Avondale Property Site
Birmingham, Jefferson County, Alabama
ADEM VCP Site #: 461-073-25043

Fact Sheet

An initial Voluntary Property Assessment Report and Environmental Covenant have been found to be technically adequate by the Alabama Department of Environmental Management (ADEM) for **The Avondale Property** in Birmingham, Alabama. This fact sheet has been prepared to briefly advise the public of the principal legal and policy issues of the VCP.

I. VCP PROCESS

The VCP provides a mechanism for the implementation of a cleanup program that encourages applicants to voluntarily assess, remediate, and reuse rural and urban areas of actual or perceived contamination. The program does not relieve any "responsible person" for the liability for administrative, civil, or criminal fines or penalties which are otherwise authorized by law and imposed as a result of the illegal or unpermitted disposal of solid waste, hazardous waste, hazardous constituents, hazardous substances, petroleum products, and/or pollutants to the land, air, or waters of the State on an identified property. The program is designed to expedite the voluntary cleanup process and has been designed for entry at any stage of the cleanup process as long as all applicable criteria have been met up to the point of entry.

II. PROCEDURES FOR REACHING A FINAL DECISION

ADEM is proposing to issue the Avondale Property Site an Environmental Covenant for the site remediation. The Voluntary Property Assessment Report and Environmental Covenant include a proposal of the implementation of institutional controls by placing an environmental covenant on the subject property that prohibits the installation or use of a water production well for potable water supply or irrigation.

ADEM Admin Code R. 335-15-6-.02 requires that the public be given a 30-day comment period from the date of the notice. The comment period will begin on October 1, 2025 which is the date of publication of the public notice in major local newspaper(s) of general circulation and will end on October 31, 2025.

All persons wishing to comment on any of the conditions of the VCP Remediation should submit their comments in writing to ADEM, Permits and Services Division, 1400 Coliseum Blvd. (Zip 36110). P.O. Box 301463 (Zip 36130-1463) Montgomery, Alabama, ATTENTION: Mr. Russell Kelly. Written comments on the VCP activities should be submitted to ADEM and be received by October 31, 2025.

ADEM will consider all written comments received during the comment period while making a final decision on this issue. When ADEM makes its final decision, notice will be given to the applicant and each person who has submitted written comments or requested notice of the final decision.

III. FACILITY DESIGN

PPM Consultants, Inc. (PPM) has completed site investigation activities under the VCP at the Avondale Property Site located at 4121 3rd Avenue South, Birmingham AL. Currently the subject property consists of an empty rectangular lot with a large asphalt pad in the center. PPM Consultants proposes to implement institutional control through an environmental covenant to restrict the installation or use of a water production well for potable water supply or irrigation.

IV. TECHNICAL CONTACT

Angel Leon-Rodriguez, Project Manager
Redevelopment Section
Industrial Hazardous Waste Branch
Land Division
Alabama Department of Environmental Management
1400 Coliseum Boulevard (Zip 36110)
P.O. Box 301463 (Zip 36130-1463)
Montgomery, Alabama
(334) 394-4387

ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

NOTICE OF A PROPOSED VOLUNTARY CLEANUP PLAN UNDER THE ALABAMA LAND RECYCLING AND ECONOMIC REDEVELOPMENT ACT (ALRERA) AND REQUEST FOR COMMENTS

PUBLIC NOTICE - 461

Jefferson County

PPM Consultants, Inc. (PPM) has submitted a Voluntary Property Assessment Report and Environmental Covenant for the facility located at **4121 3rd Avenue South, Birmingham, in Jefferson County, Alabama.** The site has undergone extensive soil and groundwater sampling and will be subject to remedial activities. ADEM has completed the review of the draft Voluntary Property Assessment Report and Environmental Covenant and found them to be technically adequate. The property will require institutional and engineering controls to be used at the site.

Copies of the fact sheet and Voluntary Cleanup Plan are available for public inspection electronically via http://adem.alabama.gov/newsEvents/publicNotices.cnt. and at the following location Monday – Friday (except legal holidays) during the hours of 8:00 a.m. to 5:00 p.m. for 30 days from the date of this notice. A nominal fee for copying and/or mailing may be charged. Arrangements for copying should be made in advance.

Russell A. Kelly, Chief
Permits and Services Division
Alabama Department of Environmental Management
P.O. Box 301463 (Zip 36130-1463)
1400 Coliseum Boulevard (Zip 36110-2400)
Montgomery, Alabama
(334) 271-7714

Persons wishing to comment may do so, in writing, to the Department's named contact above within 30 days following the publication date of this notice. In order to affect final decisions, comments must offer technically substantial information that is applicable to the proposed plan.

The Department maintains a list of interested individuals who are mailed legal notices regarding proposed permits. If you wish to receive such notices, contact the Permits & Services Division via telephone (334-271-7714), e-mail (permitsmail@adem.alabama.gov), or postal service (P.O. Box 301463, Montgomery, AL 36130-1463).

This notice is hereby given on **1st of October 2025**, by authorization of the Alabama Department of Environmental Management.

Edward F. Poolos, Director

Nondiscrimination Statement: The Department does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the administration of its programs.

September 4, 2025

Ms. Crystal Collins
Chief, Redevelopment Section
Alabama Department of Environmental Management
1400 Coliseum Boulevard
Montgomery, Alabama 36110

RE: Voluntary Cleanup Program Application and Cleanup Plan
Avondale Property
The Kelsey
4121 3rd Avenue South
Birmingham, Alabama
PPM Project No. 40191403

Dear Ms. Collins:

On behalf of The Kelsey, PPM Consultants, Inc. (PPM) is submitting an application to enter the referenced property into the Voluntary Cleanup Program (VCP), administered by the Alabama Department of Environmental Management (ADEM). Due to very minor environmental impacts present at the site, the Voluntary Cleanup Plan will include utilization of an environmental covenant that prohibits the installation of a water production well for the use of groundwater for potable or irrigation purposes on the subject property. Additional details are provided below.

1.0 VCP APPLICATION

The Kelsey retained PPM to complete a Phase I Environmental Site Assessment (ESA) and subsequent Phase II ESA at the subject property This work was completed from February 2024 through January 2025. The **VCP Application** is included as **Attachment A** and includes a description of the subject property and a summary of the findings of the Phase I and Phase II ESA Reports. Soil, groundwater, and shallow soil gas samples were collected during the Phase II ESA and one constituent of concern (COC), bromomethane, was identified in the groundwater at a concentration greater than the Environmental Protection Agency (EPA) Regional Screening Levels (RSLs), dated November 2024. The **Phase II ESA Report** is included as **Attachment B**.

2.0 SITE CONCEPTUAL EXPOSURE MODEL

As discussed in the Phase II ESA, the only RSL exceedance in soil or groundwater was the groundwater sample from temporary monitoring well TMW-1 in which bromomethane was detected at a concentration of 0.006 milligrams per liter (mg/L). The tapwater RSL for bromomethane is 0.00075 mg/L. Bromomethane was the only detected volatile organic compound (VOC) in soil samples and the concentrations were an order of magnitude below the residential soil RSL; therefore, ingestion, dermal contact, and inhalation of soil are not routes of exposure. Fourteen VOCs were detected in the shallow soil gas samples. PPM utilized the EPA Vapor Intrusion Screening Levels (VISL) calculator to evaluate the individual and cumulative risks to residential receptors. Based on the model outputs, soil gas is not a route of exposure.

Based on the data collected during the Phase II ESA, the only COC is bromomethane and the only potential route of migration to human receptors is ingestion of groundwater. This information is summarized in **Attachment C, Site Conceptual Exposure Model**.

3.0 RECOMMENDED CLEANUP ACTIONS

As discussed above and documented in the Phase II ESA Report, the only current route of exposure to human receptors is ingestion of groundwater containing bromomethane. To eliminate this route of exposure, The Kelsey intends to place an environmental covenant on the subject property that prohibits the installation or use of a water production well for potable water supply or irrigation. This will further enforce the existing City of Birmingham ordinance (Birmingham City Code, Chapter 3, Health and Sanitation, Article A, Section 6-3-3) that prohibits the installation of a domestic water supply well within 100 feet of an approved public water supply main or pipe. This institutional control will serve as the remedial method to receive a Letter of Concurrence from your Department. A copy of the **Draft Environmental Covenant** is included as **Attachment D**.

4.0 ADEM FEES

The Kelsey has included a check in the amount of $28,035 for entry of the subject property into the VCP as a non-responsible party. This fee includes the Application fee ($5,060); review of the assessment report ($4,260); Letter of Concurrence ($4,210); public notice ($800); and registry fee for the environmental covenant ($13,705).

If you have any questions or need additional information, please contact us at (205) 836-5650.

Sincerely,
PPM Consultants, Inc.

Matthew J. Ebbert, P.G.
Senior Geologist

Michael D. McCown, P.G
Principal

Attachments: A – VCP Application
B – Phase II ESA Report
C – Site Conceptual Exposure Model
D – Draft Environmental Covenant

Cc: The Kelsy, Gulf Coast Housing Partnership

ATTACHMENTS

ATTACHMENT A – VCP APPLICATION

Voluntary Cleanup Program
Alabama Department of Environmental Management

Application to Participate

A. APPLICANT INFORMATION

Name: The Kelsey

Mailing Address: 1 Sansome Street, Suite 3500
San Francisco, CA 94104

Telephone Number: (860) 573-7392 Fax: ( )

Owner or Responsible Corporate Official:

Name: Micaela Connery

Email Address: micaela@thekelsey.org

Is the Applicant a Responsible Party as defined in ADEM Admin. Code 335-15-1 .02(vv)?

Yes _____ No X

B. SITE INFORMATION

Name of Site: Avondale Property

Physical Address: 4121 Third Avenue South
Birmingham, AL 35222

Site Owner(s) Name: The Kelsey

Mailing Address: 1 Sansome Street, Suite 3500
San Francisco, CA 94104

Email Address: micaela@thekelsey.org

Telephone Number: (860) 573-7392 Fax: ( )

Location of Site:

Latitude: 33.52390 Longitude: -86.77276

Area of the Site: 0.77 acres County: Jefferson

Estimated Population within One Mile Radius of the Site: 7,109

Estimation Method: EJScreen Multisite Report

Legal description of the Property: BEGINNING AT A NORTHWEST CORNER OF LOT 2-A OF SAID AVONDALE RESURVEY OF BLOCK 13, SAID POINT BEING A MAG NAIL WITH WASHER ON THE SOUTHEAST RIGHT OF WAY OF 3RD AVENUE SOUTH; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 59°53'55" E FOR A DISTANCE OF 190.03 FEET TO A 3/4" CRIMP PIPE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 59°45'56" E FOR A DISTANCE OF 50.02 FEET TO A 3/4" PIPE, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY OF 3RD AVENUE NORTH WITH THE SOUTHWEST RIGHT OF WAY OF 42ND STREET SOUTH; THENCE CONTINUE ALONG SAID 42ND STREET SOUTH RIGHT OF WAY, RUN S 30°01'01" E FOR A DISTANCE OF 139.59 FEET TO A 3/4" CRIMP PIPE, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHWEST RIGHT OF WAY OF 42ND STREET SOUTH WITH THE NORTHWEST RIGHT OF WAY AN ALLEY; THENCE CONTINUE ALONG SAID ALLEY RIGHT OF WAY, RUN S 59°28'05" W FOR A DISTANCE OF 49.64 FEET TO A 5/8" CAPPED REBAR STAMPED "SOUTHERN CROSS CA 1050"; THENCE CONTINUE ALONG SAID ALLEY RIGHT OF WAY, RUN S 59°55'31" W FOR A DISTANCE OF 189.92 FEET TO A 5/8" CAPPED REBAR; THENCE LEAVING SAID ALLEY RIGHT OF WAY, RUN N 30°12'51" W FOR A DISTANCE OF 139.76 FEET TO THE POINT OF BEGINNING. SAID LOT 2-A BEING, 0.77 ACRES, MORE OR LESS.

The survey is included as Attachment A.

Is the site located in a Brownfield Redevelopment District?

Yes _____ No X

If yes, name of the Brownfield Redevelopment District: _____

C. SITE HISTORY

The Phase I Environmental Site Assessment (ESA) conducted at the site in March 2024, by PPM Consultants, Inc., for The Kelsey prior to purchase indicated that the subject property was formerly the site of a single-story motel and a single-family residence; however, the only structure remaining on the property was a billboard in the northwestern corner. The eastern side of the property slopes toward the west, and it becomes relatively flat near the center and western portions. A recently built loose-asphalt drive led from a gate on the eastern side to a large asphalt pad in the center of the property. The property is located in a heavily developed mixed-use area of the Avondale area of Birmingham that has been composed of residential and commercial areas since at least 1891. At the time of the Phase I, the property was surrounded by residential areas to the east and south and commercial areas to the north and west. The subject property is bordered to the east by 42nd Street South, to the south by 3rd Alley South, to the west by 41st Street South, and to the north by 3rd Avenue South. To the east of 42nd Street South and south of 3rd Alley South, the adjoining properties were residential, with an apartment building adjoining to the east. To the west, the subject property was adjoined by Munchies Chevron Station, and to the north of 3rd Avenue South, the adjoining properties were either vacant or commercial.

The Phase I ESA report identified two recognized environmental conditions (RECs) that included:

- **Munchies Chevron, Adjoining to the West.** This property is currently in use as a retail petroleum station. The facility utilizes two 10,000-gallon gasoline USTs. As far as can be determined, the facility is in compliance with all UST regulations and is covered by the Alabama Underground and Aboveground Tank Trust Fund. However, because there are USTs in use on this property and because the property adjoins the subject property, there is a material threat of release that could affect the subject property. Therefore, the current use of this site as a retail petroleum station was considered a REC.
- **Rowe's Automotive, 127 feet southwest**. Rowe's Automotive was in operation as a filling station from at least 1940 to at least 1956 and an automotive repair shop from at least 1967 to at least 2011 under various names and ownership. It is located approximately 127 feet south-southwest of the subject property. There are no records for this facility in the Alabama

Department of Environmental Management's (ADEM) eFile database. Google Street View Images show that the repair shop was converted into a restaurant sometime around 2015 and currently operates as a restaurant and bar. Because of the site's location cross gradient to the subject property and the lack of information about possible underground storage tanks (USTs) or petroleum usage, and because the site operated as a filling station and auto repair shop for many years before current environmental regulations were established, the historical uses of this property were considered a REC.

Based on the RECs identified in the Phase I ESA, The Kelsey retained PPM to complete a Phase II ESA to evaluate if shallow soil, soil vapor, and groundwater have been impacted by regulated constituents of concern (COC) in relation to the RECs. Three soil borings (SB-1 through SB-3) were advanced to probe refusal that was encountered at depths ranging from 4.5 to 14.6 feet below ground surface (BGS). Temporary monitoring wells were installed in SB-1 and SB-2 and groundwater samples were collected from these wells. Three soil vapor points (SV-1 through SV-3) were installed to approximately 5 feet BGS for collection of shallow soil gas samples.

Soil at the subject property was described as sandy clay, gravelly clay, and clay. No odors or staining were noted in the soil samples and initial saturation was not observed in any of the soil borings. Static water levels were measured at 10.9 feet BGS in TMW-1 and 7.7 feet BGS in TMW-2. Only one analyte, bromomethane, was detected in the soil and groundwater samples. Bromomethane was the key ingredient in a soil fumigant once used to treat for pests (nematodes) and in a pesticide used to control rats. The concentrations did not exceed the Regional Screening Levels (RSLs) established by EPA for residential soil (May 2024). The detected bromomethane concentration in groundwater at TMW-1 of 0.006 milligrams per liter (mg/L) exceeded the RSL of 0.00075 mg/L.

Soil vapor sampling was also completed during the Phase II ESA. Fourteen analytes were detected in the soil vapor samples including 2-butanone [also known as methyl ethyl ketone (MEK)], carbon disulfide, chloromethane, dichlorodifluoromethane, ethylbenzene, 4-ethyltoluene, 2-hexanone, styrene, tetrachloroethene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, m,p-xylenes, and o-xylenes. Bromomethane was not detected in soil vapor samples. Vapor Intrusion Screening Levels (VISLs), particularly target levels for near-source soil, were determined using the EPA VISL Calculator published on their website for each analyte detected in soil vapor. The target concentrations were calculated using both a carcinogenic risk (CR) of 1E-05 and 1E-06 and a hazard quotient (HQ) of both 1 and 0.1. As a first step, the actual soil vapor concentrations were compared to target concentrations calculated at the lesser risk level (CR=1E-06 and HQ=0.1). Only the actual vapor concentration for 2-hexanone exceeded the target risk at that level. The commercial production of 2-hexanone was discontinued in the United States in 1979; however, it may still be indirectly produced through wood pulping operations and some oil and gas extraction operations. Some evidence exists that it may be produced from decomposition of wood waste or of biosolids in sewage. To complete the soil vapor evaluation at this site, a cumulative risk for all of the compounds that were detected in vapor was determined using the VISL Calculator. The highest cumulative risk at any one sample point was a HQ of 0.327 at SV-2 and a CR of 2.28E-07 at SV-3. For risk evaluations, ADEM uses a cumulative risk of 1E-05 and an HQ of 1 and the cumulative risk calculated at the subject property fell below that level.

D. CURRENT PROPERTY FEATURES

The only structure remaining on the subject property is a billboard in the northwestern corner. The eastern side of the property slopes toward the west, and it becomes relatively flat near the center and western portions. A recently built loose-asphalt drive leads from a gate on the eastern side to a large asphalt pad in the center of the property.

E. MAPS

Site Location Map, Site Map, and Area Map are included in **Figures**.

F. COMPLIANCE WITH PERMITS, STATUTES OR REGULATIONS

There are no orders, citations, or notices of violation issued to the applicant for any violations or alleged violations of environmental permits, laws and/or regulations.

G. PROPERTY ELIGIBILITY CRITERIA

The property meets the following ADEM criteria:

a. It is not listed on the National Priorities List pursuant to CERCLA;
b. It is not currently undergoing response activities required by an order of ADEM;
c. It is not currently undergoing response activities required by an order of EPA issued pursuant to CERCLA;
d. It is not a hazardous waste treatment, storage, or disposal facility subject to the permitting requirements of 335-14-8-.01 through 335-14- 8-.08.

Is this Site eligible for participation in the voluntary cleanup program?

Yes X No _____

As such, The Kelsey will not be asking for a variance.

H. OTHER INFORMATION

The Kelsey wishes to enter the subject property into the Voluntary Cleanup Program. A Voluntary Cleanup Plan that includes the placing an Environmental Covenant on the subject property that prohibits the installation of water wells for use for potable water or irrigation, has been prepared and is submitted at the time of this application. The groundwater restriction will eliminate the ingestion and dermal contact routes of exposure from the Site-Conceptual Model, thus eliminating risks to human receptors.

I. FEES

A check in the amount of $28,035 is included for entry into the Voluntary Cleanup Program as a non-responsible party ($5,060); review of the assessment report ($4,260); Letter of Concurrence ($4,210); public notice ($800); and registry fee for the environmental covenant ($13,705).

J. CERTIFICATION

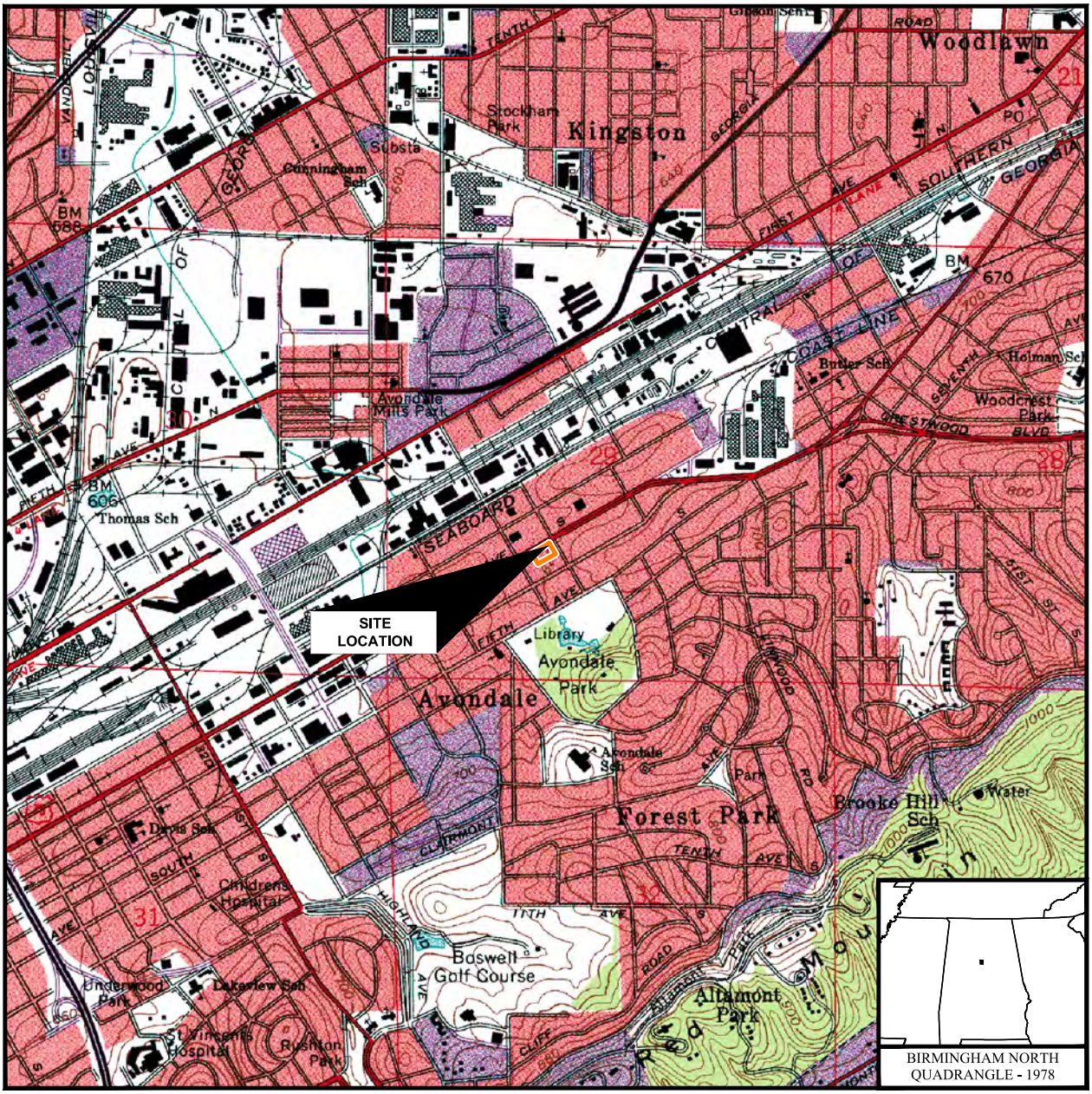
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possible revocation of the limitations of liability and removal from the program."

Responsible Corporate Official of Applicant:

_____ Title: CEO of The Kelsey
(signature)

Micaela Connery Date: 9/2/25
(printed name name)

Figures



SCALE: 1 : 24,000

1 .5 0 1
MILES

1000 0 1000 5000 10,000
FEET

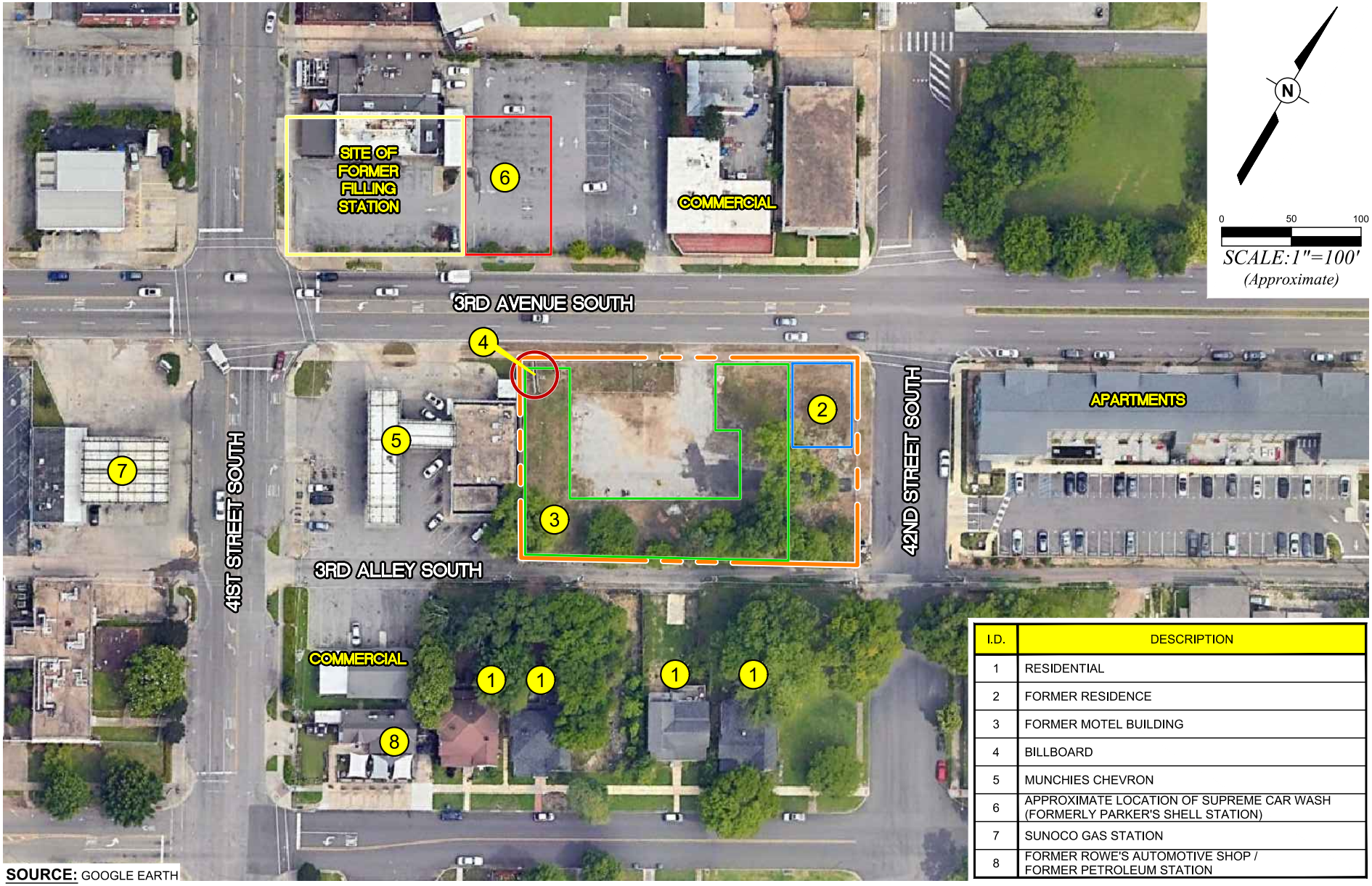
1 0 KILOMETER 1 2
1000 0 METER 1000 2000

PPM CONSULTANTS, INC. www.ppmco.com	
DRAWN BY: JCP	DRAWN DATE: 02/15/24
PROJECT NUMBER: 40191401	PHASE: ESAI

THE KELSEY
AVONDALE PROPERTY
4121 3RD AVENUE SOUTH
BIRMINGHAM, ALABAMA

SITE LOCATION MAP

FIGURE NUMBER
1



I.D.	DESCRIPTION
1	RESIDENTIAL
2	FORMER RESIDENCE
3	FORMER MOTEL BUILDING
4	BILLBOARD
5	MUNCHIES CHEVRON
6	APPROXIMATE LOCATION OF SUPREME CAR WASH (FORMERLY PARKER'S SHELL STATION)
7	SUNOCO GAS STATION
8	FORMER ROWE'S AUTOMOTIVE SHOP / FORMER PETROLEUM STATION

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DRAWN BY:	DRAWN DATE:
JCP	02/15/24
PROJECT NUMBER:	PHASE:
40191401	ESAI

THE KELSEY
AVONDALE PROPERTY
4121 3RD AVENUE SOUTH
BIRMINGHAM, ALABAMA

SITE MAP

FIGURE NUMBER
2

I.D.	DESCRIPTION
1	RESIDENTIAL
2	ROGER'S TIRE SHOP / FORMER PETROLEUM STATION
3	COMMERCIAL
4	VACANT
5	MUNCHIES CHEVRON
6	APPROXIMATE LOCATION OF SUPREME CAR WASH (FORMERLY PARKER'S SHELL STATION)
7	SUNOCO GAS STATION
8	FORMER ROWE'S AUTOMOTIVE SHOP / FORMER PETROLEUM STATION
9	FORMER AUTO BODY SHOP / PETROLEUM STATION
10	APARTMENTS
11	SITE OF FORMER DRY CLEANER
12	SITE OF FORMER FILLING STATION

SOURCE: GOOGLE EARTH

PPM CONSULTANTS, INC.
www.ppmco.com

DRAWN BY:	DRAWN DATE:
JCP	02/15/24
PROJECT NUMBER:	PHASE:
40191401	ESAI

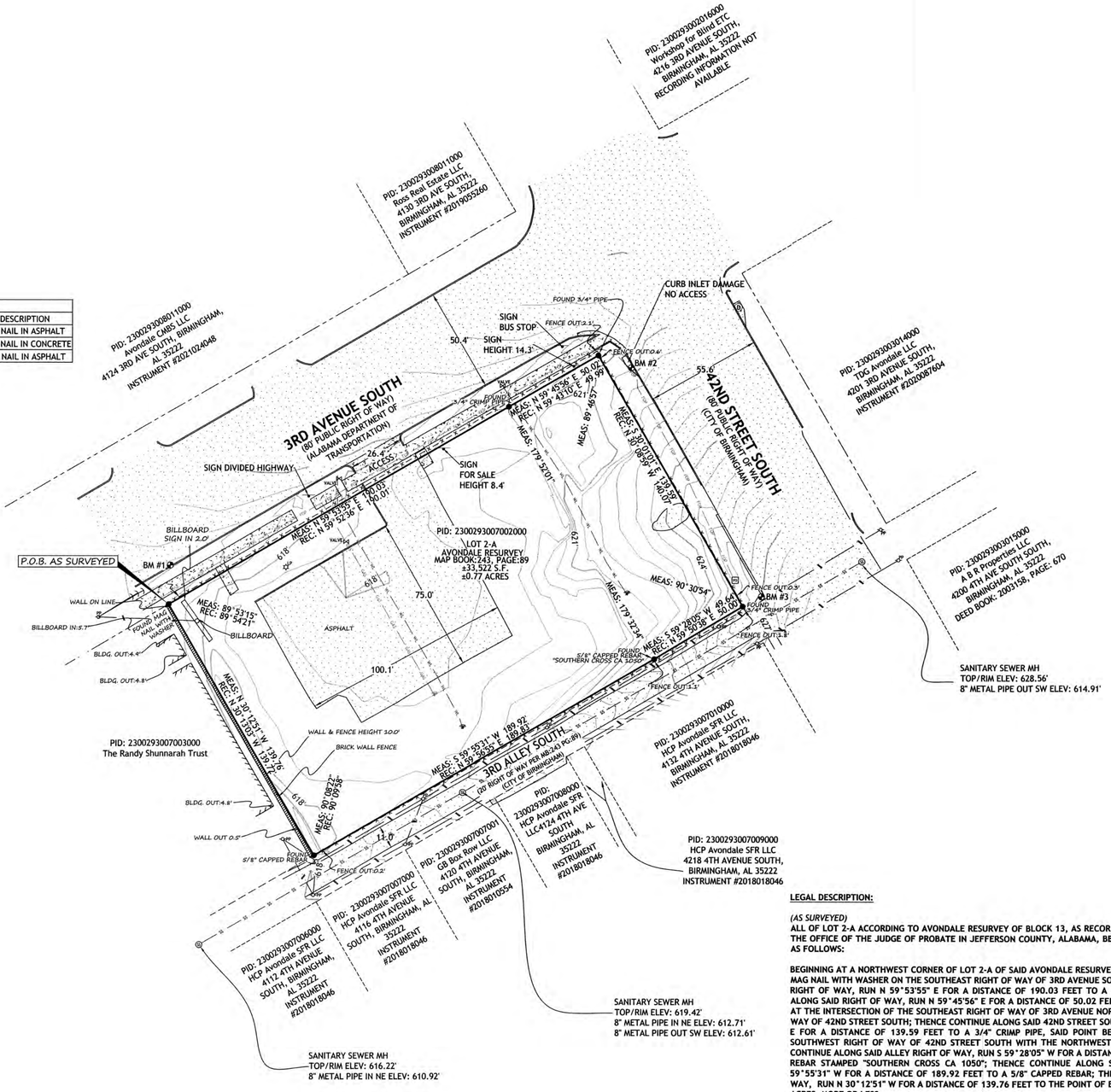
THE KELSEY
AVONDALE PROPERTY
4121 3RD AVENUE SOUTH
BIRMINGHAM, ALABAMA

AREA MAP

FIGURE NUMBER
3

Attachment A – Survey and Legal Description of Property

SURVEYING CONTROL TABLE				
BM #	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM #1	N: 1282647.71'	E: 2190003.57'	Z: 616.39'	MAG NAIL IN ASPHALT
BM #2	N: 1282743.58'	E: 2190226.35'	Z: 621.43'	MAG NAIL IN CONCRETE
BM #3	N: 1282633.28'	E: 2190289.34'	Z: 626.89'	MAG NAIL IN ASPHALT



SCHEDULE B-II
(PER FILE NO. A-07464)

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
-NOT A SURVEY MATTER.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
-DOCUMENTS NOT PROVIDED.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
-DOCUMENTS NOT PROVIDED.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
-APPLIES, SHOWN ON SURVEY.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously, under water.
-DOES NOT APPLY.

6. Any lien, or right to a lien, for services, labor, or material unless such lien is shown by the Public Records at Date of Policy.
-DOCUMENTS NOT PROVIDED.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
-DOCUMENTS NOT PROVIDED.

8. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
-NOT A SURVEY MATTER.

9. Easement, Building Line(s), Notes and Restrictions as shown on the map recorded in Map Book 243, Page 89.
-DOES APPLY SHOWN ON SURVEY.

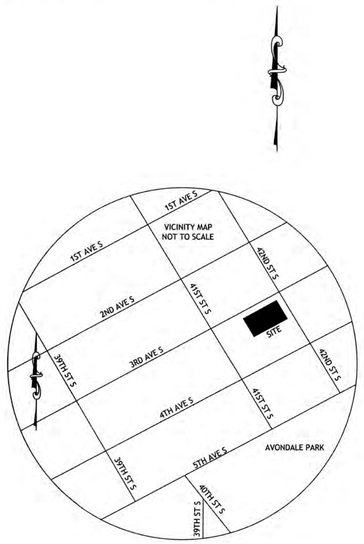
10. Rights of interested parties under outstanding unrecorded leases.
-NOT A SURVEY MATTER.

11. Unpaid and unrecorded sewer liens filed after the date of the policy.
-NOT A SURVEY MATTER.

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
OH	OVERHANG
ASP	ASPHALT
BLDG	BUILDING
RES	RESIDENCE
CALC	CALCULATED
MEAS:	MEASURED
REC:	RECORDED
BRG	BEARING
CH	CHORD
R	RADIUS
TAN	TANGENT
D	DELTA
ESMT	EASEMENT
HW	HEADWALL
OH	OVERHANG
POR	PORCH
COV	COVERED
R.O.W.	RIGHT OF WAY
	AIR CONDITIONER
	IRON PIN SET (IPS)
	IRON PIN FOUND (IPF)
	CONTROL POINTS
	FOUND/SET CROSS
ECM	EXIST. CONC. MON.
	CALCULATED POINT
AC	ACRES
S.F.	SQUARE FEET
±	PLUS OR MINUS
	DECK
	CONCRETE
	RETAINING WALL
	GUY ANCHOR
	POWER POLE
	MANHOLE
	WATER METER
	UTILITY PEDESTAL
	GAS METER
WVALVE	VALVE
WFH	FIRE HYDRANT
	LIGHT POLE
D	STORM MANHOLE
	CURB STORM INLET
	GRATED INLET
CO	CLEANOUT
	SANITARY MANHOLE
	DRAINAGE INLET
GV	GAS VALVE
	UTILITY VAULT
	SIGN
	BOLLARD
	ELECTRIC BOX
	ELECTRIC METER
	FENCE
	OVERHEAD POWER
	BUILDING LINE
	LOST SIGNAL
TCP	UNDERGROUND FIBER OPTIC
GAS	UNDERGROUND GAS
WL	UNDERGORUND WATER
SS	UNDERGROUND SANITARY

SURVEY CONTROL:
THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 18). ELEVATION AND POSITION WERE OBTAINED FROM STATIC GPS OBSERVATION USING NOAA OPUS SOLUTION AS CONTROL.



SURVEYORS NOTES:

1. IN ACCORDANCE WITH TABLE A ITEM #1, MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS PREVIOUSLY MARKED.
2. IN ACCORDANCE WITH TABLE A ITEM #2, THE ADDRESS OF THE SURVEYED PROPERTY IS AS FOLLOWS: 4121 3RD AVENUE SOUTH, BIRMINGHAM, AL 35222, PER JEFFERSON COUNTY TAX RECORDS.
3. IN ACCORDANCE WITH TABLE A ITEM #3, THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD (ZONE X) PER FIRM PANEL #01073C0394G DATED 09/29/2006.
4. IN ACCORDANCE WITH TABLE A ITEM #4 THE GROSS LAND AREA OF THE SURVEYED PROPERTY IS AS FOLLOWS: ±33,522 S.F. OR ±0.77 ACRES.
5. IN ACCORDANCE WITH TABLE A ITEM #5, VERTICAL RELIEF MEASUREMENTS ARE SHOWN ON THIS SURVEY; CONTOURS SHOWN ARE DRAWN AT 0.5' INTERVALS.
6. IN ACCORDANCE WITH TABLE A ITEM #6, THE SURVEYED IS LOCATED IN THE B-2 GENERAL BUSINESS DISTRICT WITH THE FOLLOWING REQUIREMENTS:
   > MAXIMUM STRUCTURE HEIGHT OF 75 FEET
   > FRONT SETBACK: NONE
   > REAR SETBACK: NONE
   > SIDE SETBACK: NONE
   > MINIMUM LOT WIDTH: 5000 S.F. SINGLE FAMILY, 2500 S.F. TWO-FAMILY, 1600 S.F. ATTACHED/SEMI ATTACHED, 1000 S.F. MULTIPLE DWELLINGS
   > MINIMUM LOT WIDTH: 50 FEET
7. IN ACCORDANCE WITH TABLE A ITEM #8, ALL SUBSTANTIAL FEATURES ARE SHOWN ON THIS SURVEY
8. IN ACCORDANCE WITH TABLE A ITEM #9, 0 REGULAR PARKING SPACES AND 0 HANDICAP PARKING SPACES WERE OBSERVED AT THE TIME OF THIS SURVEY.
9. IN ACCORDANCE WITH TABLE A ITEM #10, NO PARTY WALLS WERE OBSERVED AT THE TIME OF THIS SURVEY.
10. IN ACCORDANCE WITH TABLE A ITEM #11(b), The Subsurface utilities shown on this survey were marked by "GPRS" on 02-10-2025 under Work Order #750247. Weygand makes no claim towards the accuracy of said markings. The Subsurface utilities shown should be considered approximate.
11. IN ACCORDANCE WITH TABLE A ITEM #13, NAMES OF ALL ADJOINING PROPERTY OWNERS, ACCORDING TO CURRENT TAX RECORDS, ARE SHOWN ON THIS SURVEY.
12. EXISTING ENCROACHMENTS ARE AS FOLLOWS:
    > NO ENCROACHMENTS ON ADJOINING LOTS, HOWEVER THE FENCE AROUND THE RIGHT OF WAYS DOES ENCROACH INTO THE RIGHT OF WAY.
13. THE PROPERTY DESCRIBED HAS DIRECT PHYSICAL ACCESS TO 3RD AVENUE SOUTH, 42ND STREET SOUTH, 3RD ALLEY SOUTH, EACH BEING A DULY DEDICATED AND ACCEPTED PUBLIC RIGHT-OF-WAY. THE RIGHT-OF -WAY LINE FOR EACH SUCH PUBLIC RIGHT-OF-WAY AND THE BOUNDARY LINE OF THE SUBJECT PROPERTY ARE COTERMINOUS AS SHOWN ON THE SURVEY AND CONTAIN NO INTERVENING STRIPS, GAPS, GORES, OR OVERLAPS.
14. THE SURVEYED PROPERTY IS ZONED B2 GENERAL BUSINESS DISTRICT HAVING A MINIMUM OF A 25' SETBACK PER THE CITY OF BIRMINGHAM AL PLANNING AND ZONING DEPARTMENT
15. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF THE FOLLOWING DOCUMENTS OBTAINED FROM THE OFFICE OF THE JUDGE OF PROBATE IN JEFFERSON COUNTY, ALABAMA:
    > DEED BOOK: 1 PAGE: 221
    > DEED BOOK: 98 PAGE: 57
    > DEED BOOK: 243 PAGE: 89
    > MAP BOOK: 1 PAGE: 221

LEGAL DESCRIPTION:
(PER TITLE COMMITMENT)

LOT 2-A ACCORDING TO THE AVONDALE RESURVEY OF BLOCK 13 RECORDED IN MAP BOOK 249, PAGE 89 IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.

THE LAND SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, **FILE NUMBER A-07464, DATED 02/05/2024.**

LEGAL DESCRIPTION:

(AS SURVEYED)
ALL OF LOT 2-A ACCORDING TO AVONDALE RESURVEY OF BLOCK 13, AS RECORDED IN MAP BOOK: 243, PAGE: 89, IN THE OFFICE OF THE JUDGE OF PROBATE IN JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF LOT 2-A OF SAID AVONDALE RESURVEY OF BLOCK 13, SAID POINT BEING A MAG NAIL WITH WASHER ON THE SOUTHEAST RIGHT OF WAY OF 3RD AVENUE SOUTH; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 59°53'55" E FOR A DISTANCE OF 190.03 FEET TO A 3/4" CRIMP PIPE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 59°45'56" E FOR A DISTANCE OF 50.02 FEET TO A 3/4" PIPE, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY OF 3RD AVENUE NORTH WITH THE SOUTHWEST RIGHT OF WAY OF 42ND STREET SOUTH; THENCE CONTINUE ALONG SAID 42ND STREET SOUTH RIGHT OF WAY, RUN S 30°01'01" E FOR A DISTANCE OF 139.59 FEET TO A 3/4" CRIMP PIPE, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHWEST RIGHT OF WAY OF 42ND STREET SOUTH WITH THE NORTHWEST RIGHT OF WAY AN ALLEY; THENCE CONTINUE ALONG SAID ALLEY RIGHT OF WAY, RUN S 59°28'05" W FOR A DISTANCE OF 49.64 FEET TO A 5/8" CAPPED REBAR STAMPED "SOUTHERN CROSS CA 1050"; THENCE CONTINUE ALONG SAID ALLEY RIGHT OF WAY, RUN S 59°55'31" W FOR A DISTANCE OF 189.92 FEET TO A 5/8" CAPPED REBAR; THENCE LEAVING SAID ALLEY RIGHT OF WAY, RUN N 30°12'51" W FOR A DISTANCE OF 139.76 FEET TO THE POINT OF BEGINNING. SAID LOT 2-A BEING, 0.77 ACRES, MORE OR LESS.

BY: Thomas Scott Dreher
Thomas Scott Dreher, PLS AL 50407
173 Oxmoor Road
Homewood, AL 35209
(205) 942-0086

Date: *FEBRUARY 14, 2025*

ALABAMA LICENSED No. 50407 PROFESSIONAL LAND SURVEYOR THOMAS SCOTT DREHER

"ALTA/NSPS LAND TITLE SURVEY"

"STATE OF ALABAMA)
COUNTY OF JEFFERSON)
TO: Alabama Housing Finance Authority, & The Kelsey Avondale LP

I, Thomas Scott Dreher, a Licensed Professional Land Surveyor in the State of Alabama of the firm Weygand, LLC, Birmingham, Alabama 205-942-0086, do hereby certify that this survey is a field-run survey performed by or under the direct supervision of a licensed Professional Land Surveyor currently licensed in the State of Alabama and in accordance with current Standards of Practice for Land Surveying in the State of Alabama for a Land or Boundary Survey meeting Commercial requirements under such standards; that the premises shown hereon is a true and correct plat of the property described hereon; that all buildings or other improvements, if any, thereon are located with respect to property boundaries as shown; that there are no electric or telephone wires or structures or supports therefor on or over said premises, except as shown; that all rights-of-way, easements or joint drives over or across said premises visible on the surface are shown; that the premises surveyed do not encroach on the adjoining property and that the adjoining property does not encroach on the premises surveyed, nor do any improvements or structures on either such property encroach on the other, except as shown. Flood Insurance Rate Map & Panel number 01073C0394G Dated 09/29/2006 Flood Zone X WITNESS my hand this the 14TH day of FEBRUARY 2025. Thomas Scott Dreher, P.L.S. Alabama Lic. No. 50407.

WEYGAND		173 Oxmoor Road Homewood, AL 35209 (205) 942-0086	0' 30' 60' 90' GRAPHIC SCALE: 1" = 30'
SCALE: 1" = 30'	APPROVED BY: Thomas Scott Dreher PLS AL REG. NO. 50407	DATE OF FIELDWORK: 1/15/2025	
DATE: 02/14/2025		SURVEYED BY: BT DRAWN BY: BT	Job #: 20240284

LEGAL DESCRIPTION:

(AS SURVEYED)
ALL OF LOT 2-A ACCORDING TO AVONDALE RESURVEY OF BLOCK 13, AS RECORDED IN MAP BOOK: 243, PAGE: 89, IN THE OFFICE OF THE JUDGE OF PROBATE IN JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF LOT 2-A OF SAID AVONDALE RESURVEY OF BLOCK 13, SAID POINT BEING A MAG NAIL WITH WASHER ON THE SOUTHEAST RIGHT OF WAY OF 3RD AVENUE SOUTH; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 59°53'55" E FOR A DISTANCE OF 190.03 FEET TO A 3/4" CRIMP PIPE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 59°45'56" E FOR A DISTANCE OF 50.02 FEET TO A 3/4" PIPE, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY OF 3RD AVENUE NORTH WITH THE SOUTHWEST RIGHT OF WAY OF 42ND STREET SOUTH; THENCE CONTINUE ALONG SAID 42ND STREET SOUTH RIGHT OF WAY, RUN S 30°01'01" E FOR A DISTANCE OF 139.59 FEET TO A 3/4" CRIMP PIPE, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHWEST RIGHT OF WAY OF 42ND STREET SOUTH WITH THE NORTHWEST RIGHT OF WAY AN ALLEY; THENCE CONTINUE ALONG SAID ALLEY RIGHT OF WAY, RUN S 59°28'05" W FOR A DISTANCE OF 49.64 FEET TO A 5/8" CAPPED REBAR STAMPED "SOUTHERN CROSS CA 1050"; THENCE CONTINUE ALONG SAID ALLEY RIGHT OF WAY, RUN S 59°55'31" W FOR A DISTANCE OF 189.92 FEET TO A 5/8" CAPPED REBAR; THENCE LEAVING SAID ALLEY RIGHT OF WAY, RUN N 30°12'51" W FOR A DISTANCE OF 139.76 FEET TO THE POINT OF BEGINNING. SAID LOT 2-A BEING, 0.77 ACRES, MORE OR LESS.

ATTACHMENT B – PHASE II ESA REPORT

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

THE KELSEY
AVONDALE PROPERTY
4121 THIRD AVENUE SOUTH
BIRMINGHAM, ALABAMA

PPM PROJECT NO. 40191402

JANUARY 24, 2025 (REV01)

PPM CONSULTANTS

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

AT

AVONDALE PROPERTY
4121 THIRD AVENUE SOUTH
BIRMINGHAM, ALABAMA

PREPARED FOR:

THE KELSEY
1 SANSOME STREET, SUITE 3500
SAN FRANCISCO, CALIFORNIA 94104

PPM PROJECT NO. 40191402

JANUARY 24, 2025 (REV01)

PREPARED BY:

WALTER B. HENLEY, JR., P.G.
SENIOR GEOLOGIST

REVIEWED BY:

MATTHEW J. EBBERT, P.G.
SENIOR GEOLOGIST

PPM CONSULTANTS, INC.
5555 BANKHEAD HIGHWAY
BIRMINGHAM, ALABAMA 35210
(205) 836-5650

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APPENDICES

1.0 INTRODUCTION

PPM Consultants, Inc. (PPM) has completed a Limited Phase II Environmental Site Assessment (ESA) for The Kelsey of the Avondale Property located at 4121 Third Avenue South in Birmingham, Alabama. The purpose of the assessment was to evaluate if shallow soil, soil vapor, and groundwater have been impacted by regulated constituents of concern (COC) in relation to recognized environmental conditions (REC) that were identified in the previously conducted Phase I ESA for the subject property. These RECs consist of the following:

- **Munchies Chevron, Adjoining to the West**. This property is currently in use as a retail petroleum station. The facility utilizes two 10,000-gallon gasoline underground storage tanks (USTs). As far as can be determined, the facility is in compliance with all UST regulations and is covered by the Alabama Underground and Aboveground Tank Trust Fund. However, because there are USTs in use on this property and because the property adjoins the subject property, there is a material threat of release that could affect the subject property. Therefore, the current use of this site as a retail petroleum station is considered a REC.
- **Rowe's Automotive, 127 feet southwest**. Rowe's Automotive was in operation as a filling station from at least 1940 to at least 1956 and an automotive repair shop from at least 1967 to at least 2011 under various names and ownership. It is located approximately 127 feet southwest of the subject property. There are no records for this facility in the Alabama Department of Environmental Management's (ADEM) eFile database. Google Street View Images show that the repair shop was converted into a restaurant sometime around 2015 and currently operates as a restaurant and bar. Because of the site's location cross gradient to the subject property and the lack of information about possible USTs or petroleum usage, and because the site operated as a filling station and auto repair shop for many years before current environmental regulations were established, the historical uses of this property are considered a REC.

This report describes field methodology, presents analytical results, and provides conclusions from the limited Phase II ESA.

2.0 SCOPE OF WORK

The following scope of work was performed for the Limited Phase II ESA:

- Advancement of three soil borings (SB-1, SB-2, and SB-3) to refusal at approximate depths of 13.1, 14.6, and 4.5 feet below ground surface (BGS), respectively, using direct-push technology (DPT).
- Collection and laboratory analysis of subsurface soil samples from SB-1 through SB-3. The soil samples were analyzed for volatile organic compounds (VOCs) per Environmental Protection Agency (EPA) Method 8260.
- Installation of temporary monitoring wells (TMW-1 and TMW-2) in soil borings SB 1 and SB-2, respectively. Groundwater was not encountered before probe refusal in boring SB-3.
- Collection and laboratory analysis of groundwater samples from the temporary monitoring wells. The groundwater samples were analyzed for VOCs per EPA Method 8260.
- Installation of three soil vapor sampling points SV-1, SV-2, and SV-3 approximately 5 feet from the soil borings with the same numerical designations. Each soil vapor point was installed at a depth of approximately 3 feet BGS.
- Collection and laboratory analysis of soil vapor samples from the vapor sampling points. The vapor samples were analyzed for VOCs per EPA Method TO-15.
- Preparation of a Limited Phase II ESA Report that provides a description of the field activities and methodologies employed; a summary of analytical data; and conclusions.

3.0 INVESTIGATIVE METHODOLOGY

3.1 SOIL BORINGS

On May 3, 2024, PPM advanced soil borings SB-1 through SB 3 at the site. Boring SB-1 was advanced near the northwest corner; boring SB-2 was advanced near the southwest corner; and boring SB-3 was advanced in the center of the property. All borings were sampled continuously for description. Boring SB-1, SB-2, and SB-3 were advanced with DPT to probe refusal at depths of 13.1, 14.6, and 4.5 feet BGS, respectively. Locations of the borings are depicted on **Figure 1, Site Map with Sampling Locations, Figure**.

3.2 SOIL SAMPLING AND FIELD SCREENING

Soil borings SB-1, SB-2, and SB-3 were each sampled at 5- to 6-foot intervals to probe refusal. Soil samples were described in general accordance with the Unified Soil Classification System (USCS). Portions of each sample interval were field screened using headspace techniques. Another portion of each soil sample was collected in a sample jar and retained for possible laboratory analyses. Two soil samples were selected for analysis from each of soil borings SB-1 and SB-2. One soil sample was collected from soil boring SB-3 because of its shallow depth to refusal. In general, the soil samples were selected for analysis based on the samples collected nearest the ground surface and above the suspected zone of saturation. Samples saturated with groundwater were not observed while collecting the soil samples. Soil cuttings generated during advancement of soil borings were spread on-site.

Headspace analyses consisted of half-filling glass mason jars with soil, covering with aluminum foil and allowing the sample to warm for approximately 15 minutes. A headspace reading was then obtained by inserting the probe tip of a hydrocarbon analyzer through the aluminum foil. After each reading, the instrument was allowed to return to background concentrations in the ambient air.

Disposable nitrile gloves were worn during sample handling and changed between each sample acquisition in an effort to reduce the potential for cross-contamination and as part of the personal protective equipment (PPE) for the project. The soil sampler devices and other sampling equipment were decontaminated between each use.

3.3 TEMPORARY WELL INSTALLATION

Temporary monitoring wells TMW-1 and TMW-2 were installed on May 3, 2024, in borings SB-1 and SB-2, respectively. A temporary monitoring well was not installed in boring SB-3 because of its shallow depth to refusal. The temporary monitoring wells were constructed of 1-inch diameter polyvinyl chloride (PVC) screen and riser pipe with a sand pack emplaced around the screens. Water level measurements were taken on the day the wells were installed; however, only 0.1 to 0.2 feet of water were observed in the wells. PPM secured the wells with caps and returned to the site on May 6, 2024. On that day, the depth to water was measured at 10.9 and 7.7 feet BGS, respectively, in TMW-1 and TMW-2. Groundwater samples were then collected from each temporary well using a disposable polyethylene bailer. After groundwater sampling was completed, the temporary

monitoring wells were removed, and the soil borings were filled with bentonite pellets and finished to match the surrounding surface.

3.4 SOIL VAPOR SAMPLING POINT INSTALLATION

On May 3, 2024, soil vapor implants SV-1, SV-2, and SV-3 were installed approximately 5 feet from the soil borings with the same numerical designations. Each implant was installed at a depth of approximately 3 feet BGS with silicone tubing extending to the ground surface. At least 6 inches of clean, well-sorted sand were placed in the annular space around the implant. Approximately 12 inches of bentonite were placed above the sand pack and hydrated to effect a seal. The sampling point was secured before leaving the site on May 3, 2024. PPM returned to the site on May 6, 2024, to sample the vapor points.

Vapor sampling consisted of pressure testing the fittings to 10 inches of mercury. A leak test was performed with 21.5 percent helium in a shroud placed over the point. The pressure test and leak test were successful at all three points. A Summa canister was attached to the sampling port to collect each vapor sample. The vapor sampling points were left in place pending the results of analysis of the samples.

3.5 LABORATORY ANALYSES

Soil and groundwater samples were analyzed by Sutherland Environmental Company, Inc. of Birmingham, Alabama. The soil and groundwater samples were analyzed for VOCs per EPA Method 8260.

Soil vapor samples were analyzed by H&P Mobile Geochemistry Inc. of Carlsbad, California. Each sample was analyzed for VOCs per EPA Method TO-15.

4.0 FINDINGS

The soil at SB-1 was classified as sandy clay, gravelly clay, and clay from below the topsoil to probe refusal at 13.1 feet BGS. The soil at SB-2 was classified as sandy clay, gravelly clay, and clay from below the topsoil to probe refusal at 14.6 feet BGS. The soil at SB-3 was classified as sandy clay and gravelly clay from below the topsoil to probe refusal at 4.5 feet BGS. There were no signs of staining or odors throughout any of the borings. Soil samples were collected from the 1- to 3-foot depth and 6- to 8-foot depths at borings

SB-1 and SB-2. A soil sample was collected from the 1- to 3-foot depth at boring SB-3. Soil Boring Logs are included in **Appendix A, Geologic Boring Logs**.

Initial saturation was not observed during sample collection in any of the borings. Static water levels measured on May 6, 2024, in the temporary monitoring wells ranged from 10.9 feet BGS in TMW-1 and 7.7 feet BGS in TMW-2.

Only one analyte, bromomethane, was detected in the soil and groundwater samples. Bromomethane was the key ingredient in a soil fumigant once used to treat for pests (nematodes) and in a pesticide used to control rats. The concentrations did not exceed the Regional Screening Levels (RSLs) established by EPA for residential soil (May 2024). The detected bromomethane concentration at TMW-1 of 0.006 milligrams per liter (mg/L) did exceed the residential-use RSL of 0.00075 mg/L; however, the RSL is a risk-based level for tap water since a drinking water Maximum Contaminant Level (MCL) for the compound has not been established. Risk-based RSLs based on tap water are typically much lower than MCLs. Also, the City of Birmingham has an ordinance (Birmingham City Code, Chapter 3, Health and Sanitation, Article A, Section 6-3-3) that prohibits the installation of a domestic water supply well within 100 feet of an approved public water supply main or pipe. Analytical results are listed in **Table 1, Summary of Detected Constituents at Site – Soil** and **Table 2, Summary of Detected Constituents at Site – Groundwater** in **Tables**.

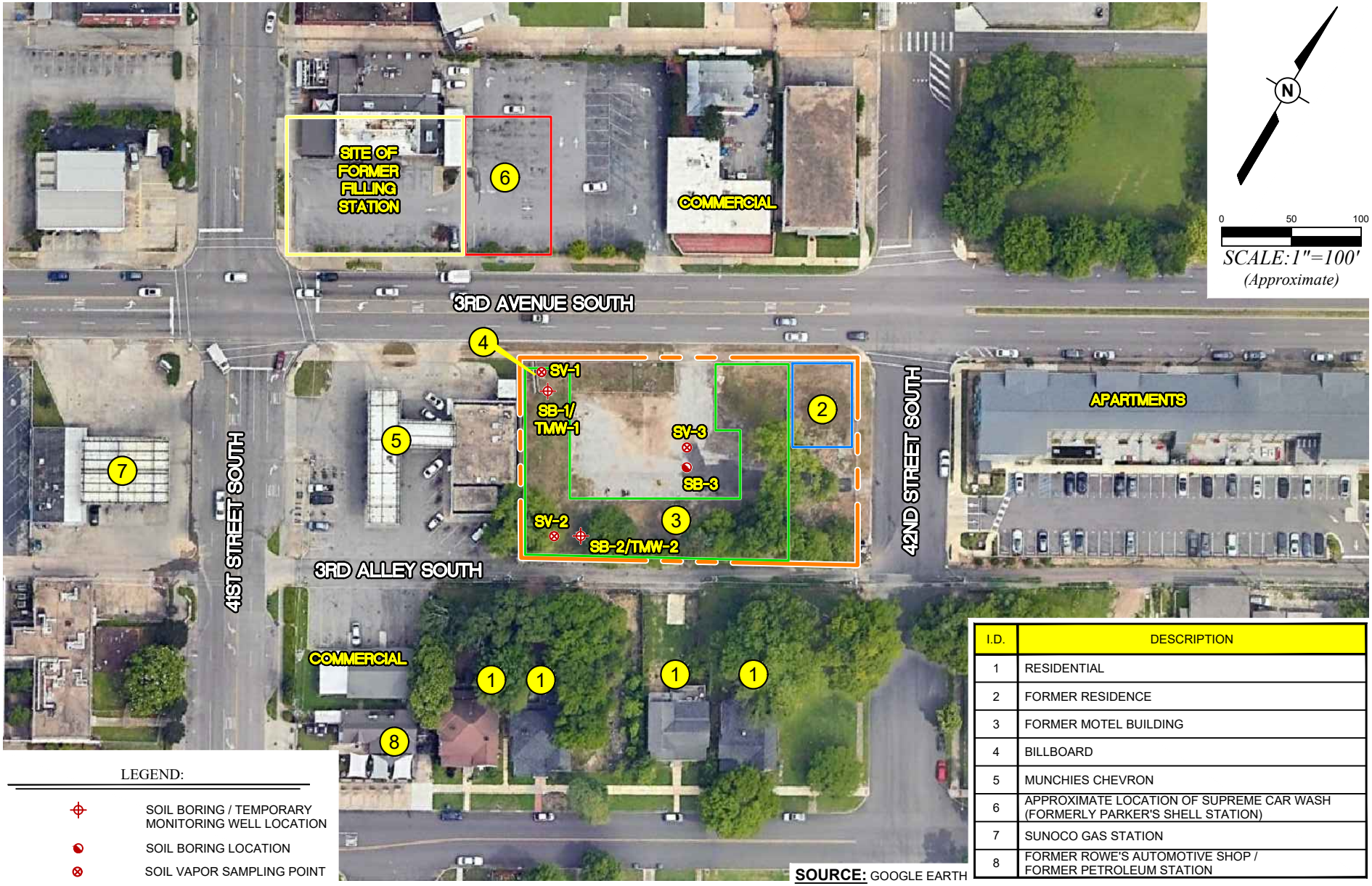
Fourteen analytes were detected in the soil vapor samples including 2-butanone [also known as methyl ethyl ketone (MEK)], carbon disulfide, chloromethane, dichlorodifluoromethane, ethylbenzene, 4-ethyltoluene, 2-hexanone, styrene, tetrachloroethene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, m,p-xylenes, and o-xylenes. Bromomethane was not detected in soil vapor samples. Vapor Intrusion Screening Levels (VISLs), particularly target levels for near-source soil, were determined using the EPA VISL Calculator published on their website for each analyte detected in soil vapor. The target concentrations were calculated using residential exposure assumptions at both a carcinogenic risk (CR) of 1E-05 and 1E-06 and a hazard quotient (HQ) of both 1 and 0.1. As a first step, the actual soil vapor concentrations were compared to target concentrations calculated at the lesser risk level (CR=1E-06 and HQ=0.1). Only the actual vapor concentration for 2-hexanone exceeded the target risk at that level. The commercial production of 2-hexanone was discontinued in the United States in 1979; however, it may still be indirectly produced through wood pulping operations and some oil and gas extraction operations. Some evidence exists that it may be produced from decomposition of wood waste or of biosolids in sewage.

To complete the soil vapor evaluation at this site, a cumulative risk to residents for all of the compounds that were detected in vapor was determined using the VISL Calculator. For residential use, the highest cumulative risk at any one sample point was a HQ of 0.327 at SV-2 and a CR of 2.28E-07 at SV-3. For risk evaluations, ADEM uses a cumulative risk of 1E-05 and an HQ of 1 and the cumulative risk calculated at this site fell below that level. The detected analytical results are tabulated in **Table 3, Summary of Detected Constituents at Site – Soil Vapor**. All the analytical results are included in **Appendix B, Laboratory Analytical Reports**. VISL calculation sheets are included in **Appendix C, VISL Data**.

5.0 RECOMMENDATIONS

PPM concludes that the areas of the subject property that were assessed have not been significantly impacted by the RECs identified during the Phase I ESA. Analytical testing of soil and vapor samples and the results of the VISL Calculator for cumulative risks associated with vapor indicate that those media at the site are suitable for residential use. However, one compound detected in groundwater, bromomethane, did exceed an RSL based on the residential use of tap water. As outlined in their environmental policy, the Alabama Housing Finance Authority (AHFA) allows an exception for the use of an institutional control prohibiting the use of groundwater for potable or irrigation purposes in the instance where water is supplied by a utility. The site is located in an urban area that is served by a municipal water supply, and ADEM has a process for allowing placement of an environmental covenant on such low-risk sites to formally restrict groundwater use. Therefore, PPM recommends the development of such an environmental control on this site. Once the control is instituted, no further action is necessary

FIGURE



LEGEND:

- SOIL BORING / TEMPORARY MONITORING WELL LOCATION
- SOIL BORING LOCATION
- SOIL VAPOR SAMPLING POINT

I.D.	DESCRIPTION
1	RESIDENTIAL
2	FORMER RESIDENCE
3	FORMER MOTEL BUILDING
4	BILLBOARD
5	MUNCHIES CHEVRON
6	APPROXIMATE LOCATION OF SUPREME CAR WASH (FORMERLY PARKER'S SHELL STATION)
7	SUNOCO GAS STATION
8	FORMER ROWE'S AUTOMOTIVE SHOP / FORMER PETROLEUM STATION

SOURCE: GOOGLE EARTH

PPM CONSULTANTS, INC.
www.ppmco.com

DRAWN BY:	DRAWN DATE:
JCP	05/21/24
PROJECT NUMBER:	PHASE:
40191402	ESAII

THE KELSEY
AVONDALE PROPERTY
4121 3RD AVENUE SOUTH
BIRMINGHAM, ALABAMA

SITE MAP WITH SAMPLING LOCATIONS

FIGURE NUMBER
1

TABLES

TABLE 1
SUMMARY OF CONSTITUENTS DETECTED AT SITE - SOIL
THE KELSEY - AVONDALE PROPERTY
BIRMINGHAM, ALABAMA

SAMPLE I.D.	SAMPLE DEPTH (ft BGS)	HEADSPACE RESULT (ppmv)	DATE	BROMOMETHANE (mg/kg)	2-BUTANONE (MEK) (mg/kg)	CARBON DISULFIDE (mg/kg)	CHLOROMETHANE (mg/kg)	DICHLORODIFLUORO-METHANE (mg/kg)	ETHYLBENZENE (ug/m3)	4-ETHYLTOLUENE (ug/m3)	2-HEXANONE (MBK) (mg/kg)	STYRENE (mg/kg)	TETRA-CHLOROETHENE (ug/m3)	TOLUENE (mg/kg)	1,2,4-TRIMETHYL-BENZENE (mg/kg)	1,3,5-TRIMETHYL-BENZENE (mg/kg)	m,p-XYLENE (mg/kg)	o-XYLENE (mg/kg)
SB-1 (1-3)	1-3	15	05/03/24	**0.027**	<0.005	<0.005	<0.005	<0.005	<0.005	NA	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.015	<0.015
SB-1 (6-8)	6-8	25	05/03/24	**0.038**	<0.005	<0.005	<0.005	<0.005	<0.005	NA	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.015	<0.015
SB-2 (1-3)	1-3	45	05/03/24	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	NA	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.015	<0.015
SB-2 (6-8)	6-8	30	05/03/24	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	NA	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.015	<0.015
SB-3 (1-3)	1-3	0	05/03/24	**0.046**	<0.005	<0.005	<0.005	<0.005	<0.005	NA	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.015	<0.015
RSLs - Residential Soil				***0.68***	***2,700***	***77***	***11***	***8.7***	***5.8***	***NA***	***20***	***600***	***8.1***	***490***	***30***	***27***	***55***	***64***

Notes: *ft BGS - feet below ground surface*
mg/kg - milligrams per kilogram
ppmv - parts per million by volume using RKI Eagle combustible gas indicator
NA - Not analyzed
RSLs - EPA Regional Screening Levels, May 2024
Bold *indicates detected concentration*

Source: *PPM Project No. 40191402*

TABLE 2
SUMMARY OF CONSTITUENTS DETECTED AT SITE - GROUNDWATER
THE KELSEY - AVONDALE PROPERTY
BIRMINGHAM, ALABAMA

SAMPLE I.D.	DATE	BROMOMETHANE (mg/L)	2-BUTANONE (MEK) (mg/L)	CARBON DISULFIDE (mg/L)	CHLOROMETHANE (mg/L)	DICHLORODIFLUORO-METHANE (mg/L)	ETHYLBENZENE (mg/L)	4-ETHYLTOLUENE (mg/L)	2-HEXANONE (MBK) (mg/L)	STYRENE (mg/L)	TETRA-CHLOROETHENE (ug/m3)	TOLUENE (mg/L)	1,2,4-TRIMETHYL-BENZENE (mg/L)	1,3,5-TRIMETHYL-BENZENE (mg/L)	m,p-XYLENE (mg/L)	o-XYLENE (mg/L)
TMW-1	05/03/24	**0.006**	<0.005	<0.005	<0.005	<0.005	<0.005	NA	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
TMW-2	05/03/24	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	NA	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
RSLs - Water [Maximum Contaminant Level (MCL), if available, denoted by asterisk (*)]		***0.00075***	***0.56***	***0.081***	***0.019***	***0.020***	***0.70****	***NA***	***0.0038***	***0.10****	***0.005****	***1.0****	***0.0056***	***0.0060***	***10****	***10****

Notes: *mg/L - milligrams per liter*
RSLs - EPA Regional Screening Levels, May 2024
NA - Not analyzed
Bold *indicates detected concentration*
Concentration or detection limit above RSL

Source: *PPM Project No. 40191402*

TABLE 3
SUMMARY OF CONSTITUENTS DETECTED AT SITE - SOIL VAPOR
THE KELSEY - AVONDALE PROPERTY
BIRMINGHAM, ALABAMA

SAMPLE I.D.	SAMPLE DEPTH (ft BGS)	DATE	BROMOMETHANE (ug/m3)	2-BUTANONE (MEK) (ug/m3)	CARBON DISULFIDE (ug/m3)	CHLOROMETHANE (ug/m3)	DICHLORODIFLUORO-METHANE (ug/m3)	ETHYLBENZENE (ug/m3)	4-ETHYLTOLUENE (ug/m3)	2-HEXANONE (MBK) (ug/m3)	STYRENE (ug/m3)	TETRA-CHLOROETHENE (ug/m3)	TOLUENE (ug/m3)	1,2,4-TRIMETHYL-BENZENE (ug/m3)	1,3,5-TRIMETHYL-BENZENE (ug/m3)	m,p-XYLENE (ug/m3)	o-XYLENE (ug/m3)	Cumulative Vapor Intrusion Hazard HQ	Cumulative Vapor Intrusion Hazard CR
SV-1	3	05/03/24	<16	**2,300**	<6.3	**2.7**	<5.0	<4.4	<5.0	**290**	**5.6**	<6.9	**12**	**14**	<5.0	**18**	**9.4**	0.312	1.37E-07
SV-2	3	05/03/24	<16	**1,700**	<6.3	<2.1	<5.0	<4.4	<5.0	**310**	**4.6**	**8.2**	**8.9**	**13**	<5.0	**15**	**8.8**	0.327	1.40E-07
SV-3	3	05/03/24	<16	**940**	**53**	<2.1	**27**	**7.3**	**13**	**92**	**5.6**	**12**	**16**	**37**	**15**	**31**	**21**	0.137	2.28E-07
VISLs - Residential Near-Source or Sub-Slab Soil (HQ = 0.1; CR = 10-6)			***348***	***3,480***	***2,430***	***10,400***	***3,480***	***37.4***	***NA***	***104***	***10,400***	***141***	***17,400***	***695***	***695***	***348***	***348***	***0.1***	***1.00E-06***
VISLs - Residential Near-Source or Sub-Slab Soil (HQ = 1; CR = 10-5)			***3,480***	***34,800***	***24,300***	***104,000***	***34,800***	***374***	***NA***	***1,040***	***104,000***	***1,410***	***174,000***	***6,950***	***6,950***	***3,480***	***3,480***	***1***	***1.00E-05***

Notes: *ft BGS - feet below ground surface*
ug/m3 - micrograms per cubic meter
NA - Not applicable
VISLs - Vapor Intrusion Screening Levels by EPA Calculator, May 2024
HQ = Hazard Quotient
CR = Carcinogenic Risk
Bold *indicates detected concentration*
Highlighted values exceed VISL based on HQ = 0.1 or CR =10-6

Source: *PPM Project No. 40191402*

APPENDICES

APPENDIX A – GEOLOGIC BORING LOGS

LOG OF BORING: SB-1 / TMW-1

PPM CONSULTANTS

Client / Site Information:

Client:	The Kelsey
Site:	Avondale Property
Location:	Birmingham, AL
Agency Interest No.:	NA
PPM Project No.:	40191402
Project Type:	Phase II ESA

Boring Information:

Date / Time:	05-03-24 / 09:20-09:50
Logged By:	SE
Drilling Company / Driller:	Associated Topo
Drilling Method:	DPT
Total Boring Depth:	13.1 ft BGS
Initial Saturation (ft)/Date:	NA
Static GW level (ft)/Date:	10.9 ft BGS / 05-06-24
Surface Elevation (ft):	NA
Sampling Interval:	Continuous

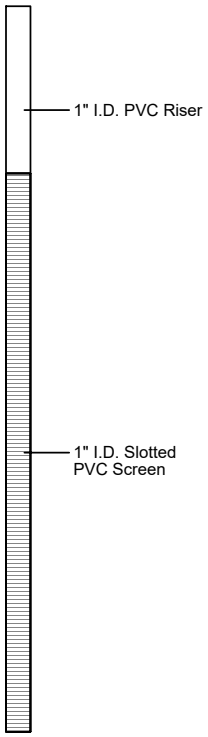
Well Information:

Well Type:	Temporary
Well Purpose:	Sampling
Well Construction Date:	05-03-24
Total Well Depth:	13.0 ft
Screened Interval:	3.0 ft - 13.0 ft
Screen Slot Size:	0.01-in.
Development Method:	NA
Gallons Purged:	NA

Water Levels
▼ Static GW level
▽ Initial Saturation

Depth in Feet	Surf. Elev.	Water Level	USCS	GRAPHIC	DESCRIPTION	Sample	Blow Count	Headspace Concentration (ppmv)	Percent Recovery
0					SANDY CLAY, low plasticity, soft, homogeneous, moist to wet, dark brown, no odor, sand is medium to coarse, subangular, some chert	1	N/A	50*	--
5			CL		GRAVELLY CLAY, low to moderate plasticity, firm, homogeneous, moist, tannish brown, no odor, gravel is fine, subangular, chert	2	N/A	30*	100%
10					CLAY, moderate plasticity, firm, homogeneous, moist, tannish orange/brown, no odor, some chert	3	N/A	25	100%
15					*(Boring refusal @ 13.1 ft BGS)*				
20									

Well Schematic: TMW-1



NOTES:

- *Sample submitted for laboratory analysis

- Soil descriptions generally based on visual inspection/professional judgment as described in ASTM D2488-09a: Standard Practice for Description and Identification of Soils (Visual-Manual Procedure). Laboratory testing not conducted, and the data should not be used for engineering purposes.

LOG OF BORING: SB-2 / TMW-2

PPM CONSULTANTS

Client / Site Information:

Client:	The Kelsey
Site:	Avondale Property
Location:	Birmingham, AL
Agency Interest No.:	NA
PPM Project No.:	40191402
Project Type:	Phase II ESA

Boring Information:

Date / Time:	05-03-24 / 09:55-10:20
Logged By:	SE
Drilling Company / Driller:	Associated Topo
Drilling Method:	DPT
Total Boring Depth:	14.6 ft BGS
Initial Saturation (ft)/Date:	NA
Static GW level (ft)/Date:	7.7 ft BGS / 05-06-24
Surface Elevation (ft):	NA
Sampling Interval:	Continuous

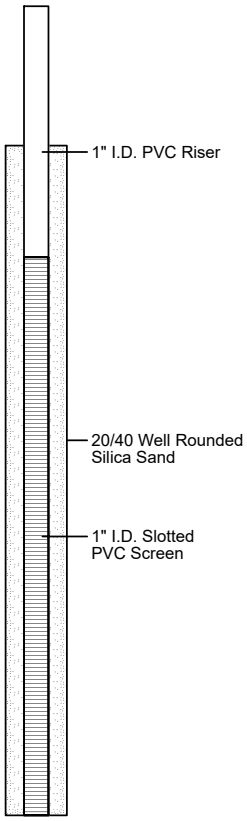
Well Information:

Well Type:	Temporary
Well Purpose:	Sampling
Well Construction Date:	05-03-24
Total Well Depth:	14.5 ft
Screened Interval:	4.5 ft - 14.5 ft
Screen Slot Size:	0.01-in.
Development Method:	NA
Gallons Purged:	NA

Water Levels
▼ Static GW level
▽ Initial Saturation

Depth in Feet	Surf. Elev.	Water Level	USCS	GRAPHIC	DESCRIPTION	Sample	Blow Count	Headspace Concentration (ppmv)	Percent Recovery	Depth in Feet
0					SANDY CLAY, low plasticity, soft, homogeneous, moist to wet, dark brown, no odor, sand is medium to coarse, subangular, chert	1	N/A	45*	--	0
5			CL		GRAVELLY CLAY, low to moderate plasticity, soft to firm, homogeneous, wet, tannish brown, no odor, gravel is fine, subangular, chert	2	N/A	35*	100%	5
10					CLAY, moderate plasticity, firm, homogeneous, moist, orange/tannish brown, no odor, chert	3	N/A	60	100%	10
15					*(Boring refusal @ 14.6 ft BGS)*					15
20										20

Well Schematic: TMW-2



NOTES:

- *Sample submitted for laboratory analysis

- Soil descriptions generally based on visual inspection/professional judgment as described in ASTM D2488-09a: Standard Practice for Description and Identification of Soils (Visual-Manual Procedure). Laboratory testing not conducted, and the data should not be used for engineering purposes.

05-22-2024 O:_Overhead_Boring Log Drafts\40191402SB-2.bor

LOG OF BORING: SB-3

PPM CONSULTANTS

Client / Site Information:

Client:	The Kelsey
Site:	Avondale Property
Location:	Birmingham, AL
Agency Interest No.:	NA
PPM Project No.:	40191402
Project Type:	Phase II ESA

Boring Information:

Date / Time:	05-03-24 / 10:25-11:00
Logged By:	SE
Drilling Company / Driller:	Associated Topo
Drilling Method:	DPT
Total Boring Depth:	4.5 ft BGS
Initial Saturation (ft)/Date:	NA
Static GW level (ft)/Date:	NA
Surface Elevation (ft):	NA
Sampling Interval:	Continuous

Well Information:

Well Type:	NA
Well Purpose:	NA
Well Construction Date:	NA
Total Well Depth:	NA
Screened Interval:	NA
Screen Slot Size:	NA
Development Method:	NA
Gallons Purged:	NA

Water Levels
▼ Static GW level
▽ Initial Saturation

Depth in Feet	Surf. Elev.	Water Level	USCS	GRAPHIC	DESCRIPTION	Sample	Blow Count	Headspace Concentration (ppmv)	Percent Recovery	Depth in Feet
0			CL		SANDY CLAY, low plasticity, soft, homogeneous, moist to wet, dark brown, no odor, sand is medium, subangular, chert	1	N/A	35*	--	0
5					GRAVELLY CLAY, low to moderate plasticity, soft to firm, homogeneous, moist, tannish brown, no odor, gravel is fine, subangular *(Boring refusal @ 4.5 ft BGS)*					5
10										10
15										15
20										20

Well Schematic: NA

NOTES:
- *Sample submitted for laboratory analysis

- Soil descriptions generally based on visual inspection/professional judgment as described in ASTM D2488-09a: Standard Practice for Description and Identification of Soils (Visual-Manual Procedure). Laboratory testing not conducted, and the data should not be used for engineering purposes.

05-22-2024 O:_Overhead_Boring Log Drafts\40191402SB-3.bor

APPENDIX B – LABORATORY ANALYTICAL REPORTS

Sutherland

Environmental Company, Inc.

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500

Client:	PPM Consultants	Report Date:	May 20, 2024
Attention:	Mr. Walt Henley	Reference #	51376
Address:	5555 Bankhead Hwy.	P.O. #	40191402
	Birmingham, AL 35210	Project ID:	The Kelsey

Sample Matrix:	soil/TerraCore	Analytical	
Date Received:	5/7/24	Analyst:	Hageman/Heard
Date Collected:	5/3/24	Date of Analysis:	5/8-17/24
Sample Collector:	S. Evans	Method:	***EPA Method 5035A/8260B***

VOLATILE ORGANIC COMPOUNDS

VOLATILE ORGANIC COMPOUNDS, PPM	FIELD ID SB-1 (1-3) LAB ID 255357	FIELD ID SB-1 (6-8) LAB ID 255358	FIELD ID SB-2 (1-3) LAB ID 255359	FIELD ID SB-2 (6-8) LAB ID 255360	FIELD ID SB-3 (1-3) LAB ID 255361	Practical Quantitation Limit PPM
Benzene	BDL	BDL	BDL	BDL	BDL	0.005
Bromobenzene	BDL	BDL	BDL	BDL	BDL	0.005
Bromochloromethane	BDL	BDL	BDL	BDL	BDL	0.005
Bromodichloromethane	BDL	BDL	BDL	BDL	BDL	0.005
Bromoform	BDL	BDL	BDL	BDL	BDL	0.005
Bromomethane	**0.027**	**0.038**	BDL	BDL	**0.046**	0.005
n-Butylbenzene	BDL	BDL	BDL	BDL	BDL	0.005
sec-Butylbenzene	BDL	BDL	BDL	BDL	BDL	0.005
tert-Butybenzene	BDL	BDL	BDL	BDL	BDL	0.005
Carbon Tetrachloride	BDL	BDL	BDL	BDL	BDL	0.005
Chlorobenzene	BDL	BDL	BDL	BDL	BDL	0.005
Chloroethane	BDL	BDL	BDL	BDL	BDL	0.005
Chloroform	BDL	BDL	BDL	BDL	BDL	0.005
Chloromethane	BDL	BDL	BDL	BDL	BDL	0.005
2-Chlorotoluene	BDL	BDL	BDL	BDL	BDL	0.005
4-Chlorotoluene	BDL	BDL	BDL	BDL	BDL	0.005
Dibromochloromethane	BDL	BDL	BDL	BDL	BDL	0.005
1,2-Dibromo-3-Chloropropane	BDL	BDL	BDL	BDL	BDL	0.005
1,2-Dibromoethane	BDL	BDL	BDL	BDL	BDL	0.005
Dibromomethane	BDL	BDL	BDL	BDL	BDL	0.005
1,2-Dichlorobenzene	BDL	BDL	BDL	BDL	BDL	0.005
1,3-Dichlorobenzene	BDL	BDL	BDL	BDL	BDL	0.005
1,4-Dichlorobenzene	BDL	BDL	BDL	BDL	BDL	0.005
Dichlorodifluoromethane	BDL	BDL	BDL	BDL	BDL	0.005
1,1-Dichloroethane	BDL	BDL	BDL	BDL	BDL	0.005
1,2-Dichloroethane	BDL	BDL	BDL	BDL	BDL	0.005

Compound List Continued next page

Sutherland

Environmental Company, Inc.

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500

Client:	PPM Consultants	Report Date:	May 20, 2024
Attention:	Mr. Walt Henley	Reference #	51376
Address:	5555 Bankhead Hwy.	P.O. #	40191402
	Birmingham, AL 35210	Project ID:	The Kelsey

Sample Matrix:	soil/TerraCore	Analytical	
Date Received:	5/7/24	Analyst:	Hageman/Heard
Date Collected:	5/3/24	Date of Analysis:	5/8-17/24
Sample Collector:	S. Evans	Method:	***EPA Method 5035A/8260B***

VOLATILE ORGANIC COMPOUNDS

VOLATILE ORGANIC COMPOUNDS, PPM	FIELD ID SB-1 (1-3) LAB ID 255357	FIELD ID SB-1 (6-8) LAB ID 255358	FIELD ID SB-2 (1-3) LAB ID 255359	FIELD ID SB-2 (6-8) LAB ID 255360	FIELD ID SB-3 (1-3) LAB ID 255361	Practical Quantitation Limit PPM
1,1-Dichloroethene	BDL	BDL	BDL	BDL	BDL	0.005
cis-1,2-Dichloroethene	BDL	BDL	BDL	BDL	BDL	0.005
trans-1,2-Dichloroethene	BDL	BDL	BDL	BDL	BDL	0.005
1,2-Dichloropropane	BDL	BDL	BDL	BDL	BDL	0.005
1,3- Dichloropropane	BDL	BDL	BDL	BDL	BDL	0.005
2,2-Dichloropropane	BDL	BDL	BDL	BDL	BDL	0.005
1,1-Dichloropropene	BDL	BDL	BDL	BDL	BDL	0.005
cis-1-3,Dichloropropene	BDL	BDL	BDL	BDL	BDL	0.005
trans-1,3-Dichloropropene	BDL	BDL	BDL	BDL	BDL	0.005
Ethylbenzene	BDL	BDL	BDL	BDL	BDL	0.005
Hexachlorobutadiene	BDL	BDL	BDL	BDL	BDL	0.005
Isopropylbenzene	BDL	BDL	BDL	BDL	BDL	0.005
4-Isopropyltoluene	BDL	BDL	BDL	BDL	BDL	0.005
Methylene Chloride	BDL	BDL	BDL	BDL	BDL	0.025
Naphthalene	BDL	BDL	BDL	BDL	BDL	0.025
n-Propylbenzene	BDL	BDL	BDL	BDL	BDL	0.005
Styrene	BDL	BDL	BDL	BDL	BDL	0.005
1,1,1,2-Tetrachloroethane	BDL	BDL	BDL	BDL	BDL	0.005
1,1,2,2-Tetrachloroethane	BDL	BDL	BDL	BDL	BDL	0.005
Tetrachloroethene	BDL	BDL	BDL	BDL	BDL	0.005
Toluene	BDL	BDL	BDL	BDL	BDL	0.005
1,2,3-Trichlorobenzene	BDL	BDL	BDL	BDL	BDL	0.005
1,2,4-Trichlorobenzene	BDL	BDL	BDL	BDL	BDL	0.005
1,1,1-Trichloroethane	BDL	BDL	BDL	BDL	BDL	0.005
1,1,2-Trichloroethane	BDL	BDL	BDL	BDL	BDL	0.005
Trichloroethene	BDL	BDL	BDL	BDL	BDL	0.005
Trichlorofluoromethane	BDL	BDL	BDL	BDL	BDL	0.005

Compound List Continued next page

Sutherland

Environmental Company, Inc.

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500

Client:	PPM Consultants	Report Date:	May 20, 2024
Attention:	Mr. Walt Henley	Reference #	51376
Address:	5555 Bankhead Hwy.	P.O. #	40191402
	Birmingham, AL 35210	Project ID:	The Kelsey

Sample Matrix:	soil/TerraCore	Analytical	
Date Received:	5/7/24	Analyst:	Hageman/Heard
Date Collected:	5/3/24	Date of Analysis:	5/8-17/24
Sample Collector:	S. Evans	Method:	***EPA Method 5035A/8260B***

VOLATILE ORGANIC COMPOUNDS

VOLATILE ORGANIC COMPOUNDS, PPM	FIELD ID SB-1 (1-3) LAB ID 255357	FIELD ID SB-1 (6-8) LAB ID 255358	FIELD ID SB-2 (1-3) LAB ID 255359	FIELD ID SB-2 (6-8) LAB ID 255360	FIELD ID SB-3 (1-3) LAB ID 255361	Practical Quantitation Limit PPM
1,2,3-Trichloropropane	BDL	BDL	BDL	BDL	BDL	0.005
1,2,4-Trimethylbenzene	BDL	BDL	BDL	BDL	BDL	0.005
1,3,5-Trimethylbenzene	BDL	BDL	BDL	BDL	BDL	0.005
Vinyl Chloride	BDL	BDL	BDL	BDL	BDL	0.005
Xylenes, o,m,p	BDL	BDL	BDL	BDL	BDL	0.015
MTBE	BDL	BDL	BDL	BDL	BDL	0.005
2-Butanone (MEK)	BDL	BDL	BDL	BDL	BDL	0.005
Carbon Disulfide	BDL	BDL	BDL	BDL	BDL	0.005
2-Hexanone	BDL	BDL	BDL	BDL	BDL	0.005

All results expressed as ppm of analyte, dry weight basis
Detection Limit is Practical Quantitation Limit
BDL = Below Detection Limit
All results expressed as PPM (mg/Kg)

/ QAQC

ADEM # 41470
EPA Laboratory ID AL01084

Respectfully submitted,

Kevin Doriety
Analytical Chemist

Sutherland

Environmental Company, Inc.

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500

Client:	PPM Consultants	Report Date:	May 20, 2024
Attention:	Mr. Walt Henley	Reference #	51376
Address:	5555 Bankhead Hwy.	P.O. #	40191402
	Birmingham, AL 35210	Project ID:	The Kelsey

Sample Matrix:	water	Analytical	
Date Received:	5/7/24	Analyst:	Hageman/Heard
Date Collected:	5/6/24	Date Analysis:	5/8-17/24
Sample Collector:	S. Evans	Method:	***EPA Method 8260B***

VOLATILE ORGANIC COMPOUNDS

VOLATILE ORGANIC COMPOUNDS, mg/L	FIELD ID TMW-1 LAB ID 255362	FIELD ID TMW-2 LAB ID 255363				Detection Limit mg/L
Benzene	BDL	BDL				0.005
Bromobenzene	BDL	BDL				0.005
Bromochloromethane	BDL	BDL				0.005
Bromodichloromethane	BDL	BDL				0.005
Bromoform	BDL	BDL				0.005
Bromomethane	**0.006**	BDL				0.005
n-Butylbenzene	BDL	BDL				0.005
sec-Butylbenzene	BDL	BDL				0.005
tert-Butybenzene	BDL	BDL				0.005
Carbon Tetrachloride	BDL	BDL				0.005
Chlorobenzene	BDL	BDL				0.005
Chloroethane	BDL	BDL				0.005
Chloroform	BDL	BDL				0.005
Chloromethane	BDL	BDL				0.005
2-Chlorotoluene	BDL	BDL				0.005
4-Chlorotoluene	BDL	BDL				0.005
Dibromochloromethane	BDL	BDL				0.005
1,2-Dibromo-3-Chloropropane	BDL	BDL				0.010
1,2-Dibromoethane	BDL	BDL				0.005
Dibromomethane	BDL	BDL				0.010
1,2-Dichlorobenzene	BDL	BDL				0.005
1,3-Dichlorobenzene	BDL	BDL				0.005
1,4-Dichlorobenzene	BDL	BDL				0.005
Dichlorodifluoromethane	BDL	BDL				0.005
1-1,Dichloroethane	BDL	BDL				0.005

Compound List Continued next page

BDL = Below Detection Limit, Method
Detection Limit is Method Detection Limit
All results expressed as PPM (mg/L)

Sutherland

Environmental Company, Inc.

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500

Client:	PPM Consultants	Report Date:	May 20, 2024
Attention:	Mr. Walt Henley	Reference #	51376
Address:	5555 Bankhead Hwy.	P.O. #	40191402
	Birmingham, AL 35210	Project ID:	The Kelsey

Sample Matrix:	water	Analytical	
Date Received:	5/7/24	Analyst:	Hageman/Heard
Date Collected:	5/6/24	Date Analysis:	5/8-17/24
Sample Collector:	S. Evans	Method:	***EPA Method 8260B***

VOLATILE ORGANIC COMPOUNDS

VOLATILE ORGANIC COMPOUNDS, mg/L	FIELD ID TMW-1 LAB ID 255362	FIELD ID TMW-2 LAB ID 255363				Detection Limit mg/L
1,2-Dichloroethane	BDL	BDL				0.005
1,1-Dichloroethene	BDL	BDL				0.005
cis-1,2-Dichloroethene	BDL	BDL				0.005
trans-1,2-Dichloroethene	BDL	BDL				0.005
1,2-Dichloropropane	BDL	BDL				0.005
1,3- Dichloropropane	BDL	BDL				0.005
2,2-Dichloropropane	BDL	BDL				0.005
1,1-Dichloropropene	BDL	BDL				0.005
cis-1-3,Dichloropropene	BDL	BDL				0.005
trans-1,3-Dichloropropene	BDL	BDL				0.005
Ethylbenzene	BDL	BDL				0.005
Hexachlorobutadiene	BDL	BDL				0.010
Isopropylbenzene	BDL	BDL				0.005
4-Isopropyltoluene	BDL	BDL				0.005
Methylene Chloride	BDL	BDL				0.005
Naphthalene	BDL	BDL				0.010
n-Propylbenzene	BDL	BDL				0.005
Styrene	BDL	BDL				0.005
1,1,1,2-Tetrachloroethane	BDL	BDL				0.005
1,1,2,2-Tetrachloroethane	BDL	BDL				0.005
Tetrachloroethene	BDL	BDL				0.005
Toluene	BDL	BDL				0.005
1,2,3-Trichlorobenzene	BDL	BDL				0.005
1,2,4-Trichlorobenzene	BDL	BDL				0.005
1,1,1-Trichloroethane	BDL	BDL				0.005
1,1,2-Trichloroethane	BDL	BDL				0.005

Compound List Continued next page

BDL = Below Detection Limit, Method
Detection Limit is Method Detection Limit
All results expressed as PPM (mg/L)

Sutherland

Environmental Company, Inc.

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500

Client:	PPM Consultants	Report Date:	May 20, 2024
Attention:	Mr. Walt Henley	Reference #	51376
Address:	5555 Bankhead Hwy.	P.O. #	40191402
	Birmingham, AL 35210	Project ID:	The Kelsey

Sample Matrix:	water	Analytical	
Date Received:	5/7/24	Analyst:	Hageman/Heard
Date Collected:	5/6/24	Date Analysis:	5/8-17/24
Sample Collector:	S. Evans	Method:	***EPA Method 8260B***

VOLATILE ORGANIC COMPOUNDS

VOLATILE ORGANIC COMPOUNDS, mg/L	FIELD ID TMW-1 LAB ID 255362	FIELD ID TMW-2 LAB ID 255363				Detection Limit mg/L
Trichloroethene	BDL	BDL				0.005
Trichlorofluoromethane	BDL	BDL				0.005
1,2,3-Trichloropropane	BDL	BDL				0.005
1,2,4-Trimethylbenzene	BDL	BDL				0.005
1,3,5-Trimethylbenzene	BDL	BDL				0.005
Vinyl Chloride	BDL	BDL				0.002
Xylenes, o,m,p	BDL	BDL				0.005
MTBE	BDL	BDL				0.005
2-Butanone (MEK)	BDL	BDL				0.005
Carbon Disulfide	BDL	BDL				0.005
2-Hexanone	BDL	BDL				0.005

BDL = Below Detection Limit, Method
Detection Limit is Method Detection Limit
All results expressed as PPM (mg/L)

/QAQC

ADEM # 41470
EPA Laboratory ID AL01084

Respectfully submitted,

Kevin Doriety
Analytical Chemist

Sutherland

Environmental Company, Inc.

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500

Client:	PPM Consultants	Report Date:	May 13, 2024
Attention:	Mr. Walt Henley	Reference #	51376
Address:	5555 Bankhead Hwy.	P.O. #	40191402
	Birmingham, AL 35210	Project ID:	The Kelsey

Sample Matrix:	soil	Analytical	
Date Received:	5/7/24	Analyst:	CRR
Date Collected:	5/3/24	Date of Analysis:	5/9/24
Sample Collector:	S. Evans	Method:	***ASTM D2216***

Moisture Content

	FIELD ID	FIELD ID	FIELD ID	FIELD ID	FIELD ID		
	SB-1 (1-3)	SB-1 (6-8)	SB-2 (1-3)	SB-2 (6-8)	SB-3 (1-3)		
Moisture Content by % ratio	LAB ID	LAB ID	LAB ID	LAB ID	LAB ID		Detection Limit, %
	255357	255358	255359	255360	255361		
Moisture Content	21.6%	18.3%	22.7%	19.6%	20.3%		0.1%

BDL = Below Detection Limit
Results expressed as a % ratio of (mass of moisture) / (mass of solid)

MH / QAQC

EPA Laboratory ID AL01084

Respectfully submitted,

Kevin Doriety

Kevin Doriety
Analytical Chemist

Sutherland

Environmental Company, Inc.

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500

QC Matrix:	water	Analytical	
Method:	***EPA Method 8260B***	Analyst:	Hageman/ Heard

VOLATILE ORGANIC COMPOUNDS

VOLATILE ORGANIC COMPOUNDS, mg/L	Analysis Date 5/8/24 LAB ID Laboratory Blank	Analysis Date 5/8/24 LAB ID Continued Calibration	LAB ID Standard Calibration	% Recovery	Target Range (%)	Detection Limit mg/L
Benzene	BDL	**0.00977**	0.01000	**98%**	80-120	0.005
Bromobenzene	BDL	**0.00997**	0.01000	**100%**	80-120	0.005
Bromochloromethane	BDL	**0.00931**	0.01000	**93%**	80-120	0.005
Bromodichloromethane	BDL	**0.01048**	0.01000	**105%**	80-120	0.005
Bromoform	BDL	***0.01215***	0.01000	***122%***	80-120	0.005
Bromomethane	BDL	**0.00981**	0.01000	**98%**	80-120	0.005
n-Butylbenzene	BDL	**0.00947**	0.01000	**95%**	80-120	0.005
sec-Butylbenzene	BDL	**0.00797**	0.01000	**80%**	80-120	0.005
tert-Butybenzene	BDL	**0.00894**	0.01000	**89%**	80-120	0.005
Carbon Tetrachloride	BDL	**0.00989**	0.01000	**99%**	80-120	0.005
Chlorobenzene	BDL	**0.00953**	0.01000	**95%**	80-120	0.005
Chloroethane	BDL	**0.01031**	0.01000	**103%**	80-120	0.005
Chloroform	BDL	**0.00935**	0.01000	**94%**	80-120	0.005
Chloromethane	BDL	**0.01036**	0.01000	**104%**	80-120	0.005
2-Chlorotoluene	BDL	**0.00919**	0.01000	**92%**	80-120	0.005
4-Chlorotoluene	BDL	**0.00914**	0.01000	**91%**	80-120	0.005
Dibromochloromethane	BDL	**0.00843**	0.01000	**84%**	80-120	0.005
1,2-Dibromo-3-Chloropropane	BDL	**0.01039**	0.01000	**104%**	80-120	0.010
1,2-Dibromoethane	BDL	**0.01053**	0.01000	**105%**	80-120	0.005
Dibromomethane	BDL	**0.01073**	0.01000	**107%**	80-120	0.010
1,2-Dichlorobenzene	BDL	**0.00970**	0.01000	**97%**	80-120	0.005
1,3-Dichlorobenzene	BDL	**0.00898**	0.01000	**90%**	80-120	0.005
1,4-Dichlorobenzene	BDL	**0.00918**	0.01000	**92%**	80-120	0.005
Dichlorodifluoromethane	BDL	**0.01054**	0.01000	**105%**	80-120	0.005
1,1-Dichloroethane	BDL	**0.00948**	0.01000	**95%**	80-120	0.005
1,2-Dichloroethane	BDL	**0.00958**	0.01000	**96%**	80-120	0.005
1,1-Dichloroethene	BDL	**0.00893**	0.01000	**89%**	80-120	0.005
cis-1,2-Dichloroethene	BDL	**0.00933**	0.01000	**93%**	80-120	0.005
trans-1,2-Dichloroethene	BDL	**0.00957**	0.01000	**96%**	80-120	0.005

Compound List Continued next page

BDL = Below Detection Limit
All results expressed as PPM (mg/L)

Sutherland

Environmental Company, Inc.

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500

QC Matrix:	water	Analytical	
Method:	***EPA Method 8260B***	Analyst:	Hageman/ Heard

VOLATILE ORGANIC COMPOUNDS

VOLATILE ORGANIC COMPOUNDS, mg/L	Analysis Date 5/8/24 LAB ID Laboratory Blank	Analysis Date 5/8/24 LAB ID Continued Calibration	LAB ID Standard Calibration	% Recovery	Target Range (%)	Detection Limit mg/L
1,2-Dichloropropane	BDL	**0.00952**	0.01000	**95%**	80-120	0.005
1,3-Dichloropropane	BDL	**0.01074**	0.01000	**107%**	80-120	0.005
2,2-Dichloropropane	BDL	**0.00995**	0.01000	**100%**	80-120	0.005
1,1-Dichloropropene	BDL	**0.01000**	0.01000	**100%**	80-120	0.005
cis-1,3-Dichloropropene	BDL	**0.01188**	0.01000	**119%**	80-120	0.005
trans-1,3-Dichloropropene	BDL	**0.01173**	0.01000	**117%**	80-120	0.005
Ethylbenzene	BDL	**0.01056**	0.01000	**106%**	80-120	0.005
Hexachlorobutadiene	BDL	**0.00921**	0.01000	**92%**	80-120	0.005
Isopropylbenzene	BDL	**0.00883**	0.01000	**88%**	80-120	0.005
4-Isopropyltoluene	BDL	**0.00807**	0.01000	**81%**	80-120	0.005
Methylene Chloride	BDL	**0.01034**	0.01000	**103%**	80-130	0.005
MTBE	BDL	**0.01034**	0.01000	**103%**	80-120	0.005
Naphthalene	BDL	**0.00880**	0.01000	**88%**	70-120	0.005
n-Propylbenzene	BDL	**0.00840**	0.01000	**84%**	80-120	0.005
Styrene	BDL	**0.00923**	0.01000	**92%**	80-120	0.005
1,1,1,2-Tetrachloroethane	BDL	**0.01168**	0.01000	**117%**	80-120	0.005
1,1,2,2-Tetrachloroethane	BDL	**0.01128**	0.01000	**113%**	80-120	0.005
Tetrachloroethene	BDL	**0.01003**	0.01000	**100%**	80-120	0.005
Toluene	BDL	**0.00950**	0.01000	**95%**	80-120	0.005
1,2,3-Trichlorobenzene	BDL	***0.00772***	0.01000	***77%***	80-120	0.005
1,2,4-Trichlorobenzene	BDL	**0.00882**	0.01000	**88%**	80-120	0.005
1,1,1-Trichloroethane	BDL	**0.01104**	0.01000	**110%**	80-120	0.005
1,1,2-Trichloroethane	BDL	**0.01003**	0.01000	**100%**	80-120	0.005
Trichloroethene	BDL	**0.01006**	0.01000	**101%**	80-120	0.005
Trichlorofluoromethane	BDL	**0.01054**	0.01000	**105%**	80-120	0.005
1,2,3-Trichloropropane	BDL	**0.01036**	0.01000	**104%**	80-120	0.005
1,2,4-Trimethylbenzene	BDL	**0.00875**	0.01000	**88%**	80-120	0.005
1,3,5-Trimethylbenzene	BDL	**0.00853**	0.01000	**85%**	80-120	0.005
Vinyl Chloride	BDL	**0.01033**	0.01000	**103%**	80-120	0.002
Xylenes, o,m,p	BDL	**0.03057**	0.03000	**102%**	80-120	0.005

Continued Calibration = Laboratory Control Sample (LCS)
BDL = Below Detection Limit
All results expressed as PPM (mg/L)

Sutherland

Environmental Company, Inc.

2515 5th Avenue South
Birmingham, AL 35233
205-581-9500

System Monitoring Compounds- Laboratory Blank							
	LAB ID						
Surrogate Compound, mg/L	Laboratory Blank	Conc. Units	% Recovery	Target Range (%)			
Dibromofluoromethane	0.00492	0.00500	98.4%	86-118			
Toluene D8	0.00454	0.00500	90.8%	88-110			
4-Bromofluorobenzene	0.00529	0.00500	105.8%	86-115			

System Monitoring Compounds- Continued Calibration							
	LAB ID						
Surrogate Compound, mg/L	Continued Calibration	Conc. Units	% Recovery	Target Range (%)			
Dibromofluoromethane	0.00483	0.00500	96.6%	86-118			
Toluene D8	0.00478	0.00500	95.6%	88-110			
4-Bromofluorobenzene	0.00543	0.00500	108.6%	86-115			

Result is outside of recommended target range
Continued Calibration = Laboratory Control Sample (LCS)
BDL = Below Detection Limit
All results expressed as PPM (mg/L)

MK /QAQC

ADEM # 41470
EPA Laboratory ID AL01084

Sutherland Environmental Read and Review Checklist

1. Is the client and the sample collector(s) accurately noted on report?	NO	YES	NO	YES
2. Do all dates match the COC on the report?	NO	YES	NO	YES
3. Is the purchase order ID (PO) and project ID accurately noted on report?	NO	YES	NO	YES
4. Are all methods and method references correct on report?	NO	YES	NO	YES
5. Do the Field ID(s) and the Lab ID(s) correspond to the COC?	NO	YES	NO	YES
6. Is the report formatted correctly?	NO	YES	NO	YES
7. Does the following information on report correspond to the printout information from the analytical instrumentation:				
Sample Matrix	NO	YES	NO	YES
Analyst	NO	YES	NO	YES
Analysis Date/Time	NO	YES	NO	YES
Analyte concentration	NO	YES	NO	YES
Units	NO	YES	NO	YES
Dilution Factors/Conversions	NO	YES	NO	YES
Detection/Reporting/Quant. Limits	NO	YES	NO	YES
QC Reviewed:		YES		YES

Initial*: MJH

* MJH = Michael Heard, KD = Kevin Doriety, MSH = Matt Hageman, KH = Kelly Hester

PDF / Notes: W. Henley

Invoice 51376

Sutherland Environmental Co., Inc.

Sutherland Environmental Company Inc.

Sample Check-in Form

Date Received: 5/7/24 **Invoice #** 51376

Method of Delivery: pick up **Client:** PPM

1. Did any containers arrive broken?	YES	✓NO	
* If so, please state field ID with analysis of broken sample(s)			
2. Were cooler(s) sealed upon arrival?	✓YES	NO	NA
3. Were the samples received at the proper temperature (4°C +/- 2°C)?	✓YES	NO	NA
4. Did a chain of custody accompany the samples?	✓YES	NO	
* Was it properly filled out?	✓YES	NO	
5. Were correct containers used for the analysis requested?	✓YES	NO	
6. Were all containers properly preserved?	✓YES	NO	NA
7. Were all water samples received at the proper pH?	✓YES	NO	NA
8. If VOA vials were present, was there any head space?	YES	✓NO	NA
* If so, please state field ID of deficient sample(s):			
9. Were all containers properly labeled and match chain of custody?	✓YES	NO	
10. Did containers arrive within holding time of analysis?	✓YES	NO	
* If not, please state field ID and analysis of sample(s) out of holding time:			
11. Was client informed of any/all deficiencies in sample check-in?	YES	NO	✓NA
12. Were any samples rejected?	YES	✓NO	
* If so, please state field ID of rejected sample(s):			

Sample Custodian (signed): M. W.

Sutherland Environmental Read and Review Checklist

1. Is the client and the sample collector(s) accurately noted on report?	NO	YES	NO	YES
2. Do all dates match the COC on the report?	NO	YES	NO	YES
3. Is the purchase order ID (PO) and project ID accurately noted on report?	NO	YES	NO	YES
4. Are all methods and method references correct on report?	NO	YES	NO	YES
5. Do the Field ID(s) and the Lab ID(s) correspond to the COC?	NO	YES	NO	YES
6. Is the report formatted correctly?	NO	YES	NO	YES
7. Does the following information on report correspond to the printout information from the analytical instrumentation:				
Sample Matrix	NO	YES	NO	YES
Analyst	NO	YES	NO	YES
Analysis Date/Time	NO	YES	NO	YES
Analyte concentration	NO	YES	NO	YES
Units	NO	YES	NO	YES
Dilution Factors/Conversions	NO	YES	NO	YES
Detection/Reporting/Quant. Limits	NO	YES	NO	YES
QC Reviewed:		YES		YES
***Initial*:**		MJH		KH

* MJH = Michael Heard, KD = Kevin Doriety, MSH = Matt Hageman, KH = Kelly Hester

PDF / Notes: W. Henley

ADDED MEK & Carb. DISULFIDE

Invoice 51376

Sutherland Environmental Co., Inc.

Sutherland
Environmental Company, Inc.
2515 5th Avenue South
Birmingham, AL 35233
PHONE: (205)581-9500
E-mail: suthlab@bellsouth.net

CHAIN OF CUSTODY
ANALYSIS REQUEST

Client P.O. # 401914402

SEND REPORT TO: **Invoice #** 51376
Name: Walt Henley
Company: PPM Consultants
Address: 5555 Bankhead Hwy.
Birmingham, AL 35210
Phone#: 205-836-5650 Cell #
E-mail(s): Walt.Henley @ppmco.com PDF: yes no

CLIENT: PPM
PROJECT NAME/#: The Kelsey
SAMPLER(S): (print) Stephanie Evans

DATE DELIVERED:

LAB ID	FIELD ID	DATE Collected	TIME Collected	SAMPLE DESCRIPTION (matrix)	ANALYSIS REQUESTED / METHOD: VOCs 8260 per SD35 method	VOCs per 8260	Number of sample containers
255357	SB-1(1-3)	5-3-24	0930	Soil	X		4
255358	SB-1(6-8)		0939		X		4
255359	SB-2(1-3)		1000		X		4
255360	SB-2(6-8)		1010		X		4
255361	SB-3(1-3)	5-3-24	1030	Soil	X		4
255362	TMW-1	5-6-24	1045	Groundwater		X	3
255363	TMW-2	5-6-24	1050	Groundwater		X	3

Preservative: (a)HCL, (b)HNO_3, (c)H_2SO_4, (d)NaOH, (e) $Na_2S_2O_3$, (f) H_3PO_4, (g)Zn Acetate **Preservative:** 9
Container type: (a) Amber, (g) Glass, (p) Plastic, (v) VOC Vial, (air) air bag **Container:** V

Last revised 12/13/19

Relinquished by Sampler: Signed:	Date	Time	Received by: Signed:	Date	Time
	5-6-24	1330		5-6-24	1330
Relinquished by: Signed:	Date	Time	Received by: Signed:	Date	Time
	10:05	5-7-24		5-7-24	1005
Relinquished by: Signed:	Date	Time	Received in Lab by: Signed:	Date	Time

Turn Around Time
Standard: _____ **RUSH:** _____ 3-DAY 1-DAY 2-DAY SAME DAY

Remarks:

Refrigerated upon receipt: (yes) no

H&P Mobile Geochemistry Inc.

21 May 2024

Walt Henley
PPM Consultants
5555 Bankhead Hwy.
Birmingham, AL 35210

H&P Project: PPM050924-12
Client Project: The Kelsey / 40191402

Dear Walt Henley:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 09-May-24 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody
- Sampling Logs (if applicable)

Unless otherwise noted, I certify that all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Lisa Eminhizer
Laboratory Director

H&P Mobile Geochemistry, Inc. is certified under the National Environmental Laboratory Accreditation Conference (NELAC) for the fields of proficiency and analytes listed on those certificates. H& P is approved as an Environmental Testing Laboratory in accordance with the DoD -ELAP Program and ISO/IEC 17025:2005 programs for the fields of proficiency and analytes included in the certification process and to the extent offered by the accreditation agency. Unless otherwise noted, accreditation certificate numbers, expiration of certificates, and scope of accreditation can be found at: www.handpmg.com/about/certifications. Fields of services and analytes contained in this report that are not listed on the certificates should be considered uncertified or unavailable for certification.

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

PPM Consultants	Project: PPM050924-12	
5555 Bankhead Hwy.	Project Number: The Kelsey / 40191402	Reported:
Birmingham, AL 35210	Project Manager: Walt Henley	21-May-24 14:37

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SV-1	E405035-01	Vapor	06-May-24	09-May-24
SV-2	E405035-02	Vapor	06-May-24	09-May-24
SV-3	E405035-03	Vapor	06-May-24	09-May-24

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

PPM Consultants	Project: PPM050924-12	
5555 Bankhead Hwy.	Project Number: The Kelsey / 40191402	Reported:
Birmingham, AL 35210	Project Manager: Walt Henley	21-May-24 14:37

DETECTIONS SUMMARY

Sample ID: **SV-1** Laboratory ID: **E405035-01**

Analyte	Result	Reporting Limit	Units	Method	Notes
Chloromethane	**2.7**	2.1	ug/m3	EPA TO-15	
2-Butanone (MEK)	**2300**	30	ug/m3	EPA TO-15	E
Toluene	**12**	3.8	ug/m3	EPA TO-15	
2-Hexanone (MBK)	**290**	8.3	ug/m3	EPA TO-15	
m,p-Xylene	**18**	8.8	ug/m3	EPA TO-15	QL-1H
Styrene	**5.6**	4.3	ug/m3	EPA TO-15	
o-Xylene	**9.4**	4.4	ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	**14**	5.0	ug/m3	EPA TO-15	

Sample ID: **SV-2** Laboratory ID: **E405035-02**

Analyte	Result	Reporting Limit	Units	Method	Notes
2-Butanone (MEK)	**1700**	30	ug/m3	EPA TO-15	E
Toluene	**8.9**	3.8	ug/m3	EPA TO-15	
2-Hexanone (MBK)	**310**	8.3	ug/m3	EPA TO-15	
Tetrachloroethene	**8.2**	6.9	ug/m3	EPA TO-15	
m,p-Xylene	**15**	8.8	ug/m3	EPA TO-15	QL-1H
Styrene	**4.6**	4.3	ug/m3	EPA TO-15	
o-Xylene	**8.8**	4.4	ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	**13**	5.0	ug/m3	EPA TO-15	

Sample ID: **SV-3** Laboratory ID: **E405035-03**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**27**	5.0	ug/m3	EPA TO-15	
Carbon disulfide	**53**	6.3	ug/m3	EPA TO-15	
2-Butanone (MEK)	**940**	30	ug/m3	EPA TO-15	
Toluene	**16**	3.8	ug/m3	EPA TO-15	
2-Hexanone (MBK)	**92**	8.3	ug/m3	EPA TO-15	
Tetrachloroethene	**12**	6.9	ug/m3	EPA TO-15	
Ethylbenzene	**7.3**	4.4	ug/m3	EPA TO-15	
m,p-Xylene	**31**	8.8	ug/m3	EPA TO-15	QL-1H
Styrene	**5.6**	4.3	ug/m3	EPA TO-15	
o-Xylene	**21**	4.4	ug/m3	EPA TO-15	
4-Ethyltoluene	**13**	5.0	ug/m3	EPA TO-15	
1,3,5-Trimethylbenzene	**15**	5.0	ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	**37**	5.0	ug/m3	EPA TO-15	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

PPM Consultants	Project: PPM050924-12	
5555 Bankhead Hwy.	Project Number: The Kelsey / 40191402	Reported:
Birmingham, AL 35210	Project Manager: Walt Henley	21-May-24 14:37

Soil Vapor/Air Analysis by ASTM D1945M

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-1 (E405035-01) Vapor Sampled: 06-May-24 Received: 09-May-24									
Helium (LCC)	ND	0.10	%	1	EE41319	10-May-24	10-May-24	ASTM D1945M	
SV-2 (E405035-02) Vapor Sampled: 06-May-24 Received: 09-May-24									
Helium (LCC)	ND	0.10	%	1	EE41319	10-May-24	10-May-24	ASTM D1945M	
SV-3 (E405035-03) Vapor Sampled: 06-May-24 Received: 09-May-24									
Helium (LCC)	ND	0.10	%	1	EE41319	10-May-24	10-May-24	ASTM D1945M	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

PPM Consultants	Project: PPM050924-12	
5555 Bankhead Hwy.	Project Number: The Kelsey / 40191402	Reported:
Birmingham, AL 35210	Project Manager: Walt Henley	21-May-24 14:37

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

SV-1 (E405035-01) Vapor Sampled: 06-May-24 Received: 09-May-24

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
Dichlorodifluoromethane (F12)	ND	5.0	ug/m3	1	EE41509	15-May-24	15-May-24	EPA TO-15	
Chloromethane	**2.7**	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	18	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	**2300**	30	"	"	"	"	"	"	E
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	**12**	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	**290**	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	ND	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	**18**	8.8	"	"	"	"	"	"	QL-1H
Styrene	**5.6**	4.3	"	"	"	"	"	"	

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PPM Consultants	Project: PPM050924-12	
5555 Bankhead Hwy.	Project Number: The Kelsey / 40191402	Reported:
Birmingham, AL 35210	Project Manager: Walt Henley	21-May-24 14:37

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-1 (E405035-01) Vapor Sampled: 06-May-24 Received: 09-May-24									
o-Xylene	**9.4**	4.4	ug/m3	1	EE41509	15-May-24	15-May-24	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**14**	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*97.0 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*105 %*		*78-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*96.2 %*		*77-127*	"	"	"	"	
SV-2 (E405035-02) Vapor Sampled: 06-May-24 Received: 09-May-24									
Dichlorodifluoromethane (F12)	ND	5.0	ug/m3	1	EE41509	15-May-24	15-May-24	EPA TO-15	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	18	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	**1700**	30	"	"	"	"	"	"	E
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	

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PPM Consultants	Project: PPM050924-12	
5555 Bankhead Hwy.	Project Number: The Kelsey / 40191402	Reported:
Birmingham, AL 35210	Project Manager: Walt Henley	21-May-24 14:37

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-2 (E405035-02) Vapor Sampled: 06-May-24 Received: 09-May-24									
Trichloroethene	ND	5.5	ug/m3	1	EE41509	15-May-24	15-May-24	EPA TO-15	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	**8.9**	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	**310**	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**8.2**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	**15**	8.8	"	"	"	"	"	"	QL-1H
Styrene	**4.6**	4.3	"	"	"	"	"	"	
o-Xylene	**8.8**	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**13**	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*97.4 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*102 %*		*78-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*96.0 %*		*77-127*	"	"	"	"	

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Birmingham, AL 35210	Project Manager: Walt Henley	21-May-24 14:37

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-3 (E405035-03) Vapor Sampled: 06-May-24 Received: 09-May-24									
Dichlorodifluoromethane (F12)	**27**	5.0	ug/m3	1	EE41509	15-May-24	15-May-24	EPA TO-15	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	**53**	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	18	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	**940**	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	**16**	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	**92**	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**12**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	**7.3**	4.4	"	"	"	"	"	"	
m,p-Xylene	**31**	8.8	"	"	"	"	"	"	QL-1H
Styrene	**5.6**	4.3	"	"	"	"	"	"	

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Birmingham, AL 35210	Project Manager: Walt Henley	21-May-24 14:37

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-3 (E405035-03) Vapor Sampled: 06-May-24 Received: 09-May-24									
o-Xylene	**21**	4.4	ug/m3	1	EE41509	15-May-24	15-May-24	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	**13**	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**15**	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**37**	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*97.8 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*105 %*		*78-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*98.7 %*		*77-127*	"	"	"	"	

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Birmingham, AL 35210	Project Manager: Walt Henley	21-May-24 14:37

Soil Vapor/Air Analysis by ASTM D1945M - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EE41319 - GC										
Blank (EE41319-BLK1)				Prepared & Analyzed: 10-May-24						
Helium (LCC)	ND	0.10	%							

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Birmingham, AL 35210	Project Manager: Walt Henley	21-May-24 14:37

Volatile Organic Compounds by EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EE41509 - TO-15										
Blank (EE41509-BLK1)				Prepared & Analyzed: 15-May-24						
Dichlorodifluoromethane (F12)	ND	5.0	ug/m3							
Chloromethane	ND	2.1	"							
Dichlorotetrafluoroethane (F114)	ND	7.1	"							
Vinyl chloride	ND	2.6	"							
Bromomethane	ND	16	"							
Chloroethane	ND	8.0	"							
Trichlorofluoromethane (F11)	ND	5.6	"							
1,1-Dichloroethene	ND	4.0	"							
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"							
Methylene chloride (Dichloromethane)	ND	3.5	"							
Carbon disulfide	ND	6.3	"							
trans-1,2-Dichloroethene	ND	8.0	"							
Methyl tertiary-butyl ether (MTBE)	ND	18	"							
1,1-Dichloroethane	ND	4.1	"							
2-Butanone (MEK)	ND	30	"							
cis-1,2-Dichloroethene	ND	4.0	"							
Chloroform	ND	4.9	"							
1,1,1-Trichloroethane	ND	5.5	"							
1,2-Dichloroethane (EDC)	ND	4.1	"							
Benzene	ND	3.2	"							
Carbon tetrachloride	ND	6.4	"							
Trichloroethene	ND	5.5	"							
1,2-Dichloropropane	ND	9.4	"							
Bromodichloromethane	ND	6.8	"							
cis-1,3-Dichloropropene	ND	4.6	"							
4-Methyl-2-pentanone (MIBK)	ND	8.3	"							
trans-1,3-Dichloropropene	ND	4.6	"							
Toluene	ND	3.8	"							
1,1,2-Trichloroethane	ND	5.5	"							
2-Hexanone (MBK)	ND	8.3	"							
Dibromochloromethane	ND	8.6	"							
Tetrachloroethene	ND	6.9	"							
1,2-Dibromoethane (EDB)	ND	7.8	"							
1,1,1,2-Tetrachloroethane	ND	7.0	"							

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Birmingham, AL 35210	Project Manager: Walt Henley	21-May-24 14:37

Volatile Organic Compounds by EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EE41509 - TO-15										
Blank (EE41509-BLK1)				Prepared & Analyzed: 15-May-24						
Chlorobenzene	ND	4.7	ug/m3							
Ethylbenzene	ND	4.4	"							
m,p-Xylene	ND	8.8	"							
Styrene	ND	4.3	"							
o-Xylene	ND	4.4	"							
Bromoform	ND	10	"							
1,1,2,2-Tetrachloroethane	ND	7.0	"							
4-Ethyltoluene	ND	5.0	"							
1,3,5-Trimethylbenzene	ND	5.0	"							
1,2,4-Trimethylbenzene	ND	5.0	"							
1,3-Dichlorobenzene	ND	12	"							
1,4-Dichlorobenzene	ND	12	"							
1,2-Dichlorobenzene	ND	12	"							
1,2,4-Trichlorobenzene	ND	38	"							
Hexachlorobutadiene	ND	54	"							
Surrogate: 1,2-Dichloroethane-d4	*207*		*"*	*214*		*97.1*	*76-134*			
Surrogate: Toluene-d8	*223*		*"*	*208*		*107*	*78-125*			
Surrogate: 4-Bromofluorobenzene	*386*		*"*	*363*		*106*	*77-127*			
LCS (EE41509-BS1)				Prepared & Analyzed: 15-May-24						
Dichlorodifluoromethane (F12)	110	5.0	ug/m3	101		108	59-128			
Vinyl chloride	59	2.6	"	52.0		114	64-127			
Chloroethane	60	8.0	"	53.6		113	63-127			
Trichlorofluoromethane (F11)	120	5.6	"	113		108	62-126			
1,1-Dichloroethene	80	4.0	"	80.8		98.9	61-133			
1,1,2-Trichlorotrifluoroethane (F113)	170	7.7	"	155		108	66-126			
Methylene chloride (Dichloromethane)	74	3.5	"	70.8		105	62-115			
trans-1,2-Dichloroethene	82	8.0	"	80.8		102	67-124			
1,1-Dichloroethane	82	4.1	"	82.4		99.0	68-126			
cis-1,2-Dichloroethene	82	4.0	"	80.0		103	70-121			
Chloroform	99	4.9	"	99.2		100	68-123			
1,1,1-Trichloroethane	110	5.5	"	111		101	68-125			
1,2-Dichloroethane (EDC)	85	4.1	"	82.4		103	65-128			

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Volatile Organic Compounds by EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EE41509 - TO-15										
LCS (EE41509-BS1)				Prepared & Analyzed: 15-May-24						
Benzene	66	3.2	ug/m3	64.8		102	69-119			
Carbon tetrachloride	140	6.4	"	128		107	68-132			
Trichloroethene	110	5.5	"	110		99.7	71-123			
Toluene	81	3.8	"	76.8		105	66-119			
1,1,2-Trichloroethane	120	5.5	"	111		110	73-119			
Tetrachloroethene	140	6.9	"	138		103	66-124			
1,1,1,2-Tetrachloroethane	170	7.0	"	140		122	67-129			
Ethylbenzene	95	4.4	"	88.4		108	70-124			
m,p-Xylene	110	8.8	"	88.4		124	61-134			
o-Xylene	87	4.4	"	88.4		98.5	67-125			
1,1,2,2-Tetrachloroethane	150	7.0	"	140		108	65-127			
Surrogate: 1,2-Dichloroethane-d4	*214*		*"*	*214*		*100*	*76-134*			
Surrogate: Toluene-d8	*213*		*"*	*208*		*102*	*78-125*			
Surrogate: 4-Bromofluorobenzene	*380*		*"*	*363*		*105*	*77-127*			
LCS Dup (EE41509-BSD1)				Prepared & Analyzed: 15-May-24						
Dichlorodifluoromethane (F12)	120	5.0	ug/m3	101		118	59-128	7.98	25	
Vinyl chloride	60	2.6	"	52.0		115	64-127	1.61	25	
Chloroethane	64	8.0	"	53.6		119	63-127	5.47	25	
Trichlorofluoromethane (F11)	120	5.6	"	113		108	62-126	0.138	25	
1,1-Dichloroethene	84	4.0	"	80.8		103	61-133	4.48	25	
1,1,2-Trichlorotrifluoroethane (F113)	160	7.7	"	155		102	66-126	5.77	25	
Methylene chloride (Dichloromethane)	72	3.5	"	70.8		102	62-115	2.93	25	
trans-1,2-Dichloroethene	83	8.0	"	80.8		103	67-124	0.632	25	
1,1-Dichloroethane	84	4.1	"	82.4		102	68-126	3.32	25	
cis-1,2-Dichloroethene	86	4.0	"	80.0		107	70-121	3.88	25	
Chloroform	97	4.9	"	99.2		98.2	68-123	1.91	25	
1,1,1-Trichloroethane	110	5.5	"	111		98.1	68-125	2.55	25	
1,2-Dichloroethane (EDC)	86	4.1	"	82.4		104	65-128	1.11	25	
Benzene	64	3.2	"	64.8		99.1	69-119	2.69	25	
Carbon tetrachloride	140	6.4	"	128		107	68-132	0.233	25	
Trichloroethene	110	5.5	"	110		100	71-123	0.597	25	
Toluene	82	3.8	"	76.8		106	66-119	1.17	25	

H&P Mobile
Geochemistry Inc.

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760-804-9678 Phone
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PPM Consultants	Project: PPM050924-12	
5555 Bankhead Hwy.	Project Number: The Kelsey / 40191402	Reported:
Birmingham, AL 35210	Project Manager: Walt Henley	21-May-24 14:37

Volatile Organic Compounds by EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EE41509 - TO-15										
LCS Dup (EE41509-BSD1)				Prepared & Analyzed: 15-May-24						
1,1,2-Trichloroethane	120	5.5	ug/m3	111		105	73-119	5.17	25	
Tetrachloroethene	140	6.9	"	138		101	66-124	1.95	25	
1,1,1,2-Tetrachloroethane	170	7.0	"	140		122	67-129	0.0409	25	
Ethylbenzene	110	4.4	"	88.4		122	70-124	12.9	25	
m,p-Xylene	120	8.8	"	88.4		135	61-134	8.06	25	QL-1H
o-Xylene	96	4.4	"	88.4		108	67-125	9.57	25	
1,1,2,2-Tetrachloroethane	170	7.0	"	140		120	65-127	10.3	25	
Surrogate: 1,2-Dichloroethane-d4	*211*		*"*	*214*		*98.8*	*76-134*			
Surrogate: Toluene-d8	*199*		*"*	*208*		*95.9*	*78-125*			
Surrogate: 4-Bromofluorobenzene	*381*		*"*	*363*		*105*	*77-127*			

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PPM Consultants	Project:	PPM050924-12	
5555 Bankhead Hwy.	Project Number:	The Kelsey / 40191402	Reported:
Birmingham, AL 35210	Project Manager:	Walt Henley	21-May-24 14:37

Notes and Definitions

QL-1H	The LCS and/or LCSD recoveries fell above the established control specifications for this analyte. Any result for this compound is qualified and should be considered biased high.
QL-1H	The LCS and/or LCSD recoveries fell above the established control specifications for this analyte. Any result for this compound is qualified and should be considered biased high.
E	The concentration indicated for this analyte is an estimated value above the calibration range of the instrument. This value is considered an estimate (CLP E-flag).
LCC	Leak Check Compound
ND	Analyte NOT DETECTED at or above the reporting limit
MDL	Method Detection Limit
%REC	Percent Recovery
RPD	Relative Percent Difference

Appendix

H&P Mobile Geochemistry, Inc. is approved as an Environmental Testing Laboratory and Mobile Laboratory in accordance with the DoD-ELAP Program and ISO/IEC 17025:2005 programs through PJLA, accreditation number 69070 for EPA Method TO-15 and H&P 8260SV.

H&P is approved by the State of Louisiana Department of Environmental Quality under the National Environmental Laboratory Accreditation Conference (NELAC) certification number 04138

The complete list of stationary and mobile laboratory certifications along with the fields of testing (FOTs) and analyte lists are available at www.handpmg.com/about/certifications.

Mobile Geochemistry, Inc.

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VAPOR / AIR Chain of Custody

DATE: 5/6/24
Page 1 of 1

Lab Client and Project Information

Lab Client/Consultant: PPM
Lab Client Project Manager: Walt Henley
Lab Client Address: 5555 Bankhead Hwy
Lab Client City, State, Zip: Irondale, AL 35210
Phone Number: (205) 836-5650

Project Name / #: The Kelsey / 40191402
Project Location: Birmingham, AL
Report E-Mail(s): walt.henley@ppmco.com
Stephanie.evans@ppmco.com

Reporting Requirements
- [x] Standard Report [ ] Level III [ ] Level IV
- [ ] Excel EDD [ ] Other EDD: _____
- [ ] CA Geotracker Global ID: _____

Turnaround Time
- [x] **Standard** (7 days for preliminary report, 10 days for final report)
- [ ] **Rush** (specify): _____

Sampler Information
Sampler(s): Stephanie Evans
Signature: Stephanie Evans
Date: 5-6-2024

Sample Receipt (Lab Use Only)

Date Rec'd: 5/9 Control #: 240234.01
H&P Project #: PPM050924-12
Lab Work Order #: E405035
Sample Intact: [x] Yes [ ] No [ ] See Notes Below
Receipt Gauge ID: 60206 Temp: RT
Outside Lab:
Receipt Notes/Tracking #: 1Z93TT6190 4929 8943
Lab PM Initials: SM

Additional Instructions to Laboratory: + MTBE

** Preferred VOC units (please choose one):*
[ ] µg/L [x] µg/m³ [ ] ppbv [ ] ppmv

SAMPLE NAME	FIELD POINT NAME (if applicable)	DATE mm/dd/yy	TIME 24hr clock	SAMPLE TYPE Indoor Air (IA), Ambient Air (AA), Subslab (SS), Soil Vapor (SV)	CONTAINER SIZE & TYPE 400mL/1L/6L Summa, Tedlar, Tube, etc.	CONTAINER ID (####)	Lab use only: Receipt Vac	VOCs Standard Full List [x] TO-15 8260SV	VOCs Short List / Project List [ ] TO-15 8260SV	Oxygenates [ ] TO-15 8260SV	Naphthalene [ ] TO-15 8260SV	TPHv as Gas [ ] TO-15m 8260SVm	Aromatic/Aliphatic Fractions [ ] TO-15m 8260SVm	Leak Check Compound [ ] DFA [x] He IPA	Methane by EPA 8015m	Fixed Gases by ASTM D1945 [ ] CO2 [ ] O2 [ ] N2
SV-1		05/06/24	1128	SV	400mL Summa	074	-2	X						X		
SV-2		05/06/24	1152	SV	400mL Summa	069	-2	X						X		
SV-3		05/06/24	1213	SV	400mL Summa	048	-2	X						X		

Approved/Relinquished by:	Company: PPM	Date: 5-6-24	Time: 1415	Received by:	Company: ITAT	Date: 5/9/24	Time: 1335
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:

*Approval constitutes as authorization to proceed with analysis and acceptance of conditions on back

APPENDIX C – VISL DATA

Resident Air Inputs

Variable	Resident Air Default Value	Site-Specific Value
AF_{gw} (Attenuation Factor Groundwater) unitless	0.001	0.001
AF_{ss} (Attenuation Factor Sub-Slab) unitless	0.03	0.03
ED_{res} (exposure duration) years	26	26
ED_{0-2} (mutagenic exposure duration first phase) years	2	2
ED_{2-6} (mutagenic exposure duration second phase) years	4	4
ED_{6-16} (mutagenic exposure duration third phase) years	10	10
ED_{16-26} (mutagenic exposure duration fourth phase) years	10	10
EF_{res} (exposure frequency) days/year	350	350
EF_{0-2} (mutagenic exposure frequency first phase) days/year	350	350
EF_{2-6} (mutagenic exposure frequency second phase) days/year	350	350
EF_{6-16} (mutagenic exposure frequency third phase) days/year	350	350
EF_{16-26} (mutagenic exposure frequency fourth phase) days/year	350	350
ET_{res} (exposure time) hours/day	24	24
ET_{0-2} (mutagenic exposure time first phase) hours/day	24	24
ET_{2-6} (mutagenic exposure time second phase) hours/day	24	24
ET_{6-16} (mutagenic exposure time third phase) hours/day	24	24
ET_{16-26} (mutagenic exposure time fourth phase) hours/day	24	24
THQ (target hazard quotient) unitless	0.1	1
LT (lifetime) years	70	70
TR (target risk) unitless	1.0E-06	1.0E-05

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Resident Vapor Intrusion Screening Levels (VISL)

Key: I = IRIS; P = PPRTV; O = OPP; A = ATSDR; C = Cal EPA; X = PPRTV Screening Level; H = HEAST; D = DWSHA; W = TEF applied; E = RPF applied; U = user provided; G = see RSL User's Guide Section 5; CA = cancer; NC = noncancer.

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Soil Source? (C_{vp} > $C_{i,a}$,Target?)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Groundwater Source? (C_{hc} > $C_{i,a}$,Target?)	Target Indoor Air Concentration (TCR=1E-05 or THQ=1) MIN($C_{ia,c}$,$C_{ia,nc}$) ($\mu g/m^3$)	Toxicity Basis	Target Sub-Slab and Near-source Soil Gas Concentration (TCR=1E-05 or THQ=1) C_{sg},Target ($\mu g/m^3$)	Target Groundwater Concentration (TCR=1E-05 or THQ=1) C_{gw},Target ($\mu g/L$)
Carbon Disulfide	75-15-0	Yes	Yes	Yes	Yes	7.30E+02	NC	2.43E+04	1.24E+03
Chloromethane	74-87-3	Yes	Yes	Yes	Yes	3.13E+03	NC	1.04E+05	8.68E+03
Dichlorodifluoromethane	75-71-8	Yes	Yes	Yes	Yes	1.04E+03	NC	3.48E+04	7.44E+01
Ethylbenzene	100-41-4	Yes	Yes	Yes	Yes	1.12E+01	CA	3.74E+02	3.49E+01
Hexanone, 2-	591-78-6	Yes	Yes	Yes	Yes	3.13E+01	NC	1.04E+03	8.21E+03
Methyl Ethyl Ketone (2-Butanone)	78-93-3	Yes	Yes	Yes	Yes	1.04E+03	NC	3.48E+04	4.48E+05
Styrene	100-42-5	Yes	Yes	Yes	Yes	3.13E+03	NC	1.04E+05	2.78E+04
Tetrachloroethylene	127-18-4	Yes	Yes	Yes	Yes	4.24E+01	NC	1.41E+03	5.86E+01
Toluene	108-88-3	Yes	Yes	Yes	Yes	5.21E+03	NC	1.74E+05	1.92E+04
Xylene, m-	108-38-3	Yes	Yes	Yes	Yes	1.04E+02	NC	3.48E+03	3.55E+02
Xylene, o-	95-47-6	Yes	Yes	Yes	Yes	1.04E+02	NC	3.48E+03	4.92E+02
Xylene, p-	106-42-3	Yes	Yes	Yes	Yes	1.04E+02	NC	3.48E+03	3.70E+02

Resident Vapor Intrusion Screening Levels (VISL)

Key: I = IRIS; P = PPRTV; O = OPP; A = ATSDR; C = Cal EPA; X = PPRTV Screening Level; H = HEAST; D = DWSHA; W = TEF applied; E = RPF applied; U = user provided; G = see RSL User's Guide Section 5; CA = cancer; NC = noncancer.

Is Target Groundwater Concentration < MCL? (C_{gw} < MCL?)	Pure Phase Vapor Concentration C_{vp} \ (25 °C)\ (µg/m³)	Maximum Groundwater Vapor Concentration C_{hc} \ (µg/m³)	Temperature for Maximum Groundwater Vapor Concentration (°C)	Lower Explosive Limit LEL (% by volume)	LEL Ref	IUR (ug/m³)$^{-1}$	IUR Ref	RfC (mg/m³)	RfC Ref	Mutagenic Indicator	Carcinogenic VISL TCR=1E-05 $C_{ia,c}$ (µg/m³)	Noncarcinogenic VISL THQ=1 $C_{ia,nc}$ (µg/m³)
--	1.47E+09	1.27E+09	25	1.30	CRC	-		7.00E-01	H /Subchronic	No	-	7.30E+02
--	1.17E+10	1.92E+09	25	8.10	CRC	-		3.00E+00	P /Subchronic	No	-	3.13E+03
--	3.15E+10	3.93E+09	25	-		-		1.00E+00	P /Subchronic	No	-	1.04E+03
Yes (700)	5.48E+07	5.44E+07	25	0.80	CRC	2.50E-06	C	9.00E+00	P /Subchronic	No	1.12E+01	9.39E+03
--	6.25E+07	6.55E+07	25	1.00	CRC	-		3.00E-02	I /Chronic	No	-	3.13E+01
--	3.51E+08	5.19E+08	25	1.40	CRC	-		1.00E+00	H /Subchronic	No	-	1.04E+03
No (100)	3.58E+07	3.49E+07	25	0.90	CRC	-		3.00E+00	H /Subchronic	No	-	3.13E+03
No (5)	1.65E+08	1.49E+08	25	-		2.60E-07	I	4.07E-02	A /Subchronic	No	1.08E+02	4.24E+01
No (1000)	1.41E+08	1.43E+08	25	1.10	CRC	-		5.00E+00	P /Subchronic	No	-	5.21E+03
--	4.73E+07	4.73E+07	25	1.10	CRC	-		1.00E-01	G /Chronic	No	-	1.04E+02
--	3.77E+07	3.77E+07	25	0.90	CRC	-		1.00E-01	G /Chronic	No	-	1.04E+02
--	5.05E+07	4.57E+07	25	1.10	CRC	-		1.00E-01	G /Chronic	No	-	1.04E+02

Resident Vapor Intrusion Risk

Chemical	CAS Number	Site Sub-Slab and Exterior Soil Gas Concentration C_{sg} \ ($\mu g/m^3$)	Site Indoor Air Concentration $C_{i,a}$ \ ($\mu g/m^3$)	VI Carcinogenic Risk CDI ($\mu g/m^3$)	VI Carcinogenic Risk CR
Carbon Disulfide	75-15-0	6.3	1.89E-01	6.73E-02	-
Chloromethane	74-87-3	2.7	8.10E-02	2.88E-02	-
Dichlorodifluoromethane	75-71-8	5	1.50E-01	5.34E-02	-
Ethylbenzene	100-41-4	4.4	1.32E-01	4.70E-02	1.18E-07
Hexanone, 2-	591-78-6	290	8.70E+00	3.10E+00	-
Methyl Ethyl Ketone (2-Butanone)	78-93-3	2300	6.90E+01	2.46E+01	-
Styrene	100-42-5	5.6	1.68E-01	5.98E-02	-
Tetrachloroethylene	127-18-4	6.9	2.07E-01	7.37E-02	1.92E-08
Toluene	108-88-3	12	3.60E-01	1.28E-01	-
Xylene, m-	108-38-3	18	5.40E-01	1.92E-01	-
Xylene, o-	95-47-6	9.4	2.82E-01	1.00E-01	-
Xylene, p-	106-42-3	18	5.40E-01	1.92E-01	-
**Sum*		-	-	-	*1.37E-07*

Resident Vapor Intrusion Risk

VI Hazard CDI (mg/m^3)	VI Hazard HQ	IUR $(ug/m^3)^{-1}$	IUR Ref	Chronic RfC (mg/m^3)	RfC Ref	Temperature (℃)\ for Groundwater Vapor Concentration	Mutagen?
1.81E-04	2.59E-04	-		7.00E-01	H /Subchronic	25	No
7.77E-05	8.63E-04	-		9.00E-02	P /Subchronic	25	No
1.44E-04	1.44E-03	-		1.00E-01	P /Subchronic	25	No
1.27E-04	1.27E-04	2.50E-06	C	1.00E+00	P /Subchronic	25	No
8.34E-03	2.78E-01	-		3.00E-02	I /Chronic	25	No
6.62E-02	1.32E-02	-		5.00E+00	H /Subchronic	25	No
1.61E-04	1.61E-04	-		1.00E+00	H /Subchronic	25	No
1.98E-04	4.96E-03	2.60E-07	I	4.00E-02	A /Subchronic	25	No
3.45E-04	6.90E-05	-		5.00E+00	P /Subchronic	25	No
5.18E-04	5.18E-03	-		1.00E-01	G /Chronic	25	No
2.70E-04	2.70E-03	-		1.00E-01	G /Chronic	25	No
5.18E-04	5.18E-03	-		1.00E-01	G /Chronic	25	No
-	*3.12E-01*	-		-		-	

Chemical Properties

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	MW	MW Ref	Vapor Pressure VP (mm Hg)	VP Ref	S (mg/L)	S Ref	MCL (ug/L)
Carbon Disulfide	75-15-0	Yes	Yes	76.14	PHYSPROP	3.59E+02	PHYSPROP	2.16E+03	PHYSPROP	-
Chloromethane	74-87-3	Yes	Yes	50.49	PHYSPROP	4.30E+03	PHYSPROP	5.32E+03	PHYSPROP	-
Dichlorodifluoromethane	75-71-8	Yes	Yes	120.91	PHYSPROP	4.85E+03	PHYSPROP	2.80E+02	PHYSPROP	-
Ethylbenzene	100-41-4	Yes	Yes	106.17	PHYSPROP	9.60E+00	PHYSPROP	1.69E+02	PHYSPROP	700
Hexanone, 2-	591-78-6	Yes	Yes	100.16	PHYSPROP	1.16E+01	PHYSPROP	1.72E+04	PHYSPROP	-
Methyl Ethyl Ketone (2-Butanone)	78-93-3	Yes	Yes	72.11	PHYSPROP	9.06E+01	PHYSPROP	2.23E+05	PHYSPROP	-
Styrene	100-42-5	Yes	Yes	104.15	PHYSPROP	6.40E+00	PHYSPROP	3.10E+02	PHYSPROP	100
Tetrachloroethylene	127-18-4	Yes	Yes	165.83	PHYSPROP	1.85E+01	PHYSPROP	2.06E+02	PHYSPROP	5
Toluene	108-88-3	Yes	Yes	92.14	PHYSPROP	2.84E+01	PHYSPROP	5.26E+02	PHYSPROP	1000
Xylene, m-	108-38-3	Yes	Yes	106.17	PHYSPROP	8.29E+00	PHYSPROP	1.61E+02	PHYSPROP	-
Xylene, o-	95-47-6	Yes	Yes	106.17	PHYSPROP	6.61E+00	PHYSPROP	1.78E+02	PHYSPROP	-
Xylene, p-	106-42-3	Yes	Yes	106.17	PHYSPROP	8.84E+00	PHYSPROP	1.62E+02	PHYSPROP	-

Chemical Properties

HLC (atm-m ^{3}/mole)	Henry's Law Constant (unitless)	H` and HLC Ref	Henry's Law Constant Used in Calcs (unitless)	Normal Boiling Point BP (K)	BP Ref	Critical Temperature T_c\ (K)	T_c\ Ref	Enthalpy of vaporization at the normal boiling point $\Delta H_{v,b}$\ (cal/mol)	$\Delta H_{v,b}$\ Ref	Lower Explosive Limit LEL (% by volume)	LEL Ref
1.44E-02	5.89E-01	PHYSPROP	5.89E-01	319.15	PHYSPROP	5.52E+02	CRC	6391.01	CRC	1.30	CRC
8.82E-03	3.61E-01	PHYSPROP	3.61E-01	249.15	PHYSPROP	4.16E+02	CRC	5114.72	CRC	8.10	CRC
3.43E-01	1.40E+01	PHYSPROP	1.40E+01	243.35	PHYSPROP	3.85E+02	CRC	4804.02	CRC	-	
7.88E-03	3.22E-01	PHYSPROP	3.22E-01	409.25	PHYSPROP	6.17E+02	CRC	8501.43	CRC	0.80	CRC
9.32E-05	3.81E-03	EPI	3.81E-03	400.75	PHYSPROP	5.87E+02	CRC	8687.86	CRC	1.00	CRC
5.69E-05	2.33E-03	PHYSPROP	2.33E-03	352.65	PHYSPROP	5.37E+02	CRC	7480.88	CRC	1.40	CRC
2.75E-03	1.12E-01	PHYSPROP	1.12E-01	418.15	PHYSPROP	6.35E+02	CRC	9249.52	CRC	0.90	CRC
1.77E-02	7.24E-01	PHYSPROP	7.24E-01	394.45	PHYSPROP	6.20E+02	YAWS	8288.72	CRC	-	
6.64E-03	2.71E-01	PHYSPROP	2.71E-01	383.75	PHYSPROP	5.92E+02	CRC	7930.21	CRC	1.10	CRC
7.18E-03	2.94E-01	PHYSPROP	2.94E-01	412.25	PHYSPROP	6.17E+02	CRC	8522.94	CRC	1.10	CRC
5.18E-03	2.12E-01	PHYSPROP	2.12E-01	417.65	PHYSPROP	6.30E+02	CRC	8661.57	CRC	0.90	CRC
6.90E-03	2.82E-01	PHYSPROP	2.82E-01	411.38	PHYSPROP	6.16E+02	CRC	8525.33	CRC	1.10	CRC

Resident Air Inputs

Variable	Resident Air Default Value	Site-Specific Value
AF_{gw} (Attenuation Factor Groundwater) unitless	0.001	0.001
AF_{ss} (Attenuation Factor Sub-Slab) unitless	0.03	0.03
ED_{res} (exposure duration) years	26	26
ED_{0-2} (mutagenic exposure duration first phase) years	2	2
ED_{2-6} (mutagenic exposure duration second phase) years	4	4
ED_{6-16} (mutagenic exposure duration third phase) years	10	10
ED_{16-26} (mutagenic exposure duration fourth phase) years	10	10
EF_{res} (exposure frequency) days/year	350	350
EF_{0-2} (mutagenic exposure frequency first phase) days/year	350	350
EF_{2-6} (mutagenic exposure frequency second phase) days/year	350	350
EF_{6-16} (mutagenic exposure frequency third phase) days/year	350	350
EF_{16-26} (mutagenic exposure frequency fourth phase) days/year	350	350
ET_{res} (exposure time) hours/day	24	24
ET_{0-2} (mutagenic exposure time first phase) hours/day	24	24
ET_{2-6} (mutagenic exposure time second phase) hours/day	24	24
ET_{6-16} (mutagenic exposure time third phase) hours/day	24	24
ET_{16-26} (mutagenic exposure time fourth phase) hours/day	24	24
THQ (target hazard quotient) unitless	0.1	1
LT (lifetime) years	70	70
TR (target risk) unitless	1.0E-06	1.0E-05

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Resident Vapor Intrusion Screening Levels (VISL)

Key: I = IRIS; P = PPRTV; O = OPP; A = ATSDR; C = Cal EPA; X = PPRTV Screening Level; H = HEAST; D = DWSHA; W = TEF applied; E = RPF applied; U = user provided; G = see RSL User's Guide Section 5; CA = cancer; NC = noncancer.

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Soil Source? (C_{vp} > $C_{i,a}$,Target?)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Groundwater Source? (C_{hc} > $C_{i,a}$,Target?)	Target Indoor Air Concentration (TCR=1E-05 or THQ=1) MIN($C_{ia,c}$,$C_{ia,nc}$) ($\mu g/m^3$)	Toxicity Basis	Target Sub-Slab and Near-source Soil Gas Concentration (TCR=1E-05 or THQ=1) C_{sg},Target ($\mu g/m^3$)	Target Groundwater Concentration (TCR=1E-05 or THQ=1) C_{gw},Target ($\mu g/L$)
Carbon Disulfide	75-15-0	Yes	Yes	Yes	Yes	7.30E+02	NC	2.43E+04	1.24E+03
Chloromethane	74-87-3	Yes	Yes	Yes	Yes	3.13E+03	NC	1.04E+05	8.68E+03
Dichlorodifluoromethane	75-71-8	Yes	Yes	Yes	Yes	1.04E+03	NC	3.48E+04	7.44E+01
Ethylbenzene	100-41-4	Yes	Yes	Yes	Yes	1.12E+01	CA	3.74E+02	3.49E+01
Hexanone, 2-	591-78-6	Yes	Yes	Yes	Yes	3.13E+01	NC	1.04E+03	8.21E+03
Methyl Ethyl Ketone (2-Butanone)	78-93-3	Yes	Yes	Yes	Yes	1.04E+03	NC	3.48E+04	4.48E+05
Styrene	100-42-5	Yes	Yes	Yes	Yes	3.13E+03	NC	1.04E+05	2.78E+04
Tetrachloroethylene	127-18-4	Yes	Yes	Yes	Yes	4.24E+01	NC	1.41E+03	5.86E+01
Toluene	108-88-3	Yes	Yes	Yes	Yes	5.21E+03	NC	1.74E+05	1.92E+04
Xylene, m-	108-38-3	Yes	Yes	Yes	Yes	1.04E+02	NC	3.48E+03	3.55E+02
Xylene, o-	95-47-6	Yes	Yes	Yes	Yes	1.04E+02	NC	3.48E+03	4.92E+02
Xylene, p-	106-42-3	Yes	Yes	Yes	Yes	1.04E+02	NC	3.48E+03	3.70E+02

Resident Vapor Intrusion Screening Levels (VISL)

Key: I = IRIS; P = PPRTV; O = OPP; A = ATSDR; C = Cal EPA; X = PPRTV Screening Level; H = HEAST; D = DWSHA; W = TEF applied; E = RPF applied; U = user provided; G = see RSL User's Guide Section 5; CA = cancer; NC = noncancer.

Is Target Groundwater Concentration < MCL? (C_{gw} < MCL?)	Pure Phase Vapor Concentration C_{vp} \ (25 °C)\ (µg/m³)	Maximum Groundwater Vapor Concentration C_{hc} \ (µg/m³)	Temperature for Maximum Groundwater Vapor Concentration (°C)	Lower Explosive Limit LEL (% by volume)	LEL Ref	IUR (ug/m³)$^{-1}$	IUR Ref	RfC (mg/m³)	RfC Ref	Mutagenic Indicator	Carcinogenic VISL TCR=1E-05 $C_{ia,c}$ (µg/m³)	Noncarcinogenic VISL THQ=1 $C_{ia,nc}$ (µg/m³)
--	1.47E+09	1.27E+09	25	1.30	CRC	-		7.00E-01	H /Subchronic	No	-	7.30E+02
--	1.17E+10	1.92E+09	25	8.10	CRC	-		3.00E+00	P /Subchronic	No	-	3.13E+03
--	3.15E+10	3.93E+09	25	-		-		1.00E+00	P /Subchronic	No	-	1.04E+03
Yes (700)	5.48E+07	5.44E+07	25	0.80	CRC	2.50E-06	C	9.00E+00	P /Subchronic	No	1.12E+01	9.39E+03
--	6.25E+07	6.55E+07	25	1.00	CRC	-		3.00E-02	I /Chronic	No	-	3.13E+01
--	3.51E+08	5.19E+08	25	1.40	CRC	-		1.00E+00	H /Subchronic	No	-	1.04E+03
No (100)	3.58E+07	3.49E+07	25	0.90	CRC	-		3.00E+00	H /Subchronic	No	-	3.13E+03
No (5)	1.65E+08	1.49E+08	25	-		2.60E-07	I	4.07E-02	A /Subchronic	No	1.08E+02	4.24E+01
No (1000)	1.41E+08	1.43E+08	25	1.10	CRC	-		5.00E+00	P /Subchronic	No	-	5.21E+03
--	4.73E+07	4.73E+07	25	1.10	CRC	-		1.00E-01	G /Chronic	No	-	1.04E+02
--	3.77E+07	3.77E+07	25	0.90	CRC	-		1.00E-01	G /Chronic	No	-	1.04E+02
--	5.05E+07	4.57E+07	25	1.10	CRC	-		1.00E-01	G /Chronic	No	-	1.04E+02

Resident Vapor Intrusion Risk

Chemical	CAS Number	Site Sub-Slab and Exterior Soil Gas Concentration C_{sg} \ ($\mu g/m^3$)	Site Indoor Air Concentration $C_{i,a}$ \ ($\mu g/m^3$)	VI Carcinogenic Risk CDI ($\mu g/m^3$)	VI Carcinogenic Risk CR
Carbon Disulfide	75-15-0	6.3	1.89E-01	6.73E-02	-
Chloromethane	74-87-3	2.1	6.30E-02	2.24E-02	-
Dichlorodifluoromethane	75-71-8	5	1.50E-01	5.34E-02	-
Ethylbenzene	100-41-4	4.4	1.32E-01	4.70E-02	1.18E-07
Hexanone, 2-	591-78-6	310	9.30E+00	3.31E+00	-
Methyl Ethyl Ketone (2-Butanone)	78-93-3	1700	5.10E+01	1.82E+01	-
Styrene	100-42-5	4.6	1.38E-01	4.92E-02	-
Tetrachloroethylene	127-18-4	8.2	2.46E-01	8.76E-02	2.28E-08
Toluene	108-88-3	8.9	2.67E-01	9.51E-02	-
Xylene, m-	108-38-3	15	4.50E-01	1.60E-01	-
Xylene, o-	95-47-6	8.8	2.64E-01	9.40E-02	-
Xylene, p-	106-42-3	15	4.50E-01	1.60E-01	-
**Sum*		-	-	-	*1.40E-07*

Resident Vapor Intrusion Risk

VI Hazard CDI (mg/m^3)	VI Hazard HQ	IUR $(ug/m^3)^{-1}$	IUR Ref	Chronic RfC (mg/m^3)	RfC Ref	Temperature (℃)\ for Groundwater Vapor Concentration	Mutagen?
1.81E-04	2.59E-04	-		7.00E-01	H /Subchronic	25	No
6.04E-05	6.71E-04	-		9.00E-02	P /Subchronic	25	No
1.44E-04	1.44E-03	-		1.00E-01	P /Subchronic	25	No
1.27E-04	1.27E-04	2.50E-06	C	1.00E+00	P /Subchronic	25	No
8.92E-03	2.97E-01	-		3.00E-02	I /Chronic	25	No
4.89E-02	9.78E-03	-		5.00E+00	H /Subchronic	25	No
1.32E-04	1.32E-04	-		1.00E+00	H /Subchronic	25	No
2.36E-04	5.90E-03	2.60E-07	I	4.00E-02	A /Subchronic	25	No
2.56E-04	5.12E-05	-		5.00E+00	P /Subchronic	25	No
4.32E-04	4.32E-03	-		1.00E-01	G /Chronic	25	No
2.53E-04	2.53E-03	-		1.00E-01	G /Chronic	25	No
4.32E-04	4.32E-03	-		1.00E-01	G /Chronic	25	No
-	*3.27E-01*	-		-		-	

Chemical Properties

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	MW	MW Ref	Vapor Pressure VP (mm Hg)	VP Ref	S (mg/L)	S Ref	MCL (ug/L)
Carbon Disulfide	75-15-0	Yes	Yes	76.14	PHYSPROP	3.59E+02	PHYSPROP	2.16E+03	PHYSPROP	-
Chloromethane	74-87-3	Yes	Yes	50.49	PHYSPROP	4.30E+03	PHYSPROP	5.32E+03	PHYSPROP	-
Dichlorodifluoromethane	75-71-8	Yes	Yes	120.91	PHYSPROP	4.85E+03	PHYSPROP	2.80E+02	PHYSPROP	-
Ethylbenzene	100-41-4	Yes	Yes	106.17	PHYSPROP	9.60E+00	PHYSPROP	1.69E+02	PHYSPROP	700
Hexanone, 2-	591-78-6	Yes	Yes	100.16	PHYSPROP	1.16E+01	PHYSPROP	1.72E+04	PHYSPROP	-
Methyl Ethyl Ketone (2-Butanone)	78-93-3	Yes	Yes	72.11	PHYSPROP	9.06E+01	PHYSPROP	2.23E+05	PHYSPROP	-
Styrene	100-42-5	Yes	Yes	104.15	PHYSPROP	6.40E+00	PHYSPROP	3.10E+02	PHYSPROP	100
Tetrachloroethylene	127-18-4	Yes	Yes	165.83	PHYSPROP	1.85E+01	PHYSPROP	2.06E+02	PHYSPROP	5
Toluene	108-88-3	Yes	Yes	92.14	PHYSPROP	2.84E+01	PHYSPROP	5.26E+02	PHYSPROP	1000
Xylene, m-	108-38-3	Yes	Yes	106.17	PHYSPROP	8.29E+00	PHYSPROP	1.61E+02	PHYSPROP	-
Xylene, o-	95-47-6	Yes	Yes	106.17	PHYSPROP	6.61E+00	PHYSPROP	1.78E+02	PHYSPROP	-
Xylene, p-	106-42-3	Yes	Yes	106.17	PHYSPROP	8.84E+00	PHYSPROP	1.62E+02	PHYSPROP	-

Chemical Properties

HLC (atm-m³/mole)	Henry's Law Constant (unitless)	H` and HLC Ref	Henry's Law Constant Used in Calcs (unitless)	Normal Boiling Point BP (K)	BP Ref	Critical Temperature T_c\ (K)	T_c\ Ref	Enthalpy of vaporization at the normal boiling point $\Delta H_{v,b}$\ (cal/mol)	$\Delta H_{v,b}$\ Ref	Lower Explosive Limit LEL (% by volume)	LEL Ref
1.44E-02	5.89E-01	PHYSPROP	5.89E-01	319.15	PHYSPROP	5.52E+02	CRC	6391.01	CRC	1.30	CRC
8.82E-03	3.61E-01	PHYSPROP	3.61E-01	249.15	PHYSPROP	4.16E+02	CRC	5114.72	CRC	8.10	CRC
3.43E-01	1.40E+01	PHYSPROP	1.40E+01	243.35	PHYSPROP	3.85E+02	CRC	4804.02	CRC	-	
7.88E-03	3.22E-01	PHYSPROP	3.22E-01	409.25	PHYSPROP	6.17E+02	CRC	8501.43	CRC	0.80	CRC
9.32E-05	3.81E-03	EPI	3.81E-03	400.75	PHYSPROP	5.87E+02	CRC	8687.86	CRC	1.00	CRC
5.69E-05	2.33E-03	PHYSPROP	2.33E-03	352.65	PHYSPROP	5.37E+02	CRC	7480.88	CRC	1.40	CRC
2.75E-03	1.12E-01	PHYSPROP	1.12E-01	418.15	PHYSPROP	6.35E+02	CRC	9249.52	CRC	0.90	CRC
1.77E-02	7.24E-01	PHYSPROP	7.24E-01	394.45	PHYSPROP	6.20E+02	YAWS	8288.72	CRC	-	
6.64E-03	2.71E-01	PHYSPROP	2.71E-01	383.75	PHYSPROP	5.92E+02	CRC	7930.21	CRC	1.10	CRC
7.18E-03	2.94E-01	PHYSPROP	2.94E-01	412.25	PHYSPROP	6.17E+02	CRC	8522.94	CRC	1.10	CRC
5.18E-03	2.12E-01	PHYSPROP	2.12E-01	417.65	PHYSPROP	6.30E+02	CRC	8661.57	CRC	0.90	CRC
6.90E-03	2.82E-01	PHYSPROP	2.82E-01	411.38	PHYSPROP	6.16E+02	CRC	8525.33	CRC	1.10	CRC

Resident Air Inputs

Variable	Resident Air Default Value	Site-Specific Value
AF_{gw} (Attenuation Factor Groundwater) unitless	0.001	0.001
AF_{ss} (Attenuation Factor Sub-Slab) unitless	0.03	0.03
ED_{res} (exposure duration) years	26	26
ED_{0-2} (mutagenic exposure duration first phase) years	2	2
ED_{2-6} (mutagenic exposure duration second phase) years	4	4
ED_{6-16} (mutagenic exposure duration third phase) years	10	10
ED_{16-26} (mutagenic exposure duration fourth phase) years	10	10
EF_{res} (exposure frequency) days/year	350	350
EF_{0-2} (mutagenic exposure frequency first phase) days/year	350	350
EF_{2-6} (mutagenic exposure frequency second phase) days/year	350	350
EF_{6-16} (mutagenic exposure frequency third phase) days/year	350	350
EF_{16-26} (mutagenic exposure frequency fourth phase) days/year	350	350
ET_{res} (exposure time) hours/day	24	24
ET_{0-2} (mutagenic exposure time first phase) hours/day	24	24
ET_{2-6} (mutagenic exposure time second phase) hours/day	24	24
ET_{6-16} (mutagenic exposure time third phase) hours/day	24	24
ET_{16-26} (mutagenic exposure time fourth phase) hours/day	24	24
THQ (target hazard quotient) unitless	0.1	1
LT (lifetime) years	70	70
TR (target risk) unitless	1.0E-06	1.0E-05

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Resident Vapor Intrusion Screening Levels (VISL)

Key: I = IRIS; P = PPRTV; O = OPP; A = ATSDR; C = Cal EPA; X = PPRTV Screening Level; H = HEAST; D = DWSHA; W = TEF applied; E = RPF applied; U = user provided; G = see RSL User's Guide Section 5; CA = cancer; NC = noncancer.

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Soil Source? (C_{vp} > $C_{i,a}$,Target?)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Groundwater Source? (C_{hc} > $C_{i,a}$,Target?)	Target Indoor Air Concentration (TCR=1E-05 or THQ=1) MIN($C_{ia,c}$,$C_{ia,nc}$) ($\mu g/m^3$)	Toxicity Basis	Target Sub-Slab and Near-source Soil Gas Concentration (TCR=1E-05 or THQ=1) C_{sg},Target ($\mu g/m^3$)	Target Groundwater Concentration (TCR=1E-05 or THQ=1) C_{gw},Target ($\mu g/L$)
Carbon Disulfide	75-15-0	Yes	Yes	Yes	Yes	7.30E+02	NC	2.43E+04	1.24E+03
Chloromethane	74-87-3	Yes	Yes	Yes	Yes	3.13E+03	NC	1.04E+05	8.68E+03
Dichlorodifluoromethane	75-71-8	Yes	Yes	Yes	Yes	1.04E+03	NC	3.48E+04	7.44E+01
Ethylbenzene	100-41-4	Yes	Yes	Yes	Yes	1.12E+01	CA	3.74E+02	3.49E+01
Hexanone, 2-	591-78-6	Yes	Yes	Yes	Yes	3.13E+01	NC	1.04E+03	8.21E+03
Methyl Ethyl Ketone (2-Butanone)	78-93-3	Yes	Yes	Yes	Yes	1.04E+03	NC	3.48E+04	4.48E+05
Styrene	100-42-5	Yes	Yes	Yes	Yes	3.13E+03	NC	1.04E+05	2.78E+04
Tetrachloroethylene	127-18-4	Yes	Yes	Yes	Yes	4.24E+01	NC	1.41E+03	5.86E+01
Toluene	108-88-3	Yes	Yes	Yes	Yes	5.21E+03	NC	1.74E+05	1.92E+04
Xylene, m-	108-38-3	Yes	Yes	Yes	Yes	1.04E+02	NC	3.48E+03	3.55E+02
Xylene, o-	95-47-6	Yes	Yes	Yes	Yes	1.04E+02	NC	3.48E+03	4.92E+02
Xylene, p-	106-42-3	Yes	Yes	Yes	Yes	1.04E+02	NC	3.48E+03	3.70E+02

Resident Vapor Intrusion Screening Levels (VISL)

Key: I = IRIS; P = PPRTV; O = OPP; A = ATSDR; C = Cal EPA; X = PPRTV Screening Level; H = HEAST; D = DWSHA; W = TEF applied; E = RPF applied; U = user provided; G = see RSL User's Guide Section 5; CA = cancer; NC = noncancer.

Is Target Groundwater Concentration < MCL? (C_{gw} < MCL?)	Pure Phase Vapor Concentration C_{vp} \ (25 °C)\ (µg/m³)	Maximum Groundwater Vapor Concentration C_{hc} \ (µg/m³)	Temperature for Maximum Groundwater Vapor Concentration (°C)	Lower Explosive Limit LEL (% by volume)	LEL Ref	IUR (ug/m³)$^{-1}$	IUR Ref	RfC (mg/m³)	RfC Ref	Mutagenic Indicator	Carcinogenic VISL TCR=1E-05 $C_{ia,c}$ (µg/m³)	Noncarcinogenic VISL THQ=1 $C_{ia,nc}$ (µg/m³)
--	1.47E+09	1.27E+09	25	1.30	CRC	-		7.00E-01	H /Subchronic	No	-	7.30E+02
--	1.17E+10	1.92E+09	25	8.10	CRC	-		3.00E+00	P /Subchronic	No	-	3.13E+03
--	3.15E+10	3.93E+09	25	-		-		1.00E+00	P /Subchronic	No	-	1.04E+03
Yes (700)	5.48E+07	5.44E+07	25	0.80	CRC	2.50E-06	C	9.00E+00	P /Subchronic	No	1.12E+01	9.39E+03
--	6.25E+07	6.55E+07	25	1.00	CRC	-		3.00E-02	I /Chronic	No	-	3.13E+01
--	3.51E+08	5.19E+08	25	1.40	CRC	-		1.00E+00	H /Subchronic	No	-	1.04E+03
No (100)	3.58E+07	3.49E+07	25	0.90	CRC	-		3.00E+00	H /Subchronic	No	-	3.13E+03
No (5)	1.65E+08	1.49E+08	25	-		2.60E-07	I	4.07E-02	A /Subchronic	No	1.08E+02	4.24E+01
No (1000)	1.41E+08	1.43E+08	25	1.10	CRC	-		5.00E+00	P /Subchronic	No	-	5.21E+03
--	4.73E+07	4.73E+07	25	1.10	CRC	-		1.00E-01	G /Chronic	No	-	1.04E+02
--	3.77E+07	3.77E+07	25	0.90	CRC	-		1.00E-01	G /Chronic	No	-	1.04E+02
--	5.05E+07	4.57E+07	25	1.10	CRC	-		1.00E-01	G /Chronic	No	-	1.04E+02

Resident Vapor Intrusion Risk

Chemical	CAS Number	Site Sub-Slab and Exterior Soil Gas Concentration C_{sg} \ ($\mu g/m^3$)	Site Indoor Air Concentration $C_{i,a}$ \ ($\mu g/m^3$)	VI Carcinogenic Risk CDI ($\mu g/m^3$)	VI Carcinogenic Risk CR
Carbon Disulfide	75-15-0	53	1.59E+00	5.66E-01	-
Chloromethane	74-87-3	2.1	6.30E-02	2.24E-02	-
Dichlorodifluoromethane	75-71-8	27	8.10E-01	2.88E-01	-
Ethylbenzene	100-41-4	7.3	2.19E-01	7.80E-02	1.95E-07
Hexanone, 2-	591-78-6	92	2.76E+00	9.83E-01	-
Methyl Ethyl Ketone (2-Butanone)	78-93-3	940	2.82E+01	1.00E+01	-
Styrene	100-42-5	5.6	1.68E-01	5.98E-02	-
Tetrachloroethylene	127-18-4	12	3.60E-01	1.28E-01	3.33E-08
Toluene	108-88-3	16	4.80E-01	1.71E-01	-
Xylene, m-	108-38-3	31	9.30E-01	3.31E-01	-
Xylene, o-	95-47-6	21	6.30E-01	2.24E-01	-
Xylene, p-	106-42-3	31	9.30E-01	3.31E-01	-
**Sum*		-	-	-	*2.28E-07*

Resident Vapor Intrusion Risk

VI Hazard CDI (mg/m^3)	VI Hazard HQ	IUR $(ug/m^3)^{-1}$	IUR Ref	Chronic RfC (mg/m^3)	RfC Ref	Temperature (℃)\ for Groundwater Vapor Concentration	Mutagen?
1.52E-03	2.18E-03	-		7.00E-01	H /Subchronic	25	No
6.04E-05	6.71E-04	-		9.00E-02	P /Subchronic	25	No
7.77E-04	7.77E-03	-		1.00E-01	P /Subchronic	25	No
2.10E-04	2.10E-04	2.50E-06	C	1.00E+00	P /Subchronic	25	No
2.65E-03	8.82E-02	-		3.00E-02	I /Chronic	25	No
2.70E-02	5.41E-03	-		5.00E+00	H /Subchronic	25	No
1.61E-04	1.61E-04	-		1.00E+00	H /Subchronic	25	No
3.45E-04	8.63E-03	2.60E-07	I	4.00E-02	A /Subchronic	25	No
4.60E-04	9.21E-05	-		5.00E+00	P /Subchronic	25	No
8.92E-04	8.92E-03	-		1.00E-01	G /Chronic	25	No
6.04E-04	6.04E-03	-		1.00E-01	G /Chronic	25	No
8.92E-04	8.92E-03	-		1.00E-01	G /Chronic	25	No
-	*1.37E-01*	-		-		-	

Chemical Properties

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	MW	MW Ref	Vapor Pressure VP (mm Hg)	VP Ref	S (mg/L)	S Ref	MCL (ug/L)
Carbon Disulfide	75-15-0	Yes	Yes	76.14	PHYSPROP	3.59E+02	PHYSPROP	2.16E+03	PHYSPROP	-
Chloromethane	74-87-3	Yes	Yes	50.49	PHYSPROP	4.30E+03	PHYSPROP	5.32E+03	PHYSPROP	-
Dichlorodifluoromethane	75-71-8	Yes	Yes	120.91	PHYSPROP	4.85E+03	PHYSPROP	2.80E+02	PHYSPROP	-
Ethylbenzene	100-41-4	Yes	Yes	106.17	PHYSPROP	9.60E+00	PHYSPROP	1.69E+02	PHYSPROP	700
Hexanone, 2-	591-78-6	Yes	Yes	100.16	PHYSPROP	1.16E+01	PHYSPROP	1.72E+04	PHYSPROP	-
Methyl Ethyl Ketone (2-Butanone)	78-93-3	Yes	Yes	72.11	PHYSPROP	9.06E+01	PHYSPROP	2.23E+05	PHYSPROP	-
Styrene	100-42-5	Yes	Yes	104.15	PHYSPROP	6.40E+00	PHYSPROP	3.10E+02	PHYSPROP	100
Tetrachloroethylene	127-18-4	Yes	Yes	165.83	PHYSPROP	1.85E+01	PHYSPROP	2.06E+02	PHYSPROP	5
Toluene	108-88-3	Yes	Yes	92.14	PHYSPROP	2.84E+01	PHYSPROP	5.26E+02	PHYSPROP	1000
Xylene, m-	108-38-3	Yes	Yes	106.17	PHYSPROP	8.29E+00	PHYSPROP	1.61E+02	PHYSPROP	-
Xylene, o-	95-47-6	Yes	Yes	106.17	PHYSPROP	6.61E+00	PHYSPROP	1.78E+02	PHYSPROP	-
Xylene, p-	106-42-3	Yes	Yes	106.17	PHYSPROP	8.84E+00	PHYSPROP	1.62E+02	PHYSPROP	-

Chemical Properties

HLC (atm-m ^{3}/mole)	Henry's Law Constant (unitless)	H` and HLC Ref	Henry's Law Constant Used in Calcs (unitless)	Normal Boiling Point BP (K)	BP Ref	Critical Temperature T_c\ (K)	T_c\ Ref	Enthalpy of vaporization at the normal boiling point $\Delta H_{v,b}$\ (cal/mol)	$\Delta H_{v,b}$\ Ref	Lower Explosive Limit LEL (% by volume)	LEL Ref
1.44E-02	5.89E-01	PHYSPROP	5.89E-01	319.15	PHYSPROP	5.52E+02	CRC	6391.01	CRC	1.30	CRC
8.82E-03	3.61E-01	PHYSPROP	3.61E-01	249.15	PHYSPROP	4.16E+02	CRC	5114.72	CRC	8.10	CRC
3.43E-01	1.40E+01	PHYSPROP	1.40E+01	243.35	PHYSPROP	3.85E+02	CRC	4804.02	CRC	-	
7.88E-03	3.22E-01	PHYSPROP	3.22E-01	409.25	PHYSPROP	6.17E+02	CRC	8501.43	CRC	0.80	CRC
9.32E-05	3.81E-03	EPI	3.81E-03	400.75	PHYSPROP	5.87E+02	CRC	8687.86	CRC	1.00	CRC
5.69E-05	2.33E-03	PHYSPROP	2.33E-03	352.65	PHYSPROP	5.37E+02	CRC	7480.88	CRC	1.40	CRC
2.75E-03	1.12E-01	PHYSPROP	1.12E-01	418.15	PHYSPROP	6.35E+02	CRC	9249.52	CRC	0.90	CRC
1.77E-02	7.24E-01	PHYSPROP	7.24E-01	394.45	PHYSPROP	6.20E+02	YAWS	8288.72	CRC	-	
6.64E-03	2.71E-01	PHYSPROP	2.71E-01	383.75	PHYSPROP	5.92E+02	CRC	7930.21	CRC	1.10	CRC
7.18E-03	2.94E-01	PHYSPROP	2.94E-01	412.25	PHYSPROP	6.17E+02	CRC	8522.94	CRC	1.10	CRC
5.18E-03	2.12E-01	PHYSPROP	2.12E-01	417.65	PHYSPROP	6.30E+02	CRC	8661.57	CRC	0.90	CRC
6.90E-03	2.82E-01	PHYSPROP	2.82E-01	411.38	PHYSPROP	6.16E+02	CRC	8525.33	CRC	1.10	CRC

ATTACHMENT C – SITE CONCEPTUAL EXPOSURE MODEL

IMPACTED MEDIA	TRANSPORT MECHANISMS	EXPOSURE ROUTES	POTENTIAL RECEPTORS													
			CURRENT LAND USE								FUTURE LAND USE					
			ONSITE				OFFSITE				ONSITE				OFFSITE	
			RESIDENTS - CHILD	RESIDENTS - ADULT	COMMERCIAL WORKERS	CONSTRUCTION WORKERS	RESIDENTS - CHILD	RESIDENTS - ADULT	COMMERCIAL WORKERS	CONSTRUCTION WORKERS	RESIDENTS - CHILD	RESIDENTS - ADULT	COMMERCIAL WORKERS	CONSTRUCTION WORKERS	RESIDENTS - CHILD	RESIDENTS - ADULT	COMMERCIAL WORKERS	CONSTRUCTION WORKERS
AIR VAPORS		INDOOR INHALATION	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		OUTDOOR INHALATION	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
SURFICIAL SOIL	WIND EROSION / DISPERSION / VOLATILIZATION / VAPOR MIGRATION	INHALATION OF VAPORS AND PARTICULATES, DERMAL CONTACT AND INGESTION	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		LEACHING TO GROUNDWATER	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
SUBSURFACE SOILS	VOLATILIZATION / VAPOR MIGRATION	INDOOR INHALATION	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		OUTDOOR INHALATION	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		DERMAL CONTACT AND INGESTION	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		LEACHING TO GROUNDWATER	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
GROUNDWATER	VOLATILIZATION / VAPOR MIGRATION	INDOOR INHALATION	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		OUTDOOR INHALATION	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		INGESTION					4	4	4	4	3	3	3	3	4	4	4	4

	YES	NO
FREE PRODUCT?	☐	☒
UTILITIES THREATENED?	☐	☒
SURFACE WATERS WITHIN A 500' DOWN-GRADIENT?	☐	☒
ECOLOGICAL RECEPTORS?	☐	☒
GROUNDWATER PUBLIC WELL WITHIN 1 MILE?	☐	☒

1 = ALL SOIL COC DATA BELOW EPA RSLs

2 = VISL MODEL SHOWS RISK LEVELS ARE BELOW ADEM LIMITS

3 = DEED RESTRICTIONS WILL PREVENT THIS EXPOSURE

4 = CITY OF BIRMINGHAM ORDINANCE PROHIBITS THIS

PPM CONSULTANTS, INC.
www.ppmco.com

DRAWN BY:	DRAWN DATE:
BWH	08/28/25
PROJECT NUMBER:	PHASE:
40191401	VCP

THE KELSEY
AVONDALE PROPERTY
4121 3RD AVENUE SOUTH
BIRMINGHAM, ALABAMA

SITE CONCEPTUAL EXPOSURE MODEL

FIGURE NUMBER
1

ATTACHMENT D – DRAFT ENVIRONMENTAL COVENANT

ENVIRONMENTAL COVENANT

The Kelsey (hereinafter "Grantor") grants an Environmental Covenant (hereinafter "Covenant") this ___ day of _____, 2025, to the following entities pursuant to The Alabama Uniform Environmental Covenants Act, Ala. Code §§ 35-19-1 to 35-19-14, as amended, (the Act) and the regulations promulgated thereunder:

1. the Alabama Department of Environmental Management and
2. the identified holders or other applicable parties: The Kelsey (Grantor) and The Kelsey Avondale, LP (future project owner).

WHEREAS, the Grantor was the owner of certain real property located in the City of Birmingham, Alabama, identified as the Avondale Property situated at 4121 Third Avenue South, in Jefferson County, Alabama, (hereinafter "the Property"). The property which was conveyed to Grantor by deed dated February 13, 2025, and recorded in the Office of the Judge of Probate for Jefferson County, Alabama, in Deed Book 243 at Page 89;

WHEREAS, the Property is more particularly described as the following:

BEGINNING AT A NORTHWEST CORNER OF LOT 2-A OF SAID AVONDALE RESURVEY OF BLOCK 13, SAID POINT BEING A MAG NAIL WITH WASHER ON THE SOUTHEAST RIGHT OF WAY OF 3RD AVENUE SOUTH; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 59°53'55" E FOR A DISTANCE OF 190.03 FEET TO A 3/4" CRIMP PIPE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 59°45'56" E FOR A DISTANCE OF 50.02 FEET TO A 3/4" PIPE, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY OF 3RD AVENUE NORTH WITH THE SOUTHWEST RIGHT OF WAY OF 42ND STREET SOUTH; THENCE CONTINUE ALONG SAID 42ND STREET SOUTH RIGHT OF WAY, RUN S 30°01'01" E FOR A DISTANCE OF 139.59 FEET TO A 3/4" CRIMP PIPE, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHWEST RIGHT OF WAY OF 42ND STREET SOUTH WITH THE NORTHWEST RIGHT OF WAY AN ALLEY; THENCE CONTINUE ALONG SAID ALLEY RIGHT OF WAY, RUN S 59°28'05" W FOR A DISTANCE OF 49.64 FEET TO A 5/8" CAPPED REBAR STAMPED "SOUTHERN CROSS CA 1050"; THENCE CONTINUE ALONG SAID ALLEY RIGHT OF WAY, RUN S 59°55'31" W FOR A DISTANCE OF 189.92 FEET TO A 5/8" CAPPED REBAR; THENCE LEAVING SAID ALLEY RIGHT OF WAY, RUN N 30°12'51" W FOR A DISTANCE OF 139.76 FEET TO THE POINT OF BEGINNING. SAID LOT 2-A BEING, 0.77 ACRES, MORE OR LESS.

WHEREAS, this instrument is an Environmental Covenant developed and executed pursuant to the Act and the regulations promulgated thereunder;

WHEREAS, bromomethane has been detected in groundwater, on the Property;

WHEREAS, the selected "remedial action" for the Property, which has now been implemented, providing in part, for the following actions:

Placement of a restriction on the entire Property to prevent the installation of a water production well for the use of groundwater for potable or irrigation purposes.

WHEREAS, pursuant to the Voluntary Cleanup Plan approved by ADEMs Voluntary Cleanup Program, on DATE (the Remedial Action Plan was approved), the Grantor and assignees agreed to perform operation and maintenance activities at the Property to restrict the use of groundwater due to the presence of bromomethane;

WHEREAS, the Voluntary Cleanup Plan requires institutional controls to be implemented to address the effects of bromomethane in groundwater by restricting the use of the Property and the activities on the Property;

WHEREAS, hazardous wastes, hazardous constituents, hazardous substances, pollutants, or other contaminants remain on the Property, specifically contamination has occurred in groundwater and the following contaminant(s) remain at the site: bromomethane;

WHEREAS, the purpose of this Covenant is to ensure protection of human health and the environment by placing restrictions on the Property to reduce the risk to human health to below the target risk levels for those hazardous wastes, hazardous constituents, hazardous substances, pollutants, or contaminants that remain on the Property;

WHEREAS, further information about the groundwater restriction on the property may be obtained by contacting Chief, Land Division, Alabama Department of Environmental Management ("ADEM"), or his or her designated representative, at 1400 Coliseum Boulevard, Montgomery, Alabama, 36110; and

WHEREAS, the Administrative Record concerning the Property is located at:

The Kelsey
1 Sansome Street, Suite 3500
San Francisco, CA 94104

and

Alabama Department of Environmental Management
1400 Coliseum Boulevard
Montgomery, Alabama 36110

NOW, THEREFORE, Grantor hereby grants this Environmental Covenant to ADEM and the identified Holders, and declares that the Property shall hereinafter be

bound by, held, sold, used, improved, occupied, leased, hypothecated, encumbered, and/or conveyed subject to the following requirements set forth in paragraphs 1 through 3 below:

1. **DEFINITIONS**

Owner. "Owner" means the GRANTOR, its successors and assigns in interest.

2. **USE RESTRICTIONS**

Any deviation from the following use restrictions requires prior written approval from ADEM through modification of this covenant:

The use of groundwater for potable or irrigation purposes is prohibited.

3. **GENERAL PROVISIONS**

A. **Restrictions to Run with the Land.** This Environmental Covenant runs with the land pursuant to Ala. Code § 35-19-5, as amended; is perpetual, unless modified or terminated pursuant to the terms of this Covenant pursuant to Ala. Code § 35-19-9, as amended; is imposed upon the entire Property unless expressly stated as applicable only to a specific portion thereof; inures to the benefit of and passes with each and every portion of the Property; and binds the Owner, the Holders, all persons using the land, all persons, their heirs, successors and assigns having any right, title or interest in the Property, or any part thereof who have subordinated those interests to this Environmental Covenant, and all persons, their heirs, successors and assigns who obtain any right, title or interest in the Property, or any part thereof after the recordation of this Environmental Covenant.

B. **Notices Required.** In accordance with Ala. Code § 35-19-4(b), as amended, the Owner shall send written notification, pursuant to Section J, below, following transfer of a specified interest in, or concerning proposed changes in use of, applications for building permits for, or proposals for any site work affecting the contamination on, the Property. Said notification shall be sent within fifteen (15) days of each event listed in this Section.

C. **Registry/Recordation of Environmental Covenant; Amendment; or Termination.** Pursuant to Ala. Code §3 5-19-12(b), as amended, this Environmental Covenant and any amendment or termination thereof, shall be contained in ADEM's registry for environmental covenants. After an environmental covenant, amendment, or termination is filed in the registry, a notice of the covenant, amendment, or termination may be recorded in the land records in lieu of recording the entire covenant in compliance with § 35-19-12(b), as amended. Grantor shall be responsible for filing the

Environmental Covenant within thirty (30) days of the final required signature upon this Environmental Covenant.

D. **Right of Access.** The Owner hereby grants ADEM; ADEM's agents, contractors and employees; the Owner's agents, contractors and employees; and any Holders the right of access to the Property for implementation or enforcement of this Environmental Covenant.

F. **ADEM Reservations.** Notwithstanding any other provision of this Environmental Covenant, ADEM retains all of its access authorities and rights, as well as all of its rights to require additional land/water use restrictions, including enforcement authorities related thereto.

G. **Representations and Warranties.** Grantor hereby represents and warrants to the other signatories hereto:

i) That the Grantor has the power and authority to enter into this Environmental Covenant, to grant the rights and interests herein provided and to carry out all obligations hereunder;

ii) That the Grantor is the sole owner of the Property and holds fee simple title which is free, clear and unencumbered;

iii) That the Grantor has identified no other parties that hold any interest in the Property.

iv) That the Grantor has identified all other parties that hold any interest (e.g., encumbrance) in the Property and notified such parties of the Grantor's intention to enter into this Environmental Covenant;

v) That this Environmental Covenant will not materially violate, contravene, or constitute a material default under, any other agreement, document, or instrument to which Grantor is a party, by which Grantor may be bound or affected;

vi) That this Environmental Covenant will not materially violate or contravene any zoning law or other law regulating use of the Property;

vii) That this Environmental Covenant does not authorize a use of the Property which is otherwise prohibited by a recorded instrument that has priority over the Environmental Covenant.

H. **Compliance Enforcement.** In accordance with Ala. Code § 35-19-11(b), as amended, the terms of the Environmental Covenant may be enforced by the parties to this Environmental Covenant; any person to whom this Covenant

expressly grants power to enforce; any person whose interest in the real property or whose collateral or liability may be affected by the alleged violation of the Covenant; or a municipality or other unit of local government in which the real property subject to the Covenant is located, in accordance with applicable law. The parties hereto expressly agree that ADEM has the power to enforce this Environmental Covenant. Failure to timely enforce compliance with this Environmental Covenant or the use or activity limitations contained herein by any person shall not bar subsequent enforcement by such person and shall not be deemed a waiver of the person's right to take action to enforce any non-compliance. Nothing in this Environmental Covenant shall restrict ADEM, or the Grantor, from exercising any authority under applicable law.

I. **Modifications/Termination.** Any modifications or terminations to this Environmental Covenant must be made in accordance with Ala. Code §§ 35-19-9 and 35-19-10, as amended.

J. **Notices.** Any document or communication required to be sent pursuant to the terms of this Environmental Covenant shall be sent to the following persons:

ADEM

Chief, Land Division
Alabama Department of Environmental Management
1400 Coliseum Boulevard
Montgomery, AL 36110

Grantor

Micaela Connery
CEO
The Kelsey
1 Sansome Street, Suite 3500
San Francisco, California 94104

Holder(s) or Other Applicable Party(ies)

Kathy Laborde
Manager
The Kelsey Avondale, LP
1626A Oretha Castle Haley Boulevard
New Orleans, Louisiana 70113

K. **No Property Interest Created in ADEM.** This Environmental Covenant does not in any way create any interest by ADEM in the Property that is subject to the Environmental Covenant. Furthermore, the act of approving this Environmental Covenant does not in any way create any interest by ADEM in the Property in accordance with Ala. Code § 35-19-3(b), as amended.

L. **Severability.** If any provision of this Environmental Covenant is found to be unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

M. **Governing Law.** This Environmental Covenant shall be governed by and interpreted in accordance with the laws of the State of Alabama.

N. **Recordation.** In accordance with Ala. Code § 35-19-8(a), as amended, Grantor shall record this Environmental Covenant and any amendment or termination of the Environmental Covenant in every county in which any portion of the real property subject to this Environmental Covenant is located. Grantor agrees to record this Environmental Covenant within fifteen (15) days after the date of the final required signature upon this Environmental Covenant.

O. **Effective Date.** The effective date of this Environmental Covenant shall be the date upon which the fully executed Environmental Covenant has been recorded, in accordance with Ala. Code § 35-19-8(a), as amended.

P. **Distribution of Environmental Covenant.** Within fifteen (15) days of filing this Environmental Covenant, the Grantor shall distribute a recorded and date stamped copy of the recorded Environmental Covenant in accordance with Ala. Code § 35-19-7(a), as amended. However, the validity of this Environmental Covenant will not be affected by the failure to provide a copy of the Covenant as provided herein.

Q. **ADEM References.** All references to ADEM shall include successor agencies, departments, divisions, or other successor entities.

R. **Grantor References.** All references to the Grantor shall include successor agencies, departments, divisions, or other successor entities.

S. **Other Applicable Party(ies).** All references to Other Applicable Party(ies) shall include successor agencies, departments, divisions, or other successor entities.

Property owner has caused this Environmental Covenant to be executed pursuant to The Alabama Uniform Environmental Covenants Act, on this ___ day of _____, 2025.

IN TESTIMONY WHEREOF, the parties have hereunto set their hands this the day and year first above written.

This Environmental Covenant is hereby approved by The Kelsey this ___ day of _____, 2025.

By: Micaela Connery, CEO
Name & Title

Grantor

STATE OF CALIFORNIA)
)
COUNTY OF SAN FRANCISCO)

I, _____, a _____ in and for said County in said State or Commonwealth, hereby certify that Micaela Connery, whose name as CEO of The Kelsey 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, (s)he, as such officer and with full authority executed the same voluntarily for and as the act of said California nonprofit public benefit corporation.

Given under my hand this the ____ day of _____, 2025

Notary Public: _____

My Commission Expires: _____

OTHER APPLICABLE PARTY(IES)

This Environmental Covenant is hereby approved by The Kelsey Avondale, LP this ___ day of _____, 2025.

By: _____Kathy Laborde, Manager_____
Name & Title

Holder

STATE OF LOUISIANA)
)
PARRISH OF ORLEANS)

I, _____, a _____ in and for said County in said State or Commonwealth, hereby certify that Kathy Laborde, whose name as Manager of The Kelsey Avondale, LP [Party] 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, (s)he, as such officer and with full authority executed the same voluntarily for and as the act of said Limited Partnership.

Given under my hand this the ____ day of _____, 2025.

Notary Public: _____

My Commission Expires: _____

ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

This Environmental Covenant is hereby approved by the State of Alabama this ___ day of _____, 2025.

By: _____

Stephen A. Cobb
Chief, Land Division
Alabama Department of Environmental Management

State of Alabama}

Montgomery, County}

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephen A. Cobb, whose name as Chief, Land Division, Alabama Department of Environmental Management is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he approved the same voluntarily on the day the same bears date and with full authority to do so.

Given under my hand and official seal this ____ day of _____, 2025.

_____
Notary Public

My Commission Expires: _____

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, _____, Clerk of the Jefferson County Court, do certify that the foregoing Environmental Covenant *[and, if applicable, attached Subordination Agreement]* was lodged in my office for record, and that I have recorded it, this ___ day of _____, 2025 in the Deed Recordation Book ### on Page ###.

_____

County Clerk

This instrument prepared by:

The Kelsey
1 Sansome Street, Suite 3500
San Francisco, CA 94104

ENVIRONMENTAL COVENANT

The Kelsey (hereinafter "Grantor") grants an Environmental Covenant (hereinafter "Covenant") this ___ day of _____, 2025, to the following entities pursuant to The Alabama Uniform Environmental Covenants Act, Ala. Code §§ 35-19-1 to 35-19-14, as amended, (the Act) and the regulations promulgated thereunder:

1. the Alabama Department of Environmental Management and
2. the identified holders or other applicable parties: The Kelsey (Grantor) and The Kelsey Avondale, LP (future project owner).

WHEREAS, the Grantor was the owner of certain real property located in the City of Birmingham, Alabama, identified as the Avondale Property situated at 4121 Third Avenue South, in Jefferson County, Alabama, (hereinafter "the Property"). The property which was conveyed to Grantor by deed dated February 13, 2025, and recorded in the Office of the Judge of Probate for Jefferson County, Alabama, in Deed Book 243 at Page 89;

WHEREAS, the Property is more particularly described as the following:

BEGINNING AT A NORTHWEST CORNER OF LOT 2-A OF SAID AVONDALE RESURVEY OF BLOCK 13, SAID POINT BEING A MAG NAIL WITH WASHER ON THE SOUTHEAST RIGHT OF WAY OF 3RD AVENUE SOUTH; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 59°53'55" E FOR A DISTANCE OF 190.03 FEET TO A 3/4" CRIMP PIPE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 59°45'56" E FOR A DISTANCE OF 50.02 FEET TO A 3/4" PIPE, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY OF 3RD AVENUE NORTH WITH THE SOUTHWEST RIGHT OF WAY OF 42ND STREET SOUTH; THENCE CONTINUE ALONG SAID 42ND STREET SOUTH RIGHT OF WAY, RUN S 30°01'01" E FOR A DISTANCE OF 139.59 FEET TO A 3/4" CRIMP PIPE, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHWEST RIGHT OF WAY OF 42ND STREET SOUTH WITH THE NORTHWEST RIGHT OF WAY AN ALLEY; THENCE CONTINUE ALONG SAID ALLEY RIGHT OF WAY, RUN S 59°28'05" W FOR A DISTANCE OF 49.64 FEET TO A 5/8" CAPPED REBAR STAMPED "SOUTHERN CROSS CA 1050"; THENCE CONTINUE ALONG SAID ALLEY RIGHT OF WAY, RUN S 59°55'31" W FOR A DISTANCE OF 189.92 FEET TO A 5/8" CAPPED REBAR; THENCE LEAVING SAID ALLEY RIGHT OF WAY, RUN N 30°12'51" W FOR A DISTANCE OF 139.76 FEET TO THE POINT OF BEGINNING. SAID LOT 2-A BEING, 0.77 ACRES, MORE OR LESS.

WHEREAS, this instrument is an Environmental Covenant developed and executed pursuant to the Act and the regulations promulgated thereunder;

WHEREAS, bromomethane has been detected in groundwater, on the Property;

WHEREAS, the selected "remedial action" for the Property, which has now been implemented, providing in part, for the following actions:

Placement of a restriction on the entire Property to prevent the installation of a water production well for the use of groundwater for potable or irrigation purposes.

WHEREAS, pursuant to the Voluntary Cleanup Plan approved by ADEMs Voluntary Cleanup Program, on DATE (the Remedial Action Plan was approved), the Grantor and assignees agreed to perform operation and maintenance activities at the Property to restrict the use of groundwater due to the presence of bromomethane;

WHEREAS, the Voluntary Cleanup Plan requires institutional controls to be implemented to address the effects of bromomethane in groundwater by restricting the use of the Property and the activities on the Property;

WHEREAS, hazardous wastes, hazardous constituents, hazardous substances, pollutants, or other contaminants remain on the Property, specifically contamination has occurred in groundwater and the following contaminant(s) remain at the site: bromomethane;

WHEREAS, the purpose of this Covenant is to ensure protection of human health and the environment by placing restrictions on the Property to reduce the risk to human health to below the target risk levels for those hazardous wastes, hazardous constituents, hazardous substances, pollutants, or contaminants that remain on the Property;

WHEREAS, further information about the groundwater restriction on the property may be obtained by contacting Chief, Land Division, Alabama Department of Environmental Management ("ADEM"), or his or her designated representative, at 1400 Coliseum Boulevard, Montgomery, Alabama, 36110; and

WHEREAS, the Administrative Record concerning the Property is located at:

The Kelsey
1 Sansome Street, Suite 3500
San Francisco, CA 94104

and

Alabama Department of Environmental Management
1400 Coliseum Boulevard
Montgomery, Alabama 36110

NOW, THEREFORE, Grantor hereby grants this Environmental Covenant to ADEM and the identified Holders, and declares that the Property shall hereinafter be

bound by, held, sold, used, improved, occupied, leased, hypothecated, encumbered, and/or conveyed subject to the following requirements set forth in paragraphs 1 through 3 below:

1. **DEFINITIONS**

Owner. "Owner" means the GRANTOR, its successors and assigns in interest.

2. **USE RESTRICTIONS**

Any deviation from the following use restrictions requires prior written approval from ADEM through modification of this covenant:

The use of groundwater for potable or irrigation purposes is prohibited.

3. **GENERAL PROVISIONS**

A. **Restrictions to Run with the Land.** This Environmental Covenant runs with the land pursuant to Ala. Code § 35-19-5, as amended; is perpetual, unless modified or terminated pursuant to the terms of this Covenant pursuant to Ala. Code § 35-19-9, as amended; is imposed upon the entire Property unless expressly stated as applicable only to a specific portion thereof; inures to the benefit of and passes with each and every portion of the Property; and binds the Owner, the Holders, all persons using the land, all persons, their heirs, successors and assigns having any right, title or interest in the Property, or any part thereof who have subordinated those interests to this Environmental Covenant, and all persons, their heirs, successors and assigns who obtain any right, title or interest in the Property, or any part thereof after the recordation of this Environmental Covenant.

B. **Notices Required.** In accordance with Ala. Code § 35-19-4(b), as amended, the Owner shall send written notification, pursuant to Section J, below, following transfer of a specified interest in, or concerning proposed changes in use of, applications for building permits for, or proposals for any site work affecting the contamination on, the Property. Said notification shall be sent within fifteen (15) days of each event listed in this Section.

C. **Registry/Recordation of Environmental Covenant; Amendment; or Termination.** Pursuant to Ala. Code §3 5-19-12(b), as amended, this Environmental Covenant and any amendment or termination thereof, shall be contained in ADEM's registry for environmental covenants. After an environmental covenant, amendment, or termination is filed in the registry, a notice of the covenant, amendment, or termination may be recorded in the land records in lieu of recording the entire covenant in compliance with § 35-19-12(b), as amended. Grantor shall be responsible for filing the

Environmental Covenant within thirty (30) days of the final required signature upon this Environmental Covenant.

D. **Right of Access.** The Owner hereby grants ADEM; ADEM's agents, contractors and employees; the Owner's agents, contractors and employees; and any Holders the right of access to the Property for implementation or enforcement of this Environmental Covenant.

F. **ADEM Reservations.** Notwithstanding any other provision of this Environmental Covenant, ADEM retains all of its access authorities and rights, as well as all of its rights to require additional land/water use restrictions, including enforcement authorities related thereto.

G. **Representations and Warranties.** Grantor hereby represents and warrants to the other signatories hereto:

i) That the Grantor has the power and authority to enter into this Environmental Covenant, to grant the rights and interests herein provided and to carry out all obligations hereunder;

ii) That the Grantor is the sole owner of the Property and holds fee simple title which is free, clear and unencumbered;

iii) That the Grantor has identified no other parties that hold any interest in the Property.

iv) That the Grantor has identified all other parties that hold any interest (e.g., encumbrance) in the Property and notified such parties of the Grantor's intention to enter into this Environmental Covenant;

v) That this Environmental Covenant will not materially violate, contravene, or constitute a material default under, any other agreement, document, or instrument to which Grantor is a party, by which Grantor may be bound or affected;

vi) That this Environmental Covenant will not materially violate or contravene any zoning law or other law regulating use of the Property;

vii) That this Environmental Covenant does not authorize a use of the Property which is otherwise prohibited by a recorded instrument that has priority over the Environmental Covenant.

H. **Compliance Enforcement.** In accordance with Ala. Code § 35-19-11(b), as amended, the terms of the Environmental Covenant may be enforced by the parties to this Environmental Covenant; any person to whom this Covenant

expressly grants power to enforce; any person whose interest in the real property or whose collateral or liability may be affected by the alleged violation of the Covenant; or a municipality or other unit of local government in which the real property subject to the Covenant is located, in accordance with applicable law. The parties hereto expressly agree that ADEM has the power to enforce this Environmental Covenant. Failure to timely enforce compliance with this Environmental Covenant or the use or activity limitations contained herein by any person shall not bar subsequent enforcement by such person and shall not be deemed a waiver of the person's right to take action to enforce any non-compliance. Nothing in this Environmental Covenant shall restrict ADEM, or the Grantor, from exercising any authority under applicable law.

I. **Modifications/Termination.** Any modifications or terminations to this Environmental Covenant must be made in accordance with Ala. Code §§ 35-19-9 and 35-19-10, as amended.

J. **Notices.** Any document or communication required to be sent pursuant to the terms of this Environmental Covenant shall be sent to the following persons:

ADEM

Chief, Land Division
Alabama Department of Environmental Management
1400 Coliseum Boulevard
Montgomery, AL 36110

Grantor

Micaela Connery
CEO
The Kelsey
1 Sansome Street, Suite 3500
San Francisco, California 94104

Holder(s) or Other Applicable Party(ies)

Kathy Laborde
Manager
The Kelsey Avondale, LP
1626A Oretha Castle Haley Boulevard
New Orleans, Louisiana 70113

K. **No Property Interest Created in ADEM.** This Environmental Covenant does not in any way create any interest by ADEM in the Property that is subject to the Environmental Covenant. Furthermore, the act of approving this Environmental Covenant does not in any way create any interest by ADEM in the Property in accordance with Ala. Code § 35-19-3(b), as amended.

L. **Severability.** If any provision of this Environmental Covenant is found to be unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

M. **Governing Law.** This Environmental Covenant shall be governed by and interpreted in accordance with the laws of the State of Alabama.

N. **Recordation.** In accordance with Ala. Code § 35-19-8(a), as amended, Grantor shall record this Environmental Covenant and any amendment or termination of the Environmental Covenant in every county in which any portion of the real property subject to this Environmental Covenant is located. Grantor agrees to record this Environmental Covenant within fifteen (15) days after the date of the final required signature upon this Environmental Covenant.

O. **Effective Date.** The effective date of this Environmental Covenant shall be the date upon which the fully executed Environmental Covenant has been recorded, in accordance with Ala. Code § 35-19-8(a), as amended.

P. **Distribution of Environmental Covenant.** Within fifteen (15) days of filing this Environmental Covenant, the Grantor shall distribute a recorded and date stamped copy of the recorded Environmental Covenant in accordance with Ala. Code § 35-19-7(a), as amended. However, the validity of this Environmental Covenant will not be affected by the failure to provide a copy of the Covenant as provided herein.

Q. **ADEM References.** All references to ADEM shall include successor agencies, departments, divisions, or other successor entities.

R. **Grantor References.** All references to the Grantor shall include successor agencies, departments, divisions, or other successor entities.

S. **Other Applicable Party(ies).** All references to Other Applicable Party(ies) shall include successor agencies, departments, divisions, or other successor entities.

Property owner has caused this Environmental Covenant to be executed pursuant to The Alabama Uniform Environmental Covenants Act, on this ___ day of _____, 2025.

IN TESTIMONY WHEREOF, the parties have hereunto set their hands this the day and year first above written.

This Environmental Covenant is hereby approved by The Kelsey this ___ day of _____, 2025.

By: Micaela Connery, CEO
Name & Title

Grantor

STATE OF CALIFORNIA)
)
COUNTY OF SAN FRANCISCO)

I, _____, a _____ in and for said County in said State or Commonwealth, hereby certify that Micaela Connery, whose name as CEO of The Kelsey 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, (s)he, as such officer and with full authority executed the same voluntarily for and as the act of said California nonprofit public benefit corporation.

Given under my hand this the ____ day of _____, 2025

Notary Public: _____

My Commission Expires: _____

OTHER APPLICABLE PARTY(IES)

This Environmental Covenant is hereby approved by The Kelsey Avondale, LP this ___ day of _____, 2025.

By: _____Kathy Laborde, Manager_____
Name & Title

Holder

STATE OF LOUISIANA)
)
PARRISH OF ORLEANS)

I, _____, a _____ in and for said County in said State or Commonwealth, hereby certify that Kathy Laborde, whose name as Manager of The Kelsey Avondale, LP [Party] 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, (s)he, as such officer and with full authority executed the same voluntarily for and as the act of said Limited Partnership.

Given under my hand this the ____ day of _____, 2025.

Notary Public: _____

My Commission Expires: _____

ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

This Environmental Covenant is hereby approved by the State of Alabama this ___ day of _____, 2025.

By: _____

Stephen A. Cobb
Chief, Land Division
Alabama Department of Environmental Management

State of Alabama}

Montgomery, County}

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephen A. Cobb, whose name as Chief, Land Division, Alabama Department of Environmental Management is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he approved the same voluntarily on the day the same bears date and with full authority to do so.

Given under my hand and official seal this ____ day of _____, 2025.

_____
Notary Public

My Commission Expires: _____

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, _____, Clerk of the Jefferson County Court, do certify that the foregoing Environmental Covenant *[and, if applicable, attached Subordination Agreement]* was lodged in my office for record, and that I have recorded it, this ___ day of _____, 2025 in the Deed Recordation Book ### on Page ###.

_____

County Clerk

This instrument prepared by:

The Kelsey
1 Sansome Street, Suite 3500
San Francisco, CA 94104