



Environmental & Engineering Consultants

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Phase I  
Environmental Site Assessment

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The Oaks at Hampton

2514 Perryton Drive  
Dallas, Texas 75224

# Phase I - Environmental Site Assessment

## The Oaks at Hampton



2514 Perryton Drive  
Dallas, Texas 75224

Prepared for: \_\_\_\_\_



### **Greystone Funding Corporation**

419 Belle Air Lane  
Warrenton, Virginia 20186

Attention:  
Mr. John Gonzalez  
Ms. Carrie Herndon

Prepared by: \_\_\_\_\_

### **Mach 8 Consulting, LLC**

433 U.S. Route 1, Suite 210  
York, ME, 03909

On-site Date: May 12, 2017

Report Submittal Date: September 8, 2017

**ENVIRONMENTAL SITE ASSESSMENT**

**THE OAKS AT HAMPTON**

**2514 PERRYTON DRIVE  
DALLAS, TEXAS 75224**

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## ESA CERTIFICATION

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Mach 8 Consulting (M8) is pleased to submit this Phase I Environmental Site Assessment report for Oaks at Hampton Apartments, located at 2514 Perryton Drive, Dallas, Texas (the Site). The primary purpose of this assessment was to identify Recognized Environmental Conditions in connection with the Site.

In conducting this assessment, M8 followed the E1527-13 American Society for Testing and Materials (ASTM) document entitled "Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process" for commercial real estate. Recognized Environmental Conditions are defined under ASTM 1527-13 as the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property.

We have also performed this study in general accordance with HUD Multifamily Accelerated Processing (MAP) Guide, originally published May 17, 2000; as revised on March 7, 2002, August 22, 2011, and January 29, 2016, including the completion of a Vapor Encroachment Screening. The Vapor Encroachment Screening was performed in accordance with the ASTM E 2600-10 Standard entitled "Standard Guide for Vapor Encroachment Screening a Property Involved in Real Estate Transactions", as published in June of 2010.

To the best of my knowledge, this Phase I Environmental Site Assessment report is true and accurate. I declare that, to the best of my professional knowledge and belief, we meet the definition of Environmental Professionals as defined in 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a Site of the nature, history, and setting of the Site. We have developed and performed the all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312 and attest to the completeness and accuracy of the information contained in this report.

On behalf of M8, we appreciate the opportunity to work with Greystone Funding Corporation on this project. If you have any questions concerning the findings and conclusions contained in this report, please contact undersigned at 207-351-8926.

Mach 8 Consulting



Paul R. Ladd, P.G., E.P.  
Vice President



Blaine S. Bauman, E.P.  
President

## **1.0 ESA EXECUTIVE SUMMARY**

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### **1.1 Introduction**

M8 has completed a Phase I Environmental Site Assessment (ESA) of Oaks at Hampton (the Site or Subject Property), located at 2514 Perryton Drive, Dallas, Dallas County, Texas. This ESA was completed for use by Greystone Funding Corporation (Greystone) in accordance with an Authorization dated April 24, 2017.

### **1.2 Property Description**

The Oaks at Hampton is a 250-unit residential apartment complex located at 2514 Perryton Drive, Dallas, Texas. The Site is comprised of one parcel of land, owned by a legal entity known as Alden Torch (Owner). The facility is managed by Pinnacle Management Services (Management). The Oaks at Hampton is a senior living facility (55 and older).

For the purposes of this assessment, the Site is defined as The Oaks at Hampton, located on one parcel of land, totaling 28.274 acres. The apartment complex was developed as a single phase in 2001. The Subject Property is identified by the Dallas Central Appraisal District under the Parcel ID 006031000A0010000.

The Site and improvements are located approximately eight miles southwest of the center of Dallas, in a moderately to densely developed residential and commercial area. The Site parcel is located within the limits of the City of Dallas, in Dallas County, Texas. The property is situated on the south side of Perryton Drive. Vehicular access is via one entry drive at Perryton Drive, on the north side of the Site.

The Site is bounded to the north by Perryton Drive, with Potter's House at Primrose and University General Hospital Dallas beyond. To the east is Hampton-Illinois Branch Library, Jimmie Tyler Brashear Elementary School, residences, Cliff Teen Court, and the Knights of Columbus, with S. Hampton Road beyond. To the south and west of the Site is the Oak Cliff Nature Preserve.

The Site is improved with seven (7) two-story garden-style apartment buildings, a leasing office/clubhouse structure that is configured with administrative offices, a lounge area, a full kitchen, a community room, a business center, and a set of handicapped accessible men's and women's restrooms. On the backside of the clubhouse is a maintenance shop, a pool equipment room, a resident laundry, and storage areas. The apartment buildings have a total of 250 units.

The balance of the Subject Property is improved with an inground pool, concrete parking areas and drive aisles, and grassed areas with landscaping. There are concrete walkways providing pedestrian access through the property.

The City of Dallas classifies the zoning at the property as PD (Planned Development). The PD District allows multifamily developments. Accordingly, The Oaks at Hampton appears to be in compliance with the zoning designation for the property. According to Management, the Site has no current zoning compliance issues or violations.

The Site is not listed on any State or Federal environmental databases. We did not identify any evidence of a release of oil or hazardous materials (OHM) at the Site. With respect to off-site considerations, our research of a database summary completed in accordance with the ASTM standard, as well as additional research of Federal (US EPA) and State (Texas Commission on Environmental Quality; TCEQ) databases has not identified area properties which are considered an environmental concern.

The earliest available historical documentation, an 1891 topographic map, shows the Subject Property as undeveloped land. Surrounding properties appear as undeveloped. The Site remains undeveloped until 2001, when the present-day apartment complex was constructed. The Site has been used for multifamily housing since construction of the current improvements. Our historical research did not identify any historical on-site or adjacent land use of environmental concern.

In the opinions of the undersigned Environmental Professionals, we have not identified any other issues which are considered to represent a REC associated with the Site or an adjacent property.

### **1.3 Findings**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practices E 1527-13 and E 2600-10 of The Oaks at Hampton at 2514 Perryton Drive in Dallas, Texas. Any exceptions to, or deletions from, this practice are described in Section 12 of this report.

- This assessment has revealed no evidence of a Recognized Environmental Condition in connection with the Subject Property.

### **1.4 Additional Concerns**

No additional conditions of environmental concern were identified during this assessment.

### **1.5 Recommendations**

No additional investigation is recommended at this time.

## 2.0 INTRODUCTION

### 2.1 Site Introduction

Mach 8 Consulting was retained by Greystone Funding Corporation to conduct a Phase I Environmental Site Assessment of The Oaks at Hampton located at 2514 Perryton Drive, in the City of Dallas, Dallas County, Texas.

M8's Blaine Bauman completed an inspection of the Subject Property with a visit on May 12, 2017 as part of the preparation of this Phase I ESA. M8's Blaine Bauman prepared this ESA report. M8 also completed a Property Capital Needs Assessment (PCNA) for the Site, provided under separate cover.

A Site Location Map and Site Layout Map are included in Appendix A, and photographic documentation is included in Appendix B.

The purpose of the assessment was to identify potential environmental issues due to current and historical activities conducted on or near the Site. During the inspection, environmental conditions at the Site and neighboring properties were noted. Additional information used to evaluate the Site was obtained from historical and regulatory agency sources.

This environmental assessment was based on the methods and procedures described in the American Society for Testing & Materials (ASTM) International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13) and is also intended to comply in form and content with the requirements of the Multifamily Accelerated Processing ("MAP") Guide, as promulgated and amended by HUD and as interpreted by Greystone. This assessment also includes a Vapor Encroachment Screening performed in accordance with the ASTM E 2600-10 Standard entitled "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions," as published in June of 2010.

### 2.2 Purpose

In accordance with the Scope of Work for Phase I ESAs, the objective of the ESA was to determine whether there is environmental contamination present on the Site, or whether such contamination is likely to occur in the future because of activities or conditions on or near the Site. Under the ASTM Standard Practice E 1527-13, the following definitions are relevant;

- Recognized Environmental Condition (REC) is defined as:

*"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."*

The REC term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies.

- Historic Recognized Environmental Condition (HREC) is defined as:

*"a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting*



*the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls)."*

Any past releases considered RECs at the time this Phase I ESA was conducted are included as RECs in Sections 2.3 and 13.0 of this report.

- Controlled Recognized Environmental Condition (CREC) is defined as:

*"a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls)."*

Any past releases considered CRECs at the time this Phase I ESA was conducted are included as RECs in Sections 2.3 and 13.0 of this report.

Other relevant definitions include;

- De Minimis Condition; defined as:

*"A condition that does not represent a threat to human health or the environment and would not be subject to enforcement action if brought to the attention of regulatory agency (e.g., oil staining in a parking space)."*

A de minimis condition is not considered a REC.

- Business Environmental Risk (BER); defined as:

*"A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice."*

This ESA is intended to satisfy one of the requirements for the innocent landowner defense, the contiguous property exemption and the bona fide prospective purchaser exemption to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the Site consistent with good customary practice," as defined in 42 U.S. Code Section 9601 (35) (B).

This ESA is intended to satisfy one of the requirements for the innocent landowner defense, the contiguous property exemption and the bona fide prospective purchaser exemption to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the Site consistent with good customary practice," as defined in 42 U.S. Code Section 9601 (35) (B). In addition to meeting the standard of ASTM 1527-13, this ESA is intended to meet the requirements of the United States EPA Final Rule for All Appropriate Inquiry (AAI) as codified in 40 CFR Part 312 - Innocent Landowners, Standards for Conducting All Appropriate Inquiries.

## 2.3 Detailed Scope of Services

This assessment and report was prepared to conform to ASTM Standard E1527-13 for Phase I Environmental Site Assessments, the ASTM Standard E 2600-10 for Vapor Encroachment Screening, and the HUD-MAP Guide, Chapter 9, as amended on January 29, 2016. M8's scope of work for this assessment consisted of:

- Visual inspection of the Site Buildings and grounds to identify potential for on-site oil or hazardous material release(s) and issues of non-compliance.
- Visual inspection of the Site to confirm the presence or absence of Polychlorinated Biphenyls (PCBs), i.e. transformers.
- Visual inspection and categorization of the use of abutting and adjacent properties as potential off-site sources of chemical contamination.
- Review of local records related to historical ownership, usage and Site development. This review also included interviewing local environmental authorities to identify complaints, violations, citations, or inspections related to the Site.
- Review of published federal regulatory records related to on-site activities and to potential off-site sources of oil or hazardous material contamination.
- Review of readily available state regulatory records and publications for environmental activities related to the Site and potential off-site sources of oil or hazardous material contamination.
- Review of readily available historic Site documents to assess for potential on-site sources of oil or hazardous material contamination.
- Review of local records related to historical ownership, usage and Site development. This review also included interviewing local environmental authorities to identify complaints, violations, citations, inspections, environmental liens, activity and use limitations (AULs), or institutional and engineering controls related to the Site.
- Visual inspection of the interior and exterior of the Site Buildings to confirm the presence or absence of Asbestos-Containing Materials (ACMs) and Lead-Based Paint (LBP).
- A Tier 1 Screening for a Vapor Encroachment Condition (VEC).
- Preparation of a Phase I Environmental Site Assessment Report.

## 2.4 Significant Assumptions

Information regarding operations, conditions, and test data provided by Greystone, the property owner, or their representative, has been assumed to be accurate and complete. Additionally, data collected by M8 from the following sources has been assumed to be accurate and complete:

- Information provided by the Client;
- Records from municipal, county, and state agencies;
- Interviews with the Property Manager, and
- Environmental records provided by NETR Online Data Resources (NETR), the United States Environmental Protection Agency (US EPA) and Texas Commission on Environmental Quality (TCEQ).

M8 assumes that we do not need to verify independently the information provided and can rely on the information provided to conduct this Phase I ESA. In addition, M8 assumes that we are not obligated to identify, obtain, or review every possible record that might exist with respect to this property. Instead, this ESA presents information that was obtained from standard sources.

### 3.0 SITE DESCRIPTION AND PHYSICAL SETTING

This section provides a brief description of the Site and the physical setting based on information obtained from the Client or Site Contact and a records review completed prior to the Site visit. Observations regarding the current land use of the Site and adjoining facilities made during the Site reconnaissance are described below.

#### 3.1 Site Location and Area Description

The Oaks at Hampton is a 250-unit residential apartment complex located at 2514 Perryton Drive, Dallas, Texas.

The property is identified by the Dallas Central Appraisal District as one parcel as follows;

Phase	Parcel No.	Parcel Address	Acres	Ownership Entity
The Oaks at Hampton	006031000A0010000	2514 Perryton Drive	28.274	Alden Torch

The Site and improvements are located approximately eight miles southwest of the center of Dallas, in a moderately to densely developed residential and commercial area. The Site parcel is located within the limits of the City of Dallas, in Dallas County, Texas. The property is situated on the south side of Perryton Drive. Vehicular access is via one entry drive at Perryton Drive, on the north side of the Site.

The Site is bounded to the north by Perryton Drive, with Potter’s House at Primrose and University General Hospital Dallas beyond. To the east is Hampton-Illinois Branch Library, Jimmie Tyler Brashear Elementary School, residences, Cliff Teen Court, and the Knights of Columbus, with S. Hampton Road beyond. To the south and west of the Site is the Oak Cliff Nature Preserve.

The property is developed with the Site buildings and additional amenities. Landscaping includes bushes, small plantings, and grassed lawns.

Interviews with adjacent property owners and/or occupants were not conducted.

Details concerning properties located within the ASTM-specified search distances from the Site that were identified in environmental regulatory agency databases are provided in Section 6.0.

## 3.2 Physical Setting

### Topography

Based on a review of the 2016 USGS Oak Cliff, Texas Quadrangle topographic map, the topography of the Site has a ground surface elevation between approximately 660 and 685 feet above mean sea level (MSL), sloping slightly to the southeast. The topography of the local area slopes to the south, toward Fivemile Creek, located approximately ¼-mile from the Site.

The topography of the Site does not appear to have been significantly altered in preparation for development of the existing improvements.

A copy of the USGS Topographic Map is included in Appendix E.

### Surface Water

The closest significant water body is Fivemile Creek, located approximately ¼ mile to the south of the Site.

Water is directed off the building roof eaves with via gutters and downspouts. Surface water is directed via sheet flow via sheet flow, curb cuts, drains, and swales, which route the storm water flow to the on-site controls.

Based on our review of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. FM48113C0480K, with an effective date of July 7, 2014, the Site appears to be within Zone X, unshaded; identified as an area outside the 0.2% annual chance floodplain.

A copy of the FEMA Flood Map is included in Appendix E.

### Wetlands

The Site was inspected for potential wetlands and water bodies. None were observed.

A review of wetland mapping resources provided by the US Department of Fish and Wildlife Service, National Wetlands Inventory (NWI), indicated that there are no mapped wetlands on the Site.

A wetlands delineation study was not included in the scope-of-work for the Phase I ESA.

A copy of the FWS Wetland Map is included within Appendix E.

### Soils

According to the National Resources Conservation Service, National Cooperative Soil Survey (NCSS) the soils in the vicinity of the Subject Property are comprised mainly of Stephen-Urban land complex, 1 to 4 percent slopes. This silty clay is considered to be a well-drained soil with a depth of at least 20 inches.

A copy of the NCSS Soils Map is included within Appendix E.

### Geology/Hydrogeology

The Subject Property is located in the Blackland Prairies Physiographic Region. A review of the USGS Geologic Map of the United States dated 1974, the Site is underlain by the Austin and Eagle Ford Groups. The Austin and Eagle Ford Groups in this area generally consists of shale deposits. We saw no bedrock outcrops at the Site. The depth to competent bedrock is expected to be greater than 40 feet.

A copy of the U.S. Bedrock Geology Map is included within Appendix E.

The Site is supplied with potable water from Dallas Water Utilities. Our review of available water well records shows no potable wells in the area.

- Based on our review of the topographic map for the area and Site observations, we anticipate that groundwater flow across the Site is to the south.

The depth to the groundwater table is anticipated to be greater than 80 feet bgs. More precise groundwater depths and flow gradients are best evaluated by a subsurface investigation involving the installation of at least three groundwater monitoring wells and precise measurements of hydrostatic pressure.

According to the Environmental Protection Agency's (EPA's) Region 6 Sole Source Aquifer Map, the Site area does not overlay a sole source aquifer. A copy of the EPA Region 6 Sole Source Aquifer Map is included within Appendix E.

Groundwater monitoring wells were not observed or reported on the Subject Property.

## 4.0 SITE OPERATIONS

### 4.1 Description of Site Operations

The Site is currently used for residential purposes with no commercial or industrial activities conducted on-site. The facility has full-time maintenance staff that is responsible for most standard upgrades and repairs. Outside contracting support is utilized for major repairs and equipment replacement.

- No on-site operations of environmental concern were noted during this assessment.

### 4.2 Buildings/Grounds

The Oaks at Hampton is a 250-unit residential apartment complex located at 2514 Perryton Drive, Dallas, Texas. The Site is comprised of one parcel owned by a legal entity known as Alden Torch and is managed by Pinnacle Management Services.

The Site is improved with seven (7) two-story garden-style apartment buildings and a leasing office/clubhouse building.

Please see Figures 1 and 2 in Appendix A, for Site location and layout details.

### 4.3 Utilities

Utilities supplied to the Site include the following:

Utilities	Provider
Electrical	Conservice Energy
Potable water	Dallas Water Utilities
Sanitary wastewater	City of Dallas
Storm water	On-site controls
Fuel oil	NA
Natural gas	Atmos
Solid Waste	IESI
Waste Recycling	NA

The Site is connected to the municipal water and sanitary waste water system. There are no current on-site sanitary wastewater systems. No historical sanitary systems on the property were observed or reported. Heating is with natural gas and cooling is with electric equipment. Domestic hot water is from central gas-fired boilers. Management reported that the utilities are sufficient to meet the current demands of the building and tenants.

## **5.0 SITE RECONNAISSANCE**

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### **5.1 Chemical, Hazardous Substances and Petroleum Products Storage and Use**

Maintenance materials, including paints in various sized containers ranging from aerosol cans to five-gallon pails, are located in a fire proof cabinet in the maintenance shop. Various maintenance chemicals, gasoline containers, and HVAC refrigerant are also stored in the maintenance shop.

M8 did not observe any evidence of improper usage or any indications of release or spill of hazardous substances at the Site.

### **5.2 Waste Generation, Storage, and Disposal**

Non-hazardous wastes such as paper, cardboard, kitchen and general residential waste are generated at the Site and transferred into a solid waste trash compactor located in the parking area. The compactor has an associated masonry enclosure. Waste is removed regularly by a contracted waste hauler (IESI). Limited observation of the compactor interior did not identify any waste other than typical residential solid waste.

No empty drums or other suspect containers were observed on the Site during the investigation.

No evidence of existing or former, landfills, dumps, areas of material burning, waste lagoons, injection wells, or similar waste disposal practices were observed or disclosed during the Site inspection.

### **5.3 Aboveground Storage Tanks**

There are currently no significant aboveground storage tanks (ASTs) observed at the Site.

During the course of our assessment, no evidence of former or current ASTs at the property was uncovered.

- Current or historical ASTs are not a concern to this investigation.

### **5.4 Underground Storage Tanks & Pipelines**

There are no underground storage tanks (USTs) known to exist at the Site. M8 did not observe any evidence of USTs; such as vents or fill ports. During the course of our assessment and our research of state environmental databases, no evidence of former USTs at the property was uncovered.

- Current or historical USTs are not a concern to this investigation.

There are no gas or petroleum pipelines on-site or on adjacent properties.

- Pipelines are not a concern to this investigation.

### **5.5 Wells**

The Site and surrounding area are provided with municipal water and sewer. No groundwater monitoring or supply wells were observed or reported at the Subject Property.



## **5.6 Wastewater Management**

Sanitary wastewater generated at the Site is discharged to the municipal sewer system. Wastewater is exclusively sanitary, with no industrial process wastewater generated at the Site. Non-storm wastewater includes discharges from toilets, sinks, showers, kitchen, and laundry areas.

## **5.7 Pits, Ponds, and Lagoons**

No pits, ponds, or lagoons likely to contain hazardous substances, petroleum products, or waste were observed on the Subject Property or adjoining properties.

## **5.8 Potential Asbestos-Containing Materials**

In accordance with regulations adopted by the Federal Occupational Safety and Health Administration (OSHA), surfacing material (including sprayed material and troweled on acoustical plaster, fireproofing, etc.), thermal system insulation, and flooring materials (vinyl and concrete) used in buildings constructed no later than 1981 are presumed to contain potential asbestos-containing materials (ACMs), unless testing proves otherwise. After 1981, the aforementioned materials are not presumed to be ACMs. However, certain types of products including, but not limited to, acoustical ceiling tile, vinyl floor tile, and drywall could potentially still contain ACMs.

Visual inspections of accessible building materials were conducted by M8 in an effort to identify materials suspected of containing asbestos. The visual inspection did not include inaccessible spaces within the Site buildings. Determination of whether buildings contain asbestos can only be ascertained by performing an asbestos survey. No asbestos sampling was conducted as part of this assessment.

Based on the original date of construction of Site buildings (2001), it is unlikely that significant amounts of ACMs were utilized during construction. M8 did not identify any suspect ACMs during the assessment.

- ACMs are not considered to be a concern with respect to this investigation.

## **5.9 Lead-based Paint**

Lead-based paint was historically utilized prior to 1978. Lead exposure can occur through contact with paint dust or paint chips which contain lead. Potential health effects and symptoms associated with childhood lead exposure include neurological damage and delayed development.

Based on the date of construction of buildings (2001), the presence of LBP is unlikely.

- LBP is not a concern to this investigation.

## **5.10 Potential Polychlorinated Biphenyl-Containing Equipment**

Polychlorinated biphenyls (PCBs) were widely used in dielectric and heat transfer fluids in transformers prior to 1976. Electrical equipment from that vintage may contain PCB-containing oil as dielectric fluid.

The Site has multiple on-site pad-mounted transformers which are utility-owned. The transformers did not display 'Non-PCB' stickers.

Based on the likely age of the transformers (2001) the presence of PCBs in dielectric oils is unlikely. The utility is responsible for maintenance and replacement of the transformers, and they would also be responsible for the cleanup of any releases related to the transformers.

The Site has seven hydraulic elevators and one hydraulic trash compactor. Based on the age of installation (2001), PCBs in elevator and compactor hydraulics is unlikely. No evidence of hydraulic leaks or releases was noted with the elevator or compactor equipment.

- PCBs are not considered to be a concern with respect to this investigation.

### **5.11 Radon Gas**

A review of records regarding radon concentrations in Dallas County, Texas, was conducted to determine if concentrations of radon in the general area of the site are within the USEPA guidelines. The USEPA uses a continuous exposure level of 4.0 pCi/L (picoCuries per liter) or greater as a guidance level at which further evaluation and potential remedial actions are recommended.

According to USEPA Office of Radiation and Indoor Air information/mapping, the site is located within a Radon Zone Level 3. This zone has a predicted average indoor radon gas screening level of less than 2 pCi/L.

In accordance with the HUD MAP Guidelines, as revised on January 29, 2016, a Radon Report shall be required for all MAP applications, unless an exception applies. For 223(f) refinance projects that occur in an area of low risk (including Zone 3 on the EPA Map of Radon Zones), a Radon Report is not required. The property is located in Zone 3. Accordingly, a radon screening is not required.

- Radon is not a concern to this investigation.

### **5.12 Other Issues**

- No evidence of surface spills, surface staining, debris piles, or abandoned products/wastes etc., was observed on the Site. Note discussion in Section 5.10 regarding oil seepage from an on-site transformer.
- No areas of distressed vegetation were identified on or bordering the Site.
- No abnormal odors associated with the Site were identified.
- No evidence of recent ground surface disturbances (e.g., excavation, filling, tilling, grading, etc.) was observed on or bordering the Site.

## 6.0 REGULATORY AGENCY RECORDS REVIEW

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The purpose of the records review is to obtain and review records that will help identify RECs in connection with the Site.

### 6.1 Regulatory Agency Database Review

Federal, state, and local records were reviewed to assess whether the Site or facilities within the approximate minimum search distance have experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects. NETR performed a database search of the Site in accordance with current ASTM standards. Additional research was conducted by M8 of geocoded records with the US Environmental Protection Agency (USEPA) and the Texas Commission on Environmental Quality (TCEQ). A copy of the NETR report and other researched reports are included as Appendix C.

The databases searched have been developed and are updated by federal, state, and local agencies. While these databases are reliable and comprehensive, there have been cases where the data presented are out of date and no longer reflective of actual facility conditions.

As part of our ESA analysis, M8 completed an evaluation of the listings reported by NETR in their database search. Our analyses were designed to identify those properties which might pose an environmental risk to the Site. Criteria in establishing risk include types of present and historic operations at the listed properties, the basis for their listings on specific databases, and the nature of any identified releases to the environment. We have also considered the assumed depth to groundwater and estimated flow direction, type of local soils, and potential for potable water use in the area.

In general, our analyses primarily consider listings that are up-gradient, open with respect to regulatory status, and within distances which present a potential risk to indoor air. For petroleum compounds, our approach considers listings within 1/10-mile. For chlorinated solvents, such as dry cleaning fluids, we consider listings within 1/3-mile as a concern. Outside of these parameters, we have reviewed listings within the full searched radii which are on potentially more significant databases such as CERCLIS, or where there are identified major impacts to groundwater.

A summary of the listings queried by NETR, the corresponding ASTM minimum search distances for each respective listing, and the date of the last government version of each listing is provided in the NETR report is presented in Appendix C.

A summary of selected facilities in the area of the Site are tabulated below. This list has been selected based on our evaluation of the larger number of listings provided within the NETR report.

- Based on our review of the topographic map for the area, we assume that groundwater flow across the Site is to the south.

More precise groundwater depths and flow gradients are best evaluated by a subsurface investigation involving the installation of at least three groundwater monitoring wells and precise measurements of hydrostatic pressure.

<b>Regulatory Database Information</b>		
<b>Site</b>	<b>Address</b>	<b>Database/Comments</b>
<b><i>Subject Property</i></b>		
Subject Property	2514 Perryton Drive	The Subject Property is not listed on any of the State or Federal databases searched.
<b><i>Adjacent Properties</i></b>		
NA	NA	No adjacent properties were listed in the State or Federal databases searched.
<b><i>Selected Properties Within ASTM Searched Radii</i></b>		
Catellus	3000 Blk. Of South Hampton Rd., NW 1592 feet E Hydraulically cross-gradient	This facility is listed on the US ACRES (Brownfields) database. It is listed under the EPA ID 110015333012 as a 'Brownfields Property'. It appears that a Phase II assessment was completed in 1997 and according to EPA brownfields records, no cleanup was necessary and the property is currently designated as available for redevelopment. Based on the current regulatory status, cross-gradient hydraulic relationship, and distance from the Site, this listing is not considered a REC.

### ***Regulatory Discussion***

Based on the distance, hydraulic relationship, and/or current regulatory status, the facilities detailed in the table above do not represent concerns to this assessment. Additional facilities identified on the State and Federal environmental databases researched (not detailed above) were evaluated and were determined to not represent concerns to this assessment.

- Our environmental database research did not identify any on-site or adjacent property environmental issues which are considered a REC with respect to the Subject Property.

## **7.0 VAPOR ENCROACHMENT SCREENING**

Under the most recent HUD-MAP guidance, dated January 29, 2016, a Phase I ESA must include an initial vapor encroachment screen to determine if there is a potential for vapors to occur in the subsurface below existing and/or proposed on-site structures. The same guidance specifies that the initial vapor Encroachment shall be performed using Tier 1 “non-invasive” screening pursuant to ASTM E 2600-10 “Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions”, as published in June of 2010. The purpose of the assessment was to evaluate whether or not a Vapor Encroachment Condition (VEC) is present at the Site. M8 completed a screening using this methodology with our approach and findings outlined below.

### **7.1 Review of Potential Off-Site Sources**

Federal, state, and local records were reviewed to assess whether the Site or facilities within the approximate minimum search distance have the potential to be considered contaminants of concern (COCs) with respect to vapor encroachment at the Site. For the purpose of this evaluation we considered the minimum search radii to be 1/3-mile for non-petroleum compounds and 1/10-mile for petroleum compounds.

With respect to potential risk of vapors from petroleum compounds, we reviewed the NETR databases and TCEQ Mapping Program for registered tank locations within 1/10 of a mile of the Site for potential threats to indoor air. We found no listings that we consider a concern.

- We found no petroleum listings that we consider a concern.

With respect to potential risk of vapors from non-petroleum compounds, we reviewed the databases and other regulatory listings for potential sources within 1/3-mile of the Site with respect to potential risk to indoor air.

- We found no non-petroleum listings that we consider a concern. Reference Section 6.1 for a discussion of those listings evaluated.

### **7.2 Review of On-Site Sources**

Our review of environmental conditions at the Subject Property found no evidence of soil and/or groundwater impacts from oil or hazardous materials (OHM).

- We identified no historic Site usages which are considered to represent a VEC with respect to the Subject Property.

### **7.3 Vapor Excursion Screening Conclusions**

As outlined within ASTM 2600-10, our conclusion from a Tier 1 Screening for a Vapor Excursion Condition is;

- A VEC can be ruled out because a VEC does not or is not likely to exist with respect to the Subject Site.

## **8.0 USER PROVIDED INFORMATION**

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The following section summarizes information (if any) provided by the User with regard to the ESA. Copies of user-provided information referenced in the following sections are included as Appendix E.

### **8.1 Summary of Title/Ownership Information**

M8 did not perform a detailed review of deeds or related land records for the Site. Information obtained from the Dallas Central Appraisal District that the current owners are Alden Torch.

M8 was not provided with a legal land description for the property.

### **8.2 Environmental Liens or Activity and Use Limitations**

An ASTM 1527-13 Owner ESA Questionnaire was completed by Pinnacle Management Services as part of this assessment. Greystone completed a User ESA Questionnaire. Copies of the Questionnaires are included within Appendix E.

During the course of this investigation, representatives of Pinnacle Management Services and Greystone did not disclose any information indicating the presence of any environmental liens, or activity and use limitations for the Site.

### **8.3 Appraisal Evaluation**

Pinnacle Management Services and Greystone did not provide information related to a Site value or indicate that any reduction in the property value due to environmental issues.

### **8.4 Specialized Knowledge**

Pinnacle Management Services and Greystone did not indicate any specialized knowledge that would be material in identifying Recognized Environmental Conditions in connection with the Site.

### **8.5 Existing Reports**

M8 was not provided with any prior reports for review.

## 9.0 HISTORICAL USE INFORMATION

### 9.1 Historical Documentation

Historical data regarding the Site and surrounding area were gathered to determine past uses and evaluate visible environmental issues that may constitute RECs. The following section describes the review of available historical documentation for the Site.

Historical Research Documentation Sources		
Document Type	Years	Source
Sanborn Fire Insurance Maps	No coverage.	Sanborn Library
Historical Aerial Photographs	1952, 1968, 1982, 1989, 1995, 2007, 2017	USGS
Historical Topographic Maps	1891, 1958, 1968, 1973, 1986, 1995, 2016	USGS
City Directories	No coverage.	USGS

A summary of historical land use is presented below. Copies of historical documentation are included in Appendix D.

Historical Land Use Summary		
Year	Historical Source	Historical Land Use for Site and Area Parcels
1891	Topographic Map	The Site and surrounding areas are depicted as undeveloped, indicated by white shading. No structures are depicted on the Site or surrounding properties. Fivemile Creek is depicted to the south.
1952	Aerial Photograph	The Site and surrounding properties appear as undeveloped. A river appears to the south. Residences appear to the east. A drive-in theater appears to the northeast.
1958	Topographic Map	The Site and surrounding properties are depicted as similar to the previous topographic map.
1968	Topographic Map	The Site and surrounding properties are depicted as undeveloped land and wooded land, indicated by white and green shading. Residences are depicted to the east. A drive-in theater is depicted to the northeast. A strip mine is depicted to the southeast.
1968	Aerial Photograph	The Site and surrounding properties appear as similar to the previous aerial photograph.
1973	Topographic Map	The Site and surrounding properties are depicted as undeveloped, indicated by white shading. Fivemile Creek is depicted to the south.
1982	Aerial Photograph	The Site and surrounding properties appear as similar to the previous aerial photograph.
1986	Topographic Map	The Site and surrounding properties are depicted within an area of development, indicated by grey shading. Kiest Park is depicted farther east. Fivemile creek is depicted to the south.
1989	Aerial Photograph	The Site and surrounding properties appear as similar to the previous aerial photograph, with the exception that commercial buildings are depicted adjacent to the north.

<b>Historical Land Use Summary</b>		
<b>Year</b>	<b>Historical Source</b>	<b>Historical Land Use for Site and Area Parcels</b>
1995	Topographic Map	The Site and surrounding properties are depicted as undeveloped land and wooded land, indicated by white and green shading. Residences are depicted adjacent to the east. An area of development is depicted adjacent to the northeast, indicated by red shading. A gravel pit is depicted to the southeast.
1995	Aerial Photograph	The Site appears as wooded land. The west and south adjacent properties appear as wooded land. Commercial buildings appear adjacent to the northeast. Residences appear adjacent to the east.
2007	Aerial Photograph	The Site appears as developed with the present-day apartment complex. Residences and commercial buildings appear adjacent to the east. Commercial buildings appear adjacent to the north. The west and south adjacent properties appear as wooded land.
2016	Topographic Map	The Site and surrounding properties are depicted as developed, indicated by white shading. No structures are depicted on the Site or adjacent properties.
2017	Aerial Photograph	The Site and surrounding properties appear as similar to the previous aerial photograph.

**Historical Land Use Discussion:**

The earliest available historical documentation, an 1891 topographic map, shows the Subject Property as undeveloped land. Surrounding properties appear as undeveloped. The Site remains undeveloped until 2001, when the present-day apartment complex was constructed. The Site has been used for multifamily housing since construction of the current improvements.

- Our historical research did not identify any historical on-site or adjacent land use of environmental concern.



## **10.0 INTERVIEWS**

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The objective of the interviews is to obtain information concerning RECs in connection with the Site. This information was obtained verbally, as indicated below.

### **10.1 Interview with Owner or Representative**

An ASTM 1527-13 Owner ESA Questionnaire was completed by Pinnacle Management Services as part of this assessment.

Representatives of Pinnacle Management Services did not indicate any knowledge of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Site; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Site, or (3) any notices from any government entity regarding any possible violations of environmental laws or possible liability relating to hazardous substances or petroleum products.

### **10.2 Interview with Current and Past Occupants and/or Site Managers**

Representatives of Pinnacle Management Services and property tenants provided information in an interview which has been incorporated throughout this report, as well as our associated PCNA report, which is provided under separate cover.

### **10.3 Interviews with Neighboring Property Owners/Occupants**

While on-site on May 12, 2017, M8 inspected 25% of the resident's apartments and talked with numerous residents. No issues of environmental concern were raised by facility personnel or residents during these visits.

No adjacent property owners or managers were interviewed as part of this assessment.

### **10.4 Regulatory Agency Information**

As part of this investigation, M8 reviewed on-line resources from the City of Dallas and Dallas County and made telephone inquiries of key departments.

#### **Local Fire Department**

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On May 2, 2017, Mach 8 Consulting contacted the City of Dallas Open Records Department. The City of Dallas requires that all requests for information be submitted with the Open Records Request automated system, instead of to individual departments. A request for information was submitted with the Open Records Request automated system on May 2, 2017. As of the submittal of this report, no response has been received.

According to Management, there are currently no outstanding fire code violations or issues at the property.

Should any additional pertinent municipal information become available within the next 60 days, it will be forwarded as an addendum to this report.

## **Municipal Offices**

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The property is situated within the limits of the City of Dallas and is subject to the municipal building and zoning codes.

On May 2, 2017, Mach 8 Consulting contacted the City of Dallas Open Records Department. The City of Dallas requires that all requests for information be submitted with the Open Records Request automated system, instead of to individual departments. A request for information was submitted with the Open Records Request automated system on May 2, 2017. As of the submittal of this report, no response has been received.

According to Management, there are currently no outstanding building or zoning code violations or issues at the property.

Should any additional pertinent municipal information become available within the next 60 days, it will be forwarded as an addendum to this report.

Copies of pertinent Records of Communication are included in Appendix E.

## **Recorder of Deeds**

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M8 did not perform a formal review of deeds or related land records for this property as part of this assessment.

Provided below are those contacts that were interviewed as part of this assessment. Copies of pertinent Records of Communications are included in Appendix E.

<b>Person Interviewed</b>	<b>Position</b>	<b>Agency</b>
Ms. Mary Nixon	Regional Property Manager	Pinnacle Management Services
Mr. Craig Bridgewater	Maintenance Supervisor	Pinnacle Management Services
Mr. Mark Monte	Regional Property Manager	Pinnacle Management Services

## 11.0 OPINION, FINDINGS, AND RECOMMENDATIONS

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M8 has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practices E 1527-13 and E 2600-10 of The Oaks at Hampton located at 2514 Perryton Drive, Dallas, Texas. The Site was inspected by Blaine Bauman, E.P., on May 12, 2017. Mr. Bauman also authored this report. This is provided for use by Greystone as part of due diligence for refinancing purposes.

Pursuant to guidance within ASTM 1527-13, a Phase I ESA report shall include the environmental professional's opinion(s) of the impact on the property of conditions identified in the findings section. The logic and reasoning used by the Environmental Professional in evaluating information collected during the course of the investigation related to such conditions shall be discussed. The opinion shall specifically include the Environmental Professional's rationale for concluding that a condition is or is not currently a Recognized Environmental Condition.

### 11.1 Opinion

Based on our review of potential concerns at the Site, the following discussion is provided outlining the opinion of the Environmental Professional preparing this report.

In evaluating whether a Recognized Environmental Condition or Historical Recognized Environmental Condition are present at the Site, it is useful to consider the precise language within the applicable ASTM 1527-13 standard regarding these terms. These are defined as follows:

*Recognized Environmental Condition - the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws.*

*Controlled Recognized Environmental Condition - a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).*

*Historical Recognized Environmental Condition - an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency, this condition shall be considered an historical recognized environmental condition and included in the findings section of the Phase I Environmental Site Assessment report.*

The Site is not listed on any State or Federal databases. We did not identify any evidence of a release of oil or hazardous materials (OHM) at the Site.

With respect to off-site considerations, our research of a database summary completed in accordance with the ASTM standard, as well as additional research of Federal (US EPA) and State (TCEQ) databases has not identified area properties which are considered an environmental concern.

The earliest available historical documentation, an 1891 topographic map, shows the Subject Property as undeveloped land. Surrounding properties appear as undeveloped. The Site remains undeveloped until 2001, when the present-day apartment complex was constructed. The Site has been used for multifamily housing since construction of the current improvements. Our historical research did not identify any historical on-site or adjacent land use of environmental concern.

ASTM includes the following language within their definition of a REC:

*“The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.”*

It is the opinion of M8 that during the completion of this Phase I ESA, no areas of environmental concern were identified which are a REC as defined within ASTM 1527-13.

## **11.2 Findings**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practices E 1527-13 and E 2600-10 of The Oaks at Hampton at 2514 Perryton Drive in Dallas, Texas. Any exceptions to, or deletions from, this practice are described in Section 12 of this report.

- This assessment has revealed no evidence of a Recognized Environmental Condition (REC) in connection with the Subject Property.

## **11.3 Additional Concerns**

No additional conditions of environmental concern were identified during this assessment.

## **11.4 Recommendations**

No additional investigation is recommended at this time.

## **12.0 LIMITATIONS, RELIANCE, DEVIATION AND DATA GAPS**

In conducting this assessment, M8 followed the E1527-13 American Society for Testing and Materials (ASTM) document entitled "Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process" for commercial real estate. We have also performed this study in general accordance with HUD MAP guidelines, including the completion of a Vapor Encroachment Screen. The Vapor Encroachment Screening was performed in accordance with the ASTM E 2600-10 Standard entitled "Standard Guide for Vapor Encroachment Screening a Property Involved in Real Estate Transactions", as published in June of 2010.

To the best of our knowledge, this Phase I Environmental Site Assessment report is true and accurate.

### **12.1 Limitations**

M8's work was limited to services authorized by Greystone and no other services beyond those explicitly stated should be inferred or are implied.

M8's Phase I ESA is limited to visual observations of Site conditions on the days inspected; review of readily available and relevant data; and statements made and information provided by the Client, their agents, outside parties, and regulatory agencies. M8 has exercised due and customary care in the conduct of this assessment but in cases where it was not reasonably ascertainable, information provided by others was not independently verified. This Phase I ESA is a limited and non-exhaustive survey that is intended to evaluate whether readily available information indicates that the historic or current use of the property resulted in contamination by hazardous substances or waste. As a result, without a comprehensive sampling and analysis program or implementation of services beyond the original scope of work, certain conditions, including, but not limited to those summarized below, may not be revealed.

Per the ASTM Phase I standard, review of records is limited to those that are reasonably ascertainable and practically reviewable.

### **12.2 User Reliance**

This report is for the use and benefit of Greystone and HUD and may be relied upon by the successors or assigns established by Greystone or its affiliates. This report is not for the use or benefit of, nor may it be relied upon by, any other person or entity without the written consent of M8.

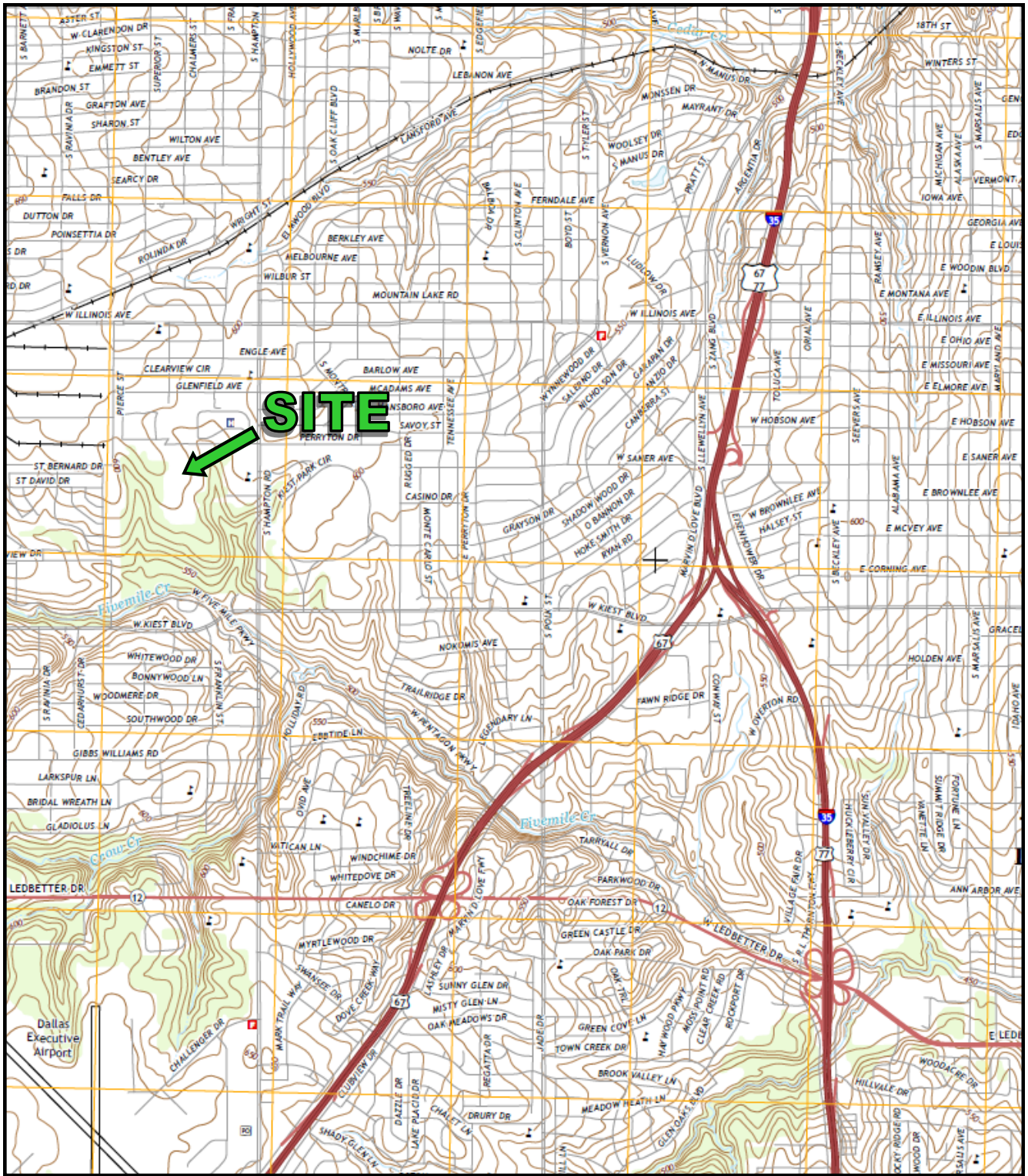
### **12.3 Deviations / Data Gaps**

ASTM 1527-13 requires historical research back to 1940 or first development, whichever is earlier. The earliest available documentation (an 1891 topographic map) shows the Subject Property as undeveloped land.

- Under ASTM, there is no significant data gap in the property historical research.

**APPENDIX A**

**FIGURES**



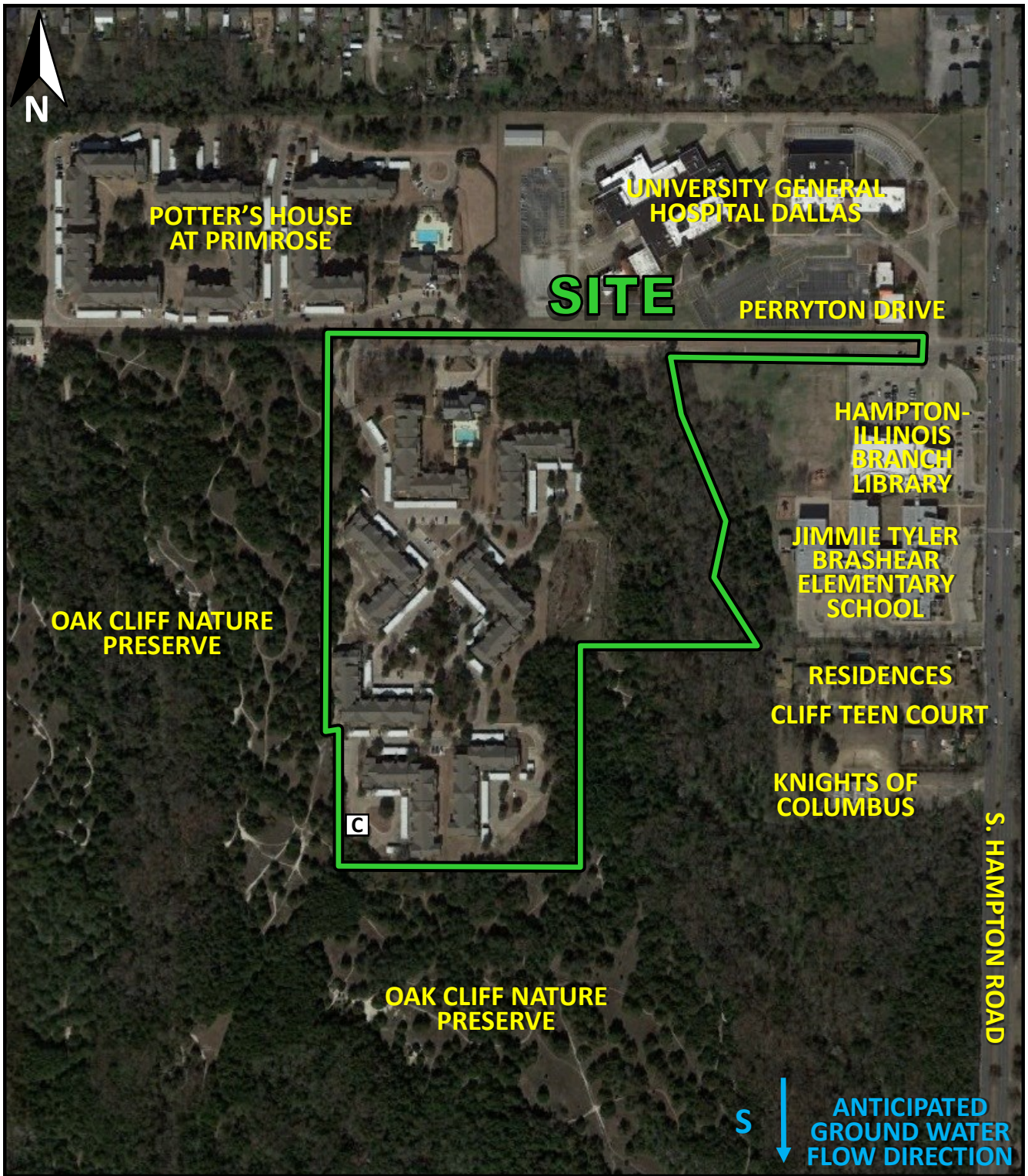
Note: Drawing not to scale

Source: USGS

Figure 1 - Site Location Plan

ESA Supporting Exhibits  
 Oaks at Hampton  
 2514 Perryton Drive,  
 Dallas, TX 75224

MACH 8  
 CONSULTING **M8**



*Note: Drawing not to scale*

- T** Pole-mounted transformers
- C** Compactor

**ESA Supporting Exhibits**  
 Oaks at Hampton  
 2514 Perryton Drive,  
 Dallas, TX 75224

Figure 2 - Site Map

MACH 8  
 CONSULTING **M8**



**APPENDIX B**  
**PHOTOGRAPHIC DOCUMENTATION**

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Aerial photograph of Primrose Park at Rolling Hills, view from the south.



Aerial photograph of Primrose Park at Rolling Hills, view from the north.



East (front) elevation of leasing office.



West (rear) elevation of leasing office.



Typical front elevation of an apartment building.



Typical rear elevation of an apartment building.



Adjacent property north—Potter's House at Primrose.



Adjacent property north—Perryton Drive.



Adjacent property east—Hampton-Illinois Branch Library.



Adjacent property east—Jimmie Tyler Brashear Elementary School.



Adjacent property north—University General Hospital Dallas.



Adjacent property north—University General Hospital Dallas.

**ESA Photographic Log**  
Oaks at Hampton  
2514 Perryton Drive,  
Dallas, TX 75224

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Site signage at main entry drive.



Main entry drive.



Leasing office main entry.



Leasing office interior.



Kitchen area in leasing office.



Business center in leasing office.



Community room in leasing office.



Resident laundry.



Pad-mounted electrical transformer.



Compactor enclosure.



Pool area to rear of leasing office.



Pool pump and filtration equipment.



Maintenance shop entry way.



Maintenance shop interior.



Maintenance supplies stored in a fire proof cabinet.



MSDS sheets in maintenance shop.



Hydraulic elevator equipment.



Storm water catch basin.



**APPENDIX C**

NETR DATABASE SEARCH AND  
RELATED REGULATORY INFORMATION

32.71249434077953, -96.8617720264894

Thursday, May 04, 2017

## ***Environmental Radius Report***



2055 E. Rio Salado Pkwy  
Tempe, AZ 85381  
480-967-6752

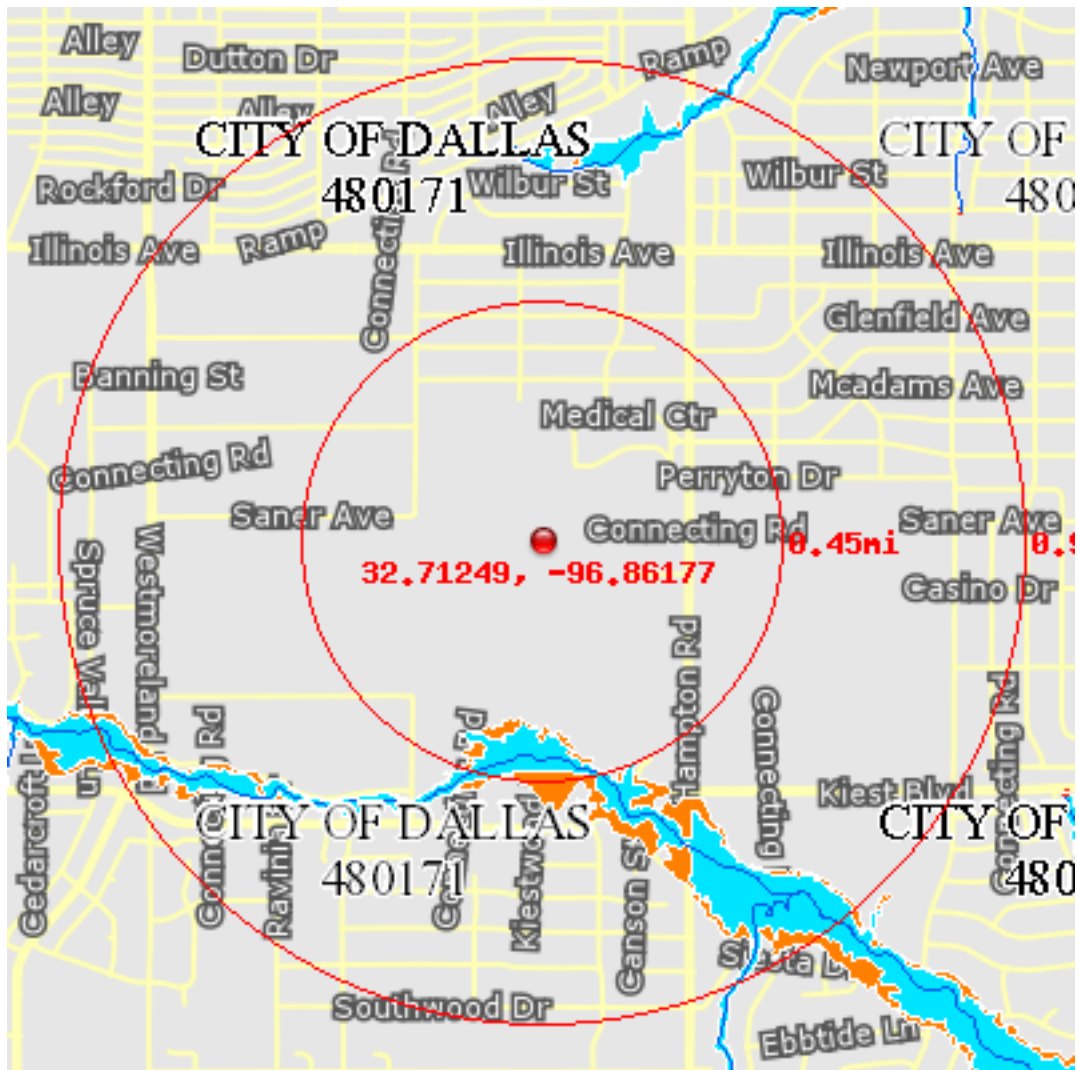
# Summary








Flood Zones Hazard Map

Federal Emergency Management Agency (FEMA)

	< 1/4	1/4 - 1/2	1/2 - 1
National Priorities List (NPL)			
CERCLIS List			
CERCLIS NFRAP			
RCRA CORRACTS Facilities			
RCRA non-CORRACTS TSD Facilities			
Federal Institutional Control / Engineering Control Registry			
Emergency Response Notification System (ERNS)			
US Toxic Release Inventory		1	3
US RCRA Generators (CESQG, SQG, LQG)		1	2
US ACRES (Brownfields)		1	
US NPDES			
US Air Facility System (AIRS / AFS)			5
TX Commission of Environmental Quality ACR			
TX Leaking Petroleum Storage Tanks		3	7
TX Drycleaners			2
TX State Superfund Registry			
TX Brownfields			
TX Voluntary Cleanup Program Sites			
TX Innocent Owner Program			
TX Landfills			1

## Flood Hazard Zones Map



-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area with Reduced Risk Due to Levee

## ***National Priorities List (NPL)***

**This database returned no results for your area.**

The Superfund Program, administered under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is an EPA Program to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. The NPL (National Priorities List) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The boundaries of an NPL site are not tied to the boundaries of the property on which a facility is located. The release may be contained within a single property's boundaries or may extend across property boundaries onto other properties. The boundaries can, and often do change as further information on the extent and degree of contamination is obtained.

## ***CERCLIS List***

**This database returned no results for your area.**

The United States Environmental Protection Agency (EPA) investigates known or suspected uncontrolled or abandoned hazardous substance facilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). EPA maintains a comprehensive list of these facilities in a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priority List (NPL).

CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

## **CERCLIS NFRAP**

**This database returned no results for your area.**

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

## ***RCRA CORRACTS Facilities***

**This database returned 0 results for your area.**

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA maintains the Corrective Action Report (CORRACTS) database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predated RCRA.



## ***RCRA non-CORRACTS TSD Facilities***

**This database returned no results for your area.**

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD) are facilities which treat, store and/or dispose of hazardous waste.

***Federal Institutional Control / Engineering Control Registry***

**This database returned no results for your area.**

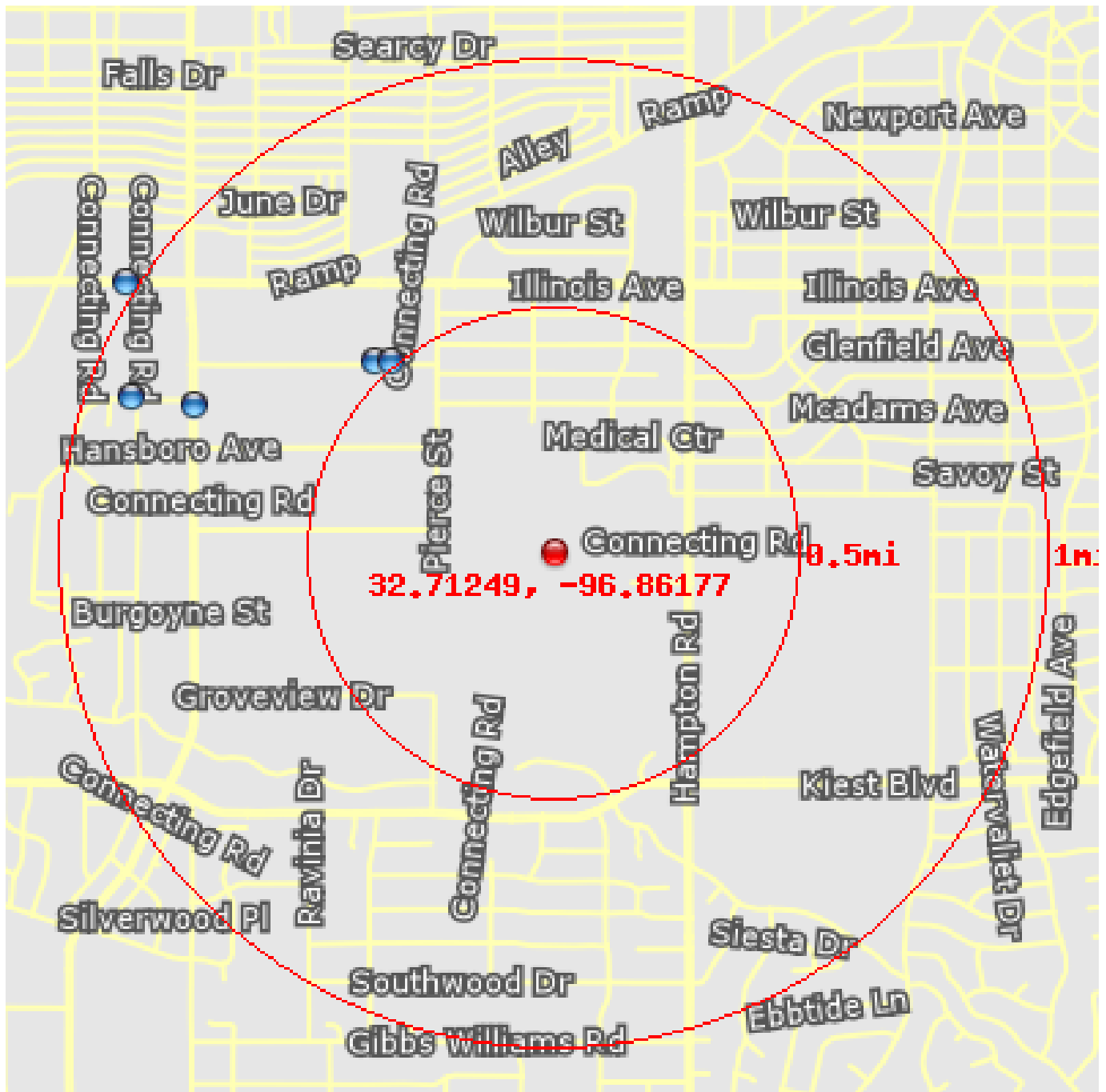
Federal Institutional Control / Engineering Control Registry

## ***Emergency Response Notification System (ERNS)***

**This database returned 0 results for your area.**

The Emergency Response Notification System (ERNS) is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act(SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974(HMTA section 1808(b).

## US Toxic Release Inventory



**This database returned 4 results for your area.**

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. TRI reporters for all reporting years are provided in the file.

## ***US Toxic Release Inventory***

**Location** 32.71795, -96.86733  
**Distance to site** 2623 ft / 0.5 mi NW  
**Info URL** [http://iaspub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110002131666](http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002131666)  
**EPA Identifier** 110002131666  
**Primary Name** QUAKER OATS COMPANY  
**Address** 2822 GLENFIELD AVE.  
**City** DALLAS  
**County** DALLAS  
**State** TX  
**Zipcode** 75233-1497  
**NAICS Codes** 311000, 311422, 312111  
**SIC Codes** 2032, 2086  
**SIC Descriptions** BOTTLED AND CANNED SOFT DRINKS AND CARBONATED WATERS, CANNED SPECIALTIES  
**Programs** RCRAINFO, TRIS, TX-TCEQ ACR  
**Program Interests** SQG, STATE MASTER, TRI REPORTER  
**Updated On** 30-JAN-13  
**Recorded On** 01-MAR-00  
**NAICS Descriptions** SOFT DRINK MANUFACTURING., SPECIALTY CANNING.  
**Program ID** 75233THQKR2822G

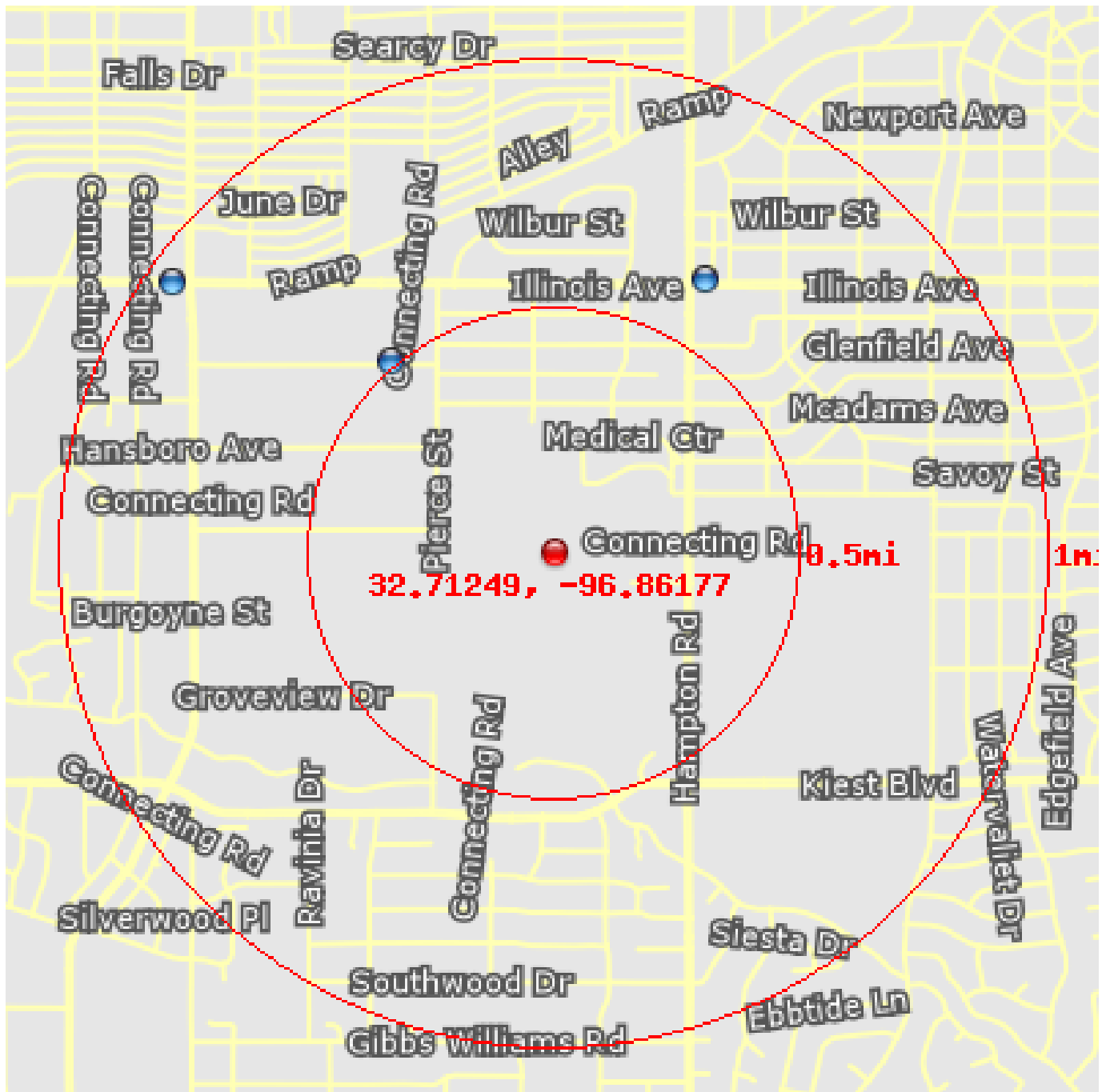
**Location** 32.71795, -96.86791  
**Distance to site** 2741 ft / 0.52 mi NW  
**Info URL** [http://iaspub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110000457504](http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110000457504)  
**EPA Identifier** 110000457504  
**Primary Name** TEXAS FIBERS  
**Address** 2929 GLENFIELD AVE.  
**City** DALLAS  
**County** DALLAS  
**State** TX  
**Zipcode** 75233  
**NAICS Codes** 326150  
**Programs** EIS, TRIS  
**Program Interests** CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY, TRI REPORTER  
**Updated On** 30-NOV-12  
**Recorded On** 01-MAR-00  
**NAICS Descriptions** URETHANE AND OTHER FOAM PRODUCT (EXCEPT POLYSTYRENE) MANUFACTURING.  
**Program ID** 4588911

## US Toxic Release Inventory

**Location** 32.71673, -96.87418  
**Distance to site** 4113 ft / 0.78 mi W  
**Info URL** [http://iaspub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110000457434](http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110000457434)  
**EPA Identifier** 110000457434  
**Primary Name** AC MOLDING COMPOUNDS PMC DIVISION  
**Address** 2700 SOUTH WESTMORELAND ROAD  
**City** DALLAS  
**County** DALLAS  
**State** TX  
**Zipcode** 75233-1312  
**NAICS Codes** 325211  
**SIC Codes** 2821, 3089, PRIV  
**SIC Descriptions** PLASTICS MATERIALS, SYNTHETIC RESINS, AND NONVULCANIZABLE ELASTOMERS, PLASTICS PRODUCTS, NOT ELSEWHERE CLASSIFIED  
**Programs** AIRS/AFS, RCRAINFO, TRIS, TX-TCEQ ACR  
**Program Interests** AIR MINOR, STATE MASTER, TRI REPORTER, UNSPECIFIED UNIVERSE  
**Updated On** 30-APR-14  
**Recorded On** 01-MAR-00  
**NAICS Descriptions** PLASTICS MATERIAL AND RESIN MANUFACTURING.  
**Program ID** 75224PLSTC2700S

**Location** 32.71693, -96.87636  
**Distance to site** 4763 ft / 0.9 mi W  
**Info URL** [http://iaspub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110020515227](http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110020515227)  
**EPA Identifier** 110020515227  
**Primary Name** AIRGAS SOUTHWEST  
**Address** 3415 BANNING  
**City** DALLAS  
**County** DALLAS  
**State** TX  
**Zipcode** 752331301  
**NAICS Codes** 221210, 325120, 424690  
**SIC Codes** 2813, 4925  
**SIC Descriptions** INDUSTRIAL GASES, MIXED, MANUFACTURED, OR LIQUEFIED PETROLEUM GAS PRODUCTION AND/OR DISTRIBUTION  
**Programs** OSHA-IMIS, OSHA-OIS, TRIS, TX-TCEQ ACR  
**Program Interests** OSHA ESTABLISHMENT, STATE MASTER, TRI REPORTER  
**Updated On** 22-JUL-14  
**Recorded On** 21-JAN-05  
**NAICS Descriptions** INDUSTRIAL GAS MANUFACTURING., NATURAL GAS DISTRIBUTION., OTHER CHEMICAL AND ALLIED PRODUCTS MERCHANT WHOLESALERS.  
**Program ID** 75233RGSST3415B

## US RCRA Generators (CESQG, SQG, LQG)



**This database returned 3 results for your area.**

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). EPA maintains a database of facilities, which generate hazardous waste or treat, store, and/or dispose of hazardous wastes.

Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste.

Small Quantity Generators (SQG) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Large Quantity Generators (LQG) generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste.

## **US RCRA Generators (CESQG, SQG, LQG)**

**Location** 32.71795, -96.86733  
**Distance to site** 2623 ft / 0.5 mi NW  
**Info URL** [http://iaspub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110002131666](http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002131666)  
**EPA Identifier** 110002131666  
**Primary Name** QUAKER OATS COMPANY  
**Address** 2822 GLENFIELD AVE.  
**City** DALLAS  
**County** DALLAS  
**State** TX  
**Zipcode** 75233-1497  
**NAICS Codes** 311000, 311422, 312111  
**SIC Codes** 2032, 2086  
**SIC Descriptions** BOTTLED AND CANNED SOFT DRINKS AND CARBONATED WATERS, CANNED SPECIALTIES  
**Programs** RCRAINFO, TRIS, TX-TCEQ ACR  
**Program Interests** SQG, STATE MASTER, TRI REPORTER  
**Updated On** 30-JAN-13  
**Recorded On** 01-MAR-00  
**NAICS Descriptions** SOFT DRINK MANUFACTURING., SPECIALTY CANNING.  
**Program ID** 75233THQKR2822G

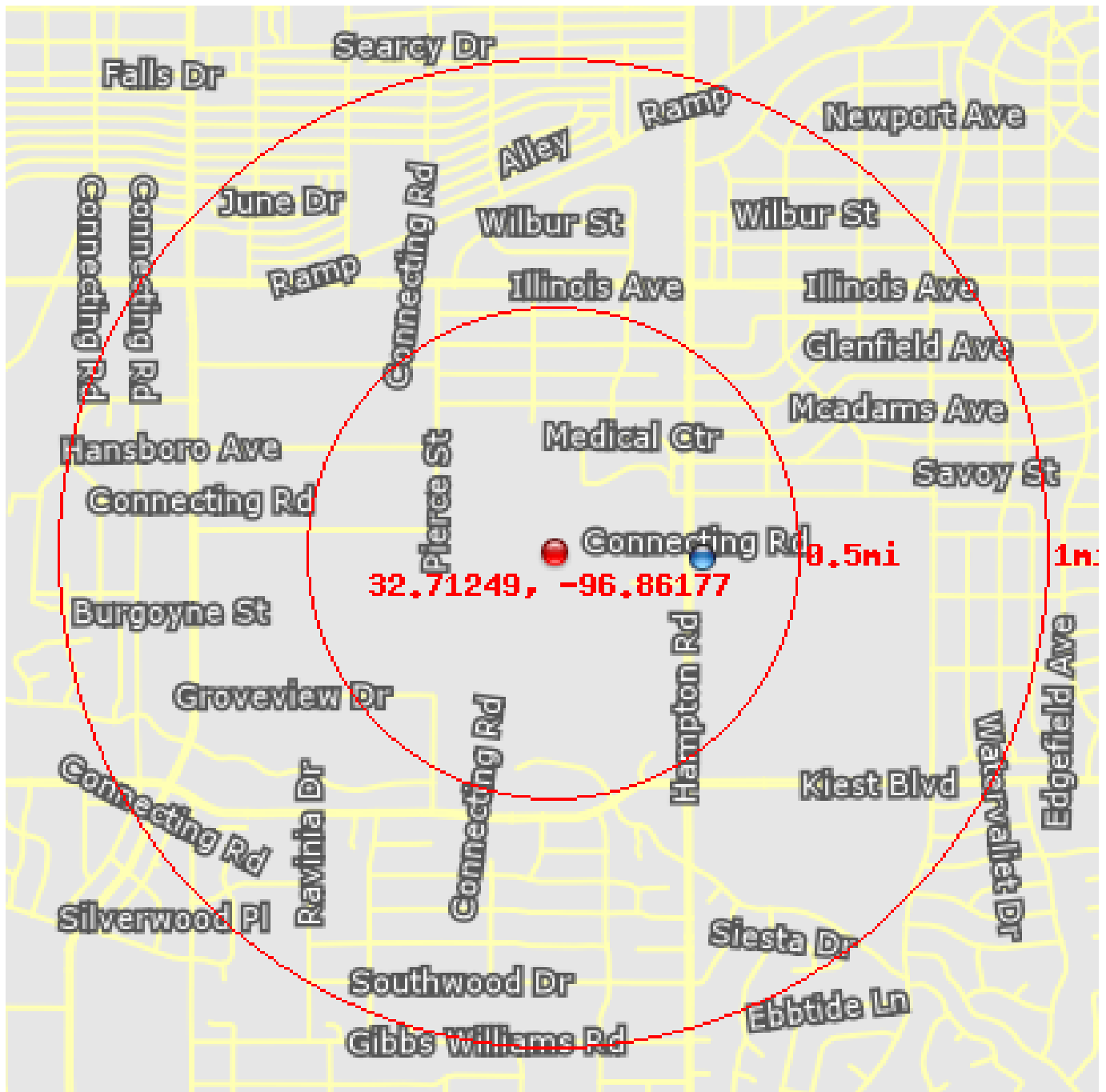
**Location** 32.72036, -96.85651  
**Distance to site** 3294 ft / 0.62 mi NE  
**Info URL** [http://iaspub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110054864447](http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110054864447)  
**EPA Identifier** 110054864447  
**Primary Name** CVS PHARMACY 6781  
**Address** 2323 W ILLINOIS AVE  
**City** DALLAS  
**County** DALLAS  
**State** TX  
**Zipcode** 752241637  
**NAICS Codes** 812922  
**Programs** RCRAINFO  
**Program Interests** CESQG  
**Updated On** 30-JUL-13  
**Recorded On** 30-JAN-13  
**NAICS Descriptions** ONE-HOUR PHOTOFINISHING.  
**Program ID** TXR000080817



## **US RCRA Generators (CESQG, SQG, LQG)**

<b>Location</b>	32.7203, -96.87489
<b>Distance to site</b>	4934 ft / 0.93 mi NW
<b>Info URL</b>	<a href="http://iaspub.epa.gov/enviro/fii_query_detail_disp_program_facility?p_registry_id=110005187528">http://iaspub.epa.gov/enviro/fii_query_detail_disp_program_facility?p_registry_id=110005187528</a>
<b>EPA Identifier</b>	110005187528
<b>Primary Name</b>	EXXON RAS NO 60437
<b>Address</b>	3300 W ILLINOIS
<b>City</b>	DALLAS
<b>County</b>	DALLAS
<b>State</b>	TX
<b>Zipcode</b>	75211
<b>Programs</b>	RCRAINFO
<b>Program Interests</b>	CESQG
<b>Updated On</b>	09-AUG-10
<b>Recorded On</b>	01-MAR-00
<b>Program ID</b>	TXR000034967

## US ACRES (Brownfields)



This database returned 1 results for your area.

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. The Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an online database for Brownfields Grantees to electronically submit data directly to The United States Environmental Protection Agency (EPA)

## **US ACRES (Brownfields)**

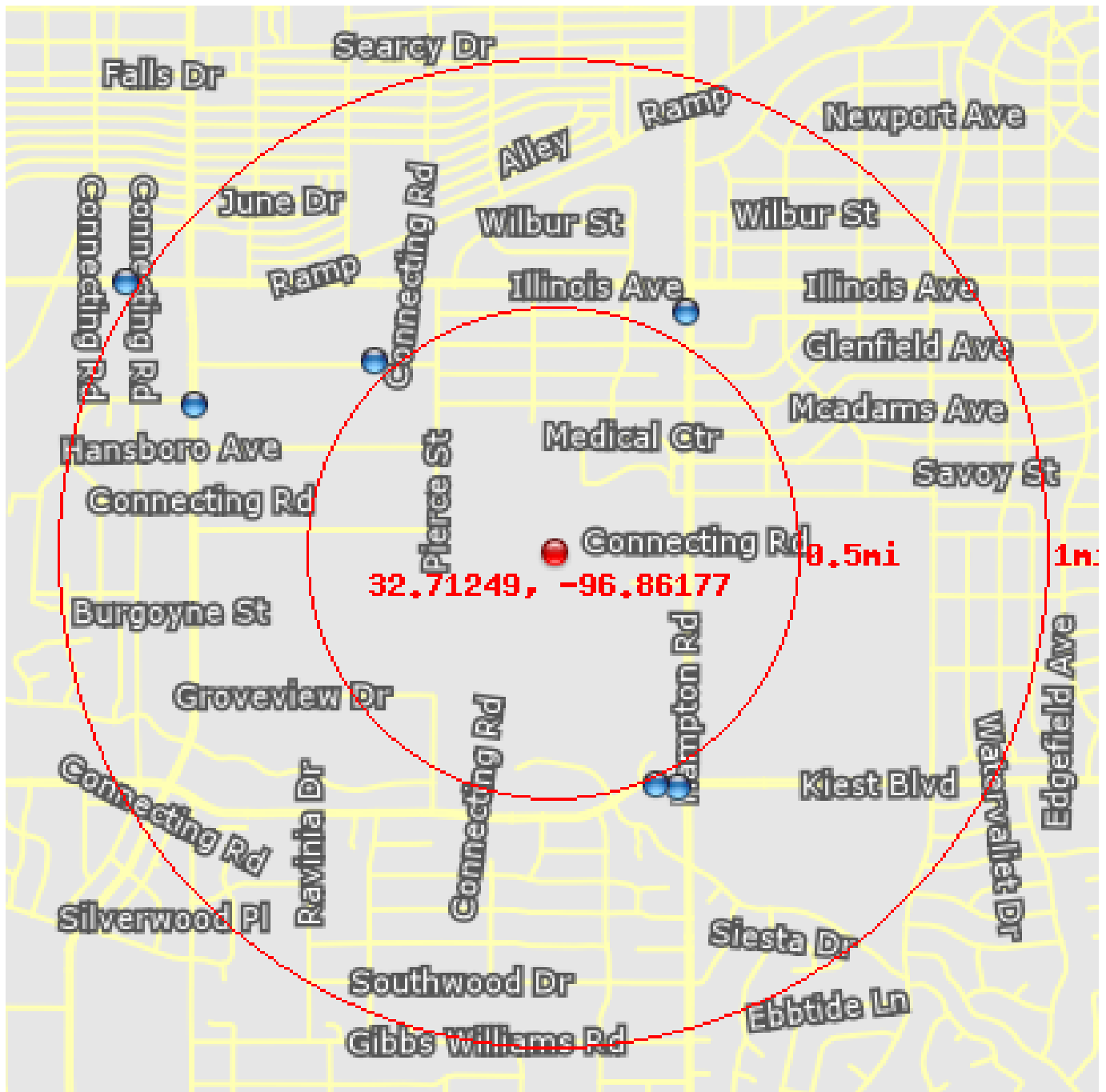
<b>Location</b>	32.71229, -96.85659
<b>Distance to site</b>	1592 ft / 0.3 mi E
<b>Info URL</b>	<a href="http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110015333012">http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110015333012</a>
<b>EPA Identifier</b>	110015333012
<b>Primary Name</b>	CATELLUS
<b>Address</b>	3000 BLK. OF SOUTH HAMPTON RD.,NW
<b>City</b>	DALLAS
<b>County</b>	DALLAS
<b>State</b>	TX
<b>Zipcode</b>	75224-3007
<b>Programs</b>	ACRES
<b>Program Interests</b>	BROWNFIELDS PROPERTY
<b>Updated On</b>	12-JAN-10
<b>Recorded On</b>	22-JUL-03

## ***US NPDES***

**This database returned no results for your area.**

The NPDES module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

## US Air Facility System (AIRS / AFS)



**This database returned 5 results for your area.**

The Air Facility System (AIRS / AFS) contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state and local air pollution agencies. The information in AFS is used by the states to prepare State Implementation Plans (SIPs) and to track the compliance status of point sources with various regulatory programs under Clean Air Act.

## **US Air Facility System (AIRS / AFS)**

**Location** 32.70567, -96.85821  
**Distance to site** 2719 ft / 0.51 mi SE  
**Info URL** [http://iaspub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110001872769](http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110001872769)  
**EPA Identifier** 110001872769  
**Primary Name** KIESTWOOD VILLAGE CLEANERS  
**Address** 2426 KIEST BLVD  
**City** DALLAS  
**County** DALLAS  
**State** TX  
**Zipcode** 75233  
**SIC Codes** 7216, PRIV  
**SIC Descriptions** DRYCLEANING PLANTS, EXCEPT RUG CLEANING  
**Programs** AIRS/AFS  
**Program Interests** AIR MINOR  
**Updated On** 30-APR-14  
**Recorded On** 01-MAR-00  
**Program ID** 481136E061

**Location** 32.71795, -96.86791  
**Distance to site** 2741 ft / 0.52 mi NW  
**Info URL** [http://iaspub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110006533563](http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110006533563)  
**EPA Identifier** 110006533563  
**Primary Name** LEGGETT PARTNERS, L.P.  
**Address** 2929 GLENFIELD  
**City** DALLAS  
**County** DALLAS  
**State** TX  
**Zipcode** 75233  
**SIC Codes** 3086, PRIV  
**SIC Descriptions** PLASTICS FOAM PRODUCTS  
**Programs** AIRS/AFS  
**Program Interests** AIR MINOR  
**Updated On** 30-APR-14  
**Recorded On** 01-MAR-00  
**Program ID** 4811300852

## **US Air Facility System (AIRS / AFS)**

**Location** 32.70559, -96.8574  
**Distance to site** 2854 ft / 0.54 mi SE  
**Info URL** [http://iaspub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110001872750](http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110001872750)  
**EPA Identifier** 110001872750  
**Primary Name** KING BEE 1 HR CLEANERS  
**Address** 2411 KIEST BLVD  
**City** DALLAS  
**County** DALLAS  
**State** TX  
**Zipcode** 75233  
**SIC Codes** 7216, PRIV  
**SIC Descriptions** DRYCLEANING PLANTS, EXCEPT RUG CLEANING  
**Programs** AIRS/AFS, RCRAINFO  
**Program Interests** AIR MINOR, UNSPECIFIED UNIVERSE  
**Updated On** 30-APR-14  
**Recorded On** 01-MAR-00  
**Program ID** 481136E060

**Location** 32.71941, -96.85712  
**Distance to site** 2899 ft / 0.55 mi NE  
**Info URL** [http://iaspub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110001872778](http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110001872778)  
**EPA Identifier** 110001872778  
**Primary Name** WHITE ROSE CLEANERS  
**Address** 2641 SOUTH HAMPTON ROAD  
**City** DALLAS  
**County** DALLAS  
**State** TX  
**Zipcode** 75224-2325  
**NAICS Codes** 812320  
**SIC Codes** 7216, PRIV  
**SIC Descriptions** DRYCLEANING PLANTS, EXCEPT RUG CLEANING  
**Programs** AIRS/AFS, TX-TCEQ ACR  
**Program Interests** AIR MINOR, STATE MASTER  
**Updated On** 30-APR-14  
**Recorded On** 01-MAR-00  
**NAICS Descriptions** DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED).  
**Program ID** 481136E062

## **US Air Facility System (AIRS / AFS)**

<b>Location</b>	32.71673, -96.87418
<b>Distance to site</b>	4113 ft / 0.78 mi W
<b>Info URL</b>	<a href="http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110000457434">http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110000457434</a>
<b>EPA Identifier</b>	110000457434
<b>Primary Name</b>	AC MOLDING COMPOUNDS PMC DIVISION
<b>Address</b>	2700 SOUTH WESTMORELAND ROAD
<b>City</b>	DALLAS
<b>County</b>	DALLAS
<b>State</b>	TX
<b>Zipcode</b>	75233-1312
<b>NAICS Codes</b>	325211
<b>SIC Codes</b>	2821, 3089, PRIV
<b>SIC Descriptions</b>	PLASTICS MATERIALS, SYNTHETIC RESINS, AND NONVULCANIZABLE ELASTOMERS, PLASTICS PRODUCTS, NOT ELSEWHERE CLASSIFIED
<b>Programs</b>	AIRS/AFS, RCRAINFO, TRIS, TX-TCEQ ACR
<b>Program Interests</b>	AIR MINOR, STATE MASTER, TRI REPORTER, UNSPECIFIED UNIVERSE
<b>Updated On</b>	30-APR-14
<b>Recorded On</b>	01-MAR-00
<b>NAICS Descriptions</b>	PLASTICS MATERIAL AND RESIN MANUFACTURING.
<b>Program ID</b>	75224PLSTC2700S



## ***TX Commission of Environmental Quality ACR***

**This database returned no results for your area.**

The TX-TCEQ ACR is a computer application that allows the Texas Commission on Environmental Quality (TCEQ) to use a single, centralized area to record common information, such as the company names, addresses, and telephone numbers of those the TCEQ regulates. It also contains additional IDs (permits, registrations, authorizations, etc) and their status.



## ***TX Leaking Petroleum Storage Tanks***

**Location** 32.71775, -96.86576  
**Distance to site** 2276 ft / 0.43 mi NW  
**Facility Name** JEFFERSON SMURFIT CORP  
**Facility Location** 2743 S PIERCE ST  
**City** DALLAS  
**Zip Code** 75233  
**Reported** 1996-10-03  
**Recorded** 1996-10-07  
**ID Number** 111740  
**Owner Name** JEFFERSON SMURFIT CORP  
**Priority** 4  
**Status** 6A  
**City** DALLAS  
**State** TX  
**Zip** 75233

**Location** 32.71795, -96.86614  
**Distance to site** 2401 ft / 0.45 mi NW  
**Facility Name** QUAKER OATS CO  
**Facility Location** 2822 GLENFIELD AVE  
**City** DALLAS  
**Zip Code** 75233  
**Reported** 1987-05-05  
**Recorded** 1987-05-05  
**ID Number** 91293  
**Owner Name** QUAKER OATS CO  
**Priority** 4A  
**Status** 6A  
**City** DALLAS  
**State** TX  
**Zip** 75233

## ***TX Leaking Petroleum Storage Tanks***

<b>Location</b>	32.71315, -96.87014
<b>Distance to site</b>	2581 ft / 0.49 mi W
<b>Facility Name</b>	CONTAINER SERVICE CORP
<b>Facility Location</b>	3061 W SANER AVE
<b>City</b>	DALLAS
<b>Zip Code</b>	75233
<b>Reported</b>	1991-11-13
<b>Recorded</b>	1993-06-14
<b>ID Number</b>	106707
<b>Owner Name</b>	REDI PACKAGING
<b>Priority</b>	4.1
<b>Status</b>	6A
<b>City</b>	DALLAS
<b>State</b>	TX
<b>Zip</b>	75211

<b>Location</b>	32.70568, -96.85702
<b>Distance to site</b>	2882 ft / 0.55 mi SE
<b>Facility Name</b>	RAS 6 4422
<b>Facility Location</b>	3203 S HAMPTON RD
<b>City</b>	DALLAS
<b>Zip Code</b>	75224
<b>Reported</b>	1992-11-17
<b>Recorded</b>	1993-01-08
<b>ID Number</b>	105368
<b>Owner Name</b>	EXXONMOBIL
<b>Priority</b>	2.6
<b>Status</b>	6A
<b>City</b>	HOUSTON
<b>State</b>	TX
<b>Zip</b>	77210

## ***TX Leaking Petroleum Storage Tanks***

**Location** 32.72022, -96.85694  
**Distance to site** 3185 ft / 0.6 mi NE  
**Facility Name** FORMER ZINN GULF  
**Facility Location** 2601 S HAMPTON RD  
**City** DALLAS  
**Zip Code** 75224  
**Reported** 2007-08-02  
**Recorded** 2007-08-30  
**ID Number** 117369  
**Owner Name** CHRATER HAMPTON  
**Priority** 4.1  
**Status** 1  
**City** DALLAS  
**State** TX  
**Zip** 75201

**Location** 32.71082, -96.87409  
**Distance to site** 3833 ft / 0.73 mi W  
**Facility Name** DIAMOND SHAMROCK 771  
**Facility Location** 2995 S WESTMORELAND  
**City** DALLAS  
**Zip Code** 75233  
**Reported** 1991-07-08  
**Recorded** 1991-09-17  
**ID Number** 99726  
**Owner Name** DIAMOND SHAMROCK  
**Priority** 4A  
**Status** 6A  
**City** SAN ANTONIO  
**State** TX  
**Zip** 78269

## ***TX Leaking Petroleum Storage Tanks***

**Location** 32.72228, -96.85694  
**Distance to site** 3868 ft / 0.73 mi NE  
**Facility Name** VICKERS 2313  
**Facility Location** 2407 S HAMPTON RD  
**City** DALLAS  
**Zip Code** 75224  
**Reported** 1988-09-06  
**Recorded** 1988-09-27  
**ID Number** 92178  
**Owner Name** ULTRAMAR DIAMOND SHAMROCK  
**Priority** 4.1  
**Status** 6A  
**City** IRVING  
**State** TX  
**Zip** 75062

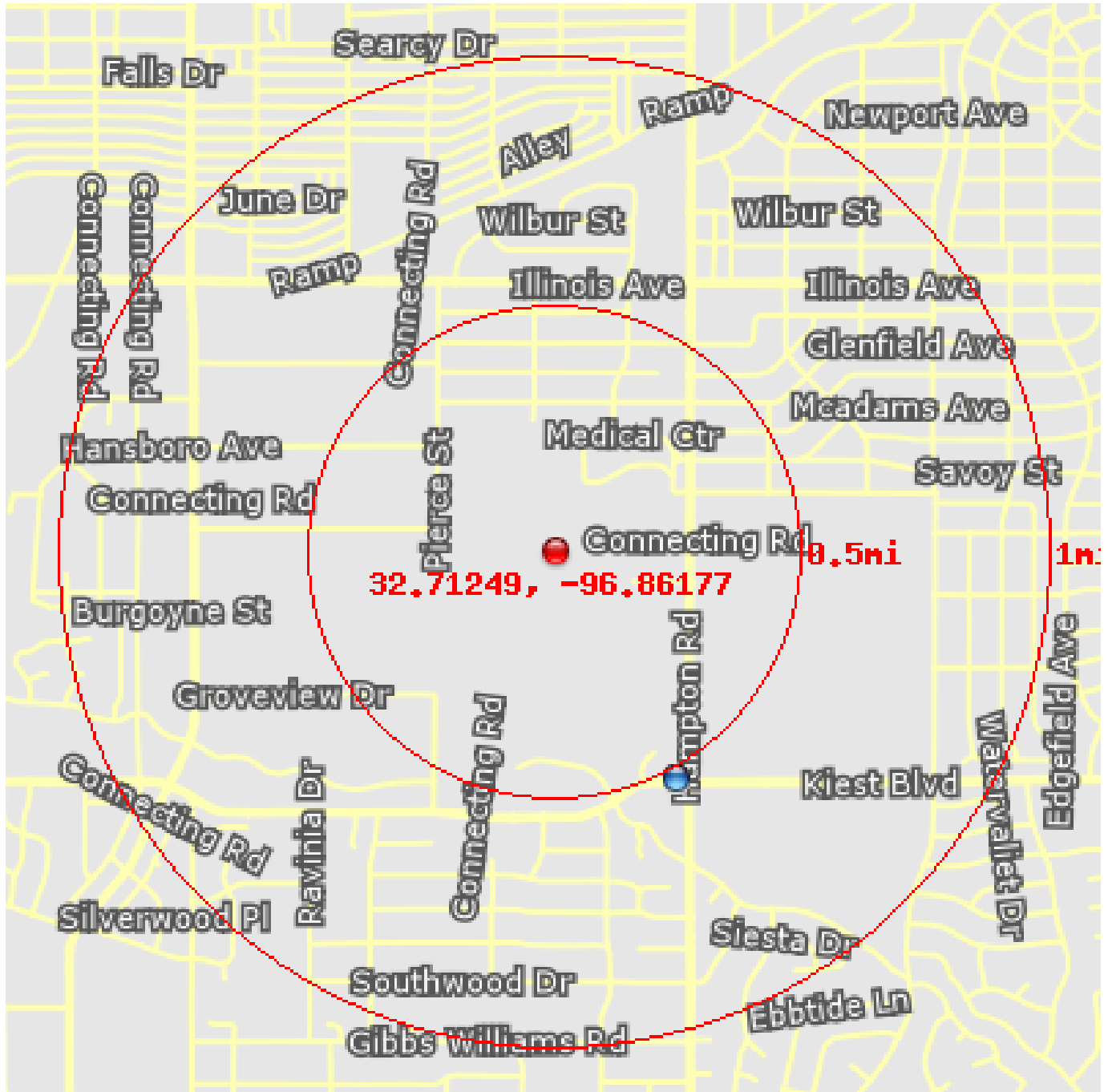
**Location** 32.70623, -96.87465  
**Distance to site** 4567 ft / 0.86 mi SW  
**Facility Name** CHAMPLIN PETROLEUM CO  
**Facility Location** 3165 S WESTMORELAND  
**City** DALLAS  
**Zip Code** 75233  
**Reported** 1992-10-21  
**Recorded** 1992-12-08  
**ID Number** 105102  
**Owner Name** U HAUL CO  
**Priority** 4.2  
**Status** 6A  
**City** PHOENIX  
**State** AZ  
**Zip** 85004

## ***TX Leaking Petroleum Storage Tanks***

**Location** 32.72028, -96.87429  
**Distance to site** 4781 ft / 0.91 mi NW  
**Facility Name** TEXACO SERVICE STATION  
**Facility Location** 3303 W ILLINOIS  
**City** DALLAS  
**Zip Code** 75211  
**Reported** 1992-04-28  
**Recorded** 1992-09-21  
**ID Number** 104157  
**Owner Name** STAR ENTERPRISE  
**Priority** 4.1  
**Status** 6A  
**City** IRVING  
**State** TX  
**Zip** 75038

**Location** 32.70585, -96.87618  
**Distance to site** 5046 ft / 0.96 mi SW  
**Facility Name** MOBIL STATION 12FAD  
**Facility Location** 3314 W KIEST BLVD  
**City** DALLAS  
**Zip Code** 75233  
**Reported** 1988-02-16  
**Recorded** 1988-02-16  
**ID Number** 91683  
**Owner Name** MOBIL OIL CORP  
**Priority** 4A  
**Status** 6A  
**City** FAIRFAX  
**State** VA  
**Zip** 22037

## TX Drycleaners



**This database returned 2 results for your area.**

Texas Administrative Code, Title 30, Chapter 337, requires all dry cleaning drop stations and facilities in Texas to register with the Texas Commission on Environmental Quality (TCEQ) and implement new performance standards at their facilities as appropriate.

Environmental contamination at a dry cleaner site can occur from spills and leaks of solvent. The most common dry cleaning solvent can penetrate concrete and can sink through floor cracks since it is heavier than water. In addition, many dry cleaners historically disposed of wastes containing solvent by pouring wastewater into a sanitary sewer, throwing spent filters and sludge into the trash, or dumping wastewater on the ground near their facility. The Resource Conservation and Recovery Act, a federal law passed in 1980 and amended in 1984 increased regulation of hazardous waste and unsafe practices are no longer allowed. However, at some dry cleaner facilities, past disposal and management practices have resulted in contamination of soil and groundwater to an extent that requires cleanup.



## ***TX Drycleaners***

<b>Location</b>	32.70581, -96.85754
<b>Distance to site</b>	2765 ft / 0.52 mi SE
<b>Site Name</b>	KING BEE CLEANERS
<b>Registration Number</b>	100606219
<b>Site Type</b>	DROP STATION REGISTRATION
<b>Registration Status</b>	ACTIVE
<b>Site Operation</b>	ACTIVE
<b>Role Type</b>	BILLING
<b>Address</b>	2411 W Kiest BLVD
<b>County</b>	DALLAS
<b>Owner Name</b>	JUNGSEOK KOH DBA KING BEE CLEANERS
<b>Fiscal Year</b>	FY2008
<b>Phys ID</b>	3000199
<b>LGL ID</b>	3000965
<b>Address</b>	DALLAS
<b>Address</b>	TX
<b>Address</b>	2305
<b>Physical Description</b>	2411 W Kiest Blvd, Dallas, TX
<b>Zip Code</b>	75233

<b>Location</b>	32.70581, -96.85754
<b>Distance to site</b>	2765 ft / 0.52 mi SE
<b>Site Name</b>	KING BEE CLEANERS
<b>Registration Number</b>	100606219
<b>Site Type</b>	DROP STATION REGISTRATION
<b>Registration Status</b>	ACTIVE
<b>Site Operation</b>	ACTIVE
<b>Role Type</b>	OWN
<b>Address</b>	2411 W Kiest BLVD
<b>County</b>	DALLAS
<b>Owner Name</b>	JUNGSEOK KOH DBA KING BEE CLEANERS
<b>Fiscal Year</b>	FY2008
<b>Phys ID</b>	3000199
<b>LGL ID</b>	3000965
<b>Address</b>	DALLAS
<b>Address</b>	TX
<b>Address</b>	2305
<b>Physical Description</b>	2411 W Kiest Blvd, Dallas, TX
<b>Zip Code</b>	75233

## ***TX State Superfund Registry***

**This database returned no results for your area.**

The State Superfund registry, established by the 69th Texas Legislature in 1985 and administered by the Texas Commission on Environmental Quality, lists those abandoned or inactive sites that have serious contamination but do not qualify for the federal program, and therefore are cleaned up under the state program. The state must comply with federal guidelines in administering the state Superfund program, but EPA approval of state Superfund actions is not required.

## ***TX Brownfields***

**This database returned no results for your area.**

Many former industrial properties lie dormant or underutilized due to liability associated with real or perceived contamination. These properties are broadly referred to as brownfields. The Texas Commission on Environmental Quality (TCEQ), in close partnership with the U.S. Environmental Protection Agency (EPA) and other federal, state, and local redevelopment agencies, and stakeholders, is facilitating cleanup, transferability, and revitalization of brownfields through the development of regulatory, tax, and technical assistance tools.

## ***TX Voluntary Cleanup Program Sites***

**This database returned no results for your area.**

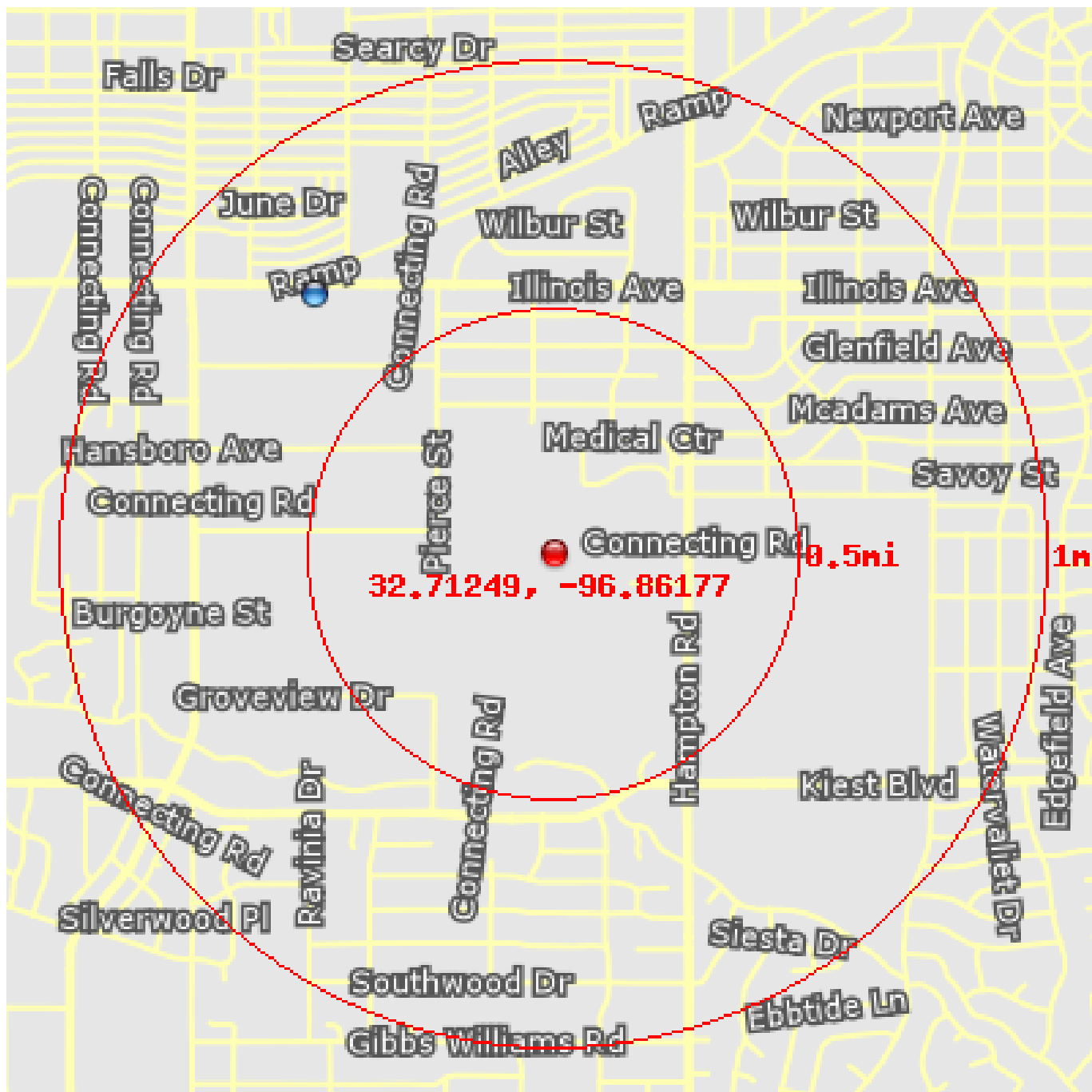
The Texas Voluntary Cleanup Program (VCP) provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. Since all non-responsible parties, including future lenders and landowners, receive protection from liability to the state of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate transactions at those sites are eliminated. As a result, many unused or under used properties may be restored to economically productive or community beneficial use. Also under the VCP, site cleanups follow a streamlined approach to reduce future human and environmental risk to safe levels.

## ***TX Innocent Owner Program***

**This database returned no results for your area.**

Texas instituted the Innocent Owner/Operator Program (IOP) to mitigate the risks of environmental contamination to innocent parties. The Texas IOP created by House Bill 2776 of the 75th Legislature, provides a certificate to an innocent owner or operator if their property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination. Like the Texas Voluntary Cleanup Program (VCP), the IOP can be used as a redevelopment tool or as a tool to add value to a contaminated property by providing an Innocent Owner/Operator Certificate (IOC). However, unlike the VCP release of liability, IOCs are not transferable to future owners/operators. Future innocent owners or operators are eligible to enter the IOP and may receive an IOC only after they become an owner or operator of the site.

## TX Landfills



This database returned 1 results for your area.

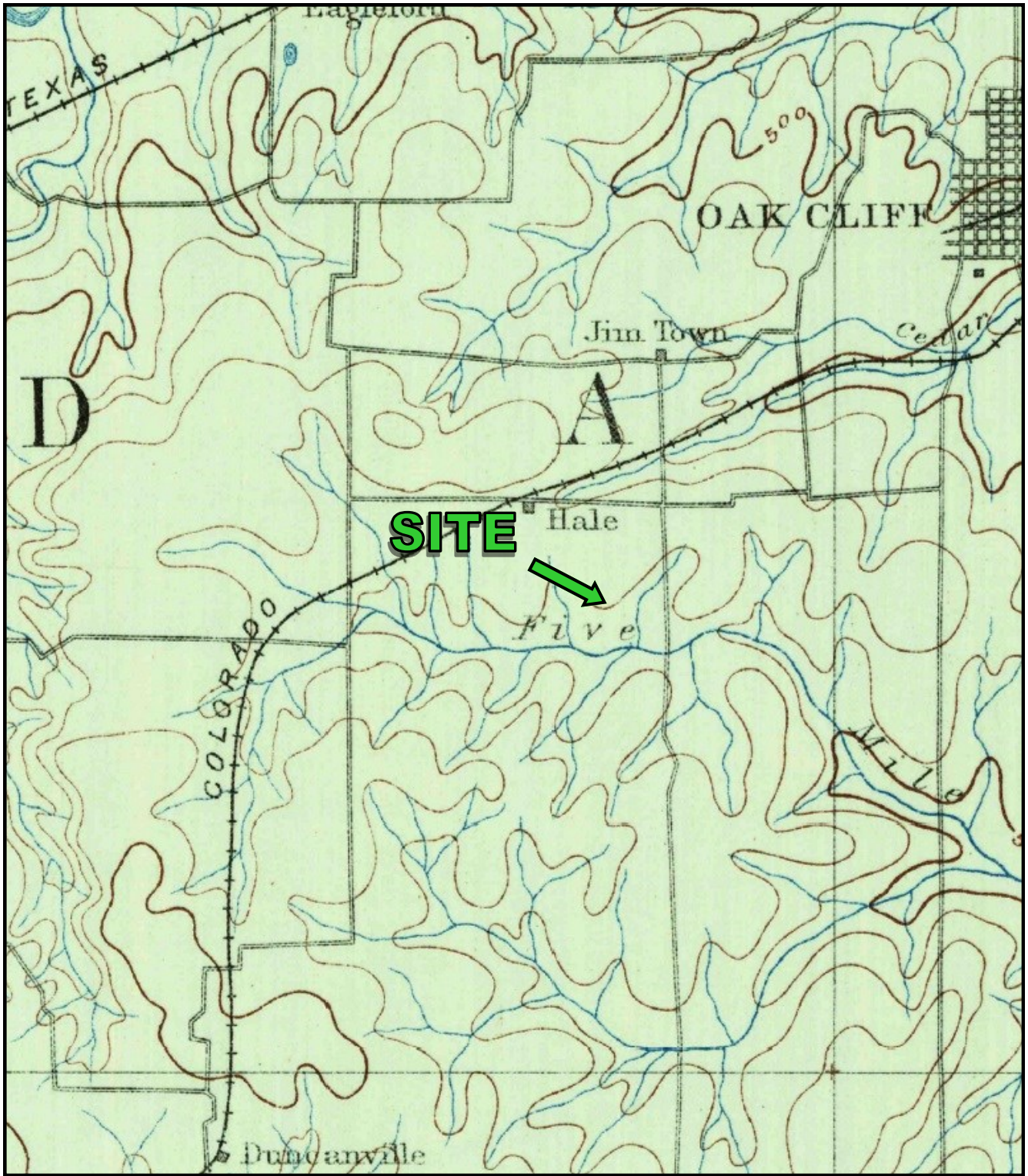
The Solid Waste Landfill List (SWLF) database is provided and maintained by the Texas Commission on Environmental Quality and consists of open solid waste disposal facilities and transfer stations.

## ***TX Landfills***

<b>Location</b>	32.72, -96.87
<b>Distance to site</b>	3727 ft / 0.71 mi NW

**APPENDIX D**  
HISTORICAL DOCUMENTATION





Source: USGS

Topographic Map - 1891

**Historical Exhibits**

Oaks at Hampton  
2514 Perryton Drive,  
Dallas, TX 75224

MACH 8  
CONSULTING **M8**

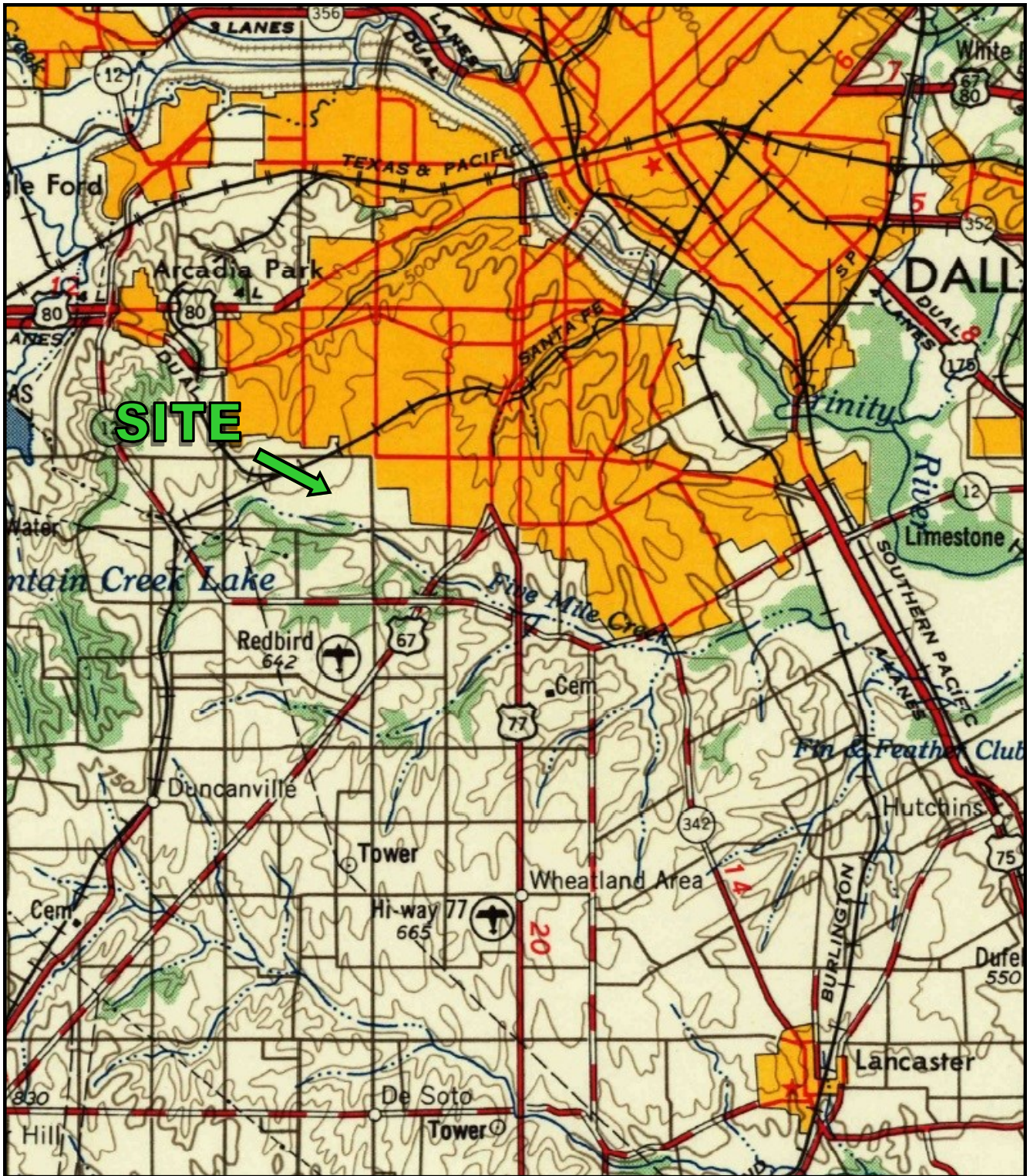


Source: USGS

Aerial Photograph - 1952

**Historical Exhibits**  
Oaks at Hampton  
2514 Perryton Drive,  
Dallas, TX 75224

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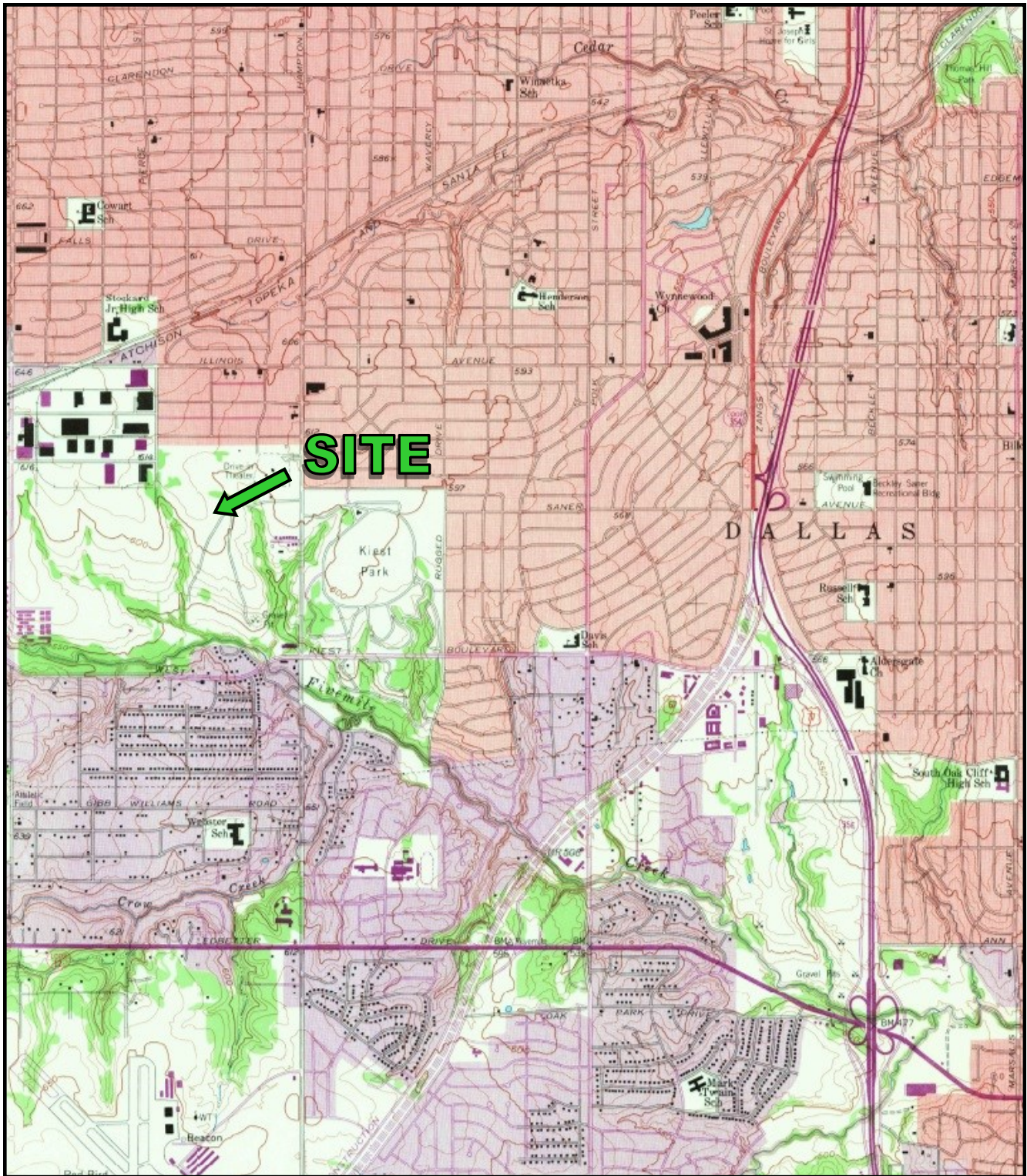
Source: USGS

Topographic Map - 1958

**Historical Exhibits**

Oaks at Hampton  
2514 Perryton Drive,  
Dallas, TX 75224

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Source: USGS

Topographic Map - 1968

**Historical Exhibits**  
Oaks at Hampton  
2514 Perryton Drive,  
Dallas, TX 75224

MACH 8  
CONSULTING **M8**

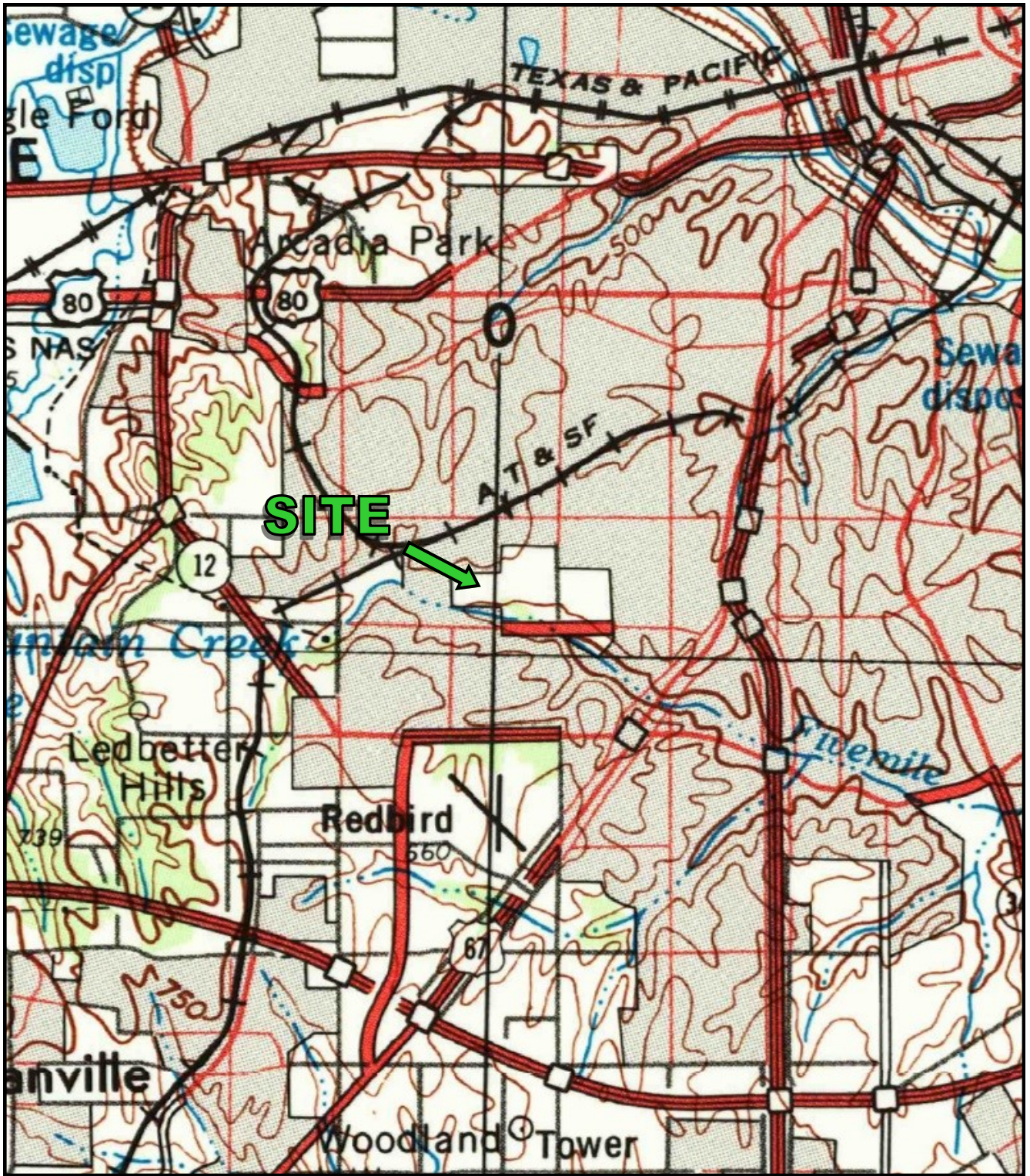


Source: USGS

Aerial Photograph - 1968

**Historical Exhibits**  
Oaks at Hampton  
2514 Perryton Drive,  
Dallas, TX 75224

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Source: USGS

Topographic Map - 1973

**Historical Exhibits**  
Oaks at Hampton  
2514 Perryton Drive,  
Dallas, TX 75224

MACH 8  
CONSULTING **M8**

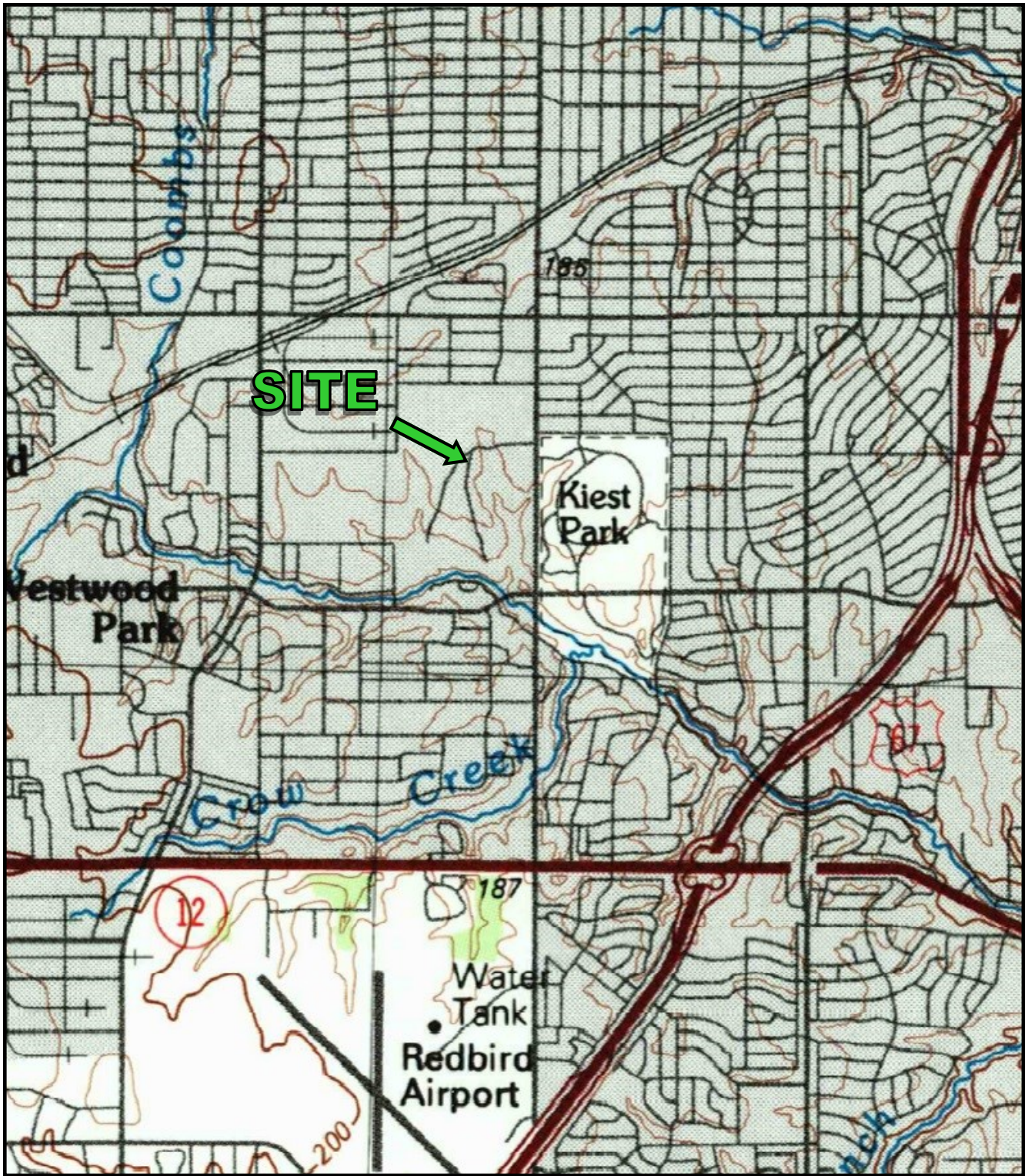


Source: USGS

Aerial Photograph - 1982

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Oaks at Hampton  
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Dallas, TX 75224

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Source: USGS

Topographic Map - 1986

**Historical Exhibits**  
Oaks at Hampton  
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Dallas, TX 75224

MACH 8  
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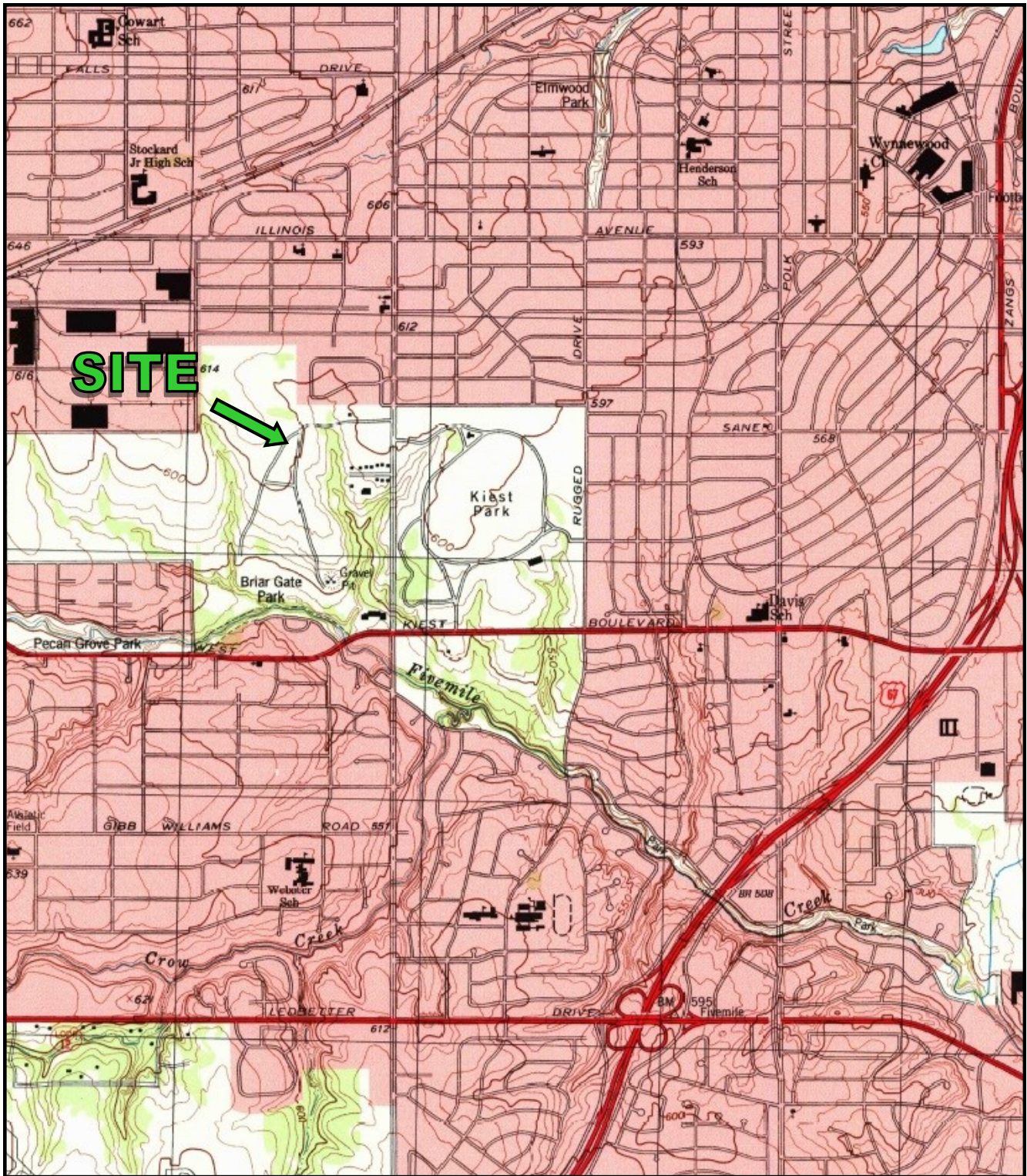


Source: USGS

Aerial Photograph - 1989

**Historical Exhibits**  
Oaks at Hampton  
2514 Perryton Drive,  
Dallas, TX 75224

MACH 8  
CONSULTING **M8**



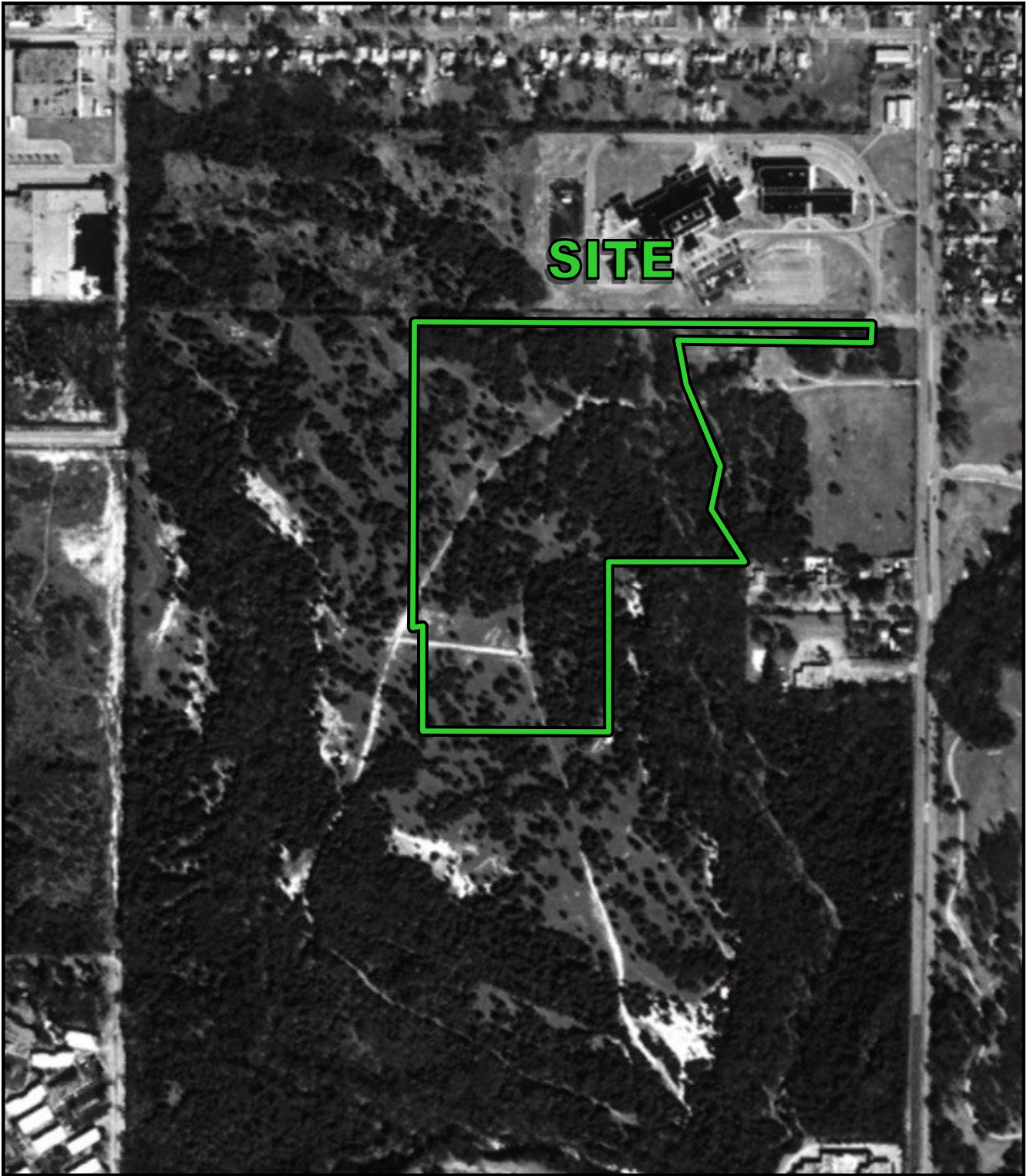
Source: USGS

Topographic Map - 1995

**Historical Exhibits**

Oaks at Hampton  
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Dallas, TX 75224

MACH 8  
CONSULTING **M8**

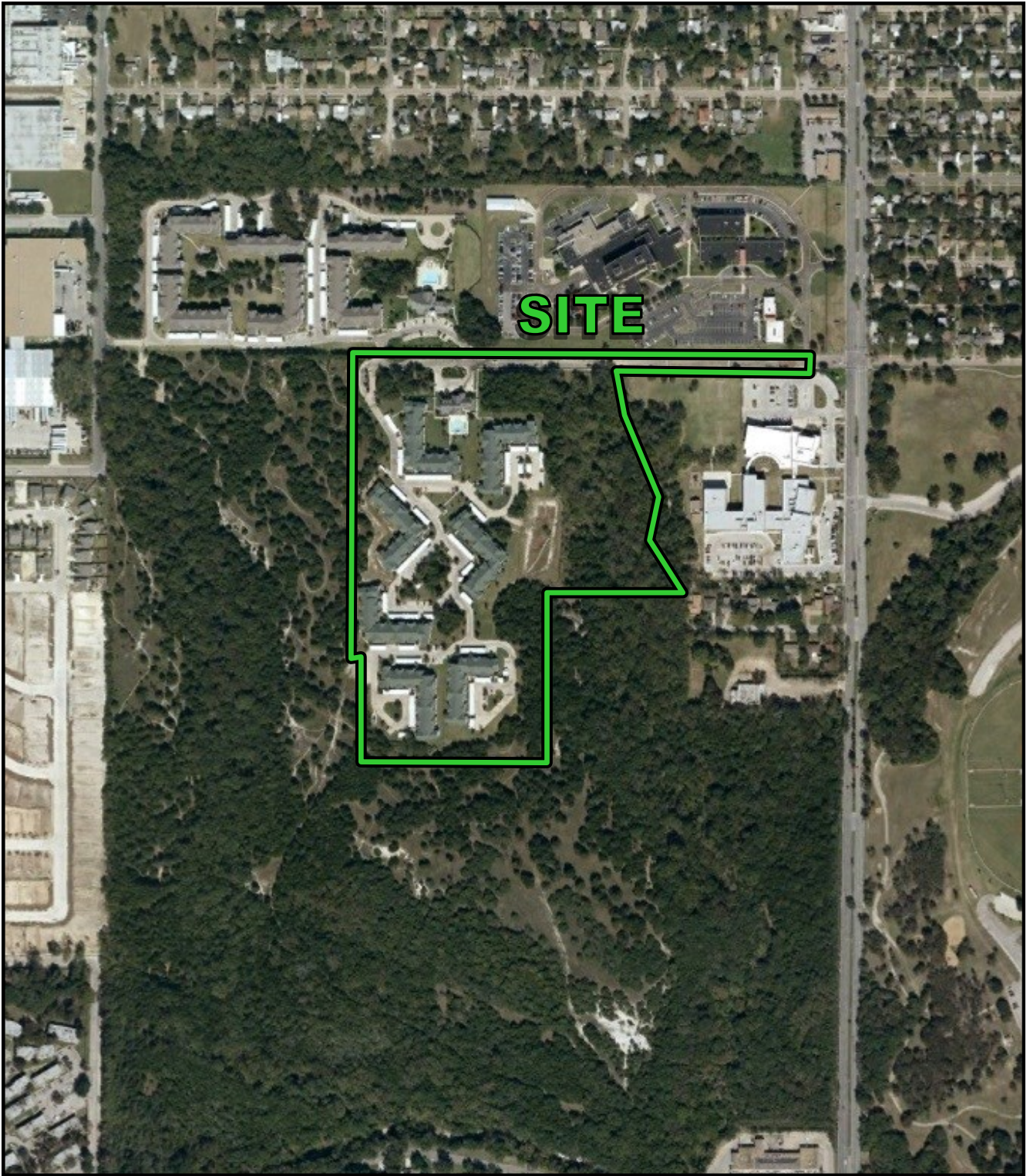


Source: USGS

Aerial Photograph - 1995

**Historical Exhibits**  
Oaks at Hampton  
2514 Perryton Drive,  
Dallas, TX 75224

MACH 8  
CONSULTING **M8**

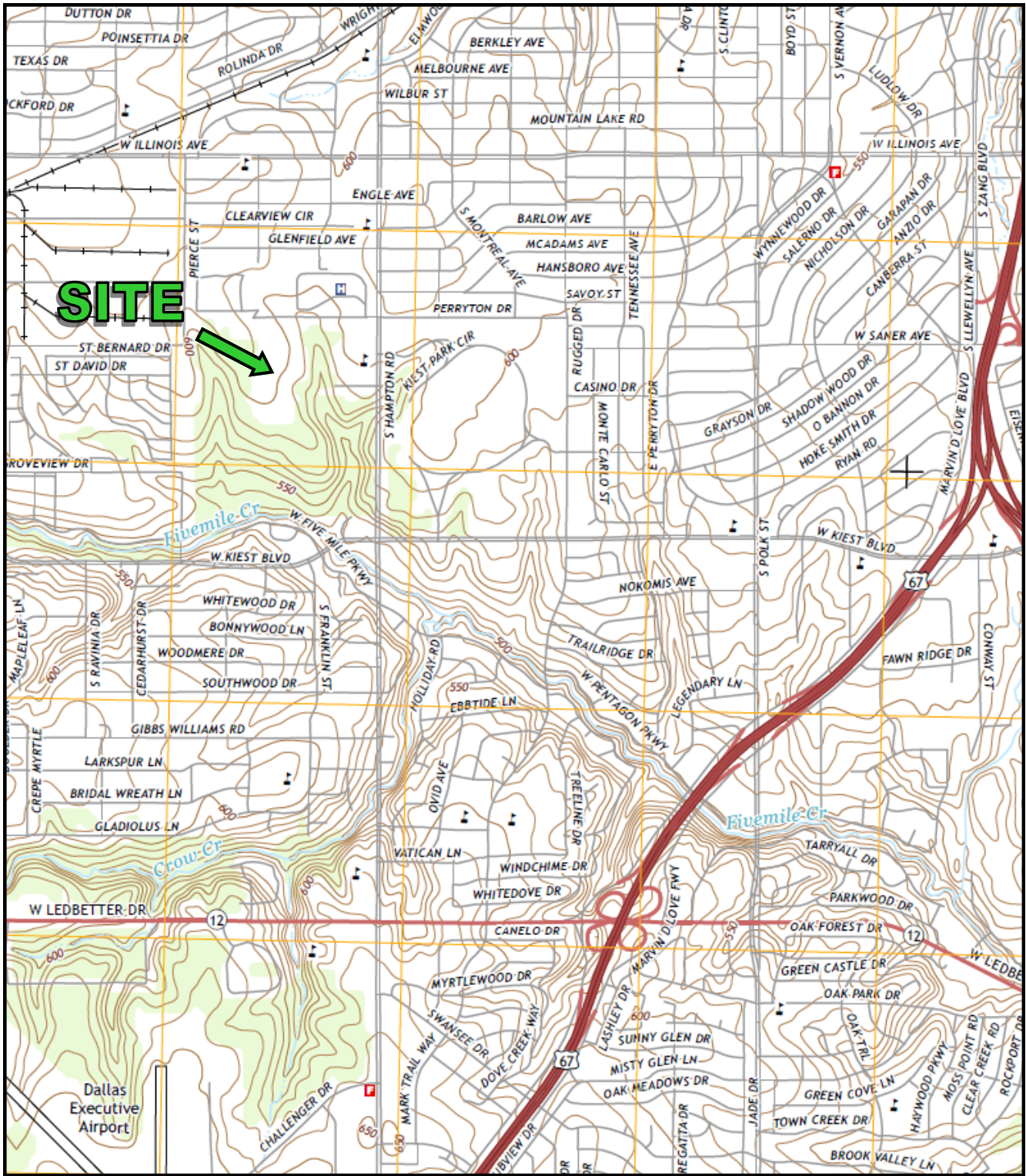


Source: USGS

Aerial Photograph - 2007

**Historical Exhibits**  
Oaks at Hampton  
2514 Perryton Drive,  
Dallas, TX 75224

MACH 8  
CONSULTING **M8**

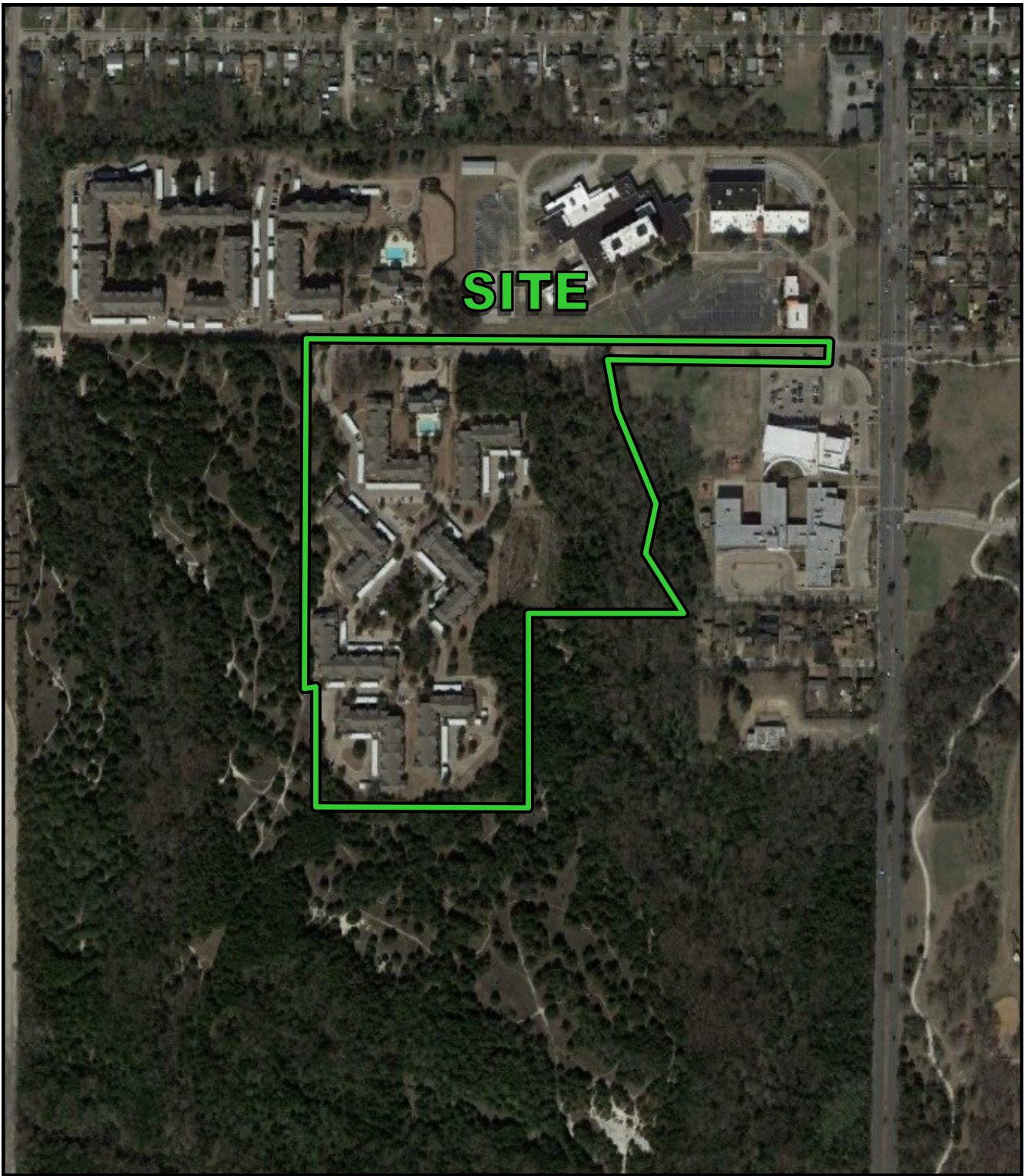


Source: USGS

Topographic Map - 2016

**Historical Exhibits**  
 Oaks at Hampton  
 2514 Perryton Drive,  
 Dallas, TX 75224

MACH 8  
 CONSULTING **M8**



Source: USGS

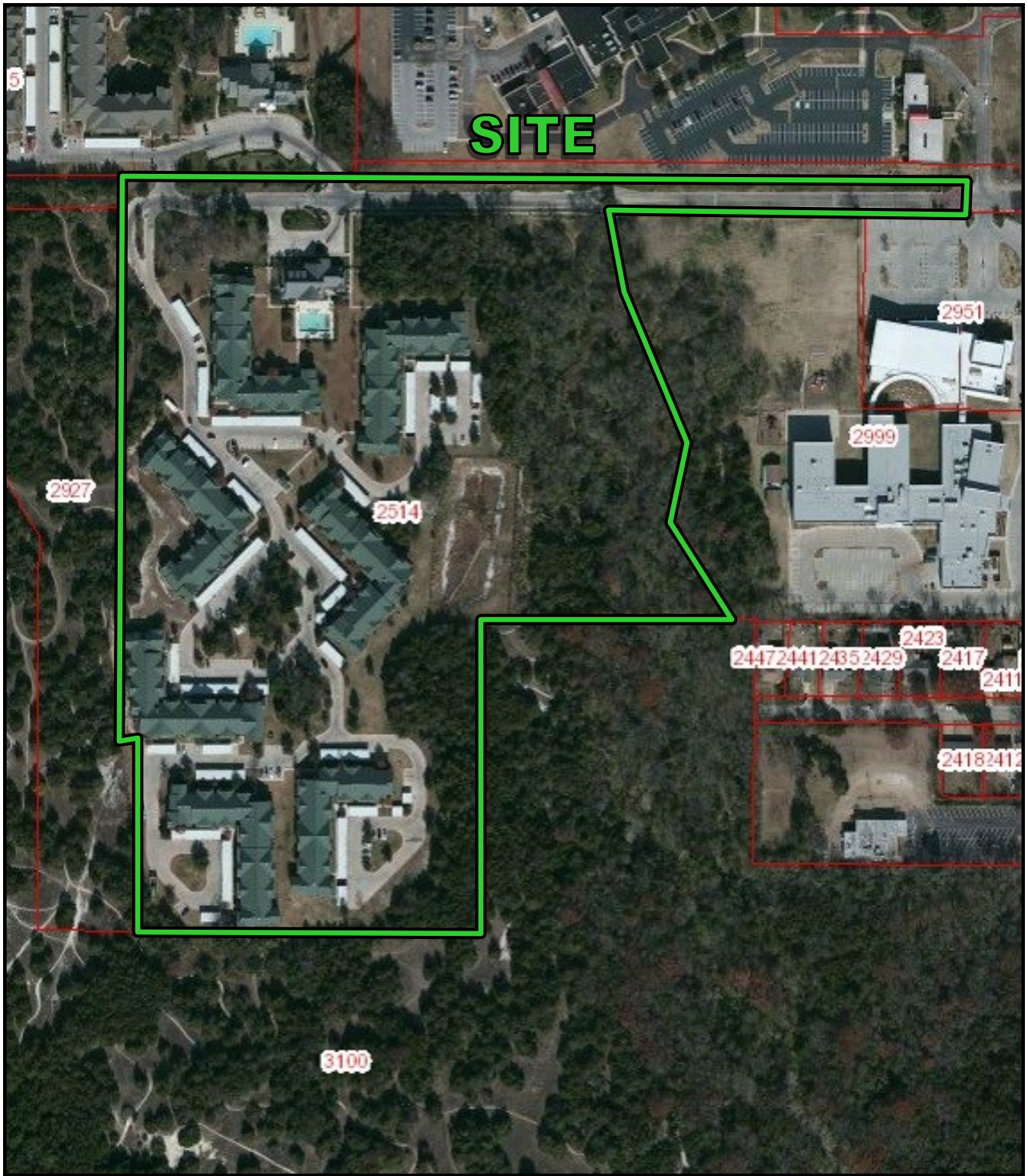
Aerial Photograph - 2017

**Historical Exhibits**  
Oaks at Hampton  
2514 Perryton Drive,  
Dallas, TX 75224

MACH 8  
CONSULTING **M8**

**APPENDIX E**

ADDITIONAL RELEVANT DOCUMENTATION



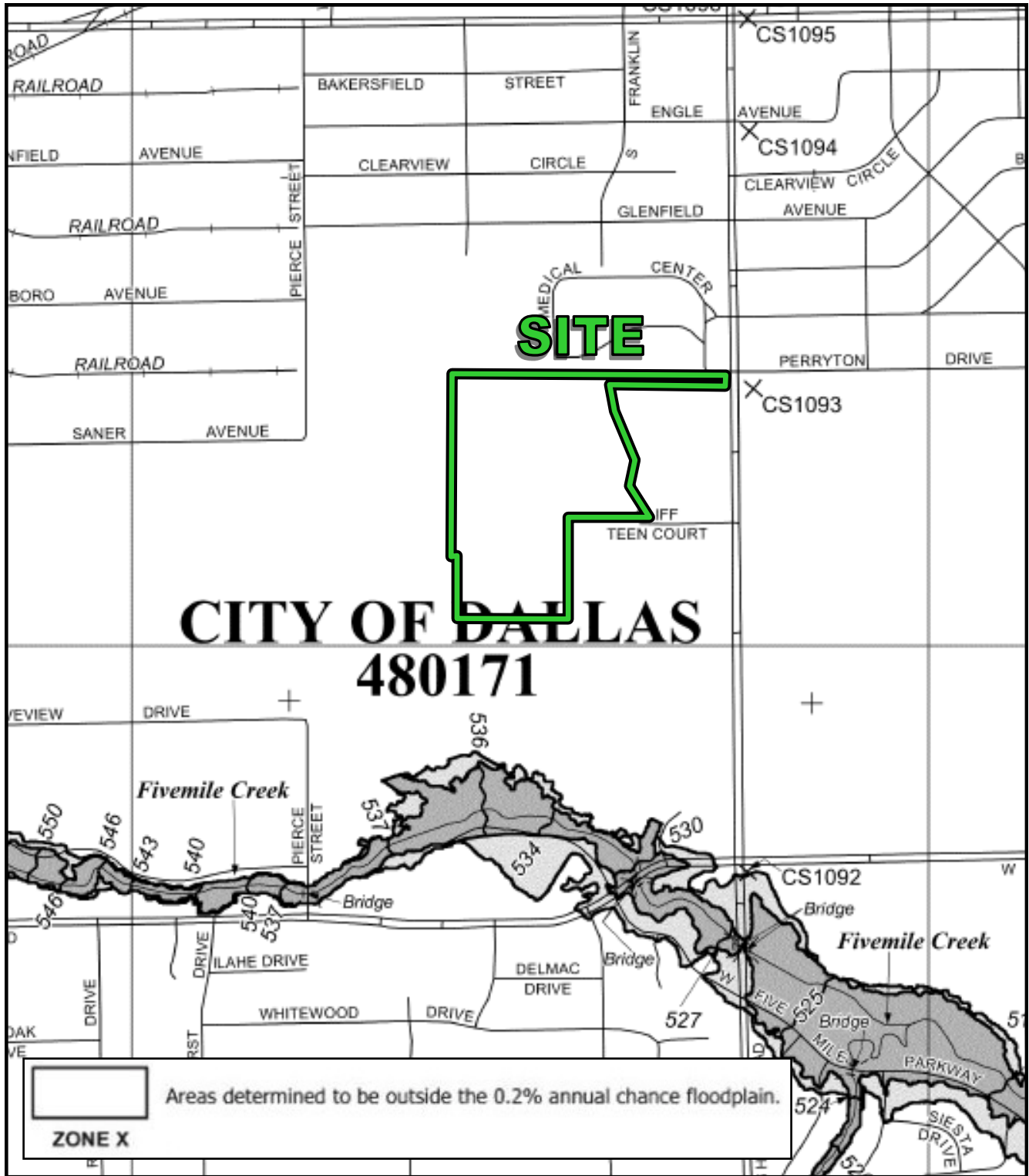
Parcel ID - 006031000A0010000

## Dallas GIS Parcel Map

**ESA Exhibits**  
Oaks at Hampton  
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Dallas, TX 75224

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FEMA Map FM48113C0480K—July 7, 2014

The Site is within Zone X, unshaded

FEMA Flood Map

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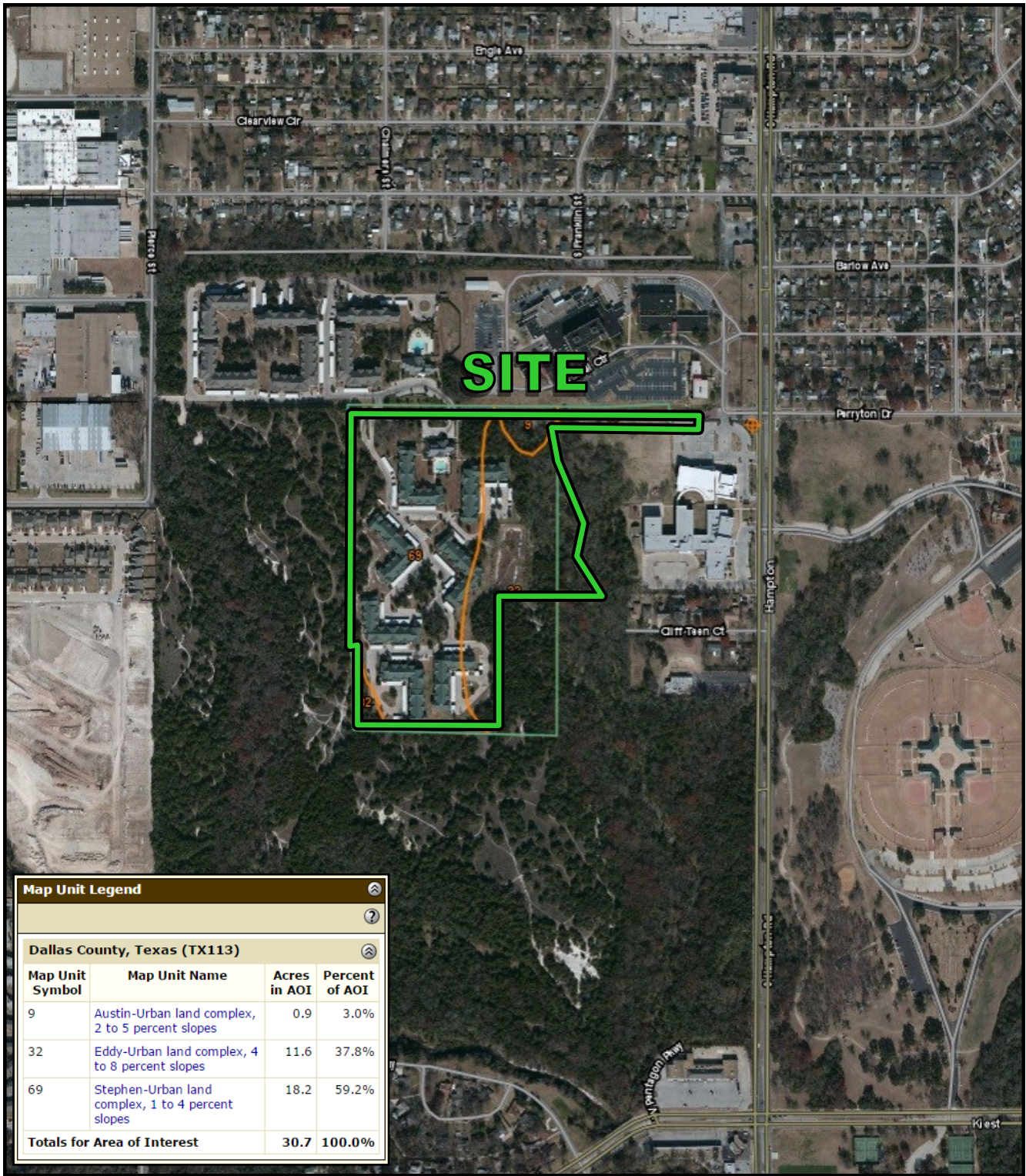
Date: 2016

Source: US Fish and Wildlife Survey

## Wetlands Map

**ESA Exhibits**  
 Oaks at Hampton  
 2514 Perryton Drive,  
 Dallas, TX 75224

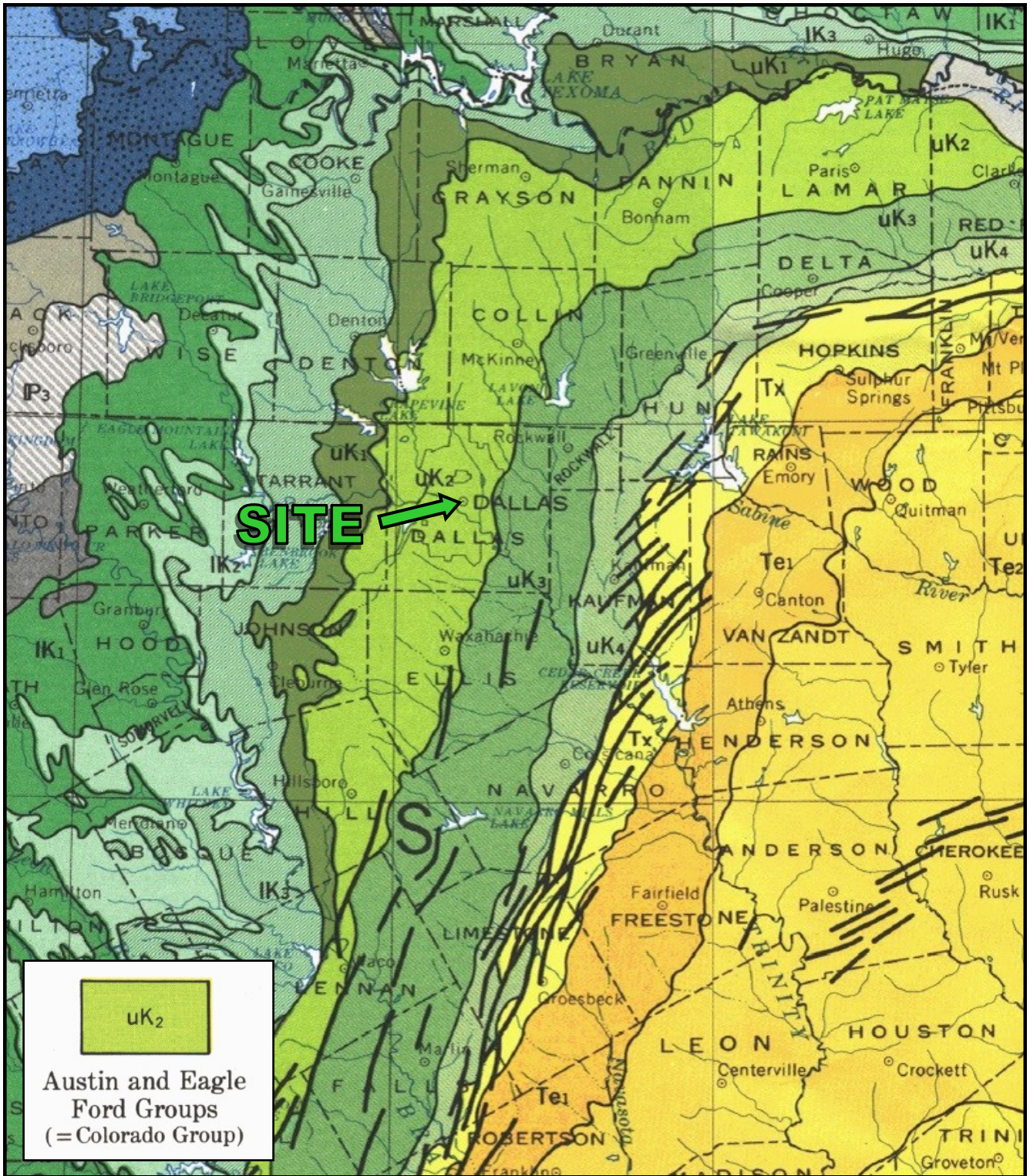
MACH 8  
 CONSULTING **M8**



## USDA Soil Map

**ESA Exhibits**  
 Oaks at Hampton  
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MACH 8  
 CONSULTING **M8**

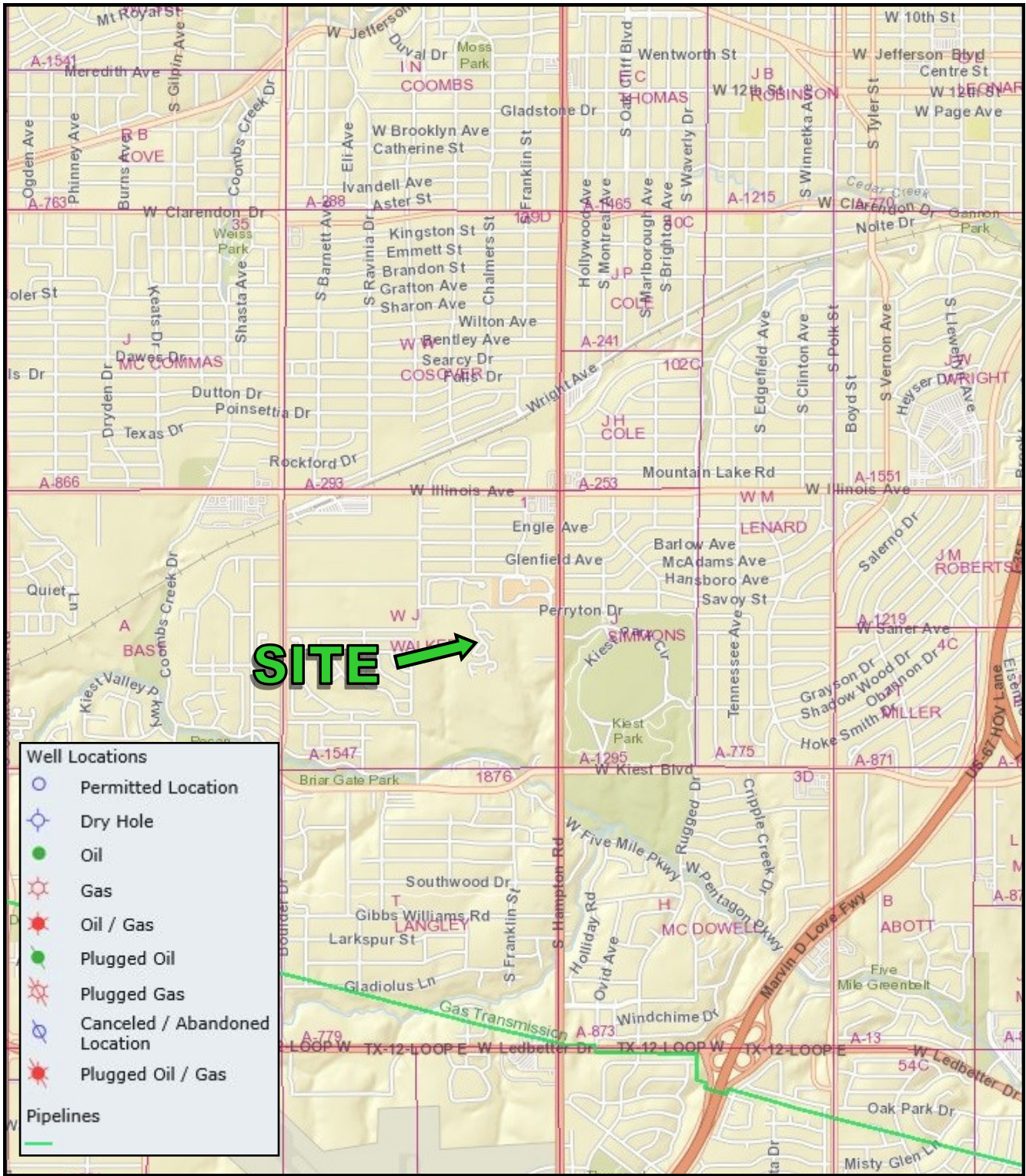


Date: 1974 Source: USGS

### US Bedrock Geology Map

**ESA Exhibits**  
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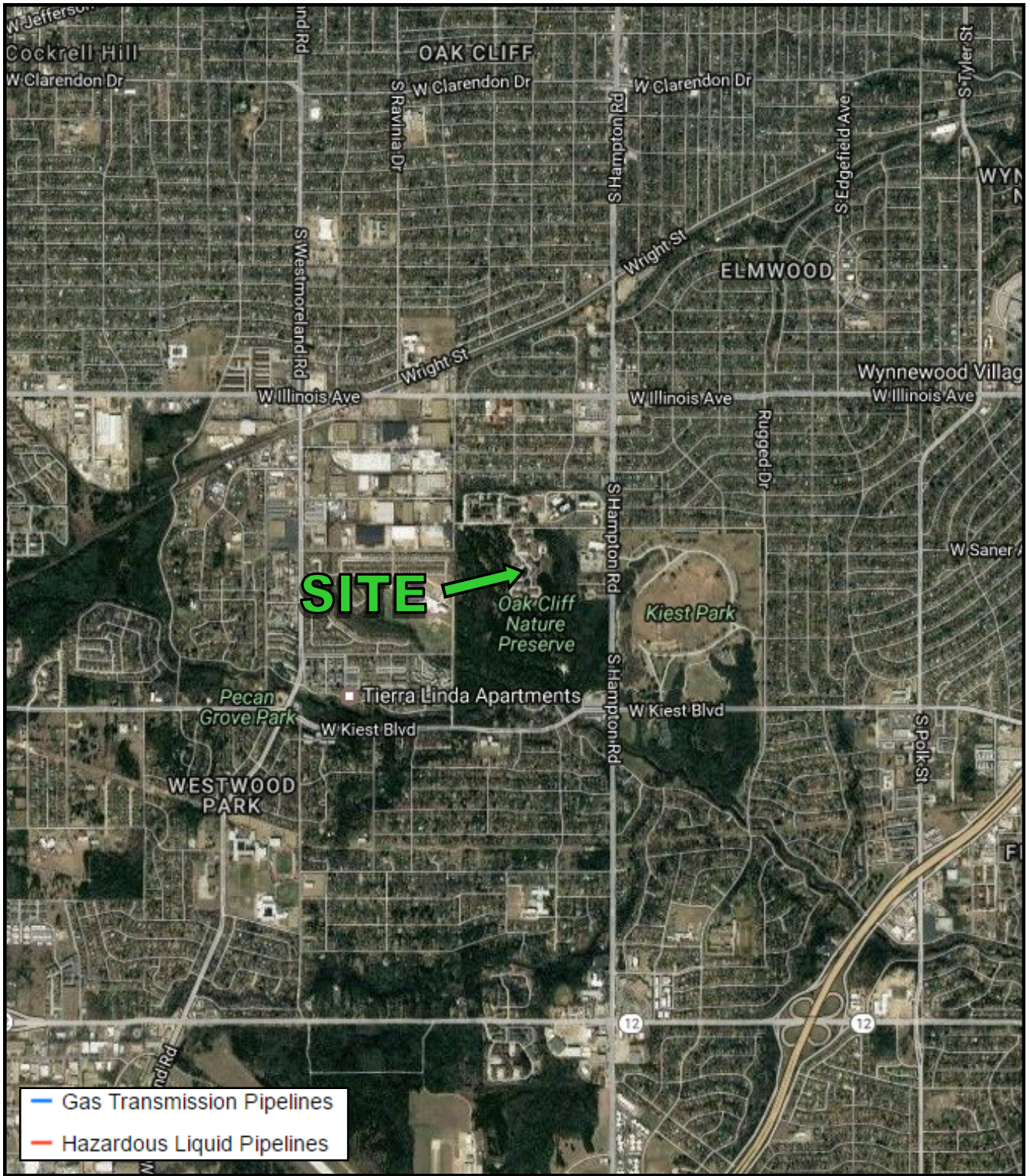
Date: 2016

Source: Texas RRC Oil and Gas Well Map

### TX Oil & Gas Well and Pipeline Map

**ESA Exhibits**  
 Oaks at Hampton  
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 Dallas, TX 75224

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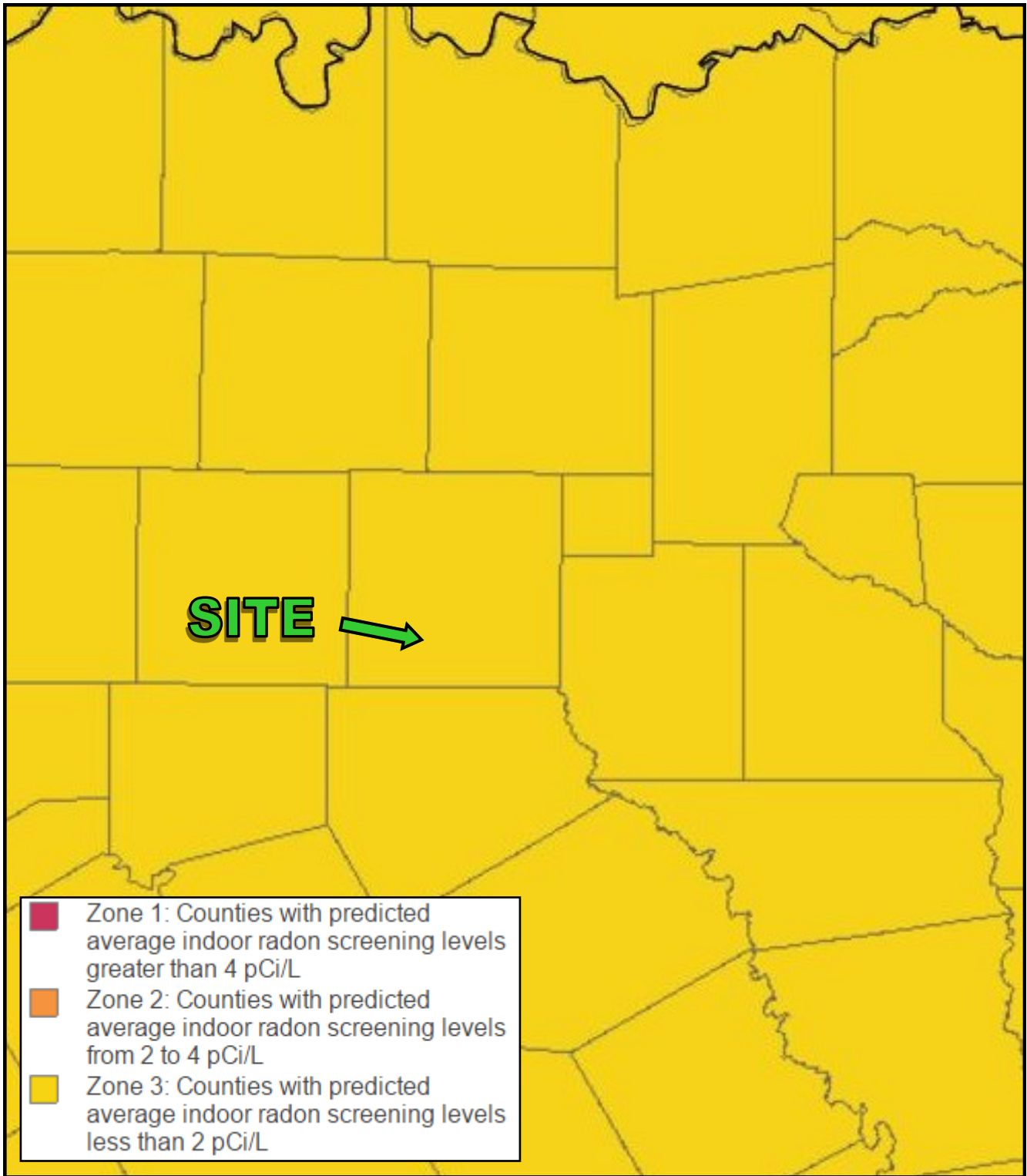
Date: 2016 Source: National Pipeline Mapping System

## Pipeline Map

**ESA Exhibits**  
 Oaks at Hampton  
 2514 Perryton Drive,  
 Dallas, TX 75224

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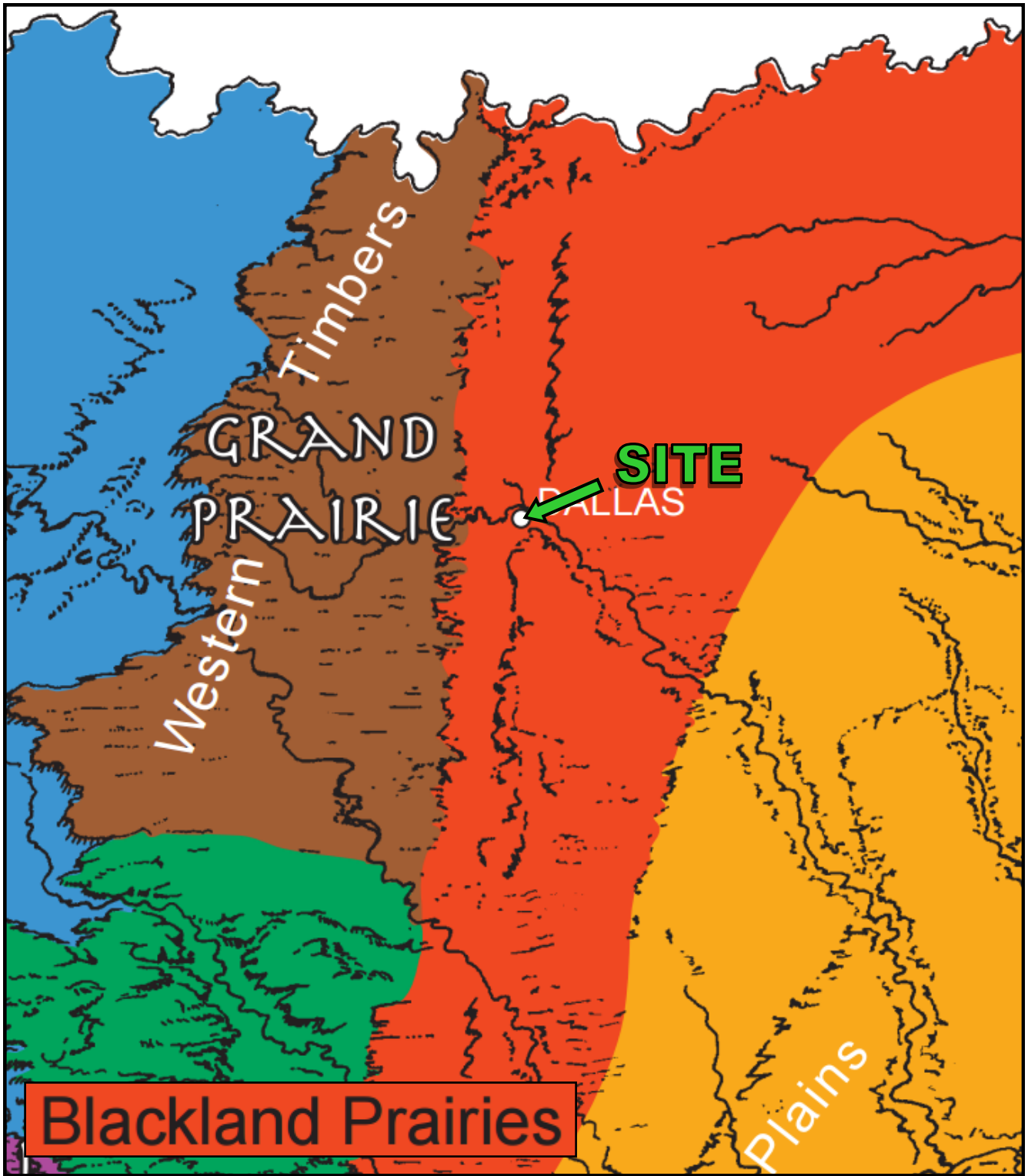
Date: 2013 Source: EPA

## Radon Zone Map

**ESA Exhibits**  
Oaks at Hampton  
2514 Perryton Drive,  
Dallas, TX 75224

MACH 8  
CONSULTING **M8**



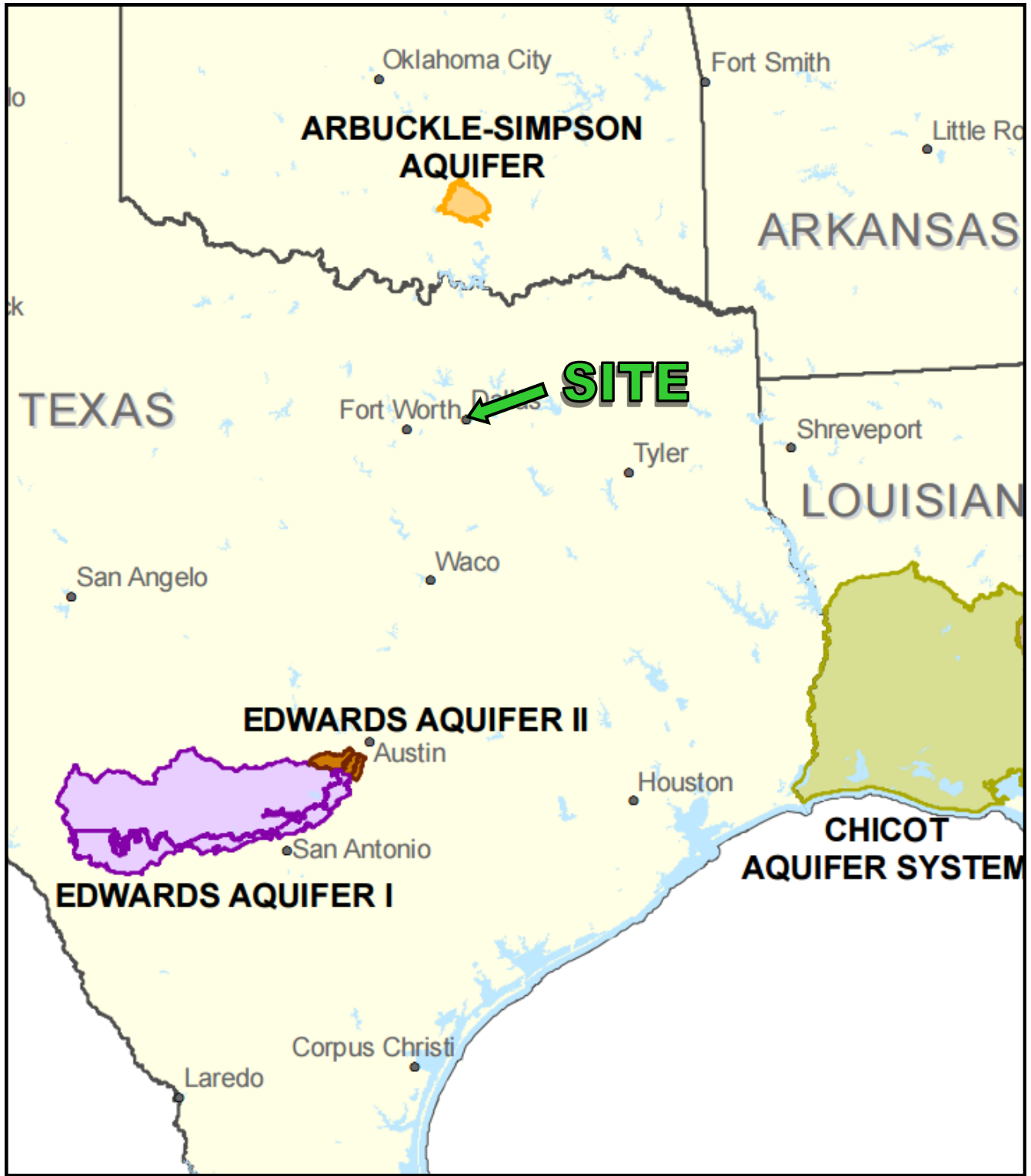


Date: 2012 Source: USGS

### TX Physiographic Regions Map

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Date: 2008 Source: EPA

EPA Region 6 Sole Source Aquifer Map

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 Oaks at Hampton  
 2514 Perryton Drive,  
 Dallas, TX 75224

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 CONSULTING **M8**

**Owner Questionnaire**  
**ASTM E 1527-13 Phase I Environmental Site Assessment**

Please complete this questionnaire before the Consultant's site visit. For those questions that are not applicable to the subject please respond with an "N/A". This document must be signed by the Owner or his/her representative (Item No. 2). If you have any questions about how to answer any of the questions please call the Consultant. If additional pages for response are necessary please attach them to this form. Clearly mark all references to the appropriate question number(s). This document and your written response to same will be an exhibit in the Consultant's report.

**1. PROPERTY INFORMATION:**

Property Name: <input style="width: 90%;" type="text"/>		
Property Address: <input style="width: 90%;" type="text"/>		
City <input style="width: 95%;" type="text"/>	State <input style="width: 80%;" type="text"/>	Zip <input style="width: 80%;" type="text"/>
Assessor's Parcel Number: <input style="width: 95%;" type="text"/>		

**2. COMPLETED BY**

Signature	Date
Printed Name	Title

**3. ASTM-REQUIRED INQUIRIES**

Property Owner:	
Name:	Phone:
	Fax:
Key Site Manager (Site contact):	
Name:	Phone:
	Fax:
<b>If not residential Property, please provide list of tenants, including contact names and phone numbers.</b>	
Can you provide a Current Title Abstract for the Property, including a chain of Title? If so, please send documents along with completed questionnaire to Consultant.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you have knowledge of any environmental liens recorded against the Property, or environmentally related Activity and Use Limitations of the Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you aware of a reduction in the property value due to environmental issues?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Please attach explanation of all affirmative answers.</b>	
8) Please state reason for procuring this Phase 1 ESA:	
<input type="checkbox"/>	Qualify for Innocent Landowner defense to CERCLA Liability.
<input type="checkbox"/>	Other: (state below)

**4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:**

Legal description/ boundary survey/ plat available (please send to Consultant if "yes")	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total Property Size	
Total number of buildings	
Total square footage of buildings	
Date of construction	
Dates of significant renovation	
Waste water discharge <input type="checkbox"/> Municipal Sanitary Sewer <input type="checkbox"/> On-site septic system <input type="checkbox"/> Other	
Potable water source <input type="checkbox"/> Community Water Supplier <input type="checkbox"/> On-site well <input type="checkbox"/> Other	
Please describe prior use of property, if known:	

**5. PREVIOUS INVESTIGATIONS:**

<b>Have any previous environmental investigations been performed at the site?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>INVESTIGATION TYPE</b> <b>If yes, please list dates and conclusions to the right, and attach copies of any report(s)</b>	
<input type="checkbox"/> Phase 1 ESA	
<input type="checkbox"/> Phase 2 ESA	
<input type="checkbox"/> Tank Tightness Testing	
<input type="checkbox"/> Asbestos Survey/ O&M	
<input type="checkbox"/> Radon	
<input type="checkbox"/> Lead-based Paint	
<input type="checkbox"/> Lead in Water	
<input type="checkbox"/> Operations & Maintenance Plan(s)	
<input type="checkbox"/> Other	

**6. ON SITE OPERATIONS**

<b>Are you aware of any of the following conditions, either past or present, on the site?</b>		
<b>Condition</b>	<b>Response</b>	<b>If yes, please describe</b>
1. Stored Chemicals	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Underground Storage Tanks	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3. Aboveground Storage Tanks	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4. Spills or Releases	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5. Dump Areas/ Landfills	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6. Waste Treatment Systems	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7. Clarifies/ Separators	<input type="checkbox"/> Yes <input type="checkbox"/> No	
8. Air stacks/ Vents/ Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No	
9. Floor Drains/Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No	
10. Stained Soil/ Impacted Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No	
11. On-site OWNED Electrical Transformers	<input type="checkbox"/> Yes <input type="checkbox"/> No	
12. Hydraulic lifts/ Elevators	<input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Dry Cleaning Operations	<input type="checkbox"/> Yes <input type="checkbox"/> No	
14. Wetlands/ Flooding	<input type="checkbox"/> Yes <input type="checkbox"/> No	
15. Oil/ Gas/ Water/ Monitoring Wells	<input type="checkbox"/> Yes <input type="checkbox"/> No	
16. Environmental Cleanups	<input type="checkbox"/> Yes <input type="checkbox"/> No	
17. Environmental Permits	<input type="checkbox"/> Yes <input type="checkbox"/> No	If <b>yes</b> , please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	<input type="checkbox"/> Yes <input type="checkbox"/> No	
b) POTW (NPDES)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
c) Hazardous Waste Generator	<input type="checkbox"/> Yes <input type="checkbox"/> No	
d) Air Quality	<input type="checkbox"/> Yes <input type="checkbox"/> No	
e) Flammable Materials	<input type="checkbox"/> Yes <input type="checkbox"/> No	
f) AST/UST	<input type="checkbox"/> Yes <input type="checkbox"/> No	
g) Waste Manifest(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
h) Other	<input type="checkbox"/> Yes <input type="checkbox"/> No	

**7. OFF SITE ENVIRONMENTAL CONCERNS**

<b>Are you aware of any of the following conditions, either past or present, Adjacent to the site?</b>		
<b>Condition</b>	<b>Response</b>	<b>If yes, please describe</b>
Gasoline Stations	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Dry Cleaners	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Industrial Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Other	<input type="checkbox"/> Yes <input type="checkbox"/> No	

**User Questionnaire**  
**ASTM E 1527-13 Phase I Environmental Site Assessment**

In order to qualify for one of the Landowner Liability Protections (LLP) offered by the Small Business Liability and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user of the Phase I Environmental Site Assessment must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. (Click in each text-box to add in information. Place an "X" in appropriate Yes or No text-boxes)

Site Name:

Site Address:

Project Number:

Environmental Professional:

**1. Environmental cleanup items that filed or recorded against the site (40 CFR 312.25)**

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

Yes  No  (if Yes, provide additional information on attachment)

**2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26)**

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Yes  No  (if Yes, provide additional information on attachment)

**3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)**

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes  No  (if Yes, provide additional information on attachment)

**4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)**

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Yes  No  (if No, provide additional information on attachment)

**5. Commonly known or reasonably ascertainable information about the property  
(40 CFR 312.30)**

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as a user;

a) Do you know the past uses of the property?

Yes  No

b) Do you know of specific chemicals that are present or were once present at the property?

Yes  No

c) Do you know of spills or other chemical releases that have taken place at the property?

Yes  No

d) Do you know of any environmental cleanups that have taken place at the property?

Yes  No

(If Yes for any of these questions, provide additional information on attachment)

**6. The degree of obviousness of the presence or likely presence of contamination on the property, and the ability to detect the contamination by appropriate investigation  
(40 CFR 312.31)**

As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Yes  No  (if Yes, provide additional information on attachment)

**User: The following User was interviewed or completed this questionnaire:**

Name:  Signature:

Title:

Firm:

Relationship to Site:

**Interviewer: The following staff completed the interview:**

Name:  Date:

Signature:

**APPENDIX F**

**HEROS ENVIRONMENTAL ASSESSMENT AND COMPLIANCE FINDINGS**

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**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## **Air Quality (CEST and EA) – PARTNER**

<https://www.hudexchange.info/environmental-review/air-quality>

- 1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

Yes → Continue to Question 2.

No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide any documents used to make your determination.

- 2. Is your project’s air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**

Follow the link below to determine compliance status of project county or air quality management district:

<http://www.epa.gov/oaqps001/greenbk/>

No, project’s county or air quality management district is in attainment status for all criteria pollutants

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

Yes, project’s management district or county is in non-attainment or maintenance status for one or more criteria pollutants. → Continue to Question 3.

- 3. Determine the estimated emissions levels of your project for each of those criteria pollutants that are in non-attainment or maintenance status on your project area. Will your project exceed any of the *de minimis* or *threshold* emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?**

No, the project will not exceed *de minimis* or threshold emissions levels or screening levels

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Explain how you determined that the project would not exceed *de minimis* or *threshold* emissions.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

→ *Continue to Question 4. Explain how you determined that the project would not exceed de minimis or threshold emissions in the Worksheet Summary.*

- 4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

**Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*This ESA was performed in support of the due diligence for a refinance of the property, with no change to existing use.*

*The project does not include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities or five or more dwelling units.*



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## **Airport Hazards (CEST and EA) – PARTNER**

<https://www.hudexchange.info/environmental-review/airport-hazards>

- 1. To ensure compatible land use development, you must determine your site’s proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?**

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*

Yes → *Continue to Question 2.*

- 2. Is your project located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ)?**

Yes, project is in an APZ → *Continue to Question 3.*

Yes, project is an RPZ/CZ → *Project cannot proceed at this location.*

No, project is not within an APZ or RPZ/CZ

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

- 3. Is the project in conformance with DOD guidelines for APZ?**

Yes, project is consistent with DOD guidelines without further action.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

No, the project cannot be brought into conformance with DOD guidelines and has not been approved. → *Project cannot proceed at this location.*

If mitigation measures have been or will be taken, explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ Work with the RE/HUD to develop mitigation measures. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.

### **Worksheet Summary**

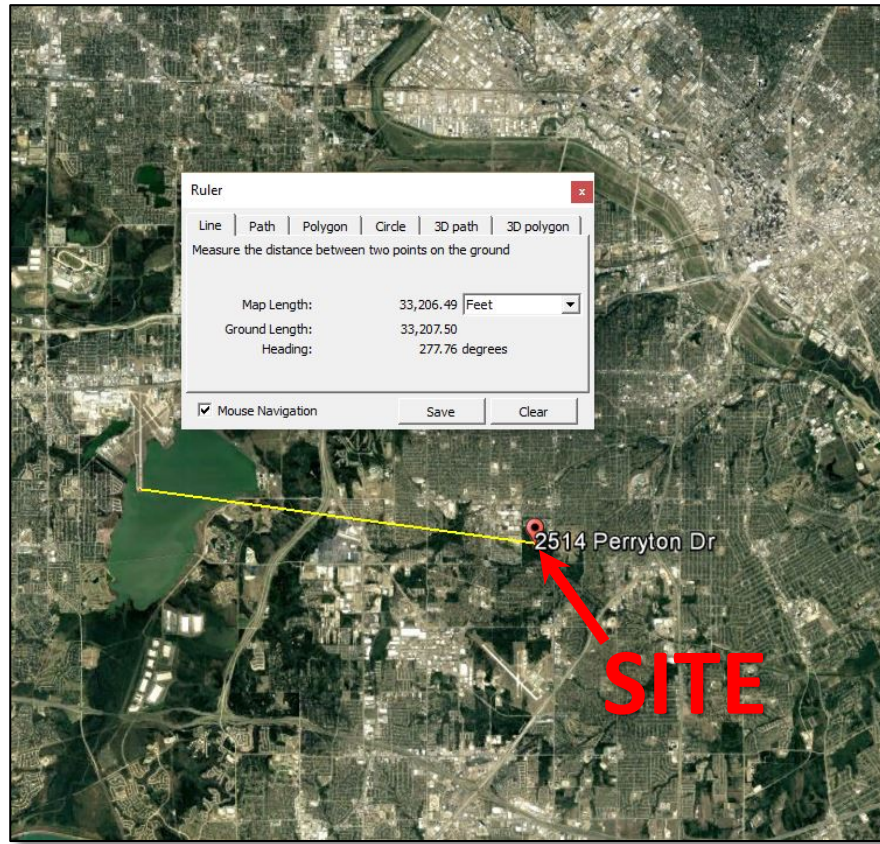
Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

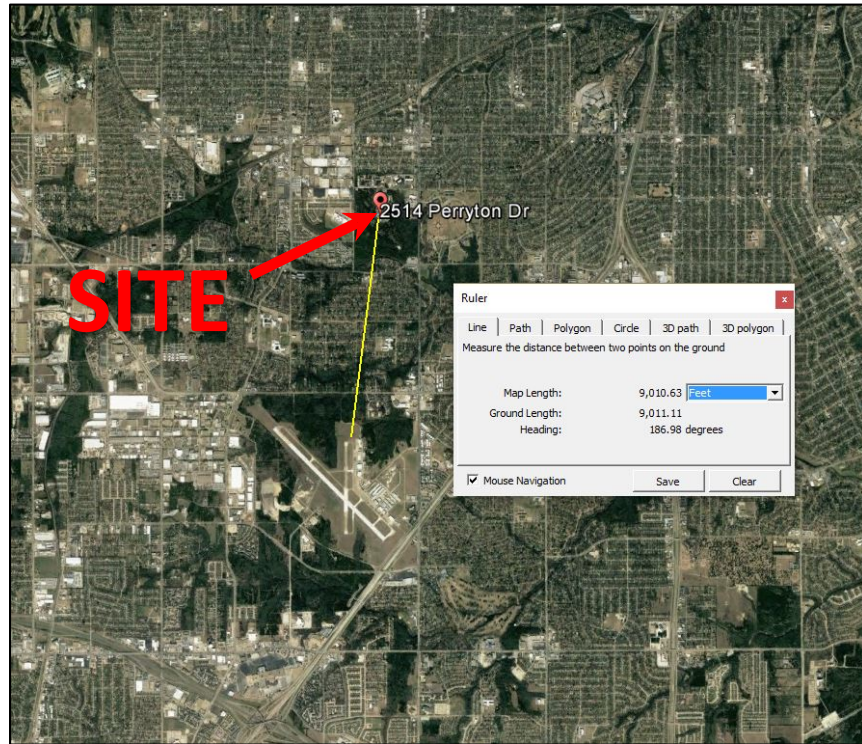
**Include all documentation supporting your findings in your submission to HUD.**

*M8 research of available GIS mapping.*

*The closest military airport is the Grand Prairie Armed Forces Reserve Complex (Texas Air National Guard) – It is located more than 15,000 feet away.*



The closest civilian airport is the Dallas Executive Airport – It is located more than 2,500 feet away.





**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-1000

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## **Airport Runway Clear Zones (CENZ) – PARTNER**

<https://www.hudexchange.info/environmental-review/airport-hazards>

**1. Does the project involve the sale or acquisition of developed property?**

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes → *Continue to Question 2.*

**2. Is the project in the Runway Protection Zone/Clear Zone (RPZ/CZ)<sup>1</sup>?**

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

Yes → *Written notice must be provided to prospective buyers to inform them of the potential hazards from airplane accidents as well as the potential for the property to be purchased as part of an airport expansion project. [A sample notice is available through the HUD Exchange.](#)*

*Provide a map showing that the site within RPZ/CZ. Work with the RE/HUD to provide written notice to the prospective buyers. Continue to the Worksheet Summary below.*

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*This ESA was performed in support of the due diligence for a refinance of the property. The project does not involve the sale or acquisition of developed property.*

---

<sup>1</sup> Runway Protection Zone/Clear Zones are defined as areas immediately beyond the ends of runways. The standards are established by FAA regulations. The term in 24 CFR Part 51, Runway Clear Zones, was redefined in FAA’s Airport Design Advisory Circular (AC) 150/5300-13 to refer to Runway Protection Zones for civil airports. See link above for additional information.



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## Coastal Barrier Resources (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/coastal-barrier-resources>

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

### 1. Is the project located in a CBRS Unit?

- No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.*
- Yes → *Continue to 2.*

Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project. In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see [16 USC 3505](#) for exceptions to limitations on expenditures).

### 2. Indicate your recommended course of action for the RE/HUD

- Consultation with the FWS
- Cancel the project

### **Worksheet Summary**

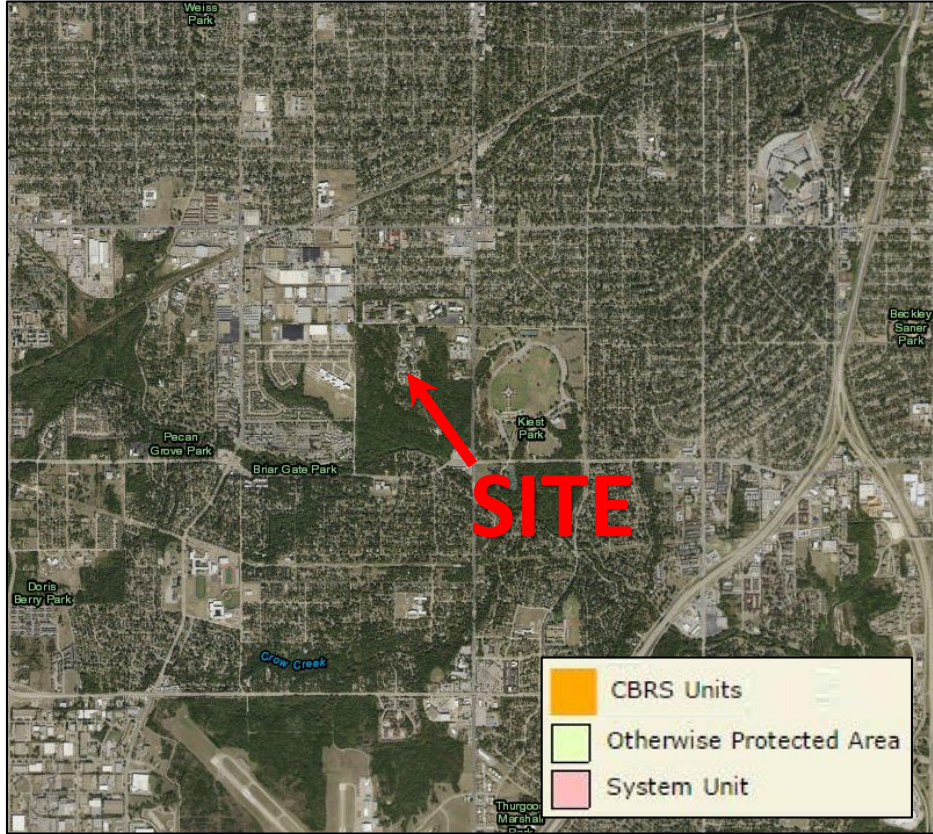
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- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*M8 review of U.S. Fish & Wildlife Service Coastal Barrier Resources System Map*

*The project is not located in a CBRS Unit.*







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## Coastal Zone Management Act (CEST and EA) – PARTNER

<https://www.onecpd.info/environmental-review/coastal-zone-management>

Projects located in the following states must complete this form.

Alabama	Florida	Louisiana	Mississippi	Ohio	Texas
Alaska	Georgia	Maine	New Hampshire	Oregon	Virgin Islands
American Samoa	Guam	Maryland	New Jersey	Pennsylvania	Virginia
California	Hawaii	Massachusetts	New York	Puerto Rico	Washington
Connecticut	Illinois	Michigan	North Carolina	Rhode Island	Wisconsin
Delaware	Indiana	Minnesota	Northern Mariana Islands	South Carolina	

### 1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

- Yes → Continue to Question 2.
- No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a Coastal Zone.

### 2. Does this project include activities that are subject to state review?

- Yes → Continue to Question 3.
- No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.

### 3. Has this project been determined to be consistent with the State Coastal Management Program?

- Yes, with mitigation. → The RE/HUD must work with the State Coastal Management Program to develop mitigation measures to mitigate the impact or effect of the project.
- Yes, without mitigation. → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.
- No → Project cannot proceed at this location.

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
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- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*M8 review of GIS mapping.*

*The project is not located in and does not affect a Coastal Zone as defined by the State of Texas Coastal Management Plan.*

*“Texas’ coastal zone is generally the area seaward of the Texas coastal facility designation line which roughly follows roads that are parallel to coastal waters and wetlands generally within one mile of tidal rivers. The boundary encompasses all or portions of 18 coastal counties. Texas’ seaward boundary is 3 marine leagues (9 nautical miles).”*

*The project is located in Dallas County, which is not a coastal county. The project is not located in a coastal zone.*





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## Endangered Species Act (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/endangered-species>

### 1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

**Explain your determination:**

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

Yes, the activities involved in the project have the potential to affect species and/or habitats. → Continue to Question 2.

### 2. Are federally listed species or designated critical habitats present in the action area?

Obtain a list of protected species from the Services. This information is available on the [FWS Website](#).

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area. → Continue to Question 3.

### 3. Recommend one of the following effects that the project will have on federally listed species or designated critical habitat:

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ **Partner entities should not contact the Services directly.** *If the RE/HUD agrees with this recommendation, they will have to complete Informal Consultation. Provide the RE/HUD with a biological evaluation or equivalent document. They may request additional information, including surveys and professional analysis, to complete their consultation.*

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ **Partner entities should not contact the Services directly.** *If the RE/HUD agrees with this recommendation, they will have to complete Formal Consultation. Provide the RE/HUD with a biological evaluation or equivalent document. They may request additional information, including surveys and professional analysis, to complete their consultation.*

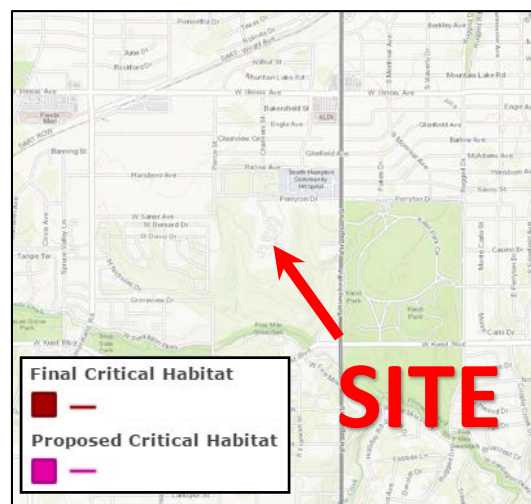
### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

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- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

### **Include all documentation supporting your findings in your submission to HUD.**

*M8 review of the Critical Habitat for Threatened & Endangered Species Map (USFWS). The project involves the refinancing of an existing multifamily apartment complex with no change to the existing use. The USFWS map indicates that no Critical Habitats for Threatened & Endangered Species occur in the area of the project. Accordingly, a 'No Effect' determination can be made, as no potential impacts exist.*





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## **Environmental Justice (CEST and EA) – PARTNER**

<https://www.hudexchange.info/environmental-review/environmental-justice>

**HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.**

**1. Were any adverse environmental impacts identified in any other compliance review portion of this project’s total environmental review?**

Yes → *Continue to Question 2.*

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

**2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?**

Yes

**Explain:**

→ *The RE/HUD must work with the affected low-income or minority community to decide what mitigation actions, if any, will be taken. Provide any supporting documentation.*

No

**Explain:**

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*M8’s Environmental Site Assessment. No adverse environmental impacts were identified in any other compliance review portion of this project’s total environmental review.*



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**Explosive and Flammable Hazards (CEST and EA) – PARTNER**

<https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities>

- 1. Does the proposed HUD-assisted project include a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?**

No

→ Continue to Question 2.

Yes

**Explain:**

→ Continue to Question 5.

- 2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?**

No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

Yes → Continue to Question 3.

- 3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers:**

- Of more than 100-gallon capacity, containing common liquid industrial fuels OR
- Of any capacity, containing hazardous liquids or gases that are not common liquid industrial fuels?

No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.

Yes → Continue to Question 4.

- 4. Is the Separation Distance from the project acceptable based on standards in the Regulation?**

Please visit [HUD's website](#) for information on calculating Acceptable Separation Distance.

Yes

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

*Provide map(s) showing the location of the project site relative to any tanks and your separation distance calculations. If the map identifies more than one tank, please identify the tank you have chosen as the “assessed tank.”*

No

*→ Continue to Question 6.*

*Provide map(s) showing the location of the project site relative to any tanks and your separation distance calculations. If the map identifies more than one tank, please identify the tank you have chosen as the “assessed tank.”*

**5. Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?**

Please visit [HUD’s website](#) for information on calculating Acceptable Separation Distance.

Yes

*→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

*Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.*

No

*→ Continue to Question 6.*

*Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.*

**6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to make the Separation Distance acceptable, including the timeline for implementation. If negative effects cannot be mitigated, cancel the project at this location.**

Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

**Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*M8’s Environmental Site Assessment.*

*The project involves the refinance of an existing multifamily apartment complex with no change to the existing use. The project does not include a hazardous facility and activities do not include development, construction, or rehabilitation that will increase residential densities, or conversion.*



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## Farmlands Protection (CEST and EA) - PARTNER

<https://www.hudexchange.info/environmental-review/farmlands-protection>

**1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?**

Yes → Continue to Question 2.

No

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

**2. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?**

You may use the links below to determine important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist [http://soils.usda.gov/contact/state\\_offices/](http://soils.usda.gov/contact/state_offices/) for assistance

No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

Yes → Continue to Question 3.

**3. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.**

- Complete form [AD-1006, “Farmland Conversion Impact Rating”](#) and contact the state soil scientist before sending it to the local NRCS District Conservationist.
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

**Work with the RE/HUD to determine how the project will proceed. Document the conclusion:**



Project will proceed with mitigation.

**Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Project will proceed without mitigation.

**Explain why mitigation will not be made here:**

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*M8's Environmental Site Assessment.*

*The project involves the refinance of an existing multifamily apartment complex with no change to the existing use. The project does not include any activities that would convert agricultural land to a non-agricultural use.*



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## **Flood Insurance (CEST and EA) – PARTNER**

<https://www.hudexchange.info/environmental-review/flood-insurance>

**1. Does this project involve mortgage insurance, refinance, acquisition, repairs, rehabilitation, or construction of a structure, mobile home, or insurable personal property?**

No. This project does not require flood insurance or is excepted from flood insurance.

→ Continue to the Worksheet Summary.

Yes → Continue to Question 2.

**2. Provide a FEMA/FIRM map showing the site.**

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs).

**Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?**

No → Continue to the Worksheet Summary.

Yes → Continue to Question 3.

**3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?**

Yes, the community is participating in the National Flood Insurance Program.

Flood insurance is required. Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.

→ Continue to the Worksheet Summary.

Yes, less than one year has passed since FEMA notification of Special Flood Hazards.

If less than one year has passed since notification of Special Flood Hazards, no flood Insurance is required.

→ Continue to the Worksheet Summary.

No. The community is not participating, or its participation has been suspended.

Federal assistance may not be used at this location. Cancel the project at this location.

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*This ESA was performed in support of the due diligence for a refinance of the property, with no change to existing use.*

*The project is located within Zone X, unshaded. No structures or insurable property are located in a FEMA-designated Special Flood Hazard Area.*

*FEMA Flood Map Panel FM48113C0480K – 7/7/2014*





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## Floodplain Management (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/floodplain-management>

1. Does **24 CFR 55.12(c)** exempt this project from compliance with HUD’s floodplain management regulations in Part 55?

Yes

Provide the applicable citation at 24 CFR 55.12(c) here. If project is exempt under 55.12(c)(6) or (8), provide supporting documentation.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary.

No → Continue to Question 2.

2. Provide a FEMA/FIRM map showing the site.

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs).

**Does your project occur in a floodplain?**

No → Continue to the Worksheet Summary below.

Yes

Select the applicable floodplain using the FEMA map or the best available information:

Floodway → Continue to Question 3, Floodways

Coastal High Hazard Area (V Zone) → Continue to Question 4, Coastal High Hazard Areas

500-year floodplain (B Zone or shaded X Zone) → Continue to Question 5, 500-year Floodplains

100-year floodplain (A Zone) → The 8-Step Process is required. Continue to Question 6, 8-Step Process

3. **Floodways**

**Is this a functionally dependent use?**

Yes

The 8-Step Process is required. Work with HUD or the RE to assist with the 8-Step Process.

→ Continue to Worksheet Summary.

- No → *Federal assistance may not be used at this location unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project.*

**4. Coastal High Hazard Area**

**Is this a critical action such as a hospital, nursing home, fire station, or police station?**

- Yes → *Critical actions are prohibited in coastal high hazard areas unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project.*

- No

**Does this action include new construction that is not a functionally dependent use, existing construction (including improvements), or reconstruction following destruction caused by a disaster?**

- Yes, there is new construction of something that is not a functionally dependent use. New construction must be designed to FEMA standards for V Zones at 44 CFR 60.3(e) (24 CFR 55.1(c)(3)(i)).  
→ Continue to Question 6, 8-Step Process
- No, this action concerns only existing construction. Existing construction must have met FEMA elevation and construction standards for a coastal high hazard area or other standards applicable at the time of construction.  
→ Continue to Question 6, 8-Step Process

**5. 500-year Floodplain**

**Is this a critical action?**

- No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary below.*
- Yes → Continue to Question 6, 8-Step Process

**6. 8-Step Process.**

**Is this 8-Step Process required? Select one of the following options:**

- 8-Step Process applies.  
This project will require mitigation and may require elevating structure or structures. See the link to the HUD Exchange above for information on HUD's elevation requirements.  
→ Work with the RE/HUD to assist with the 8-Step Process. Continue to Worksheet Summary.
- 5-Step Process is applicable per 55.12(a)(1-3).  
**Provide the applicable citation at 24 CFR 55.12(a) here.**  
→ Work with the RE/HUD to assist with the 5-Step Process. Continue to Worksheet Summary.
- 8-Step Process is inapplicable per 55.12(b)(1-4).  
**Provide the applicable citation at 24 CFR 55.12(b) here.**

*If the project has any real estate located in a 100-year floodplain outside of the high hazard area (designated as Zone A or AE) or in an area between 100- and 500-year floodplain (Zone B, C, or shaded*

zone X on older maps), the project MAY be eligible. If the project is an already existing facility seeking a Section 242/223(f) loan, the property is insurable by HUD if it is located in a community in good standing under the National Flood Insurance Program.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

### **Worksheet Summary**

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- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

FEMA Flood Map Panel FM48113C0480K – 7/7/2014

The project is located within Zone X, unshaded. No structures or insurable property are located in a FEMA-designated Special Flood Hazard Area.





**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-1000

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## Historic Preservation (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/historic-preservation>

### Threshold

#### Is Section 106 review required for your project?

- No, because a Programmatic Agreement states that all activities included in this project are exempt. (See the [PA Database](#) to find applicable PAs.)

**Either provide the PA itself or a link to it here. Mark the applicable exemptions or include the text here:**

→ *Continue to the Worksheet Summary.*

- No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

**Either provide the memo itself or a link to it here. Explain and justify the other determination here:**

*The project does not include a historic building and is not located within a historic district.*

→ *Continue to the Worksheet Summary.*

- Yes, because the project includes activities with potential to cause effects (direct or indirect). → *Continue to Step 1.*

#### **The Section 106 Process**

After determining the need to do a Section 106 review, HUD or the RE will initiate consultation with regulatory and other interested parties, identify and evaluate historic properties, assess effects of the project on properties listed on or eligible for the National Register of Historic Places, and resolve any adverse effects through project design modifications or mitigation.

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

Only RE or HUD staff may initiate the Section 106 consultation process. Partner entities may gather information, including from SHPO records, identify and evaluate historic properties, and make initial assessments of effects of the project on properties listed in or eligible for the National Register of Historic Place. Partners should then provide their RE or HUD with all of their analysis and documentation so that they may initiate consultation.

## Step 1 - Initiate Consultation

The following parties are entitled to participate in Section 106 reviews: Advisory Council on Historic Preservation; State Historic Preservation Officers (SHPOs); federally recognized Indian tribes/Tribal Historic Preservation Officers (THPOs); Native Hawaiian Organizations (NHOs); local governments; and project grantees. The general public and individuals and organizations with a demonstrated interest in a project may participate as consulting parties at the discretion of the RE or HUD official. Participation varies with the nature and scope of a project. Refer to HUD's website for guidance on consultation, including the required timeframes for response. Consultation should begin early to enable full consideration of preservation options.

Use the [When To Consult With Tribes checklist](#) within [Notice CPD-12-006: Process for Tribal Consultation](#) to determine if the RE or HUD should invite tribes to consult on a particular project. Use the [Tribal Directory Assessment Tool \(TDAT\)](#) to identify tribes that may have an interest in the area where the project is located. Note that only HUD or the RE may initiate consultation with Tribes. Partner entities may prepare a draft letter for the RE or HUD to use to initiate consultation with tribes, but may not send the letter themselves.

**List all organizations and individuals that you believe may have an interest in the project here:**

→ *Continue to Step 2.*

## Step 2 - Identify and Evaluate Historic Properties

**Provide a preliminary definition of the Area of Potential Effect (APE), either by entering the address(es) or providing a map depicting the APE.** Attach an additional page if necessary.

Gather information about known historic properties in the APE. Historic buildings, districts and archeological sites may have been identified in local, state, and national surveys and registers, local historic districts, municipal plans, town and county histories, and local history websites. If not already listed on the National Register of Historic Places, identified properties are then evaluated to see if they are eligible for the National Register. Refer to HUD's website for guidance on identifying and evaluating historic properties.

**In the space below, list historic properties identified and evaluated in the APE.**

Every historic property that may be affected by the project should be listed. For each historic property or district, include the National Register status, whether the SHPO has concurred with the finding, and whether information on the site is sensitive. Attach an additional page if necessary.

*Provide the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination.*

**Was a survey of historic buildings and/or archeological sites done as part of the project?**

If the APE contains previously unsurveyed buildings or structures over 50 years old, or there is a likely presence of previously unsurveyed archeological sites, a survey may be necessary. For Archeological surveys, refer to HP Fact Sheet #6, [Guidance on Archeological Investigations in HUD Projects](#).

Yes → *Provide survey(s) and report(s) and continue to Step 3.*







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## Noise (CEST Level Reviews) – PARTNER

<https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control>

### 1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

→ Continue to Question 4.

- Rehabilitation of an existing residential property

NOTE: For modernization projects in all noise zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

→ Continue to Question 2.

- None of the above

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

### 2. Do you have standardized noise attenuation measures that apply to all modernization and/or minor rehabilitation projects, such as the use of double glazed windows or extra insulation?

- Yes

**Indicate the type of measures that will apply (check all that apply):**

- Improved building envelope components (better windows and doors, strengthened sheathing, insulation, sealed gaps, etc.)

- Redesigned building envelope (more durable or substantial materials, increased air gap, resilient channels, staggered wall studs, etc.)

- Other (explain below)

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below and provide any documentation.

- No

→ Continue to Question 3.

3. **Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**

**Describe findings of the Preliminary Screening:**

→ *Continue to Question 6.*

4. **Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**

**Indicate the findings of the Preliminary Screening below:**

There are no noise generators found within the threshold distances above.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.*

Noise generators were found within the threshold distances.

→ *Continue to Question 5.*

5. **Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:**

Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

**Indicate noise level here:**

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.*

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a))

**Indicate noise level here:**

**Is the project in a largely undeveloped area<sup>2</sup>?**

No → ***The project requires completion of an Environmental Assessment (EA) pursuant to 51.104(b)(1)(i).***

Yes → ***The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i).***

→ *Work with the RE/HUD to elevate the level of review. Provide noise analysis, including noise level and data used to complete the analysis. Continue to Question 6.*

Unacceptable: (Above 75 decibels)

**Indicate noise level here:**

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<sup>2</sup> A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses and does not have water and sewer capacity to serve the project.

***The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Work with HUD or the RE to either complete an EIS or obtain a waiver signed by the appropriate authority.***

*→ Continue to Question 6.*

**6. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Work with the RE/HUD on the development of the mitigation measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

Mitigation as follows will be implemented:

*→ Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures.*

*Continue to the Worksheet Summary.*

No mitigation is necessary.

**Explain why mitigation will not be made here:**

*→ Continue to the Worksheet Summary.*

**Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*This ESA was performed in support of the due diligence for a refinance of the property, with no change to existing use. The project does not involve new construction for residential use or rehabilitation of an existing residential property.*



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## Noise (EA Level Reviews) – PARTNER

<https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control>

### 1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

→ Continue to Question 2.

- Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

→ Continue to Question 2.

- None of the above

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

### 2. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000’ from a major road, 3000’ from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

- There are no noise generators found within the threshold distances above.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.

- Noise generators were found within the threshold distances.

→ Continue to Question 3.

### 3. Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:

- Acceptable (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

**Indicate noise level here:**

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.

- Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a))

**Indicate noise level here:**

If project is rehabilitation:

→ Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis.

If project is new construction:

**Is the project in a largely undeveloped area<sup>3</sup>?**

No

Yes → **The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i).**

→ Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis.

- Unacceptable: (Above 75 decibels)

**Indicate noise level here:**

If project is rehabilitation:

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels. Consider converting this property to a non-residential use compatible with high noise levels.

→ Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.

If project is new construction:

**The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i).** Work with HUD or the RE to either complete an EIS or obtain a waiver signed by the appropriate authority.

→ Continue to Question 4.

- 4. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Work with the RE/HUD on the development of the mitigation measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

- Mitigation as follows will be implemented:

→ Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures.

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<sup>3</sup> A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses and does not have water and sewer capacity to serve the project.

*Continue to the Worksheet Summary.*

No mitigation is necessary.

**Explain why mitigation will not be made here:**

*→ Continue to the Worksheet Summary.*

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*This ESA was performed in support of the due diligence for a refinance of the property, with no change to existing use. The project does not involve new construction for residential use or rehabilitation of an existing residential property.*



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## **Sole Source Aquifers (CEST and EA) - PARTNER**

<https://www.hudexchange.info/environmental-review/sole-source-aquifers>

### **1. Is the project located on a sole source aquifer (SSA)<sup>4</sup>?**

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project or jurisdiction in relation to the nearest SSA.*

Yes → *Continue to Question 2.*

### **2. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?**

Yes → *The review is in compliance with this section. Continue to the Worksheet Summary below.*

No → *Continue to Question 3.*

### **3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?**

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

Yes → *Continue to Question 4.*

No → *Continue to Question 5.*

### **4. Does your MOU or working agreement exclude your project from further review?**

Yes → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

No → *Continue to Question 5.*

### **5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?**

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, storm water and waste water at the proposed project. Follow

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<sup>4</sup> A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.



your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination.*

Yes → *The RE/HUD will work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.*

**Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*M8 review of the EPA Region 6 Sole Source Aquifer Map.*

*The project is not located on a sole source aquifer.*





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## Contamination and Toxic Substances (Multifamily and Non-Residential Properties) – PARTNER

<https://www.hudexchange.info/programs/environmental-review/site-contamination>

**1. How was site contamination evaluated?<sup>5</sup> Select all that apply.**

- ASTM Phase I ESA
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the above

→ Provide documentation and reports and include an explanation of how site contamination was evaluated in the Worksheet Summary.

Continue to Question 2.

**2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

- No → Explain below.

No RECs were identified.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

- Yes → Describe the findings, including any recognized environmental conditions (RECs), in Worksheet Summary below. Continue to Question 3.

**3. Can adverse environmental impacts be mitigated?**

- Adverse environmental impacts cannot feasibly be mitigated → HUD assistance may not be used for the project at this site. Project cannot proceed at this location.

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<sup>5</sup> HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site. For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD’s toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

- Yes, adverse environmental impacts can be eliminated through mitigation.  
→ Provide all mitigation requirements<sup>6</sup> and documents. Continue to Question 4.

**4. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls<sup>7</sup>, or use of institutional controls<sup>8</sup>.**

**If a remediation plan or clean-up program was necessary, which standard does it follow?**

- Complete removal  
 Risk-based corrective action (RBCA)  
→ Continue to the Worksheet Summary.

**Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*M8's Environmental Site Assessment.*

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<sup>6</sup> Mitigation requirements include all clean-up actions required by applicable federal, state, tribal, or local law. Additionally, provide, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

<sup>7</sup> Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, without limitation, slurry walls and ground water pumping systems.

<sup>8</sup> Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.



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## **Contamination and Toxic Substances (Single Family Properties) – PARTNER**

<https://www.hudexchange.info/programs/environmental-review/site-contamination>

- 1. Evaluate the site for contamination. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property?**

Provide a map or other documentation of absence or presence of contamination<sup>9</sup> and explain evaluation of site contamination in the Worksheet below.

No → **Explain below.**

*M8’s Environmental Site Assessment*

*→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes → *Describe the findings, including any recognized environmental conditions (RECs), in Worksheet Summary below. Continue to Question 2.*

Check here if an ASTM Phase I Environmental Site Assessment (ESA) report was utilized.

[Note: HUD regulations does not require an ASTM Phase I ESA report for single family homes]

- 2. Can adverse environmental impacts be mitigated?**

Adverse environmental impacts cannot feasibly be mitigated → HUD assistance may not be used for the project at this site. Project cannot proceed at this location.

Yes, adverse environmental impacts can be eliminated through mitigation.

*→ Provide all mitigation requirements<sup>10</sup> and documents. Continue to Question 3.*

<sup>9</sup> Utilize EPA’s Enviromapper and state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

<sup>10</sup> Mitigation requirements include all clean-up actions required by applicable federal, state, tribal, or local law. Additionally, provide, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

- 3. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls<sup>11</sup>, or use of institutional controls<sup>12</sup>.**

**If a remediation plan or clean-up program was necessary, which standard does it follow?**

- Complete removal  
 Risk-based corrective action (RBCA)

→ *Continue to the Worksheet Summary.*

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*M8's Environmental Site Assessment.*

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<sup>11</sup> Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, without limitation, slurry walls and ground water pumping systems.

<sup>12</sup> Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.



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## Wetlands (CEST and EA) – Partner

<https://www.hudexchange.info/environmental-review/wetlands-protection>

**1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance?**

The term "new construction" includes draining, dredging, channelizing, filling, diking, impounding, and related activities and construction of any any structures or facilities.

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes → *Continue to Question 2.*

**2. Will the new construction or other ground disturbance impact a wetland as defined in E.O. 11990?**

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map or any other relevant documentation to explain your determination.*

Yes → *Work with HUD or the RE to assist with the 8-Step Process.* *Continue to Question 3.*

**3. Does Section 55.12 state that the 8-Step Process is not required?**

No, the 8-Step Process applies.

This project will require mitigation and may require elevating structure or structures. See the link to the HUD Exchange above for information on HUD’s elevation requirements.

→ *Work with the RE/HUD to assist with the 8-Step Process. Continue to Worksheet Summary.*

5-Step Process is applicable per 55.12(a).

**Provide the applicable citation at 24 CFR 55.12(a) here.**

→ *Work with the RE/HUD to assist with the 5-Step Process. This project may require mitigation or alternations. Continue to Worksheet Summary.*

8-Step Process is inapplicable per 55.12(b).

**Provide the applicable citation at 24 CFR 55.12(b) here.**

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to Worksheet Summary.*

8-Step Process is inapplicable per 55.12(c).

**Provide the applicable citation at 24 CFR 55.12(c) here.**

*→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to Worksheet Summary.*

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*The project does not involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance.*



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## Wild and Scenic Rivers (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers>

**1. Is your project within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River?**

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide documentation used to make your determination.*

Yes → *Continue to Question 2.*

**2. Could the project do *any* of the following?**

- Have a direct and adverse effect within Wild and Scenic River Boundaries,
- Invade the area or unreasonably diminish the river outside Wild and Scenic River Boundaries, or
- Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment.

Consult with the appropriate federal/state/local/tribal Managing Agency(s), pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect on a Wild & Scenic River or a Study River and, if so, to determine the appropriate avoidance or mitigation measures.

**Select one:**

The Managing Agency has concurred that the proposed project will not alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide documentation of the consultation (including the Managing Agency’s concurrence) and any other documentation used to make your determination.*

The Managing Agency was consulted and the proposed project may alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *The RE/HUD must work with the Managing Agency to identify mitigation measures to mitigate the impact or effect of the project on the river.*

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

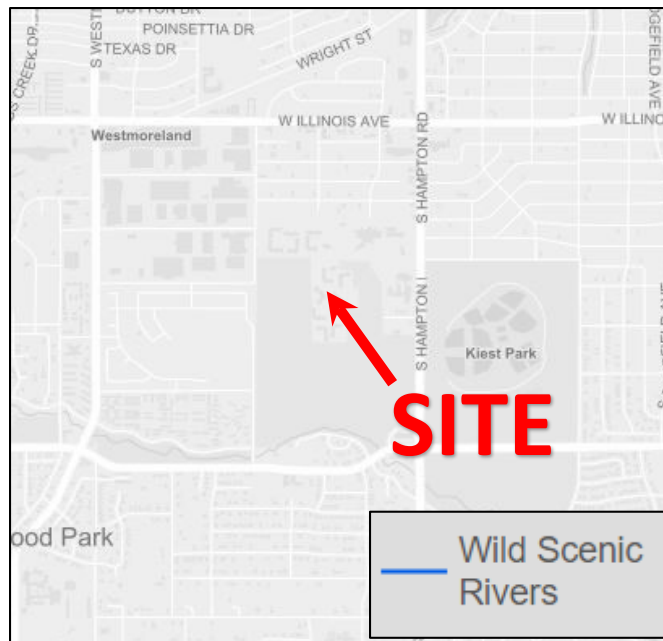


- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

*The project is not located within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River.*

*National Wild and Scenic Rivers System Map.*



**APPENDIX G**  
**ASSESSOR'S RESUMES**

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## **PROFESSIONAL QUALIFICATIONS AND EXPERIENCE**

**BLAINE S. BAUMAN, E.P.**

**PRESIDENT**

**MACH 8 CONSULTING, LLC**

### **EDUCATION/SPECIAL TRAINING**

University of Rhode Island, Business/Marketing, 1986

Wentworth Institute of Technology, Architectural Engineering, 1989

University of New Hampshire Thompson School, 1995

LEED Green Building New Construction Technical Instruction, USGBC, 2008

LEED Green Building Existing Building Technical Instruction, USGBC, 2008

### **REGISTRATIONS/CERTIFICATIONS**

40-Hour OSHA Health and Safety Training, 1991

OSHA Yearly Training and Refresher Course, 1991 – Present

Property Condition Assessment Certified, ASTM, 2004

HUD MAP Certified Needs Assessor, 2011

HUD Advanced 3rd Party Architectural/Cost/ PCNA Training, 2010

### **QUALIFICATIONS**

Mr. Bauman has over 25 years of broad-based environmental consulting and building sciences experience in the environmental and engineering industries. He is an Environmental Professional as well as Property Condition Assessment Specialist, responsible for the execution of environmental and engineering due diligence services for major financial institutions.

As an extension of Property Assessment services, Mr. Bauman has been trained in LEED New Construction and Existing Building Rating Systems, as well as green/sustainable, high-performance building construction implementation strategies. Other areas of expertise include information systems development and management, computer-aided drafting and design, civil site development, and retail gasoline station development.

### **RELEVANT EXPERIENCE SUMMARY**

Mr. Bauman currently is a technical lead on engineering and environmental inspections multi-family housing projects as part of HUD's Accelerated Multi-Family Lending Program (HUD-MAP) program for a variety of national lenders. Mr. Bauman also has experience assessing Skilled Nursing Facilities and Assisted Living Facilities under HUD's Section 232 LEAN program. Expertise also includes Capital Needs Assessments under Agency lending programs (Fannie and Freddie). Please see the list of representative projects for more detail on Mr. Bauman's direct experience.

His experience also includes design, construction, and management of ground water treatment systems in New Jersey, New York, Massachusetts, and New Hampshire, as well as numerous Phase II soil and ground water investigations and blasting litigation support.

Prior to launching Mach 8 Consulting, Mr. Bauman served as a Division Manager for an international consulting firm which offered environmental risk analysis and property condition assessment services relating to commercial, industrial, and multi-family properties. In this capacity, he was responsible for multiple investigation and assessment projects, including Phase I and II Site Assessments, Property Condition Assessments, and Reserve Studies throughout the U.S. and Mexico.

## EMPLOYMENT HISTORY

2009 – Present	President Mach-8 Engineering and Environmental Consultants 422 US Route 1, York Maine 03909
2008 – 2009	Vertex Engineering and Environmental Services, Inc. 400 Libbey Parkway, Weymouth, MA 02189
2006 – 2008	Applied Geosystems, Inc. Greenland, NH
1990 – 2004	Jacques Whitford Company, Inc. (now Stantec) Portsmouth, NH Boston, MA New York, NY Portland, ME Tampa, FL
1989 – 1990	Haley & Aldrich Cambridge, MA

References are available upon request.

## **PROFESSIONAL QUALIFICATIONS AND EXPERIENCE**

**PAUL R. LADD III, P.G.**

**VICE PRESIDENT  
MACH 8 CONSULTING, LLC**

### **QUALIFICATIONS**

Mr. Ladd has over 25 years of broad-based engineering and environmental consulting experience. As Vice President at Mach 8, he is responsible marketing, project management and ensuring client satisfaction. Services he provides focus on due diligence for commercial real estate refinancing, acquisition, and development. Paul is particularly experienced in dual-scope assessments of multi-family and other commercial real estate assets and presently provides these services on a national basis.

### **EXPERIENCE SUMMARY**

Before working at M-8, Paul was Vice President of Field Operations and Quality Assurance for American Residential Properties (ARPI), a publically traded single-family residential REIT. Prior to that role, Paul was a principal with Criterium Engineers, a national engineering consulting firm. He also has worked in senior management roles with several consulting firms, leading national client programs offering a range of environmental and engineering services.

Project experience includes extensive work with national insurance companies on catastrophic event physical damage and environmental assessments and investigations, and has worked on large portfolios of sites in storm-damaged areas of the United States; including Texas, Louisiana, and New York.

Mr. Ladd is a technical lead on multi-family HUD-MAP due diligence projects, skilled nursing and assisted living facilities, and Fannie/Freddie assessment. Paul completed engineering and environmental analyses for numerous multi-family housing projects as part of HUD's Green Retrofit Program. This work included energy modeling of project structures to identify appropriate energy savings and green upgrades.

Paul was instrumental in developing and deploying the "Parcel" web-based reporting system, subsequently acquired and integrated into EDR's database system. The development process for this system included deploying hand-held data collection technology and web-based reporting for C-Store and restaurant portfolios.

Paul has providing consulting services for such major clients as BP Oil Company, Verizon, BJ's Wholesale Club, The Hertz Corporation, GE Capital, and CVS Pharmacy, and numerous other regional and national clients.

### **EDUCATION/CERTIFICATIONS**

Paul has a B.A. in Geology from the University of Rhode Island (1983).

Professional Geologist (PA No. 08-0354593).

HUD's Advanced 3<sup>rd</sup> Party Architectural/Cost/ PCNA Training

The logo for MACH 8 Consulting, LLC. The word "MACH" is in a large, bold, red serif font, and the number "8" is in a large, bold, red serif font with a white outline and a slight shadow effect.