

EXECUTIVE SUMMARY

TTL, Inc. (TTL) was authorized by Mr. Jeffrey Burgard of Coskata, Inc. to perform a Phase I Environmental Site Assessment (ESA) on an approximate 235-acre parcel of land located within the Crossroads of America Industrial Park in Boligee, Alabama. The subject property is located in Sections 13 and 24, Township 21 North, Range 1 West and Sections 18 and 19, Township 21 North, Range 1 East on the Boligee, Alabama U.S.G.S 7.5-minute topographic Quadrangle (see Figure 1 and Figure 2).

TTL understands that Coskata requested this ESA as part of their due diligence prior to purchasing/leasing the subject property (Site) and to obtain landowner liability protection afforded under CERCLA (Comprehensive Environmental Response Compensation Liability Act).

As part of the Phase I ESA, TTL completed a walking reconnaissance of the Site on August 10, 2009. A vehicular reconnaissance of the surrounding properties was accomplished on the same date. TTL also reviewed a radius search report of state/federally regulated sites provided by Environmental Data Resources (EDR), Inc., historical aerial photographs for the area of the Site dating to 1973, and historical topographic maps dating to 1970. Additionally, TTL interviewed persons familiar with the Site and its current/historical usage. The following summarizes TTL's findings for this Phase I ESA.

Summary of Findings

The Site is located west and south of Exit 32, north of I-20/59 South, in Greene County, Alabama (Figures 1 and 2). The irregularly shaped Site is comprised of approximately 235 acres. The property is accessed from Greene County Road 89 (Industrial Park Road). Alabama & Gulf Coast Railroad runs along the eastern boundary of the Site. The property consists of various landscape types including open fields, ponds resulting from former borrow and gravel pit operations, and small patches of hardwood and pine timber. A railroad spur from the Alabama & Gulf Coast Railway is located near the northern Site boundary. The only current use of the Site is for agricultural fields and hunting.

Review of the radius search report of regulated sites prepared by EDR indicates that the subject property is not listed in any of the databases searched by EDR. There were no nearby regulated facilities identified by EDR within the search radii specified in ASTM E 1527-05.

TTL did observe four areas of the Site containing a small amount of illegally disposed solid waste (landfilling). These four areas where trash and debris were observed are near the boundary of the Site and are labeled on Figure 2 as trash/debris. A small amount of trash and debris including scrap metal, glass bottles, aluminum cans, shingles, burned plastic, etc. was observed near the tree line of the eastern Site boundary. Several empty 1-gallon plastic containers, two mattresses, aluminum cans, and several plastic and glass bottles were observed along the southwestern Site boundary. A small trash pile consisting of paper, plastic, wood scraps, and household garbage was observed near the northwestern Site boundary. Several discarded tires and wooden fence posts were also observed near the northwestern boundary of the Site. All four of the locations where trash and debris were observed appeared to be one time events where local residents drove in and discarded their trash and miscellaneous debris onto the Site. TTL considers these four locations of trash/debris to be de minimis and do not constitute a recognized environmental concern (REC).

TTL did not identify any past or present, recognized environmental conditions (RECs) relative to the subject Site. Based on the findings of our Phase I ESA of the Site, it is TTL's opinion that no further environmental assessment of the Site is warranted at this time; however, TTL recommends that the trash and debris located on the Site be removed from the Site and recycled or disposed of properly.