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ENERGY RELATED INDUSTRIAL DEVELOPMENT ASSESSMENT

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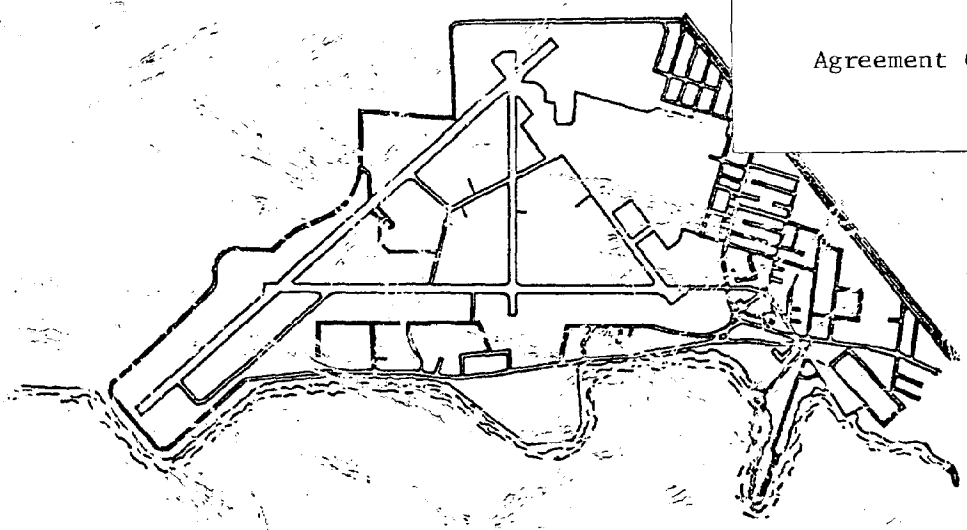

BROOKLEY INDUSTRIAL COMPLEX AND AIRPORT

ALABAMA COASTAL AREA BOARD

SEPTEMBER 29, 1980

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Alabama Coastal Area Board

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CONSULTING ENGINEERS

DAVID VOLKERT & ASSOCIATES

AUTHENTICATED U.S. GOVERNMENT INFORMATION GPO

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AND

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Alabama Coastal Area Board.

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I. INTRODUCTION

The purpose of this report is to analyze the Brookley Industrial Complex and Airport and to indicate how it can be utilized to accommodate the demands of the energy industry and investigate the compatibility of the energy industry with the facilities to determine to what degree the facility may be utilized to support the energy industry and its ancillary activities. The report describes the existing land under lease, the lease conditions, property available for lease, access to the area, dock facilities, tank farms, pipelines, buildings, existing foundation conditions and utilities. Also included in this report is an example of additional industrial expansion and cost of the expansion.

II. GENERAL

The Brookley Industrial Complex and Airport is located in the City of Mobile, Alabama, three miles south of downtown Mobile. It is bordered on the north by Interstate Highway 10, on the east by Mobile Bay, on the south by South Brookley Subdivision, and on the west by Pinecrest Cemetery. The complex is owned and operated by the City of Mobile.

A. Historical

A large part of the Brookley Airport has been utilized for the purpose of aviation consistently since 1925. The Alabama National Guard employed it for training purposes. It was purchased in 1928 as a municipal airport for the City of Mobile, and in 1929 was named Bates Field for Cecil F. Bates, one of Mobile's early progressive political leaders.

Bates Field was selected by the Air Corps for the purpose of a new air depot in 1939. Construction work began on June 20, 1940. The field was renamed "Brookley Field" in 1940 in honor of Captain Wendall H. Brookley, Air Corps, who was killed in 1934 at Bolling Field in Washington, D.C. In 1942, after additional land was purchased, the depot was ready for partial operation in time to support the nation's efforts in World War II. In 1949, the designation was changed to "Brookley Air Force Base."

In 1958, a master plan was prepared for the Brookley Air Force Base by J. Gordon Turnbull, Inc. of Cleveland, Dallas and Charleston. The report is very extensive and the recommendations were generally adhered to by the Air Force.

Due to the lack of available apron space that limited further expansion of the base, coupled with slow and inefficient handling equipment and a rapid building deterioration, the future potential of the base was limited, and in 1964 the decision was made to de-activate the base.

The City of Mobile acquired Brookley Air Force Base in July of 1969, and "dedicated it to the purpose of providing a second public airport for general aviation in the Mobile Area." The Brookley Air Force Base was phased out, thus eliminating 14,000 civilian jobs and removing a $100 million dollar annual payroll from the local economy. The City of Mobile purchased the 368 acre industrial complex for 9.6 million dollars and was granted the 1,200 acre airport to be used for public transportation.

Under the direction of the City of Mobile, emphasis was placed on increasing employment. The Brookley Complex steadily added new industry resulting in near total occupancy of the 4 million square feet of building space by 130 tenants employing close to 6,000 people. This has changed recently, with only approximately 4,000 persons being employed at the present time.

In 1975, with nearly all building space occupied, the Brookley Complex entered a new phase of development. Two areas were designated for long term ground lease. The 50 acre Wood City area had already been filled. It houses such diverse tenants as two computer bank centers, a soft drink company, a one million cubic foot refrigeration warehouse facility, and a retail truck center.

The second area consisted of 40 acres of industrial complex property, and 300 acres of airport property. Development of the 300 acre area was enhanced by the completion of a rail spur

through the property. Long term leases would have been available for those industries wishing to construct a building and improve the property. This area was to attract industry that was labor intensive, similar to those already located on the Complex such as: Teledyne/ Continental Motors, world's largest manufacturer of aircraft piston engines; International Paper Company (Standard Products and Bag Plant Divisions); Dimensional Products, manufacturer of grandfather clocks; Walled Lake Door; and International Systems, Incorporated, which builds concrete modular housing units. However, a portion of the proposed 300 acre airport property has been retained to keep Runway 18/36 in operation. The current areas are shown on the existing land use Map 1 of 6.

The Brookley Airport is a general aviation airport handling approximatley 80,000 operations per year, of which 51% are military. It does have Federal Aviation Administration certification to handle carrier service should the need arise.

The Brookley Industrial Complex and Airport should provide a strong base for Mobile in the future as both aviation and industry continue to increase in the South.

B. Description of the Area

The Brookley Industrial Complex and Airport presently consists of the following general areas:

1. The Wood City Area - This area is located on the northwest part of the Complex. It has been cleared of the original wooden structures built as part of Brookley Air Force Base. This 50 acre Wood City Area now houses two computer bank centers, a soft drink company, a one million cubic foot refrigeration warehouse facility, and a retail truck center and other concerns.

2. The Airport Area - This 878 acre area is located on the southern part of the complex. It is reserved for use as a general aviation airport.

3. The Existing Buildings Area - This area is located on the northern part of the Complex. It contains the existing usable buildings of which most are currently leased. Those leasing the buildings include Teledyne/Continental Motors Aircraft Production Division, International Systems, Inc., International Paper Company's Standard Products Division and Bagpak Plant, divisions of Alabama Power Company, and many others.

4. The Expansion Areas - One area is located at the west boundard near the northwest end of the existing northwest-southeast runway. This area is currently being used as a trailer staging area by the State of Alabama. It is mostly grass with a few trees.

Another area is located in the northeast portion of the Complex bounded on the east by Mobile Bay around a portion of the north end of the existing north-south runway and including portions of the adjacent taxiways. The area which borders on Mobile Bay is covered by a dense growth of bushes, reed grass and small trees. Existing facilities in the expansion area include wood frame buildings, fuel storage tanks, asphalt streets, concrete taxiway pavements, and numerous underground utility

systems. Elevations vary from sea level to 25± feet above sea level in the area of the existing runway. Relatively good drainage conditions exist throughout the area proposed for expansion.

5. The United States Coast Guard Area - This area is located on the northeast part of the complex. The primary mission of this installation is support of the 19 units in the Group Mobile, United States Coast Guard from Gulfport, Mississippi to Apalachicola, Florida, and inland river stations in the Group Mobile Area. The Mobile units basic missions are search and rescue, maintaining navigation aids, train helicopter pilots, military preparedness, and "on hand" training of the Coast Guard reserves in this area. Aboard the station is a commissary, food services, a gas station and recreational facilities for the Coast Guard personnel.

6. The University of South Alabama Area - This area is located on the east part of the Complex. It is owned and operated by the University of South Alabama as a campus extension of the University. Included in this three million dollars a year operation is an adult studies program, which handles 20,000 students annually, a continuing adult education center, a nursing program and other education related programs. Additionally, this area houses full food services, and contains a recreational area with an eighteen hole golf course, two swimming pools, and a bowling alley. Some 800 to 1000 faculty, students and others utilize this area as permanent residence.

III. EXISTING LAND USE

The existing land uses at the Brookley Industrial Complex and Airport are shown by:

A. A Description of buildings and property under lease, the lease conditions, and available buildings and property for lease as of September 1, 1980, as shown on the following pages.

B. Map 1 of 6 depicting unleased property, leased property, Brookley Airport property, University of South Alabama property, the United States Coast Guard property, recreation property and excess airport property currently unleased. Also shown on the map are lease lines, property available for lease, streets, railroads, dock facilities, tank farms, pipelines and buildings.

BROOKLEY INDUSTRIAL COMPLEX AND AIRPORT LEASE CONDITIONS			
BLDG. NO.	AREA (S.F.)	LESSEE AND ACTIVITY	LEASE TERMINATES
1	8,982	Air Products & Chemical , Inc./ Dist. gases - welding equipment	1980
2	7,850	Teledyne Continental Motors	2070
3	10,513	Big Ten Tires, Inc./ Retread - Whse auto tires	1995
4	7,850	Teledyne Continental Motors	2070
5	8,982	Teledyne Continental Motors	2070
6	8,259	Mobile Chapter, Assoc. Gen. Contractors/ Apprenticeship Training School	1981
7	7,667	Mobile Chapter, Assoc. Gen. Contractors/ Apprenticeship Training School	1981
7-A	4,756	Mobile Chapter, Assoc. Gen. Contractors/ Apprenticeship Training School	1981
8	20,180	Teledyne Continental Motors	2070
11	13,943	10,480 S.F. City of Mobile/Office Storage Space 320 S.F. City of Mobile/ City Records Storage	-
12	490	Sub-Station	-
14	365,290	Teledyne Continental Motors	2070
15	165,386	Teledyne Continental Motors	2070
16	534,904	Teledyne Continental Motors/Mfg. aircraft engine parts/fixed base operator	2021
17	210,150	International Systems/Fab. Concrete Modules (Includes 51.63 acres land)	2016
18	21,313	Teledyne Continental Motors	2070
19	-	Water Storage Tank, City of Mobile	-
20	4,079	Teledyne Continental Motors	2070

BROOKLEY INDUSTRIAL COMPLEX AND AIRPORT LEASE CONDITIONS			
BLDG. NO.	AREA (S.F.)	LESSEE AND ACTIVITY	LEASE TERMINATES
21	42,621	Teledyne Continental Motors/ Manufacturing aircraft engine parts	2070
23	332,475	-	-
23-A	167,063	Section A & B, 37,464 S. F./ Vacant Section C, D, & E - 64,439 S.F./International Systems	2016
23-A	-	Section F, G, & H - 65,160 S.F./International Systems	2016
23-B	165,412	Section A, B, & C - 100,012 S.F. Walled Lake Door, Inc./ Manufacturing and storage wood products	2042
23-B	-	Section D, E, F, G, & H - International Systems	2016
24	12,224	Pioneer Lighting Corp./Commercial Lighting	1990
26	46,818	Teledyne Continental Motors	2070
26-A	4,954	Teledyne Continental Motors	2070
26-B	4,947	Teledyne Continental Motors	2070
27	40,451	Gulf State Screw/Manufacturing & Storage and Sales	1981
28	5,754	Teledyne Continental Motors	2070
31	16,252	Teledyne Continental Motors	2070
32	32,765	Teledyne Continental Motors	2070
33	113,080	Teledyne Continental Motors	2070
34	8,510	Teledyne Continental Motors	2070
35	98,293	Teledyne Continental Motors	2070
36	900	Hot Dog Haven/Snack Bar	1985

BROOKLEY INDUSTRIAL COMPLEX AND AIRPORT LEASE CONDITIONS			
BLDG. NO.	AREA (S.F.)	LESSEE AND ACTIVITY	LEASE TERMINATES
39	42,781	Teledyne Continental Motors	2070
40	2,720	Don Hilton, Inc./ Retail, Wholesale Sales & Storage	1981
42	65,101	Jim Walter Resources, Inc./Manufacturing warehouse and sales	1989
43	15,600	Teledyne Continental Motors	2070
44	112,000	Teledyne Continental Motors	2070
46	45,758	Teledyne Continental Motors	2070
47	1,515	Teledyne Continental Motors	2070
52	1,600	Teledyne Continental Motors	2070
54	6,326	City of Mobile/ Mechanical Maintenance Shop	-
55	6,326	Greer's / Frozen Food Plant	1984
56	2,393	Teledyne Continental Motors	2070
58	9,925	Teledyne Continental Motors	2070
59	2,769	Teledyne Continental Motors	2070
60	2,640	Mobile Brick Sales/ Sales Distribution masonry products	1985
67	1,979	Mobile Brick Sales/with 42,450 S.F. land/ Sales - Distribution masonry products	1985
79	15,753	Teledyne Continental Motors	2070
85	19,611	Gulf Rope & Cordage Co. / Manufacturing braided cord products	1994
86	34,007	Teledyne Continental Motors	2070

BROOKLEY INDUSTRIAL COMPLEX AND AIRPORT LEASE CONDITIONS			
BLDG. NO.	AREA (S.F.)	LESSEE AND ACTIVITY	LEASE TERMINATES
87	2,250	H.D. Childers Co./ Wholesale Food Distribution	1987
88	16,958	Teledyne Continental Motors	2070
89	21,133	Teledyne Continental Motors	2070
90	21,446	Teledyne Continental Motors	2070
93	12,288	Teledyne Continental Motors	2070
95	23,104	Teledyne Continental Motors	2070
96	30,720	Teledyne Continental Motors	2070
97	2,586	First National Bank/bank	1992
104	108,472	-	-
104-A	33,840	Fruit Distribution Company/wholesale product distribution	2002
104-B	40,000	Montgomery Ward/Storage and distribution	1981
104-B	33,840	Sircco Systems, Inc./Manufacturing, packaging and warehouse	1981
106	201,268	CONTINUATION OF 104	-
106-D	40,000	International Paper Company/storage Distribution building materials	1981
106-E	11,000	San Pedro Wine Company/ Wine distribution	1981
106-E	17,400	U.S. Corps of Engineers/warehouse space	1983
106-F	40,000	Emperor Clock Company/ Manufacturing clock kits	2000
106-G	40,000	International Wholesale, Inc./ Manufacturing and warehouse	1981

BROOKLEY INDUSTRIAL COMPLEX AND AIRPORT LEASE CONDITIONS			
BLDG. NO.	AREA (S.F.)	LESSEE AND ACTIVITY	LEASE TERMINATES
106-H	40,000	McJunkins Corp./2 acres of land/	1981
105	108,472	-	-
105-A	33,840	J.P. Warren Paper Co./ Office distribution paper products	1992
105-B	40,320	Alton Box Board Co./ Manufacturing paper tubing	1987
105-C	33,840	Union Carbide Company/ a distribution facility	1981
107	200,949	CONTINUATION OF 105	-
107-D	50,000	Union Carbide/ Storage, distribution	1981
107-E	50,000	Emperor Clock Company/ Manufacturing clock kits	1991
107-F	50,000	Emperor Clock Company/ Manufacturing clock kits	1991
107-G	50,000	Emperor Clock Company/ Manufacturing clock kits	1991
111	4,000	Unites States Coast Guard	-
122	4,000	Teledyne Continental Motors	2070
127	547	Gas Meter	-
130	1,592	R.V. McMullen/Accounting Services	1981
132	91,875	Gulf Furniture Company/ Distribution Storage furniture	1990
140	448	S&S Sprinkley Company/office	1983
145	978	La Gloria Oil & Gas Co./includes 3 fuel tanks/ storage, distribution gasoline	1984
149	3,216	Industrial Systems Corp./office space	1980

BROOKLEY INDUSTRIAL COMPLEX AND AIRPORT LEASE CONDITIONS			
BLDG. NO.	AREA (S.F.)	LESSEE AND ACTIVITY	LEASE TERMINATES
151	4,720	"AA" Hot Shot Delivery, Inc./Delivery Service	1981
152	4,720	Mobile County Work Releast Center/ Work release center	1980
153	4,720	Fire Sprinkler Supply, Inc./office distribution center	1983
154	4,720	Mobile County Work Release Program/ Minimum security residence/M.C. prisoners	1980
155	1,837	S&S Sprinkler Company/ Sales, design sprinklers	1983
156	7,135	S&S Fire Protection/Sales, design sprinklers	1983
157	1,297	S&S Fire Protection/Sales, design sprinklers	1983
158	1,902	Bennett Enterprises/ Retail sales of Medical cupplies	1981
163	4,015	G.R. Wood & Company/electrical contractors	1986
164	840	S&S Fire Protection/sales, design sprinklers	1983
190	4,720	Fraternal Order of Police/meeting place	1981
191	1,384	Environmental Graphics, Inc./Woodworking shop	1980
192	4,720	Bay Port Roofing Co.	1980
193	1,873	Police Supervisors Assoc./ meeting place, club	1980
194	4,720	Advanz Sales/Manufacturing, distribution insecticides	1981
195	2,191	Local Fireman's Association/ Meetings, office, and club	1981
196	4,720	Le Krewe de Bienville/storing scenery and costumes	1981
197	4,720	Deputy Sheriff's Association/ meeting place	1980

BROOKLEY INDUSTRIAL COMPLEX AND AIRPORT LEASE CONDITIONS			
BLDG. NO.	AREA (S.F.)	LESSEE AND ACTIVITY	LEASE TERMINATES
198	4,720	UAW Local #1639/meeting, office space	1980
199	1,390	City of Mobile/print shop	-
200	4,720	Civil Air Patrol/meetings and functions	1981
201	4,720	Wein-Par, Inc./ assemble comp. air systems	1981
203	1,873	Alabama Specialties/Manufacturing mattress toppers	1981
204	4,720	Wein-Par, Inc./ assemble comp. air systems	1980
205	1,375	Video Audio Electronics/ electronics sales and services	1981
206	12,614	Mobile County Merit Systems Employees/ Meetings and social gatherings	1981
208	1,732	Kings Transportation, Inc./truck terminal	1981
210	46,476	Vacant - undergoing repairs	-
211	4,479	Mobile Police Dept. Crime Lab/ police lab	1981
213	1,591	Rhee Odom/residence	1980
214	2,032	A Alert Alarm Co., Inc./ fire and burglar alarm systems	1980
219	1,994	-	-
223	1,676	Vacant	-
224	41,820	10,000 S.F. E.E. Crum Company/wholesale grocery 31,820 S.F. Trans-World Fasteners/distribution	1990 1995
256	2,781	Mobile County Law Enforcement Officers Association/ Meeting, social gatherings	1981
256-A	871	Mobile County Law Enforcement Officers Association/ Meetings, social gatherings	1981

BROOKLEY INDUSTRIAL COMPLEX AND AIRPORT LEASE CONDITIONS			
BLDG. NO.	AREA (S.F.)	LESSEE AND ACTIVITY	LEASE TERMINATES
291	579,824	International Paper Co./manufacture of paper bags	2064
292	160,000	NECO/sub-lease	2068
302	1,200	City of Mobile	-
306	617	Substation/transformer vault	-
312	1,092	Teledyne Continental Motors	2070
328	1,426	City of Mobile/Control Tower (airport)	-
331	2,308	Teledyne Continental Motors/ Motor room for sprinklers	2070
332	-	Teledyne Continental Motors/ System Sprinkler tank	2070
335	14,517	Teledyne Continental Motors	2070
339	2,438	Container Services International /includes 10.473 acres/ container terminal	1997
373	1,000	Teledyne Continental Motors/ control building for fuel tanks	2070
401	8,824	State of Alabama, Department of Public Safety/ driver's license exam	1980
439	8,145	Teledyne Continental Motors	2070
440	800	Consolidated Sea Products/ office and storage Includes 15,200 S.F. land	1982
459	6,067	Albert Brewer Workshop/workshop for mentally retarded	1984
542	4,000	City of Mobile	-
544	4,030	City of Mobile	-
584	-	Storage tank (airport)/vacant	-

BROOKLEY INDUSTRIAL COMPLEX AND AIRPORT LEASE CONDITIONS			
BLDG. NO.	AREA (S.F.)	LESSEE AND ACTIVITY	LEASE TERMINATES
585	-	Storage Tank (airport)/vacant	-
901	10,220	South Alabama General Aviation/ fixed base operator	2001
902	4,800	South Alabama General Aviation/ fixed base operator	2001
921	504	Teledyne Continental Motors	2070
932	-	Teledyne Continental Motors	2070
954	1,440	City of Mobile	-
J-75	-	Airport	-
276	5,875	(Not Usable)	-
913	1,139	City of Mobile	-
Wood City	3.309 ac.	Ryder Truck Rentals/Truck leasing and maintenance	2006
Wood City	4.152 ac.	Central Computer Services, Inc./computer services, bank	2065
Wood City	9.77 ac.	Merchants Refrigerating Company/cold storage plant	2035
Wood City	5.30 ac.	Strange-Lindsey Bottling Co./bottling	2016
Ave. C -3rd St.	1.68 ac.	Bricks Incorporated/sales	1985
Wood City	5.466 ac.	McAleer Construction Co./(All Quip) rental, sales contractors equipment	2026
Wood City	4.585 ac.	H.J. Toole/Truck, trailer distributor	2066
Wood City	1.002 ac.	Patrick A. McAleer/sales - heavy equipment & tires	2007
Broad & 15th St.	4.129 ac.	Patrick A. McAleer/industrial warehouse facility	2034

BROOKLEY INDUSTRIAL COMPLEX AND AIRPORT LEASE CONDITIONS			
BLDG. NO.	AREA (S.F.)	LESSEE AND ACTIVITY	LEASE TERMINATES
Wood City	3.47 ac.	Builder Transport/Motor freight carrier cargo	2010
Wood City	10.00 ac.	Pet Milk Company/(option)	1980
15th St.	2.177 ac.	Jack M. Ponder III & C.W. Moody/warehouse facility	2024
15th St.	1.266 ac.	15th St. - a joint venture/ warehouse facility	2035
land area	3.72 ac.	U.S. Corps of Engineers/Army National Guard	1982
land area	100x400	U.S. Corps of Engineers/vehicle storage	1984
land area	1.96 ac.	Gulf City Construction Co./office, storage equipment	1987
land area	1 ac.	Alabama Aviation & Technical School/air frame mechanic school	1983
land area	1.906 ac.	First National Bank of Birmingham/ Computer center	2007
land area	2.745 ac.	Technical Fabricators/painting and sandblasting	2010
open grass-land	450 ac.	Excellance, Inc.	1994
land area	2 ac.	State of Alabama/trailer staging operation	1980
-	-	Use of Airport/University of South Alabama/flight program	1981
-	-	Use of Airport/Sowell Aviation, Inc./air freight	1980

IV. FOUNDATION CONDITIONS

The existing building foundations are constructed on spread footings. The basic preliminary foundation information report for future industrial expansion in the Brookley Industrial Complex was completed May 24, 1979 by Geotechnical Engineering-Testing, Inc. The information contained in this report is for general types of foundations that may be required for proposed structures. Soil boring locations were widely spaced, and the report is general in scope. Final foundation designs for facilities in the area generally should not be made without additional soils explorations and studies for specific structures.

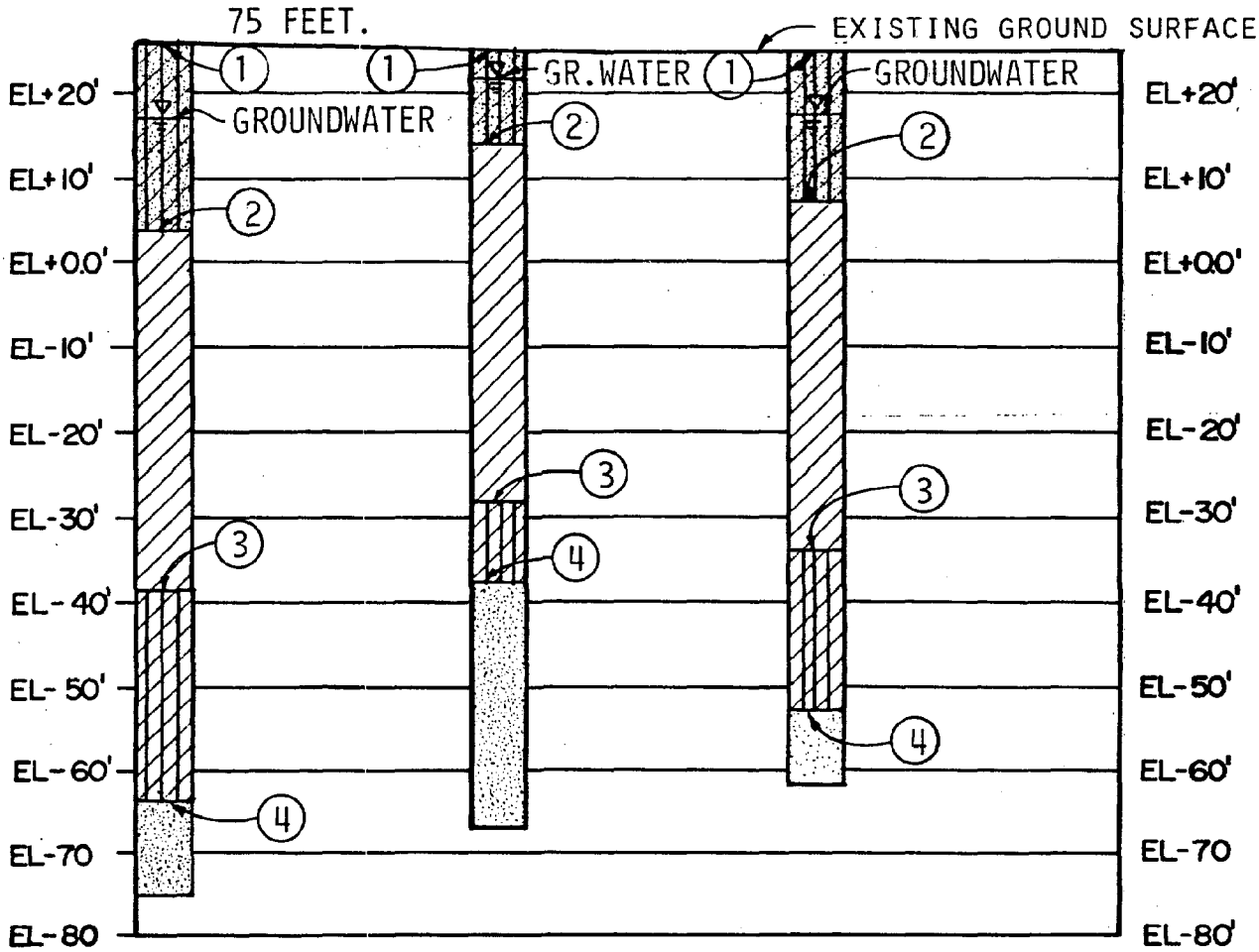
This report indicates that, generally, the area is covered by a 5 to 20 feet thick crust of relatively high strength and incompressible soils. These soils are mostly medium and loose relative dense sands with some medium and stiff consistency clays. The crust is generally underlain to depths of 40 to 75 feet by very soft to medium consistency cohesive soils which have relatively low strengths and moderate to high compressibilities. These clay soils are underlain by medium to very dense sands. Groundwater was encountered at depths varying from 3 to 8 feet beneath the existing ground.

The report indicates,for the soil conditions which exist over most of the site, relatively light structures can be supported on shallow foundations. The allowable bearing capacity for spread footings located in the upper 2 to 4 feet of the existing soil will generally range from 2000 to 3000 pounds per square foot. Minor settlement, which will depend on both footing size and loading, can be expected, for shallow foundation construction. Fills and/or relatively heavy floor

loads covering large areas will cause settlements of the order of 0.5 to 1.0 inch for each 100 pounds per square foot of uniform loading. Heavy structures and/or structures which cannot tolerate the predicted settlements should be supported on piles driven into the medium to very dense sands located approximately 40 to 75 feet below the ground surface.

TYPICAL SOIL BORINGS

1. MEDIUM AND LOOSE RELATIVE DENSITY SANDS, SILTY SANDS AND CLAYEY SANDS WITH SOME STIFF CONSISTENCY.
2. CLAYS VARY FROM 5 FEET TO 20 FEET BELOW THE EXISTING GROUND.
3. VERY SOFT TO STIFF CONSISTENCY CLAYS AND SILTY CLAYS VARY TO EL.-60', W/INTERBEDDED SAND AND A LAYER OF HIGHLY ORGANIC CLAYEY SILT.
4. MEDIUM TO VERY DENSE SANDS VARY FROM 40 FEET TO 75 FEET.



NOTE: GROUNDWATER VARIES FROM 3 FEET TO 8 FEET BELOW THE EXISTING GROUND SURFACE.

V. TRANSPORTATION

A. Description

The Brookley Industrial Complex and Airport represents one of the few industrial tracts along the Gulf Coast that is readily accessible by road, rail, water and air. The Brookley Complex is directly connected to Interstate Highway 10, served by the Louisville & Nashville Railroad Company and the Illinois Central Gulf Railroads, and contains an on-site general aviation airport that is Federal Aviation Administration certified for air carrier service should the need arise.

1. STREETS - The Brookley Industrial Complex and Airport is directly connected to Interstate Highway 10, by a modified diamond interchange allowing free access to the interstate. This interchange is situated at the Michigan Avenue entrance. Michigan Avenue is a four-lane divided city street leading north to Government Street (Highway 90) which is Mobile's major east-west artery. This four-laned Michigan Avenue leads into the Brookley property a distance of approximately 900 feet, branching off to serve the industrial property and the aviation property with two-lane streets. From the end of the four lanes to the existing FBO is approximately 1,600 feet of two-lane, and is shared as access to industrial sites. The two-lane portion of the street should be re-aligned, four-laned, and landscaped appropriately as a part of the main entry/access road.

A signalization and radius improvement project has been proposed to aid the peak rush hour traffic and the increase of trucking in the industrial complex. During the peak hour rush,

traffic entering the Brookley Complex from the west on Interstate 10 slows to a crawl. The single lane off ramp of the diamond interchange at Michigan Avenue is used by traffic as a two lane exit ramp. This perpetrates a dangerous situation. Traffic is at a near stop in the south travel lane of the eastbound lane of Interstate 10. Traffic congestion at this interchange affects thru travelers as well. The radius improvement portion of this proposal is covered in the overall General Conditions of the on-site street conditions.

The second main connector is Broad Street. It is connected to Interstate Highway 10 and affords easy access to the downtown area of Mobile. Broad Street is a four-lane connector that utilizes a section of Washington Avenue which is a two-lane street.

Persons traveling to the downtown area from the Brookley Complex via Broad Street encounter Broad Street as a four-lane, Washington Avenue as a two-lane, and Broad Street as a four-lane. The improvement of this main connector would aid in greater access to the downtown area, and in eliminating dangerous conditions during peak rush hour periods.

The third connector is Old Military Road. Old Military Road is a two-lane road located off of the southwest part of the Complex. This road connects to Dauphin Island Parkway and could be used as a main connector. This road could be re-aligned, four-laned and landscaped appropriately as a main entry/access road, if industrial expansion overloads the existing main connector during non-peak hour rush traffic. In any event, Old Military Road

as a two-lane connector to the Complex requires patching and leveling, resurfacing and some shoulder work to insure its continued use in the future.

In general, the existing connectors to the Brookley Industrial Complex and Airport are in fair condition. During non-peak hour traffic periods, these entry/access roads well provide for the needed connectors from the Complex to the existing transportation network outside the Complex.

The overall general conditions of the on-site streets would have to be considered fair to poor. Streets have been overlaid almost to the top of the curb in some areas. These streets were designed to utilize the street as a channel to direct water into drainage structures and with two or three overlays, the area of the channel has been reduced. New curbs could be added in these areas to upgrade the streets to their original design capacity, or the overlay could be planed down to the original design depth. Cracked concrete streets could be overlaid, or may need replacing. These streets are mainly located around the larger warehouses where truck loading and unloading utilizes the majority of the narrow two-lane streets. One method to improve traffic flows during blockage caused by the loading and unloading of trucks would be to designate these areas as one-way streets.

The increasing truck movement within the Complex has deteriorated curbs and drainage structures around intersections mainly along Broad Street (Avenue G). The proposed signalization and radius improvement plan includes a proposal to increase radii to

eliminate damaged curbs and drainage structures at intersections. This proposed project includes the widening of the Interstate 10 eastbound off ramp at Michigan Avenue to provide two lane movement into the Complex, and the signalization of the intersection of the off ramp and Michigan Avenue, the signalization of the Michigan Avenue and Broad Street (Avenue G) intersection, and radius improvements along Broad Street (Avenue G) to 9th Street, and signalization and radius improvements of Broad Street (Avenue G) and 9th Street.

2. RAILROADS - Some of the existing lead tracks, sidings, and spur tracks in the Brookley Industrial Complex and Airport are owned by the City of Mobile; others are owned by the Louisville and Nashville Railroad Company and the Illinois Central Gulf Railroads; and still others by private industry, and are shown on the Existing Land Use Map contained elsewhere herein.

The Brookley Industrial Complex and Airport is served by the Louisville & Nashville Railroad and the Illinois Central Gulf Railroad six days a week. Rail carrier service from the Louisville & Nashville Railroad runs west to New Orleans where it connects with other major rail carriers. The Louisville & Nashville runs north and east serving the Midwest and connects in the East to its parent company, the Seaboard Coast Line which serves the eastern United States. The Illinois Central Gulf Railroad rail carrier service runs north to Jackson, Mississippi where it connects to its main north-south line. It also connects to New Orleans and serves the Midwest.

An industrial district occupant may not require rail service, however, the availability of the rail service assures the industry of continuous service in the event of widespread strikes in other transportation industry.

The existing rail carrier service can be extended to some existing buildings, vacant land and the proposed expansion area. The recent completion of a spur track to Building 17 shows an approximate cost of $75.00 per linear foot for the extension of rail carrier service within the Complex.

3. AIRPORT - The Brookley Airport is a general aviation airport handling approximately 80,000 operations per year, of which 51% are military. It is Federal Aviation Administration certified to handle carrier service should the need arise. In the event an air carrier cannot land at another airport, the Brookley Airport has a control tower, runway lights, serviceable runways, fire-fighting equipment, and personnel, and upon notice can receive air carriers. The airport is operated and funded by the City of Mobile.

The primary runway 14/32 is 9600 feet long and 200 feet wide, and the secondary runway 18/36 is 8500 feet long and 150 feet wide. Tower control is provided 11 hours a day, from 8:00 A.M. to 7:00 P.M., seven days a week by City personnel. Two fixed base operators, South Alabama General Aviation and Teledyne Brookley General Aviation, provide total aviation services. The Brookley Airport can handle 125 based aircraft and provide for 175,000 operations per year.

Brookley Airport has two serviceable runways with an interconnecting taxiway system and one large apron area. Runway 18/36 was built in 1942 and may be considered in fair condition for light loads. Runway 14/32 was built in 1942 and rebuilt in 1958. It is the primary runway and is 9,600 feet long. The original 5,000 feet of 10 inch concrete pavement became quite rough and unsafe. The northwest end was replaced with 16 inch and 14 inch concrete pavement. The remaining pavement was covered with 4 inches of broken concrete and topped with 4 inches of asphaltic concrete. The sides were contained by the addition of 13 inch thick by 25 feet wide concrete slabs on each side. This added stability to the soil and provided a 200 foot wide runway. The southeast end was extended and a new 14 inch concrete pavement constructed on the critical end section. A parallel taxiway and a warmup pad were also constructed to serve the extension on the southeast end. The strength of the runways as determined by application of FAA evaluation to U.S.A.F. records is shown in the following table:

Runway	Single Gear	Dual Gear	Tandem Gear
14-32	75+ M	185 M	325 M
18-36	56 M	77 M	131 M

The north portion of the apron is in fair to good condition. The south portion of the apron is in fair to excellent condition.

The taxiways were constructed mainly in 1943, and are in fair to good condition.

VI. UTILITIES

A. Description

Utilities in the Brookley Industrial Complex and Airport were installed mainly in the 1940's. The Complex was a small "City" with its own water supply, sanitary sewer systems and treatment plants, steam facilities and storm drainage system. The utilities were upgraded and expanded beginning in 1958 in accordance with a master plan by J.Gordon Turnbull, Inc.

The existing utilities in the Brookley Complex are basically in good shape. The Mobile Water and Sewer Board has control over the water supply and sanitary sewage system. The gas service is provided and maintained by the Mobile Gas Service Corporation. Electrical transmission lines are owned and maintained by the City of Mobile for the airport, and by the Alabama Power Company for the Brookley Complex and parts of the airport. The storm drainage system is owned and maintained by the City of Mobile.

B. Maps included that show the existing utilities in use are:

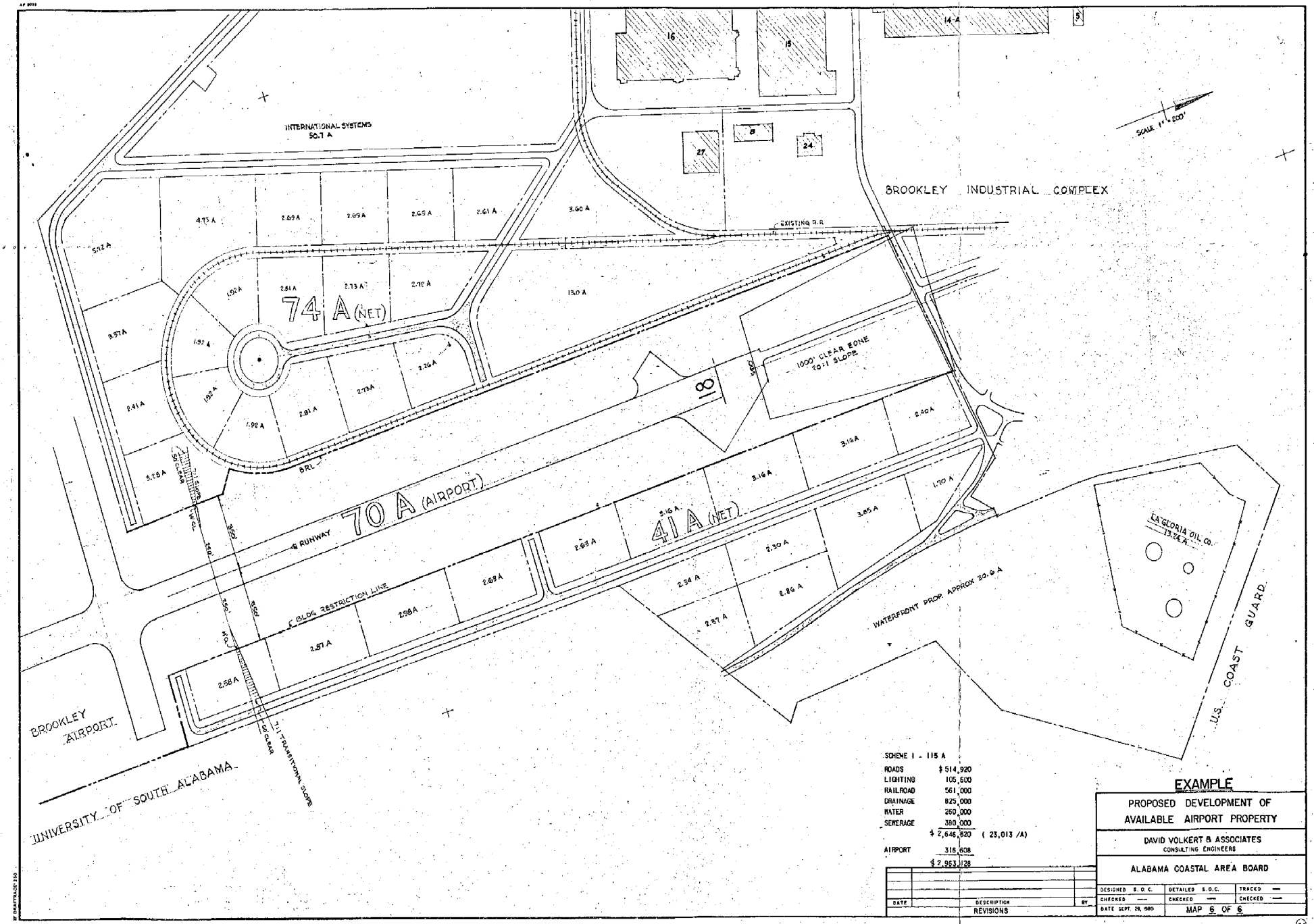
1.	Existing water and sanitary sewer system.	Map 2 of 6
2.	Existing gas.	Map 3 of 6
3.	Existing electrical transmission lines.	Map 4 of 6
4.	Existing storm drainage system.	Map 5 of 6

C. Example of Industrial Utilization

Map 6 of 6 is included showing a possible industrial development plan for one of the proposed expansion areas. The proposed development of available airport property is for 115 acres. This proposal includes the extension of roads, railroad, utilities, and other changes as necessary.

To develop 115 acres of available airport property as shown, approximate costs are:

Roads	- $ 514,920		
Lighting	- 105,600		
Railroads	- 561,000		
Drainage	- 825,000		
Water	- 260,000		
Sewage	- 380,000		
Total	$2,646,520	÷ 115 ac. =	$23,013 per acre



SCHEME I - 115 A

ROADS	$ 514,920
LIGHTING	105,600
RAILROAD	561,000
DRAINAGE	825,000
WATER	260,000
SEWERAGE	380,000
	$ 2,646,620 (23,013 /A)
AIRPORT	316,608
	$ 2,963,128

DATE	DESCRIPTION	BY
	REVISIONS	

EXAMPLE

PROPOSED DEVELOPMENT OF AVAILABLE AIRPORT PROPERTY

DAVID VOLKERT & ASSOCIATES
CONSULTING ENGINEERS

ALABAMA COASTAL AREA BOARD

DESIGNED S.O.C.	DETAILED S.O.C.	TRACED —
CHECKED —	CHECKED —	CHECKED —
DATE SEPT. 29, 1980	MAP 6 OF 6	

VII. EXISTING BUILDINGS

A. Description

The buildings on the Brookley Industrial Complex and Airport were mainly constructed in the 1940's. The first construction work began on June 20, 1940. In 1964, when the decision was made to de-activate the Brookley Air Force Base, one of the deciding factors leading to the de-activation was "a rapid building deterioration." Realizing this, the majority of wooden structures and buildings beyond economical repair were removed from the Brookley Complex by the City of Mobile. After extensive damage by Hurricane Frederic, more buildings were judged economically unrepairable. The conditions of the buildings that remain vary from excellent to "to be demolished."

B. A List of Existing Buildings, Conditions and Current Use is shown on the following pages.

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUNDATION	FRAME	EXTERIOR	FLOOR	ROOF					
1	41	Concrete	Load brg. wall & steel roof trusses	Brick	Concrete	Wood w/built up roofing	8,982	1	sprink. office a.c.	Excell.	Leased
2	41	Concrete	Load brg. wall & steel roof trusses	Brick	Concrete	Wood w/built up roofing	7,850	1	None	Good	Leased
3	41	Concrete	Load brg. wall & steel roof truss.	Brick	Asphalt Tile on Concrete	Wood w/built up roofing	10,513	1	None	Good	Leased
4	41	Concrete	Load brg. wall & steel roof trusses	Brick	Concrete	Wood w/built up roofing	7,850	1	3 window A.C. units	Good	Leased
5	41	Concrete	Load brg. wall and steel roof trusses	Brick	Concrete	Wood w/built up roofing	8,982	1	5,260 S.F. of A.C.	Good	Leased
6	41	Concrete	Load brg. wall and steel roof trusses	Brick	Concrete	Wood w/built up roofing	8,259	1	Air cond.	Fair	Leased
7	41	Concrete	Structural Steel	Brick	Concrete	Wood w/roll roofing	7,667	1	None	Fair	Leased
7-A	44	Concrete	Wood	Wood w/asb. siding	Conctete	Wood w/roll roofing	4,756	1	None	Fair	Leased
8	41	Concrete	Structural Steel	Brick	Concrete	Wood w/built up roofing	20,180	1	2,600 S.F. of air cond.	Good	Leased

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
11	41	Concrete	Structural Steel	Brick w/stucco	Asphalt tile on concrete	Wood w/ composite shingles	13,943	2	Air Condition	Good	Leased
12	42	Concrete	Load brg. wall and wood rafters	Brick	Concrete	Wood w/ asbestos shingles	490	1	None	Fair	Sub-Station
14	41	Concrete	Structural Steel	Brick	Asphalt tile on concrete	Conc. w/built up roofing	365,260	1	97,474 S.F. Air Cond.	Good	Leased
15	41	Concrete	Structural Steel	Concrete & Metal	Concrete	Wood w/built up roofing	165,386	1	6,855 S.F. Air Cond.	Poor	Leased
16	42	Concrete	Structural Steel	Brick, Metal & Concrete	Asphalt Tile & Concrete	Galv. Iron & built-up roofing	534,904	1	40,499 S.F. Air Cond.	Good	Leased
17	42	Concrete	Structural Steel	Corrugated Metal, Brick & Concrete	Asphalt Tile Conc. & Wood	Corrugated Metal w/built up roofing	210,150	1	30,724 S.F. Air Cond.	Poor	Leased
18	42	Concrete	Concrete	Concrete	Concrete	Concrete w/built up roofing	21,313	1	1,416 S.F. Air Cond.	Good	Leased
19	42	Concrete	Structural Steel & welded plate tank	-	-	-	-	-	None	Water City of	Tower Mobile
20	42	Concrete	Structural Steel	Brick & stone	Concrete	Conc. wood w/built up roofing	4,079	1	None	Fair	Leased

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
21	42	Concrete	Concrete	Concrete	Concrete	Concrete w/ built up roofing	42,621	1	31,940 S.F. Air Condition	Good	Leased
23 A & B	42	Concrete	Structural Steel	Brick	Concrete	Wood w/built up roofing	402,576	1	1,040 S.F. Air Condition	Good	Leased
24	42	Concrete	Concrete	Concrete	Asphalt tile on concrete	Concrete w/ built up roofing	12,224	1	Air Condition	Good	Leased
26	42	Concrete	Concrete	Concrete	Concrete	Concrete w/ built up roofing	46,818	1+	1,136 S.F. Air Condition	Good	Leased
26-A	44	Concrete	Structural Steel	Sheet Steel	Concrete	Wood w/comp. Shingles	4,954	1	None	Poor	Leased
26-B	44	Concrete	Structural Steel	Sheet Steel	Concrete	Wood w/comp shingles	4,947	1	None	Poor	Leased
27	43	Concrete	Wood	Wood w/asbestos shingles	Concrete	Wood w/ asbestos built up roofing	40,451	1	5,960 S.F. Air Condition	Fair	Leased
28	43	Concrete	Wood	Wood w/asbestos shingles	Wood w/ asbestos tile	Wood w/comp. Shingles	5,754	1	Air Condition	Good	Leased
31	43	Concrete	Wood	Wood w/asbestos siding	Asphalt tile on concrete	Wood w/built up roofing	16,252	1	Air Condition	Poor	Leased

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
32	43	Concrete	Wood	Wood w/asbestos siding	Concrete	Wood w/built up roofing	32,765	1	25,748 S.F. Air Condition	Good	Leased
33	43	Concrete	Load brg. wall & wood	Brick w/stucco	Concrete	wood w/built up roofing	113,080	1	None	To Be Repaired Poor	Leased
34	47	Concrete	Wood	Wood w/asbestos siding	Concrete w/asphalt tile	Wood w/comp. shingles	8,510	1	Air Condition	Fair	Leased
35	43	Concrete	Wood	Wood w/asbestos siding	Concrete w/asphalt tile	Wood w/built up roofing	98,293	1	7,182 S.F. Air Condition	To Be Repaired Poor	Leased
36	42	Concrete	Wood	Wood w/asbestos siding	Concrete w/asphalt tile	Wood w/comp. shingles	900	1	Air Condition	Poor	Leased
40	43	Concrete	Wood	Wood w/asbestos Siding	Concrete	Wood w/comp. shingles	2,720	1	None	Poor	Leased
42	43	Concrete	Wood	Wood w/asbestos siding	Concrete	Wood w/built up roofing	65,101	1	8,970 S.F. Air Condition	Poor	Leased
43	43	Concrete	Wood	Wood w/asbestos Siding	Concrete	Wood w/built up roofing	15,600	1	None	Poor	Leased
44	43	Concrete	Wood	Wood w/asbestos Siding	Concrete	Wood w/built up roofing	112,000	1	None	Poor	Leased

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
46	43	Concrete	Wood	Wood w/asbestos Siding	Concrete	Wood w/built up roofing	45,758	1	832 S.F. Air Condition	Good	Leased
47	43	Concrete	Wood	Wood w/asbestos Siding	Asph.tile on conc.	Wood w/comp. shingles	1,515	1	Air Condition	Poor	Leased
52	44	Conc. & brick Masonry	Wood	Wood w/asbestos siding	Wood	Wood w/roll roofing	1,600	1	None	Poor	Leased
53	43									Demolished	
54	42	Concrete	Wood	Wood w/asbestos Siding	Concrete	Wood w/roll roofing	6,326	1	None	Poor	City of Mobile
55	44	Concrete	Wood	Wood w/asbestos Siding	Concrete	Wood w/built up roofing	6,326	1	None	Poor	Leased
56	44	Concrete	Wood	Wood	Concrete	Wood w/roll roofing	2,393	1	None	Poor	Leased
58	43	Concrete	Wood	Wood w/asbestos siding	Concrete	Wood w/built up roofing	9,925	1	None	Fair	Leased
59	43	Concrete	Wood	Wood w/asbestos Siding	Concrete	Wood w/built up roll roofing	2,769	1	None	Fair	Leased

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
60	43	Concrete	Wood	Wood w/ asbestos siding	Concrete	Wood w/ corrugated metal	2,640	1	None	Poor	Leased
67	43	Concrete	Load bearing wall and concrete beam	Masonry w/ stucco	Concrete	Concrete w/ built up roofing	1,979	1	None	Fair	Leased
75	43	Concrete	Wood	Wood w/ asbestos siding	Concrete	Wood w/ composite shingles	6,584	1	5,147 S.F. Air Cond.	To be Demolished	
79	42	Concrete	Wood	Wood w/ asbestos siding	Concrete	Wood w/roll roofing	15,753	1	4 window units A.C.	Poor	Leased
85	43	Concrete	Structural Steel	Brick & wood	Concrete & wood	Corrugated metal & wood w/roll roofing	19,611	1	None	Poor	Leased
86	45	Concrete	Load Brg. wall & structural steel	Struct. tile & stucco	Concrete	Conc. & wood w/built up roofing	34,007	1	1,170 S.F. Air Condition	Poor	Leased
87	42	Concrete	Wood	Wood w/ asbestos siding	Linoleum on wood	Wood w/ composite shingles	2,250	1	1,500 S.F. Air	Poor	Leased
88	43	Concrete	Load brg. wall & wood roofing	Structural tile and stucco	Concrete	Wood w/ composite shingles	16,958	1	11,420 S.F. Air	Excel.	Leased
89	42	Concrete	Wood	Wood w/ asbestos siding	Concrete	Wood w/ composite shingles	21,133	1	19,947 S.F. Air	Poor	Leased

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
90	42	Concrete	Wood	Wood w/asbestos siding	Concrete	Wood w/ composite shingles	21,446	1	13,714 S.F. Air Condition	Poor	Leased
93	44	Concrete	Load bearing wall and wood rafters	Struct. Tile	Concrete	Wood w/roll roofing	12,288	1	None	Good	Leased.
95	44	Concrete	Load bearing wall and wood	Structural Tile & Wood w/asbestos siding	Conc. w/ asbestos siding	Wood w/ roll roofing	23,104	1	16,898 S.F. Air Condition	Fair	Leased
96	44	Concrete	Load bearing wall w/wood roofing	Structural tile	Concrete	Wood w/built up roofing	30,720	1	None	Poor	Leased
97	42	Brick	Wood	Wood w/ asbestos tile	Wood w/ asb. tile	Wood w/roll roofing	2,586	1	Air Condition	Good	Leased
104	43	Concrete	Wood	Wood w/ asbestos siding	Concrete	Wood w/built up roofing & galvanized metal	108,472	1	None	Fair	Leased
105	43	Concrete	Wood	Wood w/ asbestos siding	Concrete	Wood w/built up roofing & galvanized metal	108,472	1	None	Fair	Leased
106	43	Concrete	Wood	Wood	Concrete	Wood w/built up roofing	201,268	1	None	Fair	Leased
107	3	Concrete	Wood	Wood	Concrete	Wood w/built up roofing	200,949	1	None	Fair	Leased

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
111	44	Concrete	Load bearing wall and wood rafters	Structural tile w/stucco	Concrete	Wood w/built up roofing	4,000	1	5,430 S.F. Air Condition	-	Coast Guard Station Leased
122	65	Concrete	Wood	Corrugated Metal	Bitu-minous	Corrugated Metal	4,000	1	None	Poor	-
127	46	Concrete	Load Brick wall & wood rafters	Brick	Concrete	Wood w/built up roofing	547	1	None	Good	Gas Meter
130	43	Brick	Wood	Wood	Wood	Wood w/ asbestos siding	1,592	1	Air Condition	Fair	Leased
132	43	Concrete	Wood	Wood w/ asbestos siding	Concrete	Wood w/built up roofing	91,875	1	None	Poor	Leased
137	43	Concrete	Wood	Wood	Wood	Wood w/ composite shingles	655	1	One A.C. window unit	Poor	Leased
140	44	Concrete	Wood	Wood w/ asbestos siding	Conctete	Wood w/ composite shingles	448	1	One A.C. window unit	Poor	Leased
145	57	Concrete	Load bearing wall	Masonry	Concrete	Concrete w/ built up roofing	978	1	Air Condition (Incls. 3 fuel tanks)	Fair	Leased
149	43	Concrete	Load bearing wall & wood rafters	Structural tile w/stucco	Concrete w/asphalt tile	Wood w/ composite shingles	3,216	1	Air Condition	Good	Leased

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
151	41	Concrete	Wood	Wood	Wood	Wood w/roll roofing	4,720	2	Air Condition	Poor	Leased
152	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	4,720	2	Air Condition	Poor	Leased
153	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	4,720	2	Air Condition	Poor	Leased
154	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/roll roofing	4,720	2	Air Condition	Poor	Leased
155	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	1,837	1	Air Condition	Poor	Leased
156	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite Siding	7,135	1	Air Condition	Poor	Leased
157	41	Concrete	Wood	Wood w/ asbestos siding	Concrete	Wood w/ composite shingles	1,297	1	Air Condition	Poor	Leased
158	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	1,902	1	Air Condition	Poor	Leased
163	41	Concrete	Wood	Wood w/ asbestos siding	Concrete	Wood w/ composite shingles	4,015	1	Air Condition	Fair	Leased

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
190	41	Concrete	Wood	Wood w/ asbestos siding	Wood w/ asph tile	Wood w/ composite shingles	4,720	2	None	Poor	Leased
191	41	Concrete	Wood	Wood w/ asbestos siding	Concrete	Wood w/ composite shingles	1,384		None	Poor	Leased
192	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	4,720	2	None	Poor	Leased
193	41	Concrete	Wood	Wood w/ asbestos siding	Wood w/ asphalt tile	Wood w/ composite shingles	1,873		None	Poor	Leased
194	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	4,720	2	None	Poor	Leased
195	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	2,191	1	None	Poor	Leased
196	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	4,720	2	None	Poor	Leased
197	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	4,720	2	None	Poor	Leased
198	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	4,720	2	None	Poor	Leased

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
199	41	Concrete	Wood	Wood w/ asbestos siding	Conc. w/ asph. tile	Wood w/ composite shingles	1,390	1	None	Poor	City of Mobile
200	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	4,720	2	None	Poor	Leased
201	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	4,720	2	None	Poor	Leased
203	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	1,873	1	None	Poor	Leased
204	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	4,720	1	None	Fair	Leased
205	41	Concrete	Wood	Wood w/ asbestos siding	Concrete	Wood w/ composite shingles	1,375	1	None	Poor	Leased
206	41	Concrete on creo-sote pile	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles & roll roofing	12,614	1	None	Poor	Leased
208	59	Concrete	Concrete	Steel	Concrete	Wood w/built up roofing	1,732	1	None	Fair	Leased
210	43	Concrete	Wood	Wood w/stucco	Concrete	Wood w/built up roofing	46,476	1	2 A.C. window unit	Excell.	Vacant

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
211	42	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	4,479	1	Air Condition	Poor	Leased
213	46	Brick	Wood	Wood w/wood shingles	Wood	Wood w/ asbestos shingles	1,591	1	Air Condition	Fair	Leased
214	47	Concrete & Concrete Brick	Wood	Wood w/ asbestos siding	Wood	Wood w/ asphalt shingles	2,032	1	2 A.C. window unit	Fair	Leased
219	42	Brick	Wood	Wood	Wood w/ asphalt tile	wood w/ asbestos shingles	1,994	1	Air Condition	Fair	-
223	44	Concrete	Wood	Wood w/ asbestos siding	Conc. w/ asphalt tile	Wood w/ composite shingles	1,676	1	Air Condition	Fair	Vacant
224	43	Concrete	Wood	Wood w/ asbestos siding	Concrete	Wood w/built up roofing	41,820	1	2,594 S.F. Air Condition	Fair	Leased
256	42	Brick	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	2,781	1	2 A.C. window units	Fair	Leased
256-A	44	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	871	1	None	Poor	Leased
291	56	Concrete	Concrete	Concrete Block	Concrete	Prestressed concrete w/ built up roofing	579,824	1	19,873 S.F. Air Condition	Good	Leased

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
292	57	Concrete on concrete pile	Structural Steel	Masonry	Concrete	Sheet steel w/built up roofing	160,000	1	None	Good	Leased
294	56	Concrete on creosote pile	Structural Steel	Concrete Block & corrugated asbestos siding	Concrete	Sheet steel w/built up roofing	118,333	1+	Loop Air Loop Steam Trolley System	Good	Leased
306	44	Concrete mats	w/6 foot chain link fence				617	1	None	-	Substation Trans-former Vault
312	44	Concrete	Wood	Wood w/ asbestos siding	Concrete	Wood w/ composite shingles	1,092	1	None	Poor	Leased
328	64	Concrete on concrete pile	Structural Steel	Concrete Block	Concrete	conc. w/built up roofing	1,426	9	1100 S.F. Air Condition	Good	Control Tower Airport
331	51	Concrete	Load bearing wall & structural steel	Brick	Concrete	Precast concrete w/ built up roofing	2,308	1	None	Good	Motor room for Sprinkler
332	52	Concrete	Concrete w/ 6' chain link fence	Concrete	Concrete	Concrete	-	-	None	-	System Sprinkler tank
335	53	Concrete	Structural Steel	Concrete Block & Corrugated asbestos siding	Concrete	Steel sheet w/built up	14,517	1	540 S.F. Air Condition	Good	Leased
339	62	Concrete	Steel Pipe	Corrugated metal	Concrete	Corrugated metal	2,438	1	None	Poor	Leased

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
340	52	Concrete block on concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite siding	1,101	1	None	Poor	To be Demolished
370	54									Demolished	
373	55	Concrete	Load bearing wall & structural steel	Concrete Block	Concrete	Corrugated asbestos sheet	1,000	2	Control bldg. for fuel tanks	Good	Leased
401	43	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood w/ composite shingles	8,824	2	Air Condition	Fair	Leased
439	63	Concrete	Concrete block columns, reinforcement & precast beams	Concrete Block	Concrete w/asphalt tile	Precast concrete w/ built up roofing	8,145	1	6314 S.F. Air Condition	Fair	Leased
440	44	Concrete	Wood	Wood w/ asbestos siding	Concrete w/masti-pave	Shingles	800	1	None	Poor	Leased
459	43	Concrete	Load bearing wall and wood roof	Structural tile w/ asbestos siding	Concrete	Wood w/built up roofing	6,067	1	Air Condition	Poor	Leased
542	61	Concrete	Structural Steel	Sheet Metal	Concrete	Sheet Metal	4,000	1	None	Poor	City of Mobile
544	49	Concrete	Structural Steel	Metal	Concrete	Wood w/ composite shingles	4,030	1	None	Poor	City of Mobile

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
584	64	Concrete	-	-	-	-	-	-	None	-	Storage Tank Airport Vacant
585	64	Concrete	2/chain link fence	-	-	-	-	-	None	-	Storage Tank Airport Vacant
901	64	Concrete	Structure Steel	Corrugated Metal	Concrete	Corrugated Metal	10,220	1	FBO	Fair, needs roof in 5 years	Airport
902	64	Cocnrete	Structural Steel	Corrugated Metal	Concrete	Corrugated Metal	4,800	1	FBO	Fair	Airport
921	43	Concrete	Load brg. wall & wood rf.	Structural Tile, brick w/stucco	Concrete	Wood w/ composite shingles	504	1	None	Excell.	Leased
932				INFORMATION NOT AVAILABLE				1	None	Good	Leased
954	62	Steel Plate on Concrete	Structural Steel	Corrugated Metal	shell	Corrugated Metal	1,440	1	None	Poor	Airport
J-75	-	Concrete	Metal Pipe	Corrugated Metal	Concrete	Corrugated Metal	-	1	None	Poor	Airport
276	41	Concrete	Load bearing wall and wood rafters	Brick w/ stucco	Concrete & wood	Wood w/tile	5,875	2	None	Poor	Not Usable

EXISTING BUILDING SCHEDULE

BLDG. NO.	YR. BLT.	STRUCTURAL DETAILS					AREA (S.F.)	STORY	SPECIAL FEATURES	CURRENT COND.	CURRENT USE
		FOUND.	FRAME	EXTERIOR	FLOOR	ROOF					
913	44	Wood Blocks	Wood	Wood w/asbestos siding	Wood	Wood w/roll roofing	1,139	1	None	Poor	Leased
39	62	Concrete	Structural Steel	Sheet Steel and brick	Concrete	Sheet Steel	42,781	1	None	Good	Leased
164	41	Concrete	Wood	Wood w/ asbestos siding	Wood	Wood with composite shingles	840	1	None	Poor	Leased
302	60	Concrete	Structural Steel	Sheet Metal	Concrete	Sheet Metal	1,200	1	None	Good	Leased

VIII. ENERGY INDUSTRY

The demands on the City of Mobile by the energy industry include the planning, management, and maintenance of transportation to the sites, access to the sites, and the siting of energy industry. Energy for the City of Mobile is primarily derived from petroleum products, natural gas, and electricity. Petroleum refineries, gas-a-hol plants, natural gas processing, treatment and liquid extraction plants, storage tanks, electric generating plants, coal handling facilities, major transmission lines and other energy-related facilities are located in Mobile County. Petroleum producing areas are the Citronelle and South Carlton oil fields; the natural gas recovery operations are located in Chunchula and Hatter's Pond Fields; and Alabama Power Company supplies electrical power for the area.

The development and processing of energy resources is important to the economy of the entire Gulf Coast area. This area is growing rapidly and energy resources will have to grow accordingly to keep pace. This in turn, will increase employment opportunities for the people residing in this area.

Growing demands for new and existing sources of energy has set the Nation in motion in the search for the siting of new and existing energy industry. A shift in population centers has been predicted to be moving closer to the center of cities as existing energy resources become increasingly scarce. Since some heavy industrial activity can lower property values for residential and recreational uses, industrial acitivities of this nature should be located in areas where the impacts are of a lesser nature.

The Brookley Complex is a vital part of the City of Mobile, and is compatible with new and existing energy industry, and new and existing energy-related industry. The Brookley Complex is well suited to support industry of the type of the growing gas-a-hol industry, photovoltaic power plants, space heating and air conditioning, solar furnaces, solar distillation processing, wind-driven generators, solar heat engines, as well as energy-related industries. The Complex is already being used by Alabama Power Company to store transmission line supplies, and could be utilized by providing management offices, warehouses, areas for assembly of energy-related supplies, and manufacturing of machined parts required for the energy industry.

The facilities available at the Brookley Complex and Airport are somewhat limited due to the present occupancy rate of the existing land and buildings. There are two plots of vacant acreage currently available for lease in the existing building area. One is located west of Building Number 292 and north of Section D of Building Number 291. This vacant plot consists of approximately 3.2 acres and could be utilized by the energy-related industry as a storage site, by housing management offices, or assembly of energy related supplies. The other plot of vacant acreage in the existing building area is located along Avenue "C" and Ninth Street, and contains approximately 6.3 acres. This vacant plot could be utilized to support most of the energy-related industry and the energy industry requiring this amount of acreage. Both of these vacant plots are bordered by railroad spurs and could utilize rail carrier service if desired. At a reasonably economical cost, these plots could be made site-ready in a short period of time. As shown on the example development for the 115 acre site, site development costs per

acre are estimated as $23,013 for the relocation of utilities, the extension of roads, and the extension of rail service.

Building Number 23-A, Section A and Section B, containing 37,464 square feet, is currently available for lease. This space could be utilized by the energy industry for storage or assembly of energy-related supplies. Building Number 223, containing 1,676 square feet is currently available for lease. This building is on the 6.3 acre tract of land discussed above and could be used in conjunction with its development. There are two vacant fuel tanks numbers 584 and 585. These 18,500 gallon and 15,000 gallon capacity tanks could be utilized by the petroleum and petroleum-related energy industry of the nature of the existing La Gloria Oil & Gas Company.

Additional acreage that could be made available consists of the excess airport property and a 40 acre tract near the Wood City Area which is currently being used by the State of Alabama as a trailer staging area, and is shown on the Existing Land Use Map. This area could be utilized fully to support the light energy industry and all of the energy-related industry.

There are 115 acres located around a portion of the north end of the existing north-south runway and including portions of the adjacent taxiways. One method of developing this area is shown on the drawing entitled "Example" contained elsewhere herein. This area could be utilized for some heavy "clean" energy industry and for all energy-related industry. There is another 30 acres that could be utilized for light energy industry. This area borders along Mobile Bay Front between the Coast Guard Station and the University of South Alabama areas.

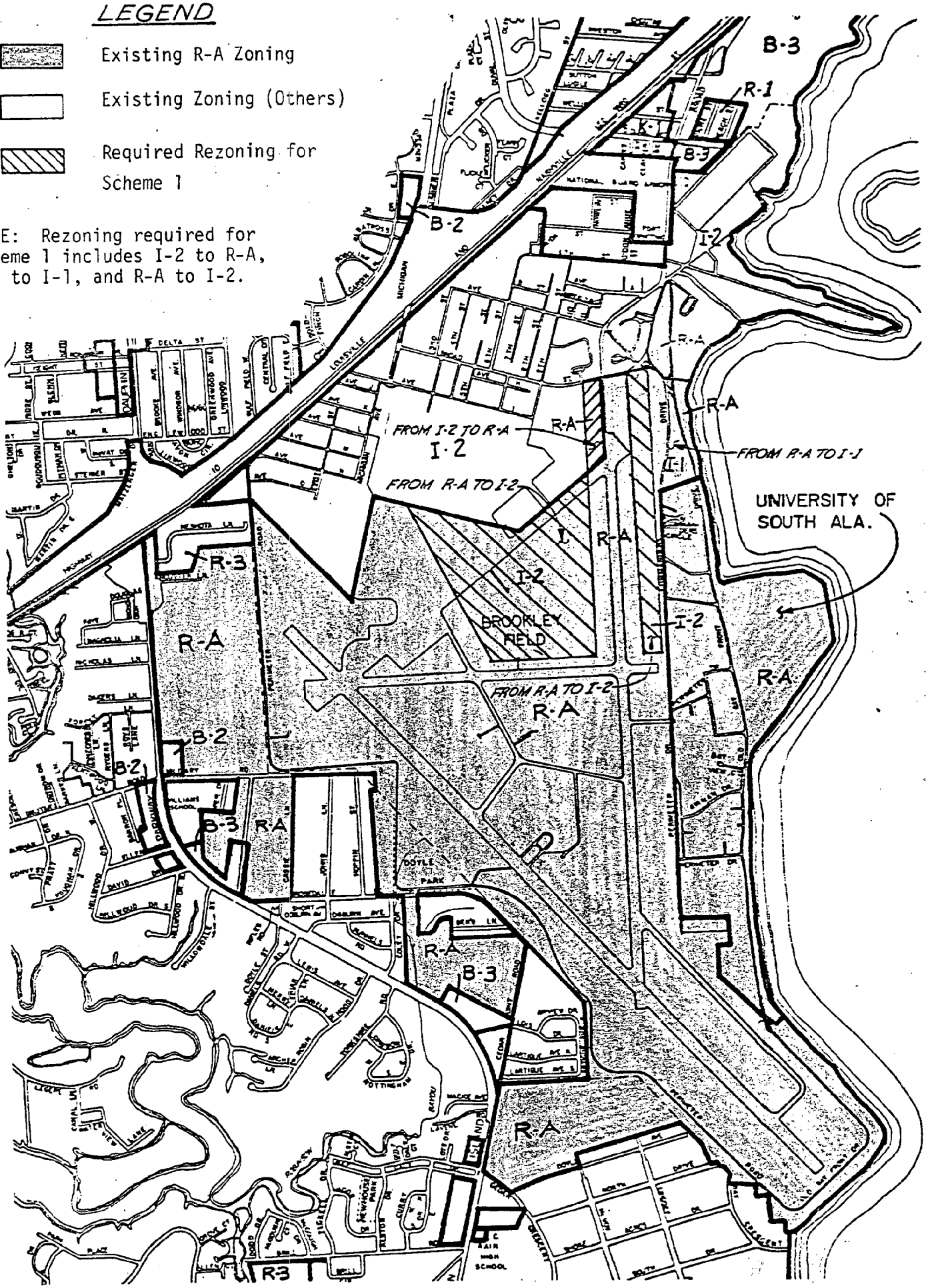
However, in order to utilize any of this acreage, steps would have to be taken to re-zone these areas as required to allow development of

this nature. The existing Brookley Industrial Complex and Airport is zoned as shown on Page 56. In the energy industry, there are many good, clean heavy energy industry that requires I-2 zoning; such as wind-driven generating facilities, solar heating collectors, and solar hot water systems. The expansion areas are currently zoned residential-agricultural and I-2. A segment of the I-2 zone as shown on page 56, at the north end of Runway 18/36 should be rezoned to current airport zoning requirements. If the proposed industrial development example is followed as a possible expansion plan, this would require the rezoning from the present residential-agricultural to I-2 and I-1 zoning.

Those cities that have carefully and methodically prepared themselves for economic growth are in the best competitive positions to acquire new industry. The proper zoning of a piece of property is one factor that industrial prospects expect to be completed. For this reason, careful consideration should be given to the future use of the Complex and rezoning pursued if this is considered to be the desired course of action by the officials of the City of Mobile.

The existing utilities at the Brookley Industrial Complex and Airport are shown on existing utilities maps contained elsewhere herein. These utilities are owned and maintained by the various utility companies listed in the description of the utilities preceeding the utilities maps. The utilities are in good condition and are capable of being expanded as necessary to serve areas that are vacant and areas proposed for industrial development.

The energy industry and its ancillary activities is a rapidly expanding field. With energy shortages becoming commonplace, the need for economical siting and access to sites is of extreme importance.


LEGEND
Existing R-A Zoning
Existing Zoning (Others)
Required Rezoning for Scheme 1
NOTE: Rezoning required for Scheme 1 includes I-2 to R-A, R-A to I-1, and R-A to I-2.
B-3
R-1
B-2
I-2
R-A
FROM I-2 TO R-A
I-2
FROM R-A TO I-2
FROM R-A TO I-1
UNIVERSITY OF SOUTH ALA.
R-3
BROOKLEY FIELD
FROM R-A TO I-2
DOYLE PARK

The Brookley Complex contains the necessary requirements and the possibility of expansion that is necessary for the future of the energy industry and the City of Mobile.

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