



McCLELLAN

DEVELOPMENT AUTHORITY

July 17, 2018

Mr. Jason Wilson, Chief
C/O Mrs. Brandi Little
Governmental Hazardous Waste Branch, Land Division
Alabama Department of Environmental Management
P.O. Box 301463
Montgomery, Alabama 36130-1463

SUBJECT: Final Report of Corrective Measures and Request for Certification of CERCLA Covenant Requirements for Golden Triangle and Y Area: M1.01 Parcel, M3 Miscellaneous Properties and Eastern Bypass Y Area Junction

Dear Mr. Wilson:

The purpose of this letter is to submit the McClellan Development Authority's (MDA) Final Report of Corrective Measures (FRCM), pursuant to IV.D.4 of Cleanup Agreement (CA) No. AL4 210 020 562 (Mod 4), for the parcel referenced above. The FRCM provides documentation that all remedial measures required by this Agreement and the applicable Corrective Measures Implementation (CMI) Plan or equivalent Work Plan have been completed.

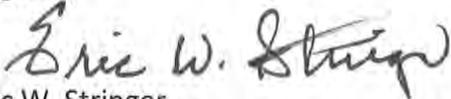
Since all remedial measures required by the CA (Mod 4) and the applicable CMI Plan for the referenced site and parcel has been completed, the MDA is also requesting, pursuant to IV.D.3.d of CA (Mod 4), that the Department provide a written evaluation as to whether the remedies are complete and/or implemented, operating and maintained in an appropriate, effective and sufficient manner. This evaluation is necessary for the MDA to demonstrate to the Army that the CERCLA Covenant Requirements as described in Section C.3.5 of the Environmental Services Cooperative Agreement (ESCA) have been fulfilled for the parcel referenced above.

Finally for the parcel referenced above, should the Department approve the FRCM or determine that the remedies are complete and implemented the MDA would request that pursuant to IV.E of the CA this parcel be removed from the CA and include this parcel in the Part IV table titled "Corrective Action Complete – Pending Discovery of New Information". The MDA recognizes that removal of sites/parcels from the CA pursuant to Condition IV.E shall constitute a modification pursuant to Condition II.J of the CA.

If you have any questions or comments, please feel free to contact me at 256.236.2011 or our Program Manager, Mr. Richard Satkin, at 770.594.0331.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision according to 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 possibility of fine and imprisonment for knowing violations.

Regards,

A handwritten signature in black ink that reads "Eric W. Stringer". The signature is written in a cursive style with a large initial "E".

Eric W. Stringer

Program Committee Chairman

Enclosure(s) 1

cc: Brandi Little
Robin Scott
Richard Satkin
Gerald Hardy

**Final Report of Corrective Measures
Golden Triangle and Y Area: M1.01 Parcel, M3 Miscellaneous
Properties and Eastern Bypass Y Area Junction**

McClellan, Anniston, Alabama

Prepared for:



MCCLELLAN
DEVELOPMENT AUTHORITY

McClellan Development Authority
Anniston, Alabama

Prepared by:



283 Rucker Street
Anniston, Alabama 36205

July 2018
Revised May 2019

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1.0 INTRODUCTION

This Final Report of Corrective Measures (FRCM) presents information documenting the fact that all remedial environmental measures have been completed for sites located at the former Fort McClellan (McClellan), in Anniston, Alabama. This report specifically addresses remedial measures at the Golden Triangle and Y Area: M1.01 Parcel, M3 Miscellaneous Properties and Eastern Bypass Y Area Junction (Golden Triangle and Y Area). This report was prepared by Matrix Environmental Services, LLC (MES) on behalf of the McClellan Development Authority (MDA).

1.1 Background

The MDA has assumed from the United States (U.S.) Department of the Army (Army) the responsibility for environmental closure of certain sites at McClellan. Transfer of these sites to the MDA was conducted pursuant to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h)(3)(C) which allows federal agencies to transfer contaminated property before all necessary cleanup has taken place. The basis for the continuing effort at these parcels is an Environmental Services Cooperative Agreement (ESCA) between the MDA and the Army. In addition to the ESCA, the MDA currently operates in accordance with a Cleanup Agreement (CA), recently amended in February 2014, with the Alabama Department of Environmental Management (ADEM) that describes the responsibilities for completing the investigation and remediation of potentially impacted sites at McClellan.

1.2 Regulatory Framework

The environmental investigation activities historically undertaken at McClellan by the Army were conducted under the Department of Defense's (DoD's) delegated authority under the CERCLA and the National Contingency Plan (NCP) with oversight from the U.S. Environmental Protection Agency (EPA) and the ADEM. Under the ESCA, the MDA agreed to assume responsibility from the Army for completing, as needed, certain environmental investigation, remediation, and related document preparation services necessary to satisfy CERCLA and the NCP requirements at the ESCA Early Transfer Sites. Section 120(h)(3)(D) of CERCLA authorizes the deferral of the covenant that requires all necessary remedial action to be completed before federal property is transferred.

The MDA has also entered into a CA with the ADEM for the investigation and cleanup, as necessary, of the Early Transfer Sites. This CA will be enforced by the ADEM under authority of the Alabama Hazardous Wastes Management and Minimization Act (AHWMMMA). This FRCM is designed to meet the requirements for Corrective Measures and Corrective Measures Implementation identified in Parts III.E and Part IV of the CA.

1.3 FRCM Purpose

The purpose of the FRCM is to:

- Document that all remedial measures required by the CA and any approved Program-Level Work Plan have been completed.
- Outline any procedures and schedules for dismantling of corrective measures systems, groundwater monitoring/recovery systems, removal of land use controls, and any other remedial systems/controls required by the CA or any approved Program-Level Work Plan.

1.4 Report Organization

This FRCM is organized as follows:

- Section 1.0 (Introduction) – summarizes the project background, provides a brief description of the regulatory framework and purpose of the FRCM, and report organization.
- Section 2.0 (Golden Triangle and Y Area) – provides site-specific environmental information related to the Golden Triangle and Y Area relevant to the FRCM.
- Section 3.0 (Professional Engineer’s Certification)
- Section 4.0 (References) – identifies the sources of information cited throughout this document.
- Section 5.0 (Figures)

2.0 Golden Triangle and Y Area

This section of the FRCM presents a brief description and history of the site and corrective measures completed at the Golden Triangle and Y Area.

2.1 Site Description and History

The Golden Triangle and Y Area are a 97 acre area and a 60 acre area (respectively) on the western edge of the Bravo munitions response area, in the vicinity of Summerall Gate Road. The M1.01 Parcel as defined in the M1.01 EE/CA (Foster Wheeler Environmental Corporation [FWEC], 2001) includes approximately 97 acres, divided into three segments as follows: 1) Property north of the Summerall Gate Road Extension, 2) Property south of Summerall Gate Road Extension, and 3) Miscellaneous Property south of the Eastern By-Pass (EBP) Right-of-way (This property is actually part of the M3 Parcel) (See Figure 1). The EBP Y Area Junction is approximately 60 acres located within the boundary of the M3 Parcel and situated northeast of the EBP and south of Summerall Gate Road (See Figure 2).

The US Army Corps of Engineers, St Louis District, compiled an Archives Search Report (ASR) in 1996. The ASR was prepared by reviewing available records and reports documenting the history of Fort McClellan. The ASR was revised in 1999 and again in 2001. The Final ASR presented findings of the site inspection and evaluation of potential Ordnance and Explosives (OE) occurrence at the former Fort McClellan. Numerous areas suspected of being used for conventional, chemical/biological warfare training or chemical/biological warfare material storage were inspected. Six conventional ranges were found to intersect with the EBP including Ordnance Area (OA-53) 60 mm Mortar Range, (OA-54) Washington Tank Range, (OA-01) Rocket Range (2.36"), (OA-02) Machine Gun Range and (OA-52) Combat Range #2 (2.36" Rockets, Machine Gun and Rifle Grenade Ranges). One suspected biological training area, Area of Concern (AOC-4) T-4 Biological Warfare Area intersects with the EBP. The ASR contained information that the M1.01 Parcel and M3 Miscellaneous Property were used by the Army as a maneuver area for training military personnel and in the early 1900's as a corral and stable area for horses.

2.2 Environmental Issues

M1.01 Parcel and M3 Miscellaneous Properties

Evidence from response activities conducted in and around the M1.01 Parcel during the 1999-2001 timeframe coupled with ASR records indicated that the M1.01 was used primarily for OE training activities. These response activities were:

- M1.01 Parcel EE/CA (97 acres) (FWEC, 2001)
- M2 Parcel Removal Action (22 acres) (FWEC, 2000)
- Eastern Bypass EE/CA (~2 acres) (Zapata, 2000)
- Eastern Bypass Construction Support Clearance to One Foot (~81 acres) (EODT, 2001)

Almost all of the items found during the previous investigations above were training items at depths of one foot or less and included such items as 2.36" practice rockets, practice hand

grenades, practice mortars (60 & 81 mm), expended rifle grenades, flares and practice land mines. Only two unexploded ordnance (UXO) items were found during the previous investigations – a white phosphorus hand grenade (fuzed) and a practice mine activator. But for one exception, there was no evidence that high explosives (HE) were used in the M1.01 Parcel area. Small quantities of HE were used in M-15 White Phosphorus (WP) smoke hand grenades to open the case for the purpose of exposing/releasing the WP. Analysis of this investigation data enabled the US Army Engineering and Support Center, Huntsville (USAESCH) to determine the risks associated with the future use of the M1.01 Parcel area, which included residential, mixed business and recreational; and, to evaluate and recommend effective risk-reduction alternatives.

The Army submitted a draft Action Memorandum for the M1.01 Parcel, dated September 5, 2001, which selected a UXO removal alternative of Clearance to One Foot Depth (Army, 2001). The US EPA approved the Draft Action Memorandum on September 12, 2001 (EPA, 2001). ADEM issued concurrence with this Draft Action Memorandum on December 11, 2001 (ADEM, 2001). The Army finalized the Action Memorandum for the M1.01 Parcel on January 18, 2002 (Army, 2002). The one foot clearance was conducted in 2002. The Army submitted a Draft-Final Site-Specific Final Report for the M1.01 Parcel and M3 Miscellaneous Property dated October 2002 (Army, 2002a) which documented the UXO clearance activities. ADEM completed its review comments on this report dated January 6, 2003 (ADEM, 2003). In those January 6, 2003 review comments ADEM questioned the validity of a one foot clearance in areas where fragmentation items had been discovered; and, considered a one foot clearance to be inadequate for areas slated for development that had once been used as an impact range. The Army submitted responses to ADEM's comments of January 6, 2003 on February 6, 2003 (Army, 2003). In response to an October 13, 2004 meeting between ADEM, JPA, and the Army at Fort McClellan, the Army conducted a re-investigation and to-depth clearance of six 100' x 100' grids (D05, D41, E29, G20, G24, and G64) in the M1.01 and M3 areas. The purpose of the re-investigation was to demonstrate that Fort McClellan's 2002 one foot clearance was an appropriate UXO remedy. Following the investigation of the six grids in the M1.01/M3 area a Draft Letter Report was prepared (Army, 2005) where the results were discussed at a subsequent meeting between ADEM, JPA, and the Army at ADEM on April 8, 2005. ADEM and the Army agreed during the April 8, 2005 meeting that the number of items found in the M1.01/M3 investigation of six grids was within the Army's expected parameters. ADEM concurred with the conclusion that by all indications, the M1.01 area was used as a training and practice ground. ADEM also in part concurred with the Army's overall findings that the additional investigation of six grids in the M1.01/M3 area did not yield information to change the conceptual site model of the area because none of the items found during re-investigation contained an explosive hazard. Also during the April 8, 2005 meeting, the Army and ADEM agreed that construction support in the M1.01/M3 area would be sufficient to mitigate the potential risk involved in redevelopment of the property. The Army subsequently submitted a Final Letter Report Site Characterization M1.01 and M3 Miscellaneous Properties, Ordnance and Explosive Response at Fort McClellan, Alabama, October 2006; dated November 16, 2006 (Army, 2006) which included the requirement for construction support for any subsequent construction activities in this area. ADEM concurred with this document on January 19, 2007 (ADEM, 2007).

Eastern Bypass Y Area Junction

A munitions response action was performed on the area contiguous to the northern boundary of the EBP and Summerall Gate Road, known as the EBP “Y” Area Junction and comprising approximately 60 acres. The response action selected was a Clearance to Depth of potential OE items. The field work was completed between April 2003 and November 2003. The Army submitted the results of this removal action in the Draft-Final Site Specific Final Report for the Eastern Bypass “Y” Area Junction dated March 4, 2004 (Army, 2004). ADEM prepared review comments on this report on May 25, 2004 (ADEM, 2004) and recommended further investigation of the Y area. The Army submitted responses to ADEM’s May 25, 2004 comments on July 20, 2004 (Army, 2004a) in which it did not agree that further investigation of the Y area was warranted. Subsequently a meeting between the Army, JPA, and ADEM was held on October 13, 2004, and ADEM submitted responses to the Army’s July 20, 2004 letter in a document dated January 24, 2005 (ADEM, 2005) which was replaced and clarified on February 3, 2005 (ADEM, 2005a). In the February 3, 2005 review comments, ADEM stated that it did not have the desired level of confidence that the Y area was appropriately cleared to a No Further Action (NFA) level and required “that some further level of quality assurance/data validation be completed in selected grids of the Y area”, similar to that performed in the six grids of the M1.01/M3 areas. The Army responded to ADEM’s February 3 review comments on April 6, 2005 (Army, 2005a) in an effort to provide ADEM with the assurance that the clearance for MEC in the Golden Triangle, inclusive of both the Y area and the M1.01/M3 areas, was protective of human health and the environment for risks associated with UXO. Subsequently, a meeting between the Army, JPA, and ADEM was held on April 8, 2005 at ADEM’s offices to try to reach agreement regarding clearance in the Y and M1.01/M3 areas. During the April 8, 2005 meeting, the Army and ADEM agreed that in lieu of investigating additional grids in the Y area, a to be defined level of construction support would be an acceptable compromise to facilitate redevelopment. ADEM documented this agreement in Correspondence dated May 18, 2005 (ADEM, 2005b). The Army responded to ADEM’s May 18, 2005 letter, and to issues raised at the April 8, 2005 meeting, in correspondence dated October 12, 2005 (Army, 2005b). The October 12, 2005 letter also requested ADEM’s concurrence on the Draft-Final Site Specific Final Report for the Eastern Bypass “Y” Area Junction, Fort McClellan, Alabama, January 2004. On April 9, 2007, ADEM issued its concurrence to the Army’s Response to ADEM Comments Regarding Draft Final Site Specific Final Report for the Eastern Bypass “Y” Area Junction; dated October 12, 2005 (ADEM, 2007a). The Army completed the Final Site Specific Final Report, Eastern Bypass “Y” Area Junction, Fort McClellan, Alabama, May 2007; which included the requirement for construction support for any subsequent construction activities in the EBP “Y” Area Junction (Army, 2007). ADEM issued concurrence on the May 2007 Report on June 28, 2007 (ADEM, 2007b).

On January 29, 2007, the MDA conveyed 16.63 acres (of which 10.50 acres lies within the M1.01 Parcel boundary) of the site to McWhorter Properties – Anniston, LLC which developed the property for a Lowes home improvement store. Construction support was provided by the MDA. The 16.63 acres are located in the western segment of the M1.01 Parcel, however 6.13 acres lies to the north of and outside of the M1.01 Parcel boundary. On March 6, 2008 McWhorter Properties conveyed the 16.63 acres to Lowe’s Home Centers, Inc.

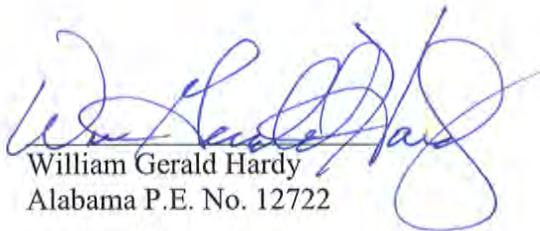
The MDA filed environmental covenant FY-17.03 for the M1.01 Parcel, M3 Miscellaneous Properties, and Eastern Bypass “Y” Area Junction on July 11, 2018 which contains the deed restriction requiring construction support during any subsequent construction activities in these areas. Figure 3 (Parcel M1.01 North and South), Figure 4 (Parcel Y), and Figure 5 (Parcel M3) are exhibit drawings from environmental covenant FY-17.03, and are attached. Figure 3 indicates the revised boundary for Parcel M1.01 (North) following the ultimate conveyance of 10.5 acres to Lowe’s Home Centers, Inc.

2.3 Current Regulatory Status

The Golden Triangle and Y Area: M1.01 Parcel, M3 Miscellaneous Property and Eastern Bypass Y Area Junction, is included in Table III.2 of the CA. Table III.2 is a list of Solid Waste Management Units (SWMUs) and Areas of Concern (AOCs) requiring no further action (NFA) at this time. It should be noted that a “Deed Notice” regarding the “historical use” of the Golden Triangle and Y area: M1.01 Parcel, M3 Miscellaneous Properties, and Eastern By-pass Y Area Junction as a “Former Military Installation” is required by the thirteen (13) quitclaim deeds from the Army to the local reuse authority (LRA). Such required language is set forth as follows: “Fort McClellan is a former military installation with a history of the use of munitions and explosives of concern (“MEC”) and, therefore, there is a potential for such MEC to be present on the property. In the event the MDA, its successors and assigns, and any grantees of property from the MDA should discover any MEC on the property, it shall not attempt to remove or destroy it, but shall immediately notify the local police department. A competent Government or Government designated MEC disposal professional will be promptly dispatched to dispose of such MEC property.”

3.0 PROFESSIONAL ENGINEER'S CERTIFICATION

Based on my inquiry of the person or persons who manage the information, or are directly responsible for gathering the information, pertaining to environmental remediation activities at the former Fort McClellan; I, on behalf of Matrix Environmental Services L.L.C. (MES), a wholly owned subsidiary of Matrix Design Group, Inc., hereby certify that all remedial measures required by the Cleanup Agreement (CA) No. AL4 210 020 562 (Mod 4), between the Alabama Department of Environmental Management and the McClellan Development Authority, and the approved Program-Level Work Plan (PWP) have been completed for the following site(s): Golden Triangle and Y Area: M1.01 Parcel, M3 Miscellaneous Properties and Eastern By-pass Y Area Junction.



William Gerald Hardy
Alabama P.E. No. 12722

4.0 REFERENCES

- ADEM.2001. ADEM Review and Concurrence: Draft Action Memorandum for the M1.01 Parcel; dated September 5, 2001. December
- ADEM.2003. ADEM Review and Concurrence: Draft-Final Site-Specific Final Report for the M1.01 Parcel and M3 Miscellaneous Property, dated October 2002, Fort McClellan, Calhoun County, Alabama. January
- ADEM.2004. ADEM Review Comments: Draft-Final Site Specific Final Report for the Eastern Bypass “Y” Area Junction, dated March 4, 2004, Fort McClellan, Calhoun County, Alabama. May
- ADEM.2005. Response to Army’s Comments: Draft-Final Site Specific Final Report for the Eastern Bypass “Y” Area Junction, Letter Dated July 20, 2004, Fort McClellan, Calhoun County, Alabama. January
- ADEM.2005a. ADEM Review Comments: Draft-Final Site Specific Final Report for the Eastern Bypass “Y” Area Junction, Army response to ADEM Comments, document dated July 20, 2004, Fort McClellan, Calhoun County, Alabama. February
- ADEM.2005b. ADEM Comments Summarizing February 3, 2005 Meeting Regarding: 1) Army’s Response to ADEM Comments dated February 3, 2004: Draft-Final Site Specific Final Report for the Eastern Bypass “Y” Area Junction, document dated July 20, 2004; and, 2) Final Letter Report Site Characterization M1.01 Parcel and M3 Miscellaneous Properties, Ordnance and Explosive Response at Fort McClellan, Alabama, document dated February 16, 2005. May
- ADEM.2007. ADEM Review and Concurrence: Final Letter Report Site Characterization M1.01 Parcel and M3 Miscellaneous Properties; dated November 16, 2006; Fort McClellan, Calhoun County, Alabama. January
- ADEM.2007a. ADEM Review and Concurrence: Army’s Response to ADEM’s Comments Regarding Draft Final Site Specific Final Report for the Eastern Bypass “Y” Area Junction; dated October 12, 2005, Fort McClellan, Calhoun County, Alabama. April
- ADEM.2007b. ADEM Review and Concurrence: Final Site Specific Final Report for the Eastern Bypass “Y” Area Junction; dated May 2007, Fort McClellan, Calhoun County, Alabama. June
- ADEM.2014. In the Matter of: McClellan Development Authority Facility, Cleanup Agreement No. AL4210020562 (Mod 4). February

- ADEM.2014. ADEM Review and Concurrence: Munitions and Explosives of Concern Remediation After Action Report Northern Alpha Munitions Response Site McClellan, Anniston, Alabama; dated October, 2014. December
- Army.2001. Draft Action Memorandum, M1.01 Parcel, Fort McClellan, Alabama. September
- Army.2002. Action Memorandum, M1.01 Parcel, Fort McClellan, Alabama. January
- Army.2002a. Draft-Final Site-Specific Final Report for the M1.01 Parcel and M3 Miscellaneous Property, dated October 2002, Fort McClellan, Calhoun County, Alabama. October
- Army.2003. Response to ADEM comments of January 6, 2003 on the Draft-Final Site-Specific Final Removal Report for the M1.01 Parcel and the M3 Miscellaneous Property, Fort McClellan, Alabama. February
- Army.2004. Draft Final “Y” Area Early Removal Report for Ordnance and Explosives at Fort McClellan, Alabama. March
- Army.2004a. Response to ADEM Review Comments on the Draft-Final Site Specific Final Report for the Eastern Bypass “Y” Area Junction, Fort McClellan, Alabama. July
- Army.2005. Draft Letter Report Site Characterization M1.01 Parcel and M3 Miscellaneous Properties, Ordnance and Explosives Response at Fort McClellan, Alabama.
- Army.2005a. Response to ADEM Review Comments Letter dated February 3, 2005. April
- Army.2005b. Response to ADEM Comments Letter on the “Y” Area and the M1.01/M3 Miscellaneous Properties dated May 18, 2005. October
- Army.2006. Final Letter Report Site Characterization M1.01 Parcel and M3 Miscellaneous Properties, Ordnance and Explosives Response at Fort McClellan, Alabama. November
- Army.2007. Final Site Specific Final Report Eastern Bypass “Y” Area Junction, Fort McClellan, Alabama. May
- Army.2010. Final Munitions and Explosives of Concern Five-Year Review Report, Fort McClellan, Alabama. January
- EODT.2001. Final report, Ordnance and Explosives Surface Removal, Proposed Eastern Bypass, Fort McClellan, Alabama. June

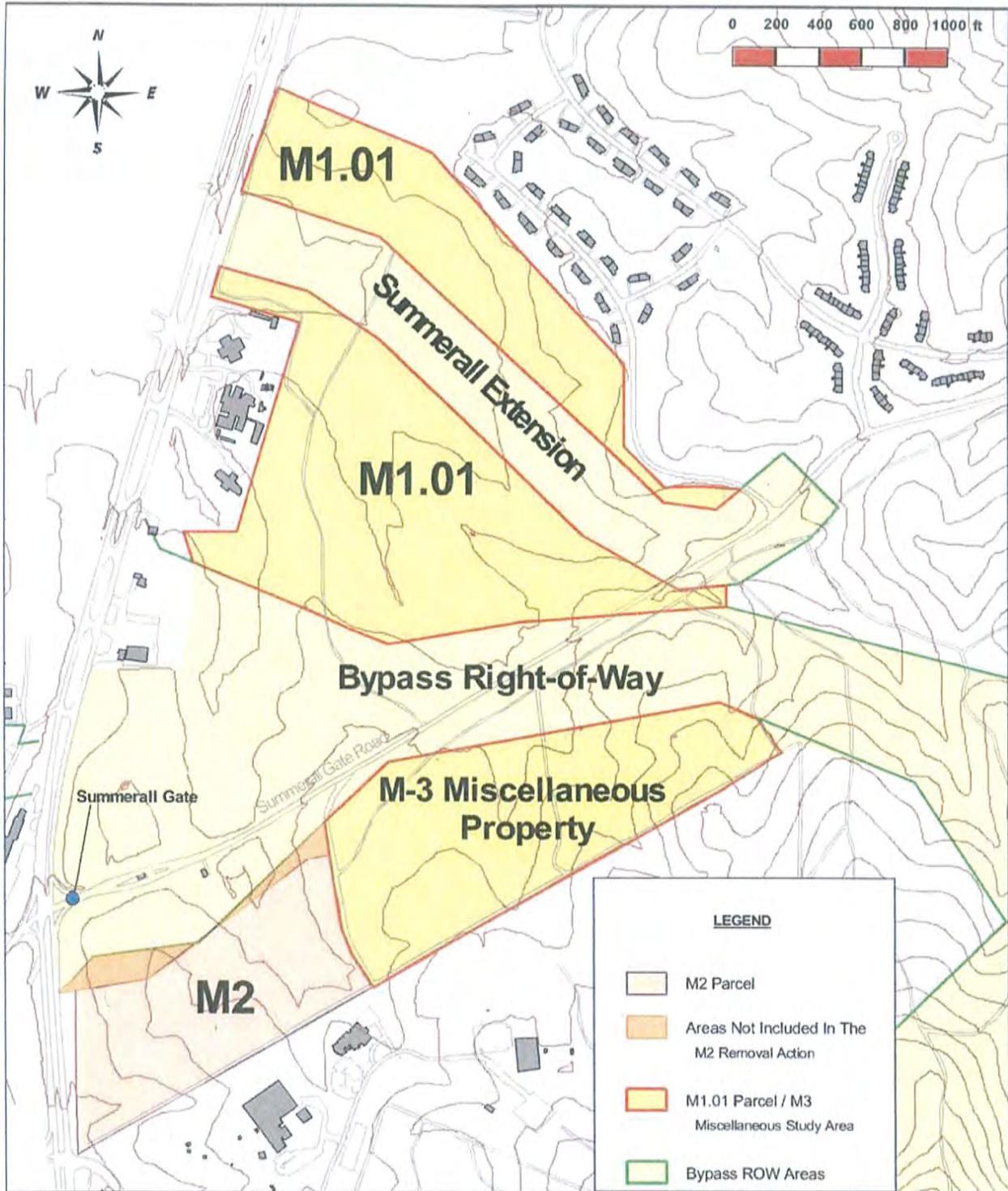
EPA.2001. Approval Draft Final M1.01 Parcel EE/CA; Draft M1.01 Action Memorandum; Fort McClellan. September

FWEC.2000. (Final) Ordnance and Explosives Final Removal Action Report, M2 Parcel, Fort McClellan, Alabama. November

FWEC.2001. (Final) Engineering Evaluation/Cost Analysis M1.01 Parcel, Fort McClellan, Alabama. December

Zapata.2000. Eastern Bypass EE/CA at Fort McClellan, Alabama.

Figures




FOSTER WHEELER ENVIRONMENTAL CORPORATION
 Huntsville, Alabama

U.S. Army Engineering and Support Center
 Huntsville, Alabama

FIGURE 1
STUDY AREA AND ADJACENT M2 PARCEL

Ft. McClellan "Y" Area Clearance

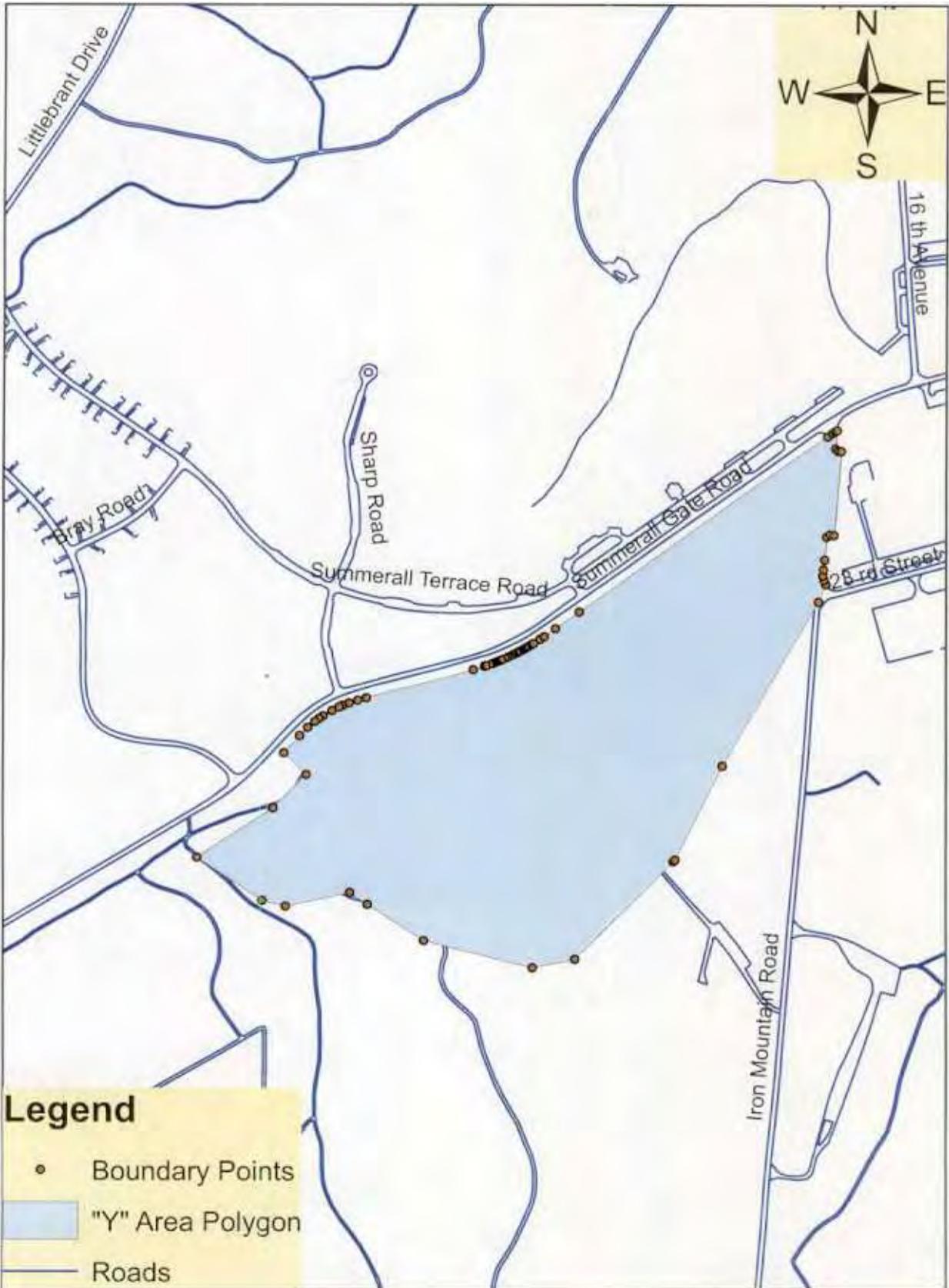
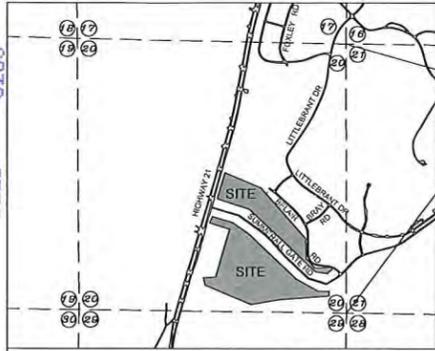


FIGURE 2



6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

TOWNSHIP 15 SOUTH, RANGE 8 EAST, HUNTSVILLE MERIDIAN, CALHOUN COUNTY, ALABAMA



VICINITY MAP - NOT TO SCALE

EXHIBIT DRAWING FOR: McCLELLAN DEVELOPMENT AUTHORITY & ALABAMA DEPT. OF ENVIRONMENTAL MANAGEMENT CLEANUP AGREEMENT NO. AL4 210 020 562

PARCEL M1.01

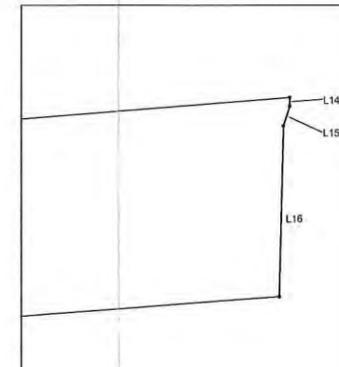
SITUATED IN SECTION 20, LYING IN TOWNSHIP 15 SOUTH, RANGE 8 EAST, HUNTSVILLE MERIDIAN, CALHOUN COUNTY, ALABAMA

AREA OF M1.01 NORTH: 10.7 ± ACRES
AREA OF M1.01 SOUTH: 41.6 ± ACRES
TOTAL AREA: 52.3 ± ACRES

McCLELLAN DEVELOPMENT AUTHORITY
PARCEL M1.01 EXHIBIT DRAWING
SUMMERALL GATE ROAD
ANNISTON, CALHOUN COUNTY, ALABAMA

LEGEND

- COVENANT BOUNDARY LINE
- - - ADJOINER BOUNDARY LINE
- UNMARKED POINT-BOUNDARY



DETAIL A

NOTES:

THE LAND USE RESTRICTIONS FOR THE CERFA PARCELS DEPICTED ON THIS EXHIBIT ARE SPECIFICALLY DESCRIBED IN MDA ENVIRONMENTAL COVENANT FY17-03.0 AS FILED WITH THE CALHOUN COUNTY PROBATE OFFICE AND ADEM.

THIS IS AN EXHIBIT DRAWING ONLY AND SHOULD ONLY BE USED AS A REFERENCE FOR THE LOCATION OF THE CERFA PARCEL(S) DEPICTED HEREIN. THIS DRAWING IS NOT A PLAT OF A SURVEY AND SHOULD NOT BE USED TO CONVEY PROPERTY. THERE IS NO CERTIFICATION OF THE ACCURACY OF THE MEASUREMENTS SHOWN HEREON.

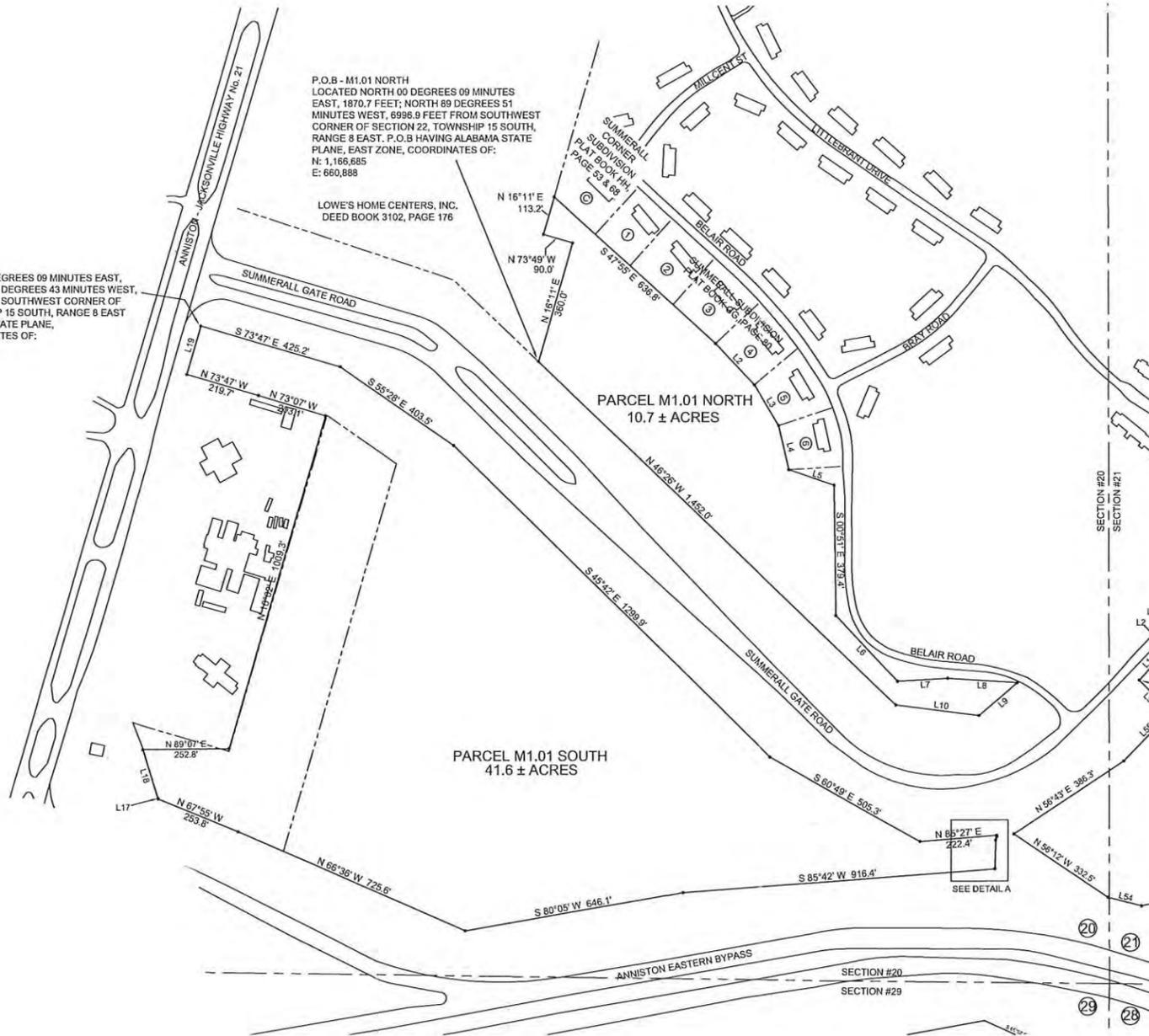
THE CERFA PARCEL'S LOCATION & GEOMETRY ARE BASED ON ESRI GIS SHAPEFILES PROVIDED BY THE McCLELLAN DEVELOPMENT AUTHORITY.

THIS COVENANT EXCLUDES ANY PART OF THAT PROPERTY BEING THE SUMMERALL SUBDIVISION OR THE SUMMERALL CORNER SUBDIVISION, AND THE LOWE'S HOME CENTER PROPERTY, SHOWN HEREON.

P.O.B. - M1.01 SOUTH
LOCATED NORTH 00 DEGREES 09 MINUTES EAST, 1952.2 FEET; SOUTH 89 DEGREES 43 MINUTES WEST, 7986.3 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 8 EAST P.O.B HAS ALABAMA STATE PLANE, EAST ZONE, COORDINATES OF:
N: 1,166,788
E: 659,899

P.O.B - M1.01 NORTH
LOCATED NORTH 00 DEGREES 09 MINUTES EAST, 1870.7 FEET; NORTH 89 DEGREES 51 MINUTES WEST, 6996.9 FEET FROM SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 8 EAST. P.O.B HAVING ALABAMA STATE PLANE, EAST ZONE, COORDINATES OF:
N: 1,166,885
E: 660,888

LOWE'S HOME CENTERS, INC.
DEED BOOK 3102, PAGE 176



LINE	BEARING	DISTANCE
L2	S 43°45' E	166.4'
L3	S 31°37' E	139.4'
L4	S 13°01' E	132.2'
L5	S 71°09' E	141.0'
L6	S 43°27' E	264.3'
L7	S 66°45' W	145.9'
L8	N 62°23' W	233.2'
L9	S 49°40' E	148.2'
L10	N 82°35' W	242.4'
L14	S 00°04' W	4.1'
L15	S 17°42' W	10.3'
L16	S 01°25' W	83.9'
L17	N 03°05' E	1.0'
L18	N 17°30' E	148.7'
L19	N 16°12' E	146.9'

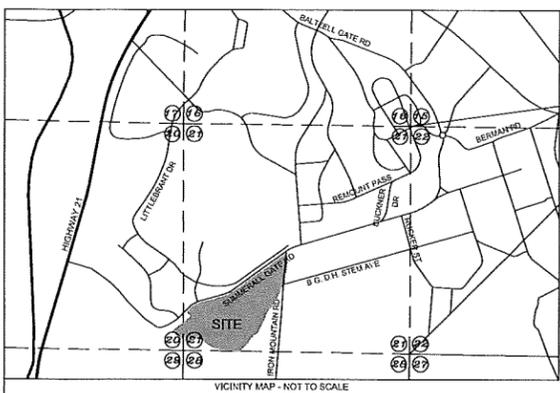
NO.	REVISIONS	DESCRIPTION	DATE
1	REV. PARCEL M1.01 NORTH TO EXCLUDE LOWE'S PROP.		04/19/2018

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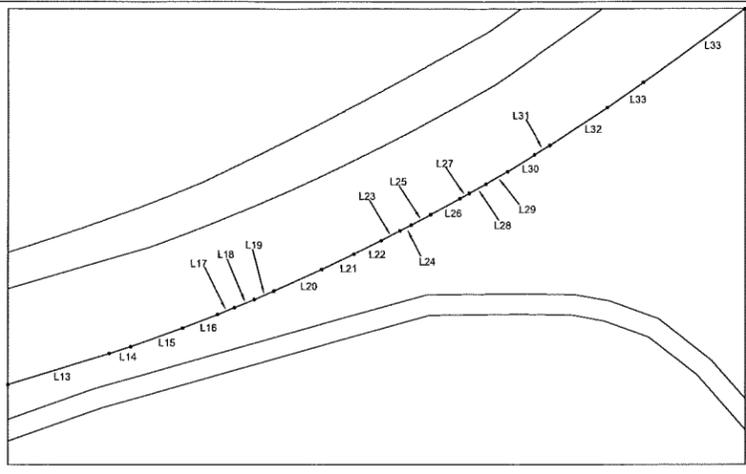
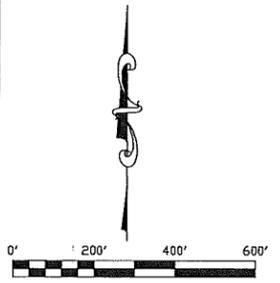
EXHIBIT DRAWING NUMBER: 1 of 3
L. I. SMITH & ASSOCIATES, INC.
 SURVEYORS • ENGINEERS
 902 North Calhoun Street
 Prattville, Alabama 36042
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 1100 LeBaron Place, Suite 100
 Birmingham, Alabama 35242
 816-381-7143 FAX 816-262-0890
 DRAWN BY: JPA CHECKED BY: LIS SCALE: 1"=200'
 PROJECT #: 170061 DATE: 07/21/2017

Figure 3



6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

TOWNSHIP 15 SOUTH, RANGE 8 EAST, HUNTSVILLE MERIDIAN, CALHOUN COUNTY, ALABAMA



DETAIL A

EXHIBIT DRAWING FOR: McCLELLAN DEVELOPMENT AUTHORITY & ALABAMA DEPT. OF ENVIRONMENTAL MANAGEMENT CLEANUP AGREEMENT NO. AL4 210 020 562

PARCEL Y

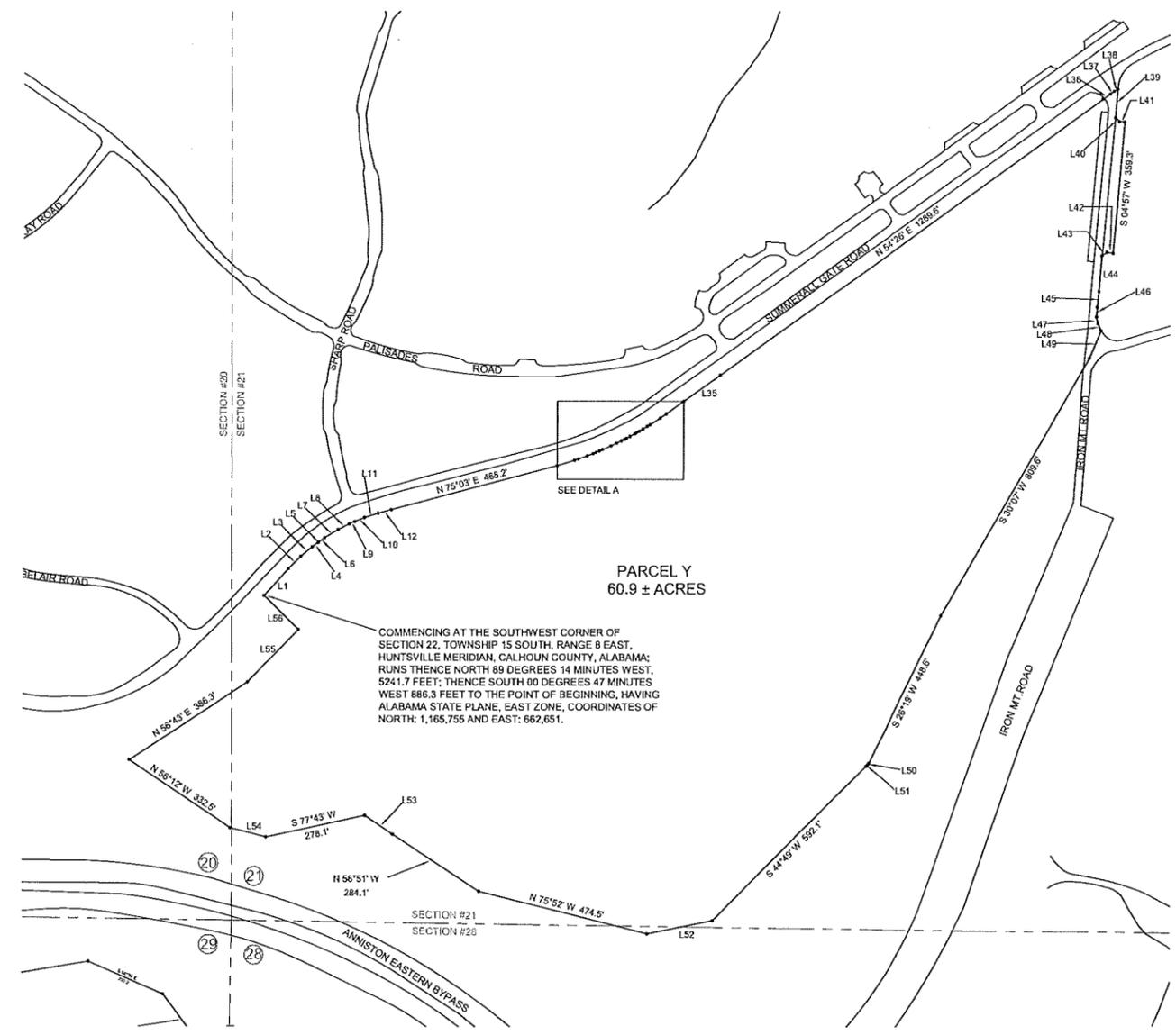
SITUATED IN PART OF THE SOUTHWEST 1/4 OF SECTION 21 AND THE SOUTHEAST 1/4 OF SECTION 22, LYING IN TOWNSHIP 15 SOUTH, RANGE 8 EAST, HUNTSVILLE MERIDIAN, CALHOUN COUNTY, ALABAMA

LINE	BEARING	DISTANCE
L1	N 42°17' E	98.7'
L2	N 43°04' E	48.5'
L3	N 49°58' E	40.5'
L4	N 54°25' E	19.7'
L5	N 54°25' E	1.5'
L6	N 54°25' E	21.2'
L7	N 59°01' E	42.9'
L8	N 63°12' E	34.4'
L9	N 65°57' E	16.5'
L10	N 69°24' E	28.7'
L11	N 72°04' E	39.1'
L12	N 75°03' E	37.6'
L13	N 72°53' E	49.9'
L14	N 72°10' E	10.5'
L15	N 72°20' E	24.9'
L16	N 68°58' E	17.8'
L17	N 68°11' E	8.5'
L18	N 67°38' E	10.1'
L19	N 65°57' E	10.0'
L20	N 62°02' E	24.8'
L21	N 64°50' E	16.9'
L22	N 63°52' E	14.3'
L23	N 62°58' E	10.0'
L24	N 62°58' E	5.9'
L25	N 62°11' E	10.4'
L26	N 61°28' E	15.6'
L27	N 60°33' E	5.0'
L28	N 60°33' E	8.8'
L29	N 59°48' E	11.6'
L30	N 58°48' E	14.8'
L31	N 58°45' E	8.8'
L32	N 57°07' E	32.4'
L33	N 53°32' E	20.7'
L34	N 54°27' E	59.2'
L35	N 54°27' E	122.9'
L36	N 54°31' E	24.8'
L37	N 55°14' E	13.2'
L38	N 59°31' E	11.0'
L39	S 04°48' W	78.4'
L40	S 47°44' E	14.9'
L41	S 65°53' E	14.0'
L42	N 80°00' W	17.3'
L43	S 54°28' W	17.2'
L44	S 04°37' W	97.7'
L45	S 06°22' W	42.9'
L46	S 05°12' W	26.1'
L47	S 12°32' E	18.4'
L48	S 23°12' E	22.0'
L49	S 22°53' W	80.8'
L50	S 34°09' W	5.3'
L51	S 44°49' W	5.8'
L52	S 78°26' W	183.1'
L53	N 55°51' W	90.8'
L54	N 75°44' W	102.1'
L55	N 44°18' E	200.0'
L56	N 45°42' W	132.1'

NOTES:
THE LAND USE RESTRICTIONS FOR THE CERFA PARCELS DEPICTED ON THIS EXHIBIT ARE SPECIFICALLY DESCRIBED IN MDA ENVIRONMENTAL COVENANT FY-7 - 03.00 AS FILED WITH THE CALHOUN COUNTY PROBATE OFFICE AND ADEM.
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THE CERFA PARCEL'S LOCATION & GEOMETRY ARE BASED ON ESRI GIS SHAPEFILES PROVIDED BY THE McCLELLAN DEVELOPMENT AUTHORITY.

LEGEND

- COVENANT BOUNDARY LINE
- UNMARKED POINT-BOUNDARY



PARCEL Y
60.9 ± ACRES

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 8 EAST, HUNTSVILLE MERIDIAN, CALHOUN COUNTY, ALABAMA; RUNS THENCE NORTH 89 DEGREES 14 MINUTES WEST, 5241.7 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES WEST 886.3 FEET TO THE POINT OF BEGINNING, HAVING ALABAMA STATE PLANE, EAST ZONE, COORDINATES OF NORTH: 1,165,755 AND EAST: 662,651.

NO.	REVISIONS	DESCRIPTION	DATE

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EXHIBIT DRAWING NUMBER: 2 of 3

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505 North Cahoon Street
Purdys, Tennessee 38542
731-644-1014
1100 Lebanon Pike, Suite 105
Anniston, Alabama 36810
815-381-7145
FAX 815-355-0890

CHECKED BY: JUS
SCALE: 1"=200'
DATE: 06/09/2017

DRAWN BY: JPA
PROJECT # 170061

Figure 4

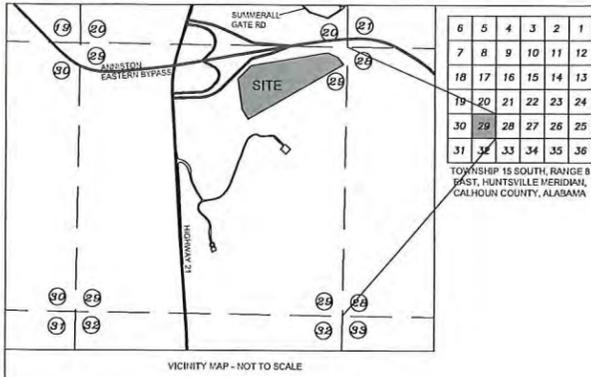
Recording Fee
TOTAL 0.00

EXHIBIT DRAWING FOR:
McCLELLAN DEVELOPMENT AUTHORITY &
ALABAMA DEPT. OF ENVIRONMENTAL MANAGEMENT
CLEANUP AGREEMENT NO. AL4 210 020 562

PARCEL M3

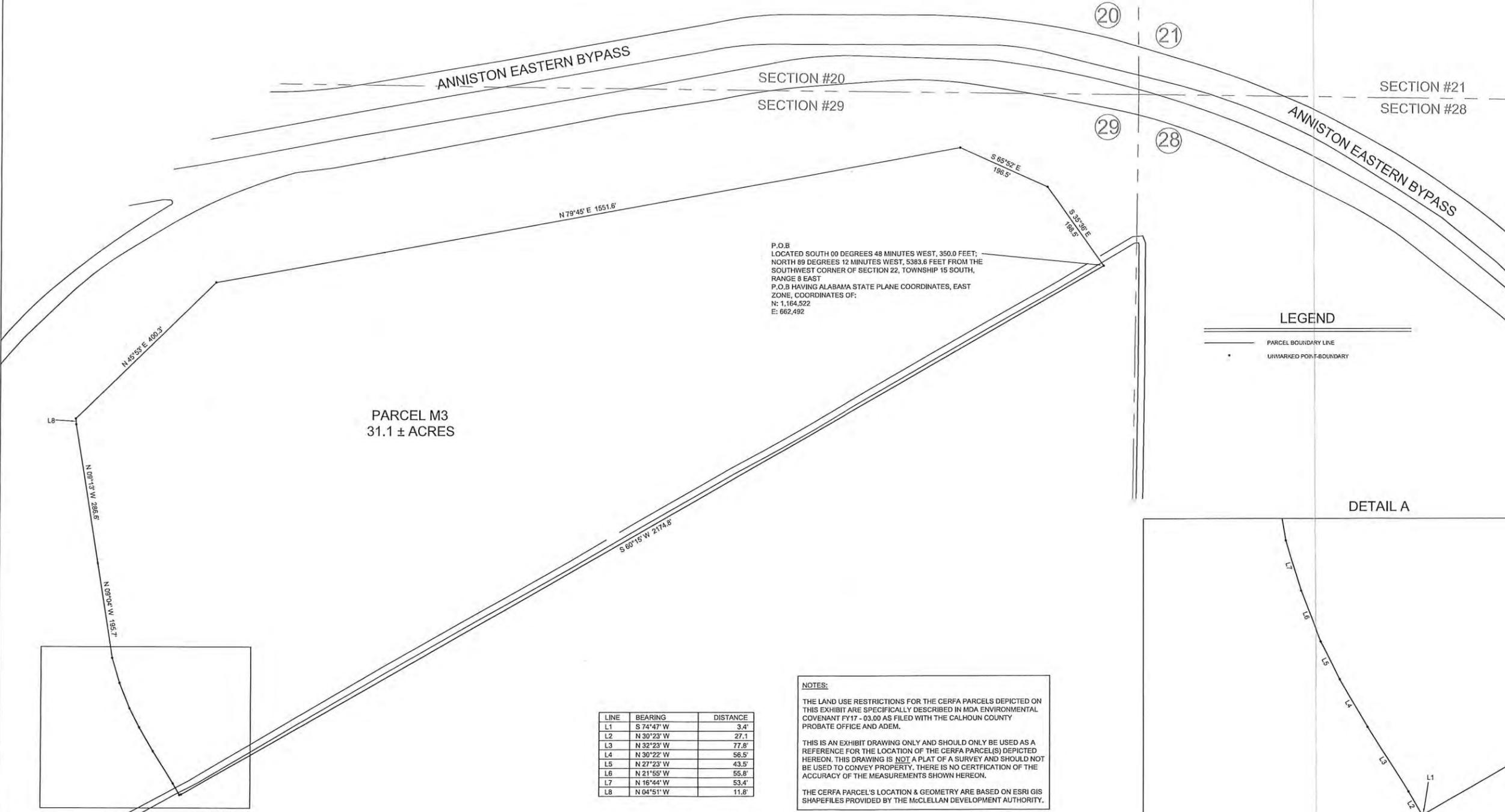
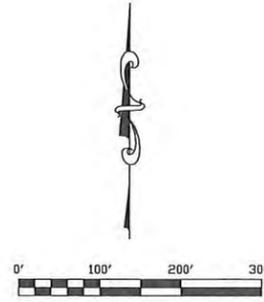
SITUATED IN THE NORTHEAST 1/4 OF SECTION 28, LYING IN TOWNSHIP 15 SOUTH, RANGE 8 EAST, HUNTSVILLE MERIDIAN, CALHOUN COUNTY, ALABAMA

McCLELLAN DEVELOPMENT AUTHORITY
ANNISTON EASTERN BYPASS
ANNISTON, CALHOUN COUNTY, ALABAMA



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

TOWNSHIP 15 SOUTH, RANGE 8 EAST, HUNTSVILLE MERIDIAN, CALHOUN COUNTY, ALABAMA

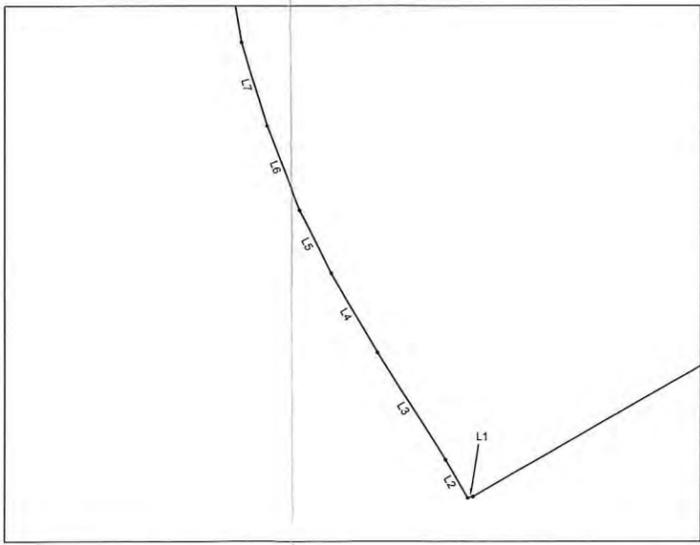


P.O.B.
LOCATED SOUTH 00 DEGREES 48 MINUTES WEST, 350.0 FEET;
NORTH 89 DEGREES 12 MINUTES WEST, 5383.6 FEET FROM THE
SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 15 SOUTH,
RANGE 8 EAST
P.O.B HAVING ALABAMA STATE PLANE COORDINATES, EAST
ZONE, COORDINATES OF:
N: 1,164,522
E: 682,482

LEGEND

- PARCEL BOUNDARY LINE
- UNMARKED POINT-BOUNDARY

DETAIL A



LINE	BEARING	DISTANCE
L1	S 74°47' W	3.4'
L2	N 30°23' W	27.1'
L3	N 32°23' W	77.8'
L4	N 30°22' W	56.5'
L5	N 27°23' W	43.5'
L6	N 21°55' W	55.8'
L7	N 16°44' W	53.4'
L8	N 04°51' W	11.8'

NOTES:
THE LAND USE RESTRICTIONS FOR THE CERFA PARCELS DEPICTED ON THIS EXHIBIT ARE SPECIFICALLY DESCRIBED IN MDA ENVIRONMENTAL COVENANT FY17 - 03.00 AS FILED WITH THE CALHOUN COUNTY PROBATE OFFICE AND ADEM.
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NO.	REVISIONS	DATE

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EXHIBIT DRAWING NUMBER 3 of 3
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1100 Lehigh Pike, Suite 105
615-351-7145 Memphis, TN 38117
DRAWN BY: JPA CHECKED BY: LIS SCALE: 1" = 100'
DATE: 07/21/2017
PROJECT # 170061

Figure 5