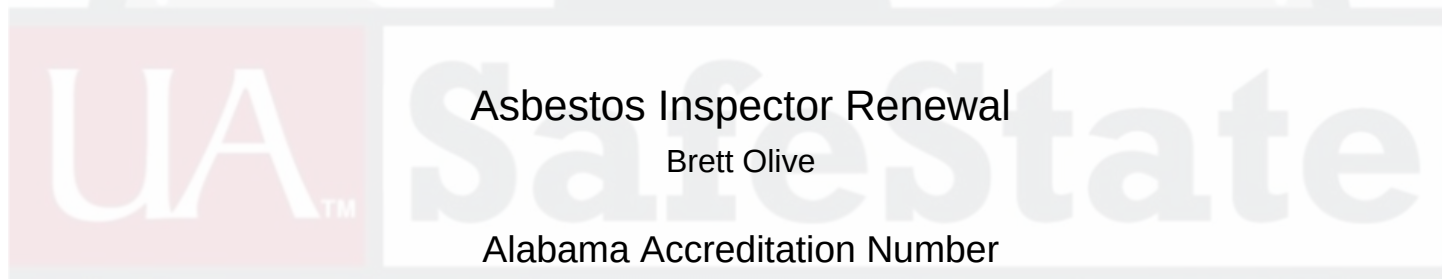
Associate Director for Environmental Programs

THE UNIVERSITY OF ALABAMA®



has examined the documentation of asbestos training and qualifications of the person named below and confers this

Certificate of Accreditation



Asbestos Inspector Renewal

Brett Olive

Alabama Accreditation Number

AIN0521674652

Certificate Expiration Date

May 11, 2022

This certificate has been issued pursuant to the authority granted to The University of Alabama SafeState Program by the Alabama Asbestos Contractor Accreditation Act, Alabama Act No. 89-517, May, 1989 and Alabama Act No. 97-626, May, 1997.

A handwritten signature in blue ink, reading "Donald D. Elsworth".

Executive Director

A handwritten signature in blue ink, reading "Michael H. Brown".

Associate Director for Environmental Programs

MEETING AGENDA ITEM

VIII. Status of Fran's Corrective Deed for Property

Gretchen DiFante

From: Josh Arnold <jarnold@wefhlaw.com>
Sent: Wednesday, March 09, 2022 8:02 AM
To: Ron Scott Contact
Cc: Gretchen DiFante; Chris Cousins
Subject: CDA updates
Attachments: CDA Corrective Deed.pdf

Ron:

A couple of updates on issues that you requested I address for the CDA:

1. We are still having problems with the corrective mortgage on the Shane Jones Enterprises property that the CDA sold to him with an incorrect legal description. Clay Maddox has yet to get that corrective mortgage recorded.
2. I prepared and sent the attached Corrective Deed to Chris Cousins on January 4, 2022 for execution by the CDA. I checked the probate records this morning and the deed has not been recorded.
3. Both of the above issues leave the CDA's property encumbered and, as such, the CDA cannot sell the 5A-1 lot as shown on the survey until the corrective deed and corrective mortgage are executed and recorded for the 5A-2 lot that Shane Jones Enterprises, LLC intended to purchase and the CDA intended to sell. This matter needs to be cleared up ASAP.
4. I have also been receiving calls from Ruth Gbinji about the audit on the fuel tank contents. As soon as I can get those reports to her, the CDA can pay her what she is properly owed for the fuel and move forward with that property.
5. While this may be the least important issue on the email, we do need to formalize the attorney-client relationship with our firm and the CDA if that is the path the CDA chooses to follow for legal representation. This can be done at a properly called meeting of the CDA (which is a public board and whose rules I know you are extensively familiar with from your time on City Council), and I could also update the CDA on the status of these other two items and perhaps offer my advice on how the CDA might handle such matters going forward.

I am available to discuss should you have any further questions.

Thanks,
Josh

Joshua D. Arnold
WALLACE / ELLIS
Attorneys at Law
P. O. Box 587
Columbiana, AL 35051
telephone: (205) 669-6783
facsimile: (205) 669-4932
email: jarnold@wefhlaw.com

Confidentiality Notice:

This email transmission (and any documents or writings accompanying it) may contain confidential information belonging to the sender which is protected by attorney-client privilege. The information is intended only for the use of the individual or entity addressed above. If you are not the intended recipient, you are hereby notified that any

This instrument was prepared without
benefit of title evidence or survey by:
J. Clay Maddox
Fuller Hampton LLC
Attorneys at Law
409 Lay Dam Road
Clanton, AL 35045

Send Tax Notice to:
Shane Jones Enterprises, LLC
166 Salters Path
Montevallo, AL 35115

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred Thousand and No/00 Dollars (\$300,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, the undersigned **THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM**, an Alabama corporation (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **SHANE JONES ENTERPRISES, LLC**, an Alabama limited liability company, (herein referred to as grantee, whether one or more), all of its right, title, and interest the following described real estate, situated in Shelby County, Alabama, described as follows:

See attached “EXHIBIT A”

This deed is being executed and recorded to correct the legal description as described in deed recorded in Instrument #20210407000174870 in the Probate Office of Shelby County, Alabama.

NOTE: \$300,000.00 of the Purchase Price was obtained by a Corrective Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, 20__.

Commercial Development Authority of the
City of Pelham
By: Becky Beall
Its: President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **BECKY BEALL**, in her capacity as the President of the Commercial Development Authority of the City of Pelham, an Alabama corporation, 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 she as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ____ day of _____, 20__.

Notary Public
My Commission Expires: _____

EXHIBIT A

A parcel of land located in the Southwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being a portion of Lot 5A of "A Resurvey of Lots 4, 5, & 6, Block 2 of Pelham Estates and Acreage" as recorded in Map Book 52, Page 17 in the Office of the Judge of Probate, Shelby County, Alabama.

More particularly described as follows:

Commence at a 5/8 inch rebar located at the Northeast corner of Lot 5A of "A Resurvey of Lots 4, 5, & 6, Block 2 of Pelham Estates and Acreage" as recorded in Map Book 52, Page 17 in the Office of the Judge of Probate, Shelby County, Alabama; thence run N 74 degrees 29 minutes 45 seconds W along the Northerly boundary of said Lot 5A a distance of 401.60' to a 2 inch Pipe and Point of Beginning; thence run N 88 degrees 32 minutes 16 seconds W along said Northerly boundary a distance of 283.11' to the Northwest corner of said Lot 5A, said corner being on the Easterly right of Way of Pelham Parkway (200' Right of Way); thence run S 11 degrees 05 minutes 26 seconds E along said Easterly Right of Way and Westerly boundary of said Lot 5A a distance of 304.71' to a 1 inch open Pipe; thence run N 70 degrees 03 minutes 10 seconds E a distance of 232.96'; thence run N 01 degrees 27 minutes 44 seconds E a distance of 212.39' to the point of beginning.

Containing 1.5 Acres, more or less

NOTE: This property is that same said property delineated as LOT 5A-2 in the Resurvey of Lot 5A of a Resurvey of Lots 4, 5, & 6, Block 2 of Pelham Estates and Acreage Map Book 52, Page 17 dated November 30, 2021 and surveyed by George V. Shell, Jr., a copy of which is attached hereto as **Exhibit B** and incorporated by reference as if fully set out herein.

EXHIBIT B

