10.0 CONCLUSIONS

Citizen's Bank of Philadelphia (Citizen's Bank) commissioned Allen Engineering and Science (AllenES) to conduct a Phase I Environmental Site Assessment (Phase I ESA) as part of necessary environmental due diligence associated with an approximately 0.5-acre commercial property located at 727 Columbus Avenue in Philadelphia, Neshoba County, Mississippi. This Phase I ESA updates the original study initiated by Citizen's Bank on the formerly operating auto repair and tire shop that eventually defaulted on its loan and went out of business in early 2017. The subject property consists of a single-story, pre-fabricated metal building with twelve (12) bays and a small storage building attached.

AllenES conducted subject property reconnaissance, interviewed persons familiar with the subject property, reviewed public database records, topographic maps, aerial photographs, and other historical maps in accordance with the American Society for Testing and Materials (ASTM) *Standard E 1527-13, Standard Practice for Environmental Site Assessments, Phase I Environmental Site Assessment Process.* AllenES's assessment activities **did not** reveal any Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Conditions (CRECs) in association with the subject property; however, three (3) Areas of potential Environmental Concern (AECs) were identified in connection with the subject property. The table below summarizes the findings from the Phase I ESA and associated recommendations:

AEC #	Location	Summary/Recommendations
AEC-1: Former Auto Repair Shop and Former Area of Stained Soils	Onsite	Records indicate a commercial auto repair shop had operated onsite since the early 1980s up until early 2017. The operation grew from a few bays to a twelve (12) bay center. However, available information indicated no underground storage tanks and piping/dispensers for fueling or storage of used oils were ever used onsite. Further, limited storage and management of drums and above-ground storage tanks and containers were used onsite. Initial site reconnaissance revealed an approximately 10 feet by 20 feet area of oil-stained soils and vegetation on the southern side of the property associated with a leaking 55-gallon drum. According to former owner/operator, Mr. David Holley, the drum contained waste oil that was left uncovered for an extended time allowing comingling with rain water, eventually overflowing onto the ground and soaking into the soil. *Recommendation: No further action is required on this AEC, as the area was excavated and confirmation soil samples were below applicable Tier I Unrestricted Mississippi Target Remedial Goals (TRGs).*
AEC-2: Former Tire Storage Area	Onsite	Initial site reconnaissance revealed a large used tire storage area on the western boundary of the property behind the shop. The tires were observed uncovered. The tires have since been removed from the subject site. *Recommendation: No further action is required on this AEC.*
AEC-3: Scrap Yard	Offsite	A large scrap yard is located immediately north of the subject property. Scrap yards are known to source spills of petroleum products, heavy metals, mercury, and polychlorinated biphenyls (PCBs). *Recommendation: No further action is required on this AEC.*

It is important to note **that designation as an AEC does not necessarily equate to a REC**. AllenES utilizes the designation of AECs as a measure to communicate specific areas, and/or management practices that may not be defined as RECs, but may be of concern to the User.