

ATTACHMENT A

Appendix N of Remedial Investigation for OMS #28 (SAIC, 2013)

24.50
2.00
26.50

STATE OF ALABAMA
COUNTY OF MOBILE

2003024492 Book-5331 Page-1172
Total Number of Pages: 9

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

RECITALS:

1. By deed dated September 22, 1953, recorded in the office of the Judge of Probate of Mobile County, Alabama (hereinafter "Probate Office") in Deed Book 584, pages 683, et seq., the City of Mobile, a municipal corporation (hereinafter "City") conveyed to the Armory Commission of Alabama, a statutory corporation under the laws of the State of Alabama (hereinafter "Armory Commission"), the real estate located in the City and County of Mobile, Alabama, containing 25.66 acres, more or less, which is more particularly described in said deed recorded in Deed Book 584, pages 683, et seq.

2. Said deed recorded in the Probate Office in Deed Book 584, pages 683, et seq., contained a reverter clause which provided that in the event the Armory Commission shall discontinue use of the property described in said deed for military purposes, title to the property shall, immediately upon discontinuance of such use, revert to and vest in the City.

3. A part of said property described in said deed recorded in the Probate Office in Deed Book 584, pages 683, et seq., is the current site of Fort McCorkle. Another part of said property consisting of approximately 6.43 acres is behind Fort McCorkle and is not used for military purposes and is considered

surplus. Said 6.43 acres, more or less, is more particularly described in Exhibit A attached hereto.

4. The Armory Commission by ground lease dated June 9, 1995, leased said 6.43 acres, more particularly described in Exhibit A, to the Mobile Airport Authority, a public corporation organized and existing under the laws of the State of Alabama (hereinafter "Airport Authority") for a term of 55 years.

5. The Armory Commission is currently undertaking a renovation and expansion project at Fort Whiting Armory, at a cost of approximately Nineteen Million Dollars (\$19,000,000). The renovation and expansion project of Fort Whiting Armory, consists of, among other things, stripping the walls and floors to the original structure and refurbishing; constructing an additional wing to the building; and constructing several adjacent supply and storage buildings on the property. The additions will expand the area of the structures from approximately 49,300 square feet to approximately 113,200 square feet.

6. In order to accommodate the proposed renovation and expansion project of Fort Whiting Armory, the Armory Commission needs an additional approximately 3.38 acres located in the northwest corner of Broad Street and Sixth Street in the City adjacent to the existing Fort Whiting Auditorium. Said 3.38 acres is currently owned by the Airport Authority and is included in two parcels adjacent to each other, hereinafter called Parcel One and Parcel Two. Parcel One consists of approximately 1.7 acres and is more particularly described in Exhibit B attached hereto and labeled "PARCEL ONE". Parcel Two of said 3.38 acres

consists of approximately 1.68 acres, more or less, more particularly described in Exhibit C attached hereto and labeled "PARCEL TWO".

7. As stated in paragraph 3 of these recitals, the said 6.43 acres, more particularly described in Exhibit A, is no longer used for military purposes and has reverted to the City by virtue of the reverter clause recorded in Deed Book 584, pages 683, et seq., in the Probate Office. Accordingly, the Armory Commission, by quit claim deed dated June 27, 2002, has conveyed to the City all its right, title, interest and claim in or to the said 6.43 acres described in Exhibit A.

8. The Airport Authority has, by instruments each labeled "Complex Ground Lease Agreement", leased PARCEL ONE described in Exhibit B and PARCEL TWO described in Exhibit C to the Armory Commission for a term of 55 years to enable the Armory Commission to complete the expansion and refurbishing project of Fort Whiting Armory as described in paragraphs 5 and 6 of these recitals. The considerations for said leases to the Armory Commission is that the Airport Authority acquire fee simple title to the 6.43 acres described in Exhibit A attached hereto.

9. As mentioned in paragraph 4 of these recitals, the Armory Commission has leased said 6.43 acres to the Airport Authority, by ground lease dated June 9, 1995, for a term of 55 years. The Airport Authority, by virtue of the reverter clause in the deed recorded in Deed Book 584, pages 683 et seq., of the records in the Probate Office, acknowledges that, subject to said ground lease, title to said 6.43 acres will pass through the City, and the City will convey all of its

right, title and interest in said 6.43 acres to the Airport Authority in consideration of the foregoing and for the further consideration recited hereinbelow, the receipt and sufficiency of which is acknowledged by all parties.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable considerations, including, but not limited to, the economic benefit to the City and to its citizens due to the expansion and refurbishing of the Fort Whiting Armory and to the mutual benefit of the City and the Airport Authority because of the increase in the transportation facilities for the Airport Authority and increase in number of visitors to the City, the City of Mobile, a municipal corporation, the Grantor, does hereby REMISE, RELEASE, QUIT CLAIM AND CONVEY unto Mobile Airport Authority, a public corporation organized and existing under the laws of the State of Alabama, hereinafter called the Grantee, the City's right, title, interest and claim in and to said 6.43 acres, which is more particularly described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the aforesaid premises unto the Mobile Airport Authority, the Grantee, its successors and assigns, FOREVER.

IN WITNESS WHEREOF, the City of Mobile, a municipal corporation, the Grantor, has caused these presents to be executed by its Mayor, Michael C. Dow, and attested by its City Clerk, Glenda Morgan, on this 18th day of Feb., 2003.

CITY OF MOBILE, A Municipal Corporation

BY: *Michael C. Dow*
Michael C. Dow,
Its Mayor

ATTEST:

BY: *Glenda A Morgan*
Glenda Morgan,
Its City Clerk

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned Notary Public, in and for said county in said state, hereby certify that Michael C. Dow and Glenda Morgan, whose names as Mayor and City Clerk, respectively, of the City of Mobile, a Municipal Corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said municipal corporation on the day the same bears date.

GIVEN under my hand and official seal of office this the 18th day of Feb., 2003.

(SEAL)

Mary Ann Merchant
Notary Public
State of Alabama At-Large
My Commission Expires: 9-29-04

Address of Grantee:

**Mobile Airport Authority
1891 9th Street, Building 11
Brookley Complex
Mobile, Alabama 36615**

This instrument prepared by:

**WILLIAM R. LAUTEN
Chief Assistant City Attorney
City of Mobile
P. O. Box 1827
Mobile, Alabama 36633
(251) 208-7416**

EXHIBIT A

Commencing at the intersection of the south line of Hurtel Street (Duval Street) and west line of Washington Avenue (South Broad Street), thence south along Washington Avenue (South Broad Street) a distance of 217.0 feet +/- to a point; thence North 81 degrees - 49 minutes West a distance of 759.3 feet +/-; thence South 08 degrees - 11 minutes West a distance of 4.2 feet +/-; thence North 81 degrees - 22 minutes West a distance of 201.7 feet +/- to the point of beginning thence South 08 degrees - 38 minutes West a distance of 77.0 feet +/-; thence South 81 degrees - 22 minutes West a distance of 92.0 feet +/-; thence South 08 degrees - 38 minutes West a distance of 478 feet +/-; thence South 82 degrees - 06 minutes West a distance of 590 feet +/-; thence North 24 degrees - 42 minutes West a distance of 111.34 feet +/-; thence North 51 degrees - 43 minutes East a distance of 652.4 feet +/-; thence South 82 degrees - 39 minutes East a distance of 190.7 feet +/-; thence North 24 degrees - 28 minutes East a distance of 173.8 feet +/- to a point on the south right-of-way of Duval Street; thence North 87 degrees - 42 minutes East a distance of 44.8 feet +/- along the south right-of-way of Duval Street; thence South 05 degrees - 45 minutes West a distance of 171.6 feet +/- to the point of beginning containing 6.43 acres more or less, located in Section 34, Township 4 South, Range 1 West in Mobile County, Alabama.

EXHIBIT B
PARCEL ONE

Commencing at a concrete monument stamped "STA.8, 1939, S.E. AIR DEPOT", which is 1025 feet, more or less, North of the South line and 240 feet, more or less, East of the West line of Section 34, Township 4 South, Range 1 West, at a corner on the boundary of the Reservation at Brookley Air Force Base, on the Southeastern right-of-way line of the Louisville & Nashville Railroad and at plane coordinate position North 237,044.89 feet, East 320,298.01 feet, based on Transverse Mercator Projection, Alabama West Zone; run thence N51°39'26"E a distance of 1119.3 feet to an iron rail stamped "H-22-A"; run thence N51°40'E a distance of 393.10 feet to a point; run thence S82°09'E a distance of 483.90 feet to a point; run thence S08°40'W a distance of 601.15 feet to a point; run thence S82°10'E a distance of 844.50 feet, more or less, to a point, said point being on the West right-of-way line of O'Donahue Street; run thence S08°40'W along the West right-of-way line of O'Donahue Street, a distance of 146.95 feet to a point; run thence S82°10'E a distance of 55 feet to a point; said point being the point of beginning of the property described herein; continue to run thence S82°10'E a distance of 30 feet to a point; run thence S82°14'E a distance of 218.33 feet to a point; run thence S06°16'16"W a distance of 340.30 feet to a point on the North right-of-way line of Sixth Street; run thence N82°18'W along the North right-of-way line of Sixth Street a distance of 232.60 feet to a point; run thence N82°14'W along the North right-of-way line of Sixth Street a distance of 15.73 feet, more or less, to a point of the East right-of-way line of O'Donahue Street. Run thence N08°40'E along the East right-of-way line of O'Donahue Street a distance of 340.30 feet more or less to the point of beginning; excepting therefrom any portion lying within the right-of-way of O'Donahue Street.

EXHIBIT C
PARCEL TWO

Commencing at a concrete monument stamped "STA. 8, 1939 S.E. AIR DEPOT", which is 1025 feet, more or less, North of the South line and 240 feet, more or less, East of the West line of Section 34, Township 4 South, Range 1 West, at a corner on the boundary of the reservation at the former Brookley Air Force Base on the Southeast right-of-way line of the Louisville & Nashville Railroad and at plane coordinate position North 237,044.89 feet, East 320,298.01 feet, based on Transverse Mercator Projection, Alabama West Zone; run thence North 51 degrees 39 minutes 26 seconds East a distance of 1119.3 feet to an iron rail stamped "H-22-A"; run thence North 51 degrees 40 minutes East a distance of 393.10 feet to a point; run thence South 82 degrees 09 minutes East a distance of 1363.40 feet to a point; run thence South 08 degrees 40 minutes West a distance of 748.10 feet to a point; run thence South 82 degrees 10 minutes East a distance of 50.0 feet to a point; run thence South 82 degrees 14 minutes East a distance of 218.33 feet to the point of beginning; thence continue South 82 degrees 14 minutes East a distance of 240.77 feet to a point on the West right-of-way line of Broad Street; run thence South 14 degrees 36 minutes West along said right-of-way line a distance of 260.80 feet to a point; run thence South 20 degrees 20 minutes West along said right-of-way line a distance of 83.00 feet to a point on the North right-of-way line of Sixth Street; run thence North 82 degrees 18 minutes West along the North line of Sixth Street a distance of 182.80 feet to a point; run thence North 06 degrees 16 minutes 16 seconds East a distance of 340.30 feet to the point of beginning, containing 1.68 acres.

State of Alabama - Mobile County
I certify this instrument was filed on:

Tue, Mar-25-2003 @ 2:13:52PM

NO TAX STAMP	1.00
RECORDING FEE	23.50
S. R. FEE	2.00
TOTAL AMOUNT	\$26.50

2003024492
Don Davis, Judge of Probate



40 RW NELLIE STREET
45' RW
DBK 156/256
93.01 92.01 94.01
93.02 92.02 94.02
93.03 92.03 94.03
93.04 92.04 94.04
91
REVISED
MT. ZION
BAPTIST CHURCH
S/D
MBK 116/73

ARLINGTON
TERRACE
DBK 156/256
113 108 109 110 111 112 113 114 115 116 117
117 115 115 115 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

MBK 3/435
VARIABLE
30' ROW
LUCILLE STREET
ARLINGTON
DBK 156/256
85

DUVALL STREET
103.001
S/D
1

DUVALL STREET
103
S/D
3
3.001
MBK 51/123

CLAUDIA PLACE S/D
MBK 4/585

Mobile Airport
Authority
★
1.001
6.8 Ac(c)

1
5.9 Ac(c)
Alabama
National
Guard

Alabama Power
Company
13
18 Ac(c)

2
35 Ac(c)

2.02
10 Ac(c)
2.001

2.01

GRANT SEC 36
GRANT SEC 53

SIXTH ST

1
IMPRS
1.001

2
7.2 Ac(c)



Feb/2010 Aerial