PHASE I
ENVIRONMENTAL SITE ASSESSMENT
PROPOSED TRAILSIDE CREEK
592 IRA LEE ROAD
SAN ANTONIO, BEXAR COUNTY, TEXAS

D3G PROJECT NUMBER:
2020-0130

FINAL REPORT ISSUE DATE:
FEBRUARY 27, 2020

INSPECTION DATE:
FEBRUARY 4, 2020

PREPARED FOR:
JES DEV CO, INC.
3290 NORTHSIDE PARKWAY NORTHWEST, SUITE 300
ATLANTA, GEORGIA 30327

Sammi Alfonso
Site Assessor

Cecilia Hurtado
Project Manager

Keith S. Bayer
Environmental Professional

Signature

Signature

Signature
EXECUTIVE PROPERTY DESCRIPTION

Property: Proposed Trailside Creek
592 Ira Lee Road
San Antonio, Bexar County, Texas

Site Description: The subject property consists of 3.056 acres of undeveloped grassland and partially wooded land. The subject property is bounded by Robert LB Tobin Park, Salado Creek Greenway, and Salado Creek to the north; San Antonio Water System Drainage Construction Project and undeveloped wooded land to the east; Ira Lee Road and single-family residential to the south; and single-family residential and Robert LB Tobin Park to the west. Utilities were observed in the vicinity of the subject property. The subject property is the proposed location of one (1) four-story age-restricted apartment complex containing a total of fifty-six (56) residential dwelling units, which is seeking funding through the Texas Department of Housing and Community Affairs (TDHCA) with no additional HOME, NSP, TCAP, NHTF, or 811 PRA funding.
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1.0 EXECUTIVE SUMMARY

The following table summarizes the conclusions and opinions representing Dominion Due Diligence Group’s (D3G’s) best professional judgment based on information accessed during the course of this investigation. D3G performed a Phase I Environmental Site Assessment that included subject property observations of the Proposed Trailside Creek on February 4, 2020 located at 592 Ira Lee Road in San Antonio, Bexar County, Texas (subject property).

<table>
<thead>
<tr>
<th>EVALUATED CONDITIONS</th>
<th>SECTION REFERENCE</th>
<th>ACCEPTABLE</th>
<th>RECOMMENDED RESPONSE ACTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>STANDARD ENVIRONMENTAL RECORDS REVIEW</td>
<td>5.1</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>UNREGULATED UNDERGROUND STORAGE TANK(S) (UST)</td>
<td>6.3</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>PAST INDUSTRIAL/DETRESIDENTAL OPERATIONS</td>
<td>5.4</td>
<td>(1)</td>
<td></td>
</tr>
<tr>
<td>VAPOR ENCROACHMENT CONDITION</td>
<td>5.6</td>
<td>(1)</td>
<td></td>
</tr>
<tr>
<td>STORED HAZARDOUS MATERIALS</td>
<td>6.3</td>
<td>(1)</td>
<td></td>
</tr>
<tr>
<td>POLYCHLORINATED BIPHENYLS (PCBS)</td>
<td>6.3</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>ABOVEGROUND STORAGE TANK(S) (AST)</td>
<td>6.3</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>DUMPING</td>
<td>6.3</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>HAZARDOUS RUN-OFF</td>
<td>6.3</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>ASBESTOS-CONTAINING MATERIALS</td>
<td>8.1</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>LEAD-BASED PAINT</td>
<td>8.2</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>RADON GAS</td>
<td>8.3</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>FLOOD ZONE</td>
<td>8.4</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>WETLANDS</td>
<td>8.5</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>LEAD IN DRINKING WATER</td>
<td>8.6</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>NOISE ANALYSIS/airport HAZARDS</td>
<td>8.7</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>NUISANCES AND HAZARDS</td>
<td>8.8</td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>OTHER</td>
<td>NA</td>
<td>√</td>
<td></td>
</tr>
</tbody>
</table>

(✓) = there are no environmental concerns associated with the evaluated condition.

(1) D3G recommends performing a file review of the adjacent former SWL facility with the Texas Commission on Environmental Quality and the City of San Antonio.
2.0 INTRODUCTION

2.1 Purpose

JES Dev Co, Inc. contracted Dominion Due Diligence Group (D3G) to perform a Phase I Environmental Site Assessment (ESA) of the Proposed Trailside Creek located at 592 Ira Lee Road in San Antonio, Bexar County, Texas (subject property). As such, JES Dev Co, Inc. is considered the “User” of this report as defined under ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Designation: E 1527-13 (ASTM E 1527-13). In addition, Texas Department of Housing and Community Affairs (TDHCA) is an authorized user of this Phase I ESA.

The purpose of the Phase I ESA is to provide all appropriate inquiry into the previous ownership and uses of the subject property and to identify recognized environmental conditions (RECs), which are 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. In addition, the Phase I ESA includes the identification of controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), and de minimis conditions. CRECs are RECs resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). HRECs involve 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 use criteria established by a regulatory authority, without subjecting the property to any required controls. De minimis conditions generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. For the purposes of this reporting, D3G defines “environmental concerns” as de minimis conditions and non-scope considerations for which further action is recommended.

In addition, this report assesses non-scope considerations as directed by the client. Factual information regarding on-site business operations, conditions, and historical data provided to D3G is assumed to be correct and complete.

This investigation was conducted in accordance with ASTM E 1527-13 published guidelines, 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries: Final Rule, accepted Phase I ESA industry standards, 2020 TDHCA environmental protocols, and Texas Administrative Code – Title 10, Rule §11.305 Environmental Site Assessment Rules and Guidelines. D3G has reviewed and understands the above referenced guidelines.
2.2  Detailed Scope of Services

The ASTM E 1527-13 scope of work for this Phase I ESA consisted of the following:

- site reconnaissance of the subject property and a visual survey of the adjacent properties to evaluate the potential for RECs;
- review of applicable and reasonably ascertainable information about the subject property, including aerial photography, USGS topographic map, state and federal databases, Sanborn maps, property assessment information and other governmental sources that are publicly available, practically reviewable, and obtainable within reasonable time and cost constraints;
- interviews with selected individuals knowledgeable about the subject property and vicinity properties; and
- if provided, a review of existing environmental reports documenting previous assessment and remediation efforts completed at the subject property.

D3G also evaluated the following ASTM Non-Scope Considerations, such as Tier 1 Vapor Encroachment Screening in general compliance with ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions Designation: E 2600-15, as well as asbestos-containing materials, lead-based paint, radon gas, floodplain hazards, wetlands, lead in drinking water, noise, airport hazards, and nuisances and hazards in accordance with 2020 TDHCA environmental protocols and Texas Administrative Code – Title 10, Rule §11.305 Environmental Site Assessment Rules and Guidelines.

This Phase I ESA did not include the collection or analysis of soil or groundwater samples.

2.3  Significant Assumptions

Factual information regarding on-site business operations, conditions, and historical data provided to D3G is assumed to be correct and complete. D3G assumes no responsibility for hidden or latent conditions or misrepresentation by the property owner, its representatives, public information officials or any authority consulted in connection with the compilation of this report.

D3G assumes that all information provided by Environmental Data Resources, Inc. (EDR) regarding the regulatory status of facilities within the approximate minimum search distance is complete, accurate and current.
2.4 Limitations and Exceptions

D3G encountered the following limitations, exceptions, and/or data gaps during the performance of this Phase I ESA:

- Our on-site observations pertain only to specific locations at specific times on specific dates. This report and conclusions herein are based upon data collection between January 22, 2020 and February 18, 2020. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.

- In order for the prospective purchaser to claim protection from CERCLA liability as an innocent landowner, bona fide prospective purchaser, or contiguous property owner, the acquisition of the subject property should be completed within 180 days after the subject property inspection date.

- According to 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries: Final Rule, CERCLA liability rests with the owner or operator of a property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property.

- This report meets the requirements set forth in 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries: Final Rule. However, in order to qualify for certain landowner liability protections under CERCLA, Bona Fide Prospective Purchasers, Contiguous Property Owners, and/or Innocent Landowners must meet additional requirements in 101(35)(B) of CERCLA (42 U.S.C. 9601(35)) of the Federal Register.

- No significant data gaps in historical information were identified that would impact D3G’s ability to identify RECs. Collectively the sources considered and consulted during the course of this assessment allowed D3G to adequately determine the subject property history. Therefore, these data gaps are not considered to be significant.

- During the subject property reconnaissance, a portion of the subject property was covered with dense vegetation. Therefore, D3G was unable to identify items including, but not limited to, stained areas, stressed vegetation, monitoring wells, vent pipes, fill ports, or manhole covers on the northern portion of the subject property. However, based on a review of historical aerial photographs, a records review of state and federally-regulated facilities provided by Environmental Data Resources Inc. (EDR), and the fact that only a portion of the subject property consisted of densely vegetated land, D3G believes that this limitation is not significant and does not represent a REC to the subject property.

- Historical information was not reasonably ascertainable to the subject property’s first developed use. D3G obtained historical information to 1938 at which time the subject property was developed with agricultural land and one (1) residential structure. However, subject property observations did not indicate that previous agricultural activities have negatively impacted the environmental condition of the subject property. Therefore, this limitation is not significant.
2.5 Special Terms and Conditions

This investigation was conducted in accordance with ASTM E 1527-13 published guidelines and 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries: Final Rule. In addition, Non-Scope items are addressed in accordance with 2020 TDHCA environmental protocols and Texas Administrative Code – Title 10, Rule §11.305 Environmental Site Assessment Rules and Guidelines. The preparer has read and understood Rule §11.305 Environmental Site Assessment Rules and Guidelines.

2.6 User Reliance

This report has been prepared for, and can be relied upon by the Client, JES Dev Co, Inc., and TDHCA. This report is not to be relied upon or reproduced, either in whole or in part, without written consent from D3G. Any person signing this Report acknowledges that the Department may publish the full report on the Department's website, release the report in response to a request for public information, and make other use of the report as authorized by law.

3.0 SUBJECT PROPERTY DESCRIPTION

3.1 Location and Legal Description

The subject property is located at 592 Ira Lee Road in San Antonio, Bexar County, Texas and contains a total of 3.056 acres of land. The subject property is situated at an elevation of approximately 690 feet above mean sea level and is located at Latitude, 29.511417 and Longitude, -98.425184.

<table>
<thead>
<tr>
<th>SUBSTRIP PROPERTY MUNICIPAL IDENTIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPERTY ID NUMBER</td>
</tr>
<tr>
<td>SOURCE - Bexar County assessment documents</td>
</tr>
</tbody>
</table>

A copy of the tax card and a map illustrating the legal property boundary is included in Appendix A of this report.

3.2 Site and Vicinity General Characteristics

The subject property is located in an area of residential and light commercial development and undeveloped land.

3.3 Current Use of the Subject Property

The subject property currently consists of undeveloped grassland and partially wooded land.
3.4 Description of Structures, Roads, and Other Improvements

The following section describes general conditions and features as noted during D3G’s inspection:

<table>
<thead>
<tr>
<th>GENERAL SITE DESCRIPTION AND IMPROVEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUBJECT PROPERTY ACREAGE</td>
</tr>
<tr>
<td>BUILDING(S) DESCRIPTION</td>
</tr>
<tr>
<td>ADJOINING ROADS</td>
</tr>
<tr>
<td>CONSTRUCTION DATE(S)</td>
</tr>
<tr>
<td>EXTERIOR IMPROVEMENTS</td>
</tr>
<tr>
<td>UNIMPROVED AREAS</td>
</tr>
</tbody>
</table>

D3G was provided a Land Title Survey prepared by Westar Alamo Land Surveyors, LLC dated November 9, 2011, which depicts the subject property boundaries, acreage, easements, legal description, floodplain designation, and general vicinity characteristics. A copy of the Land Title Survey is included in Appendix B.

D3G was provided a Conceptual Site Plan prepared by Pape-Dawson Engineers, dated February 2020, which depicts the subject property boundaries, proposed structures and exterior improvements, limits of the 100-year floodplain, and general vicinity characteristics. A copy of the Conceptual Site Plan is included in Appendix B.

3.4.1 Subject Property Utilities

Utilities were observed in the vicinity of the subject property.

3.5 Current Uses of Adjoining Properties

<table>
<thead>
<tr>
<th>DIRECTION</th>
<th>LAND USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>Robert LB Tobin Park, Salado Creek Greenway, and Salado Creek</td>
</tr>
<tr>
<td>SOUTH</td>
<td>Ira Lee Road and single-family residential</td>
</tr>
<tr>
<td>EAST</td>
<td>San Antonio Water System Drainage Construction Project and undeveloped wooded land</td>
</tr>
<tr>
<td>WEST</td>
<td>Single-family residential and Robert LB Tobin Park</td>
</tr>
</tbody>
</table>

The eastern adjacent San Antonio Water System Drainage Construction Project is discussed further in Sections 5.5.1 and 6.3.

See Appendix B for a copy of the Site Plan, which identifies subject property structure(s) and general vicinity characteristics.
4.0 USER PROVIDED INFORMATION

4.1 Title Records

<table>
<thead>
<tr>
<th>OWNER</th>
<th>PURCHASE DATE</th>
<th>DEED VOLUME/PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ravari Saivosh Fakhri &amp; Laura Elizabeth</td>
<td>1/20/2016</td>
<td>17659/495</td>
</tr>
<tr>
<td>Starbear LTD</td>
<td>8/1/2006</td>
<td>12383/485</td>
</tr>
<tr>
<td>Ziebenhoff Property Inc.</td>
<td>12/19/2002</td>
<td>9733/0902</td>
</tr>
</tbody>
</table>

SOURCE - Bexar County assessment documents

Due to the nature of the tax assessment documents and deed records, a thorough chain-of-title was not reasonably ascertainable.

4.2 Environmental Liens or Activity and Use Limitations (AULs)

D3G reviewed the Commitment for Title Insurance produced by First American Title Guaranty Company on November 4, 2019. No environmental liens or activity use limitations were identified. A copy of the Commitment for Title Insurance is included in Appendix F.

It is the User’s responsibility to provide D3G with information pertaining to environmental liens or AULs. According to information provided in the completed User Questionnaire, there are no environmental liens or AULs associated with the subject property.

4.3 Specialized Knowledge

According to the completed User Questionnaire, the Prospective Landowner Representative did not indicate to D3G that they were aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the subject property. The Prospective Landowner Representative was unaware of any environmental liens or activity use limitations (AULs) encumbering the property or in connection with the subject property.

4.4 Commonly Known or Reasonably Ascertainable Information

The Prospective Landowner Representative did not indicate to D3G, in the completed User Questionnaire, that they were aware of commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property.

4.5 Valuation Reduction for Environmental Issues

According to Mr. Michael P. Ash, Development Manager with Affordable Equity Partners, Inc. and the Prospective Landowner Representative, the purchase price being paid reasonably reflects the fair market value for the subject property.
4.6 **Owner, Property Manager, and Occupant Information**

The subject property is currently owned by Ravari Saivosh Fakhri & Laura Elizabeth and the Current Landowner interview is discussed further in Section 7.2. The subject property consists of undeveloped land; therefore, Property Management and occupant information is not required.

4.7 **Reason for Performing Phase I ESA**

The user informed D3G that the Phase I ESA is being performed because the subject property is being purchased and developed into one (1) four-story age-restricted apartment complex containing a total of fifty-six (56) residential dwelling units, which is seeking funding through the Texas Department of Housing and Community Affairs (TDHCA) with no additional HOME, NSP, TCAP, NHTF, or 811 PRA funding.

4.8 **Previous Environmental Reports**

A previous Phase I ESA report produced by Geoscience Engineering & Testing, Inc. (GETI) on December 20, 2019 was provided to D3G for review. GETI concluded that there were no recognized environmental conditions (RECs) associated with the subject property.

5.0 **RECORDS REVIEW**

5.1 **Standard Environmental Record Sources**

5.1.1 **State Regulatory Records**

<table>
<thead>
<tr>
<th>DATABASE</th>
<th>SEARCH DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>STATE AND TRIBAL LEAKING STORAGE TANK DATA (LUST/LAST)</td>
<td>0.50 Mile</td>
</tr>
<tr>
<td>STATE AND TRIBAL STORAGE TANK DATA (UST/AST)</td>
<td>0.25 Mile</td>
</tr>
<tr>
<td>STATE AND TRIBAL VOLUNTARY CLEANUP PROGRAM SITES (VCP)</td>
<td>0.50 Mile</td>
</tr>
<tr>
<td>STATE AND TRIBAL BROWNFIELD SITES (BROWNFIELDS)</td>
<td>0.50 Mile</td>
</tr>
<tr>
<td>STATE AND TRIBAL HAZARDOUS WASTE SITES (SHWS)</td>
<td>1.00 Mile</td>
</tr>
<tr>
<td>STATE AND TRIBAL INSTITUTIONAL/ENGINEERING CONTROLS (IC/EC)</td>
<td>0.125 Mile</td>
</tr>
<tr>
<td>STATE AND TRIBAL REGISTERED SOLID WASTE LANDFILLS (SWL)</td>
<td>0.75 Mile</td>
</tr>
</tbody>
</table>

Source: State of Texas governmental records accessed by Environmental Data Resources Inc. (EDR)

The LUST incidents and SWF/LF facilities are not located on-site or adjacent and are not of environmental concern to the subject property. The closest record is located approximately 0.235 miles southeast and presumed hydrogeologically cross-gradient from the subject property. Based on the listed distances, presumed hydrogeologic relationships, and/or current regulatory statuses, the vicinity state-regulated facilities are not suspected to present environmental concerns to the subject property.
5.1.2 Federal Regulatory Records

<table>
<thead>
<tr>
<th>DATABASE</th>
<th>SEARCH DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPA NATIONAL PRIORITIES LISTING (NPL – SUPERFUND)</td>
<td>1.00 Mile</td>
</tr>
<tr>
<td>EPA NATIONAL PRIORITIES LISTING (NPL – DELISTED SITES)</td>
<td>0.50 Mile</td>
</tr>
<tr>
<td>EPA SUPERFUND ENTERPRISE MANAGEMENT SYSTEM (SEMS)</td>
<td>0.50 Mile</td>
</tr>
<tr>
<td>EPA SEMS ARCHIVED SITES (SEMS-ARCHIVE)</td>
<td>0.50 Mile</td>
</tr>
<tr>
<td>EPA RESOURCE CONSERVATION AND RECOVERY ACT (RCRA)</td>
<td>0.25 Mile</td>
</tr>
<tr>
<td>EPA RCRA TREATMENT, STORAGE, AND DISPOSAL (TSD)</td>
<td>0.50 Mile</td>
</tr>
<tr>
<td>FEDERAL INSTITUTIONAL/ENGINEERING CONTROLS (IC/EC)</td>
<td>0.125 Mile</td>
</tr>
<tr>
<td>EPA EMERGENCY RESPONSE NOTIFICATION-SITES (ERNS)</td>
<td>0.15 Mile</td>
</tr>
<tr>
<td>EPA RCRA CORRECTIVE ACTION REPORT (CORRACTS)</td>
<td>1.00 Mile</td>
</tr>
</tbody>
</table>

SOURCE – Environmental Protection Agency records accessed by Environmental Data Resources Inc. (EDR)

No federally-regulated facilities were identified in the EDR Report.

5.1.3 Non-Geocoded Sites

In addition, two (2) non-geocoded sites were listed in the EDR Report. After reviewing the two (2) non-geocoded sites, it was determined that they are not located on-site or adjacent from the subject property and are therefore, not suspected to present environmental concerns to the subject property.

5.2 Additional Environmental Record Sources

There were no other sources for environmental records that were reviewed for this study.

5.3 Physical Setting Sources

5.3.1 Topography and Regional Surface Water

<table>
<thead>
<tr>
<th>TOPOGRAPHY AND REGIONAL SURFACE WATER</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELEVATION (feet above mean sea level)</td>
</tr>
<tr>
<td>SLOPE</td>
</tr>
<tr>
<td>APPROXIMATE GROUNDWATER FLOW</td>
</tr>
<tr>
<td>REGIONAL SURFACE WATER</td>
</tr>
</tbody>
</table>

SOURCE - USGS Topographic Quadrangle – Longhorn, Texas 2019

Located in Appendix A is a topographic map depicting subject property elevations and drainage patterns. Depth to groundwater fluctuates depending on hydrological and weather conditions.
On-site drainage at the subject property is suspected to consist of surface percolation and flow along the natural topography.

5.3.2 Soil Characteristics

<table>
<thead>
<tr>
<th>SOIL CHARACTERISTICS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SOIL TYPES</strong></td>
</tr>
<tr>
<td><strong>Lewisville silty clay (LvA):</strong> This map unit consists of nearly level, well-drained soils on stream terraces on river valleys. The available water capacity is high in the Lewisville soil. Permeability is moderately low. This soil does not meet hydric criteria.</td>
</tr>
<tr>
<td><strong>Patrick Soils (PaB):</strong> This map unit consists of nearly level to gently sloping, well-drained soils on paleoterraces on dissected plains. The available water capacity is low in the Patrick soil. Permeability is moderately high. This soil does not meet hydric criteria.</td>
</tr>
<tr>
<td><strong>Tinn and Frio soils (Tf):</strong> This map unit consists of nearly level, well-drained soils on circular gilgai on flood plains on dissected plains. The available water capacity is high in the Tinn and Frio soil. Permeability is low. This soil does not meet hydric criteria.</td>
</tr>
<tr>
<td><strong>Pits and quarries (Pt):</strong> Generated brief soil descriptions are created for major soil components. The Pits is a miscellaneous area.</td>
</tr>
</tbody>
</table>


5.4 Historical Use Information on the Subject Property

5.4.1 Review of Aerial Photographs


A copy of the aerial photography is included in Appendix D of this report.

5.4.2 Fire Insurance Maps

Sanborn Maps generally cover areas of urban and industrial development from the 1800s to the 1990s. According to the Certified Sanborn Map Report prepared by EDR, the subject property and surrounding properties are not included in Sanborn Map coverage. A copy of the Certified Sanborn Map Report is included in Appendix D.

5.4.3 Other Historical Sources

No additional historical sources were reasonably ascertainable.
5.4.4 Summary of Subject Property History

According to the reviewed subject property historical information, the subject property consisted of agricultural farmland and one (1) residential structure and associated outbuildings since at least 1938 prior to their demolition between 1982 and 1990 and the conversion to undeveloped grassland and partially wooded land. The use of pesticides and fertilizers are often associated with agricultural activities. The former agricultural land use may also have produced surface run-off of farm wastes high in nitrates and other nutrients. Subject property observations did not indicate that previous agricultural activities have negatively impacted the environmental condition of the subject property.

None of the accessed data depicts underground storage tanks (USTs) at the former structures; however, there exists the possibility that the former structures utilized underground or aboveground storage tanks (USTs/ASTs). No visual evidence of USTs (fill ports/vent pipes) or ASTs was observed during the subject property inspection. If ASTs or USTs were formerly located at the subject property, they should have been removed during the demolition of the structures.

5.5 Historical Use Information on Adjoining Properties

5.5.1 Review of Aerial Photographs

D3G reviewed aerial photographs from 1938, 1949, 1959, 1966, 1973, 1982, 1990, 1995, 2005, 2008, 2012, 2016, and 2019. According to the reviewed information, the adjacent properties have consisted of agricultural land, undeveloped and/or wooded land, residential properties, and/or commercial properties. No environmental concerns were identified on the adjacent properties based upon a review of the aerial photography, except for the following:

Landfilling activities are depicted adjacent to the east of the subject property from 1959 through at least 1973. The landfilling activities are discussed further in Section 5.6.

A copy of the aerial photography is included in Appendix D of this report.

5.5.2 Fire Insurance Maps

Sanborn Maps generally cover areas of urban and industrial development from the 1800s to the 1990s. According to the Certified Sanborn Map Report prepared by EDR, the subject property and surrounding properties are not included in Sanborn Map coverage. A copy of the Certified Sanborn Map Report is included in Appendix D.

5.5.3 Other Historical Sources

No additional historical sources were reasonably ascertainable.
5.6 Tier 1 Vapor Encroachment Screening

D3G performed a Tier 1 Vapor Encroachment Screen (VES) in compliance with ASTM E 2600-15 “ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions” as amended. The purpose of the Tier 1 VES is to conduct an initial screen to determine if a Vapor Encroachment Condition (VEC) exists in connection with the subject property. A VEC is defined as the presence or likely presence of chemical(s) of concern (COC) vapors in the subsurface (vadose zone) of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property, as identified by Tier I and/or Tier II procedures.

The VES process is a two (2)-tiered screening process. The Tier 1 VES is based upon information typically collected during an ASTM Standard E 1527 Phase I ESA and is typically focused on known or suspected contaminated properties that may exist within the area of concern (AOC). D3G reviewed standard environmental record sources including, but not limited to, local, state, tribal and/or federal (LSTF) government records, as reported in the regulatory database report; chemical use and historical records of prior uses on the subject property and within proximity of the subject property; soil characteristics; geological characteristics; contaminant characteristics and plume migration data (if this data is readily available); significant conduits that might provide preferential pathways for vapor migration; and groundwater depth and groundwater flow data to identify known or suspected sources of contamination within the AOC.

According to ASTM E 2600-15, the AOC is defined by the approximate minimum search distance which is based upon the chemical of concern (i.e. petroleum hydrocarbons vs. non-petroleum hydrocarbons) and the location of a known or suspected source of contamination with respect to the subject property. The Tier 1 screening includes: (1) a search distance test to determine whether there are any known or suspect contaminated properties within the AOC; and (2) COC Test to determine for those known or suspect contaminated properties within the AOC whether COCs are likely to be present in order to evaluate the likelihood that a VEC exists at the subject property. If information related to the boundaries of a contaminant plume from known contaminated properties is available, a critical distance test may be conducted. The critical distance is defined as the lineal distance between the nearest edge of the contaminant plume and the nearest subject property boundary. The critical distance is equal to one hundred (100) feet for COC or thirty (30) feet for dissolved petroleum hydrocarbon COCs. The critical distance for petroleum hydrocarbon COCs as light non-aqueous phase liquid (LNAPL), such as gasoline product(s), is one hundred (100) feet. If groundwater flow direction can be estimated, the AOC in the down-gradient direction may be reduced to the area within the critical distance during the Tier 1 screening. Additionally, the cross-gradient direction may be reduced to the critical distance plus one half of a reasonable estimation of the contaminated plume width or three hundred sixty-five (365) feet. It is not necessary to obtain information regarding the contaminant plume dimensions for down-gradient and cross-gradient contaminated properties, as the critical distance is measured from the nearest subject property boundary directly to the source on the off-site down-gradient property that is the origin of the contamination (with the contamination migrating away from the subject property).
For a contaminated property located up-gradient of the subject property, the critical distance determination requires knowledge of the length and depth of the groundwater contaminant plume. Such information is required to determine the lineal distance from the groundwater contaminant plume edge to the nearest existing or planned structure on the subject property, or the nearest subject property boundary if there are no existing or planned structures on the subject property. Data related to contaminant plume characteristics and dimensions associated with off-site contaminated properties is not typically available during the Tier 1 screening process and is typically obtained during the Tier 2 screening process. If it is not possible to conservatively estimate contaminant plume dimensions, then the AOC cannot be reduced in up-gradient directions during the Tier 1 screening process. Data regarding site-specific soil characteristics may also be used to adjust the AOC. Low permeability cohesive soils, such as soils high in clay and/or silt percentage content, generally tend to restrict soil gas movement, as may soil with high moisture content. Conversely, high porosity in soil tends to enhance soil gas movement. If known, this data may be utilized as a basis to either expand or reduce the AOC by the environmental professional.

The conclusions from the Tier 1 screening is: (1) a VEC exists or (2) a VEC does not exist. If a VEC does not exist, then the VES process is considered complete in accordance with the guidelines set forth under ASTM Standard E 2600-15. If a VEC exists at the subject property, the environmental professional should determine if the VEC represents a Recognized Environmental Condition (REC). If the VEC represents a REC, then further action or investigation may be recommended, including but not limited to a Tier 2 (invasive and/or non-invasive) screening and/or mitigation. If a VEC exists as determined by the Tier 1 screening process, then a more refined Tier 2 VES (non-invasive) may be completed in order to further evaluate the VEC. Tier 2 (non-invasive) focuses on characteristics of the contaminant plume associated with contaminated properties and the proximity of said contaminant plume to the subject property. This data is not typically available during the Tier 1 screening process and is typically obtained from state regulatory files and may also be obtained from other available documents and/or may be collected via sampling. Tier 2 (invasive) applies numeric screening criteria to existing or newly collected soil, soil gas, and/or groundwater testing results to further evaluate and/or validate the potential VEC.

**Subject Property**

Based on a review of the EDR Report, the subject property is not identified in the State Records Search or in the Federal Records Search. In addition, according to a review of subject property historical use information that is reasonably ascertainable, there are no known or suspect potentially contaminated sources having chemicals of concern (petroleum hydrocarbons or non-petroleum hydrocarbons) associated with the subject property. Therefore, a Vapor Encroachment Condition (VEC) does not exist at the subject property.
Contaminated Properties within the Area of Concern
The following is a discussion of properties that are within the area of concern:

Landfilling activities are depicted adjacent to the east of the subject property from 1959 through at least 1973. According to interviews with the Prospective Landowner Representative, Mr. Michael P. Ash, neighbors of the subject property indicated that landfilling activities have taken place in the vicinity of the subject property. D3G reviewed the Real Property/Land Records (https://www.bexar.org/2950/Real-PropertyLand-Records) for the adjacent property (Property ID 1167936), currently owned by Stash & Store LLC. According to the reviewed records, a 'Notice of Closed Municipal Solid Waste Landfill' was filed for the adjacent property on December 10, 2012. According to the Notice, a portion of the adjacent property was reported to have operated as a municipal solid waste landfill (SWL). According to the Notice, records at the Texas Commission on Environmental Quality (TCEQ) indicate that such landfill operations by the City of San Antonio ceased in September of 1975 and the landfill was closed by the Texas Department of Health on or about May 26, 1978. D3G contacted the Alamo Area Council of Governments regarding the former landfilling activities. According to Mr. Christopher Moken, Solid Waste Management Coordinator, the closed landfill in question is likely the Ira Lee Landfill #2. In addition, during D3G's site visit on February 4, 2020, D3G observed approximately nineteen (19) 55-gallon motor oil drums and five (5) drums containing an unknown substance at the eastern adjacent San Antonio Water System Drainage Construction Project property that are utilized for operating the machinery at the site (see Photos #22-23 in Appendix C - Site Photographs). According to visual observations, the drums were observed to be located on bare ground and wooden pallets. One (1) of the 55-gallon motor oil drums was visually observed to be leaking extensively, and the wooden pallet and soil surrounding the drum was observed to be saturated with oil and stained black. D3G submitted a FOIA request to the TCEQ and City of San Antonio to obtain records regarding the adjacent landfilling activities and former SWL facility. However, records have not yet been received. Based on the lack of documentation for the adjacent former SWL facility and current adjacent property usage, the facility is considered a REC. Therefore, a VEC cannot be ruled out at the subject property. The facility is discussed further in Section 6.3. A copy of the referenced documents is included in Appendix N.

Recommendations are listed in Section 11.0 of this report.
6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

D3G’s site inspection consisted of visual observations along boundaries and various transects throughout the subject property. The adjacent properties were observed from the subject property and the boundaries of the subject property and public right-of-ways.

6.2 General Site Setting

The subject property consists of 3.056 acres of undeveloped grassland and partially wooded land. The subject property is bounded by Robert LB Tobin Park, Salado Creek Greenway, and Salado Creek to the north; San Antonio Water System Drainage Construction Project and undeveloped wooded land to the east; Ira Lee Road and single-family residential to the south; and single-family residential and undeveloped wooded land to the west. Utilities were observed in the vicinity of the subject property. The subject property is the proposed location of one (1) four-story age-restricted apartment complex containing a total of fifty-six (56) residential dwelling units, which is seeking funding through the Texas Department of Housing and Community Affairs (TDHCA) with no additional HOME, NSP, TCAP, NHTF, or 811 PRA funding.

6.3 Exterior Observations

<table>
<thead>
<tr>
<th>EXTERIOR OBSERVATIONS</th>
<th>OBSERVED</th>
<th>NOT OBSERVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS</td>
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<td>POLYCHLORINATED BIPHENYLS (PCBS)</td>
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<tr>
<td>SUBJECT PROPERTY DUMPED MATERIALS/LANDFILLS</td>
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<td>SOLID WASTE DISPOSAL</td>
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<tr>
<td>SPILLS/STAINED SOILS/STAINED PAVEMENT/STRESSED VEGETATION</td>
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<td></td>
</tr>
<tr>
<td>STORAGE TANKS NOT PREVIOUSLY LISTED</td>
<td>(3), (4)</td>
<td></td>
</tr>
<tr>
<td>WELLS NOT PREVIOUSLY LISTED</td>
<td></td>
<td>√</td>
</tr>
<tr>
<td>HAZARDOUS RUNOFF</td>
<td></td>
<td>√</td>
</tr>
<tr>
<td>PITS, PONDS, OR LAGOONS*</td>
<td></td>
<td>√</td>
</tr>
<tr>
<td>ODORS</td>
<td></td>
<td>√</td>
</tr>
</tbody>
</table>

*Excludes stormwater drainage features

(1) No bulk storage of hazardous materials or petroleum products was observed on the exterior of the subject property. However, nineteen (19) 55-gallon motor oil drums and five (5) drums containing an unknown substance were observed at the eastern adjacent San Antonio Water System Drainage Construction Project property and are utilized for operating the machinery at the site (see Photos #22-23 in Appendix C - Site Photographs). According to visual observations, the drums were observed to be located on bare ground and wooden pallets. One (1) of the 55-gallon motor oil drums was visually observed to be leaking extensively, and the wooden pallet and soil surrounding the drum was observed to be saturated with oil and stained black. Leakage was not visually observed on or around the...
remaining 55-gallon drums and in their current physical condition they are not believed to present environmental concerns to the subject property. Recommendations are listed in Section 11.0 of this report.

(2) Various dumped debris (construction debris) was observed on the eastern portion of the subject property during the site inspection (see Photo #8 in Appendix C – Site Photographs). The dumped debris was observed in de minimis amounts and is considered non-hazardous in nature. Based on the non-hazardous nature and de minimis amounts, the on-site dumped debris is not suspected to present an environmental concern to the environmental integrity of the subject property. However, the dumped debris should be properly disposed of in accordance with local, state, and federal regulations prior to site development.

In addition, evidence of encroachment onto the property was observed on the western portion of the subject property, including picnic tables, grills, and recreational equipment (see Photo #6 in Appendix C – Site Photographs) associated with the southern adjacent single-family residential structures. Based on the non-hazardous nature of the materials, they are not suspected to present an environmental concern to the environmental integrity of the subject property. However, the materials should be properly removed in accordance with local, state, and federal regulations prior to site development.

No evidence of landfills was identified at the subject property.

(3) A wastewater container of unknown size was observed at the eastern adjacent San Antonio Water System Drainage Construction Project, which is utilized to collect wastewater from the RV at the site (see Photo #25 in Appendix C – Site Photographs). The container was located on stilts and was observed to be in good physical condition. Leakage was not visually observed on or around the wastewater container and in its current physical condition it is not believed to present environmental concerns to the subject property.

(4) One (1) 2,000-gallon diesel and one (1) 3,000-gallon diesel aboveground storage tank (AST) was observed at the eastern adjacent San Antonio Water System Drainage Project, which are utilized for fueling the machinery at the site (see Photo #20-21 in Appendix C – Site Photographs). The ASTs were located within a mobile, diked containment and were observed to be in good physical condition. According to the site operator, the ASTs are transported off-site at the end of every day. Based on observed conditions, the adjacent diesel ASTs are not suspected to present an environmental concern to the subject property.

According to HUD Guidelines, containers that are mobile and have the capacity to store common liquid industrial fuels or hazardous gases are excluded from 24 CFR Part 51 Subpart C; therefore, based on the mobile nature of the ASTs and their transport off-site every evening, further evaluation, including the completion of acceptable separation distance (ASD) calculations, are not warranted.
6.4  **Interior Observations**

The subject property consists of undeveloped grassland and partially wooded land; therefore, interior observations are not applicable to this Phase I ESA.

7.0  **INTERVIEWS**

7.1  **Prospective Landowner/User Questionnaire**

A Property Questionnaire was completed by Mr. Michael P. Ash, Development Manager with Affordable Equity Partners, Inc. and the Prospective Landowner/User, and returned to D3G. Mr. Ash indicated that the property was undergoing a purchase and that the purchase price being paid for the property reasonably reflects the fair market value of the property. In addition, he indicated that a title search has been performed. A copy of the completed Property Questionnaire and Title Search is included in Appendix F.

7.2  **Current Landowner Questionnaire**

A Property Questionnaire was completed by Mr. Saivosh Fakhri Ravari, the Current Landowner, and returned to D3G. Mr. Ravari indicated that he originally purchased the property in 2016 and has been associated with the property for four (4) years. A copy of the completed Property Questionnaire is included in Appendix F.

7.3  **Previous Landowner Questionnaire**

The current landowner has owned the property for more than two (2) years; therefore, a previous landowner questionnaire is not required.

7.4  **Key Site Manager Questionnaire**

The subject property consists of undeveloped grassland and partially wooded land and does not have any business operations requiring a key site manager; therefore, a Key Site Manager Questionnaire is not necessary for this investigation.

7.5  **Occupant Questionnaire**

The subject property consists of undeveloped grassland and partially wooded land and does not have any occupants; therefore, an Occupant Questionnaire is not necessary for this investigation.
7.6 Local Agencies Contacted

D3G contacted the City of San Antonio Fire Department on February 3, 2020 for a review of their environmental records (i.e. USTs, hazardous materials storage, and spills) for the subject property. According to Ms. Laura Grayson, no records were available for former or current underground storage tanks or spills at the subject property. A copy of the correspondence is located in Appendix F of this report.

D3G contacted the San Antonio Metropolitan Health Department on February 3, 2020 for a review of their environmental records including regional environmental health issues, on-site wells and/or septic system records for the subject property. According to Ms. Laura Grayson, there are no records on file for the subject property or regional environmental health issues. A copy of the correspondence is located in Appendix F of this report.

7.7 Additional Persons Interviewed

No additional persons were interviewed.

8.0 INVESTIGATION FOR NON-SCOPE CONSIDERATIONS

8.1 Asbestos-Containing Materials

The subject property consists of undeveloped grassland and partially wooded land with no man-made structures; therefore, asbestos-containing materials (ACMs) are not suspected to be present at the subject property.

8.2 Lead-Based Paint

The subject property consists of undeveloped grassland and partially wooded land with no man-made structures; therefore, lead-based paint (LBP) is not suspected to be present at the subject property.

8.3 Radon Gas

<table>
<thead>
<tr>
<th>U.S. EPA RADON DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONE</td>
</tr>
<tr>
<td>ZONE DEFINITION</td>
</tr>
<tr>
<td>SOURCE</td>
</tr>
</tbody>
</table>

The property does not contain subgrade living areas, which reduces the potential for radon gas. Radon testing is not included within the scope of work of this Phase I ESA.
8.4  Flood Zone

According to FEMA Flood Insurance Rate Map (FIRM) #48029C-0270G, dated September 29, 2010, the majority of subject property is located in Unshaded Zone X, designated as an area outside the 100 and 500-year flood zones. The northwestern portion of the subject property appears to be located within Zone AE, designated as an area within the 100-year flood zone associated with Salado Creek. However, according to the Land Title Survey prepared by Westar Alamo Land Surveyors, LLC, dated November 9, 2011, the entirety of the subject property is located within Unshaded Zone X. In addition, according to the Conceptual Site Plan prepared by Rosemann & Associates, P.C., dated January 2, 2020, the northwestern portions of the subject property will not contain any proposed structures or improvements.

According to the FEMA Flood Map Service Center accessed at https://msc.fema.gov/portal/home, there are no preliminary or pending FIRMs for the subject property.

A copy of the FIRM is provided in Appendix A.

8.5  Wetlands

A wetland delineation/determination has not been performed at the subject property; however, according to the USFWS National Wetlands Inventory Layer accessed at http://nepassisttool.epa.gov/nepassist/entry.aspx and visual observations, there are not suspected to be any wetland areas on the subject property. A wetland riverine feature, Salado Creek, is identified on the adjacent Robert LB Tobin Park to the north. Future development in the vicinity of the northern property boundary may be restricted. A copy of the NWI Map Layer is provided in Appendix A.

8.6  Lead in Drinking Water

According to the City of San Antonio 2019 Water Quality Report, lead in drinking water was detected at 3.25 parts per billion (ppb) in the 90th percentile in 2017, which is below the EPA action level of 15 ppb and meets all EPA Standards. Therefore, lead in drinking water is not suspected to be a concern at the subject property. A copy of the City of San Antonio 2019 Water Quality Report is located in Appendix J.

8.7  Noise Analysis/Airport Hazards

The subject property is located within 1,000 feet of Ira Lee Road and within fifteen (15) miles of San Antonio International Airport (2.7 miles), Randolph Air Force Base (7.8 miles), Stinson Municipal Airport (10.7 miles), and Kelly Field (11.2 miles). There are no active railways within 3,000 feet of the subject property or other military airfields or other civil airports that would be considered a noise source within fifteen (15) miles of the subject property. Five (5) different noise assessment locations (NALs) were evaluated to better define the noise levels at the property.
The projected DNL values for all noise sources for the buildings are 54.10 dB for NAL #1, 63.24 dB for NAL #2 and 53.41 dB for NAL #3. Pursuant to 24 CFR 51.101(a)(3), the composite DNL values are all considered to be “acceptable”.

Section 51.104(a) also addresses exterior noise levels. D3G calculated the noise value for the picnic area and the dog park/garden areas, denoted as NAL #4 and 5, respectively. The requirements set out in Section 51.104(a) are designated to ensure that exterior noise levels in the exterior amenity areas do not exceed the established 65 dB level. The projected DNL value for all noise sources for the picnic area (NAL #4) is 64.10 dB and for the dog park/garden area (NAL #5) is 56.28 dB, which are both considered to be “acceptable”. Therefore, no exterior mitigation (i.e. barrier attenuation) would be required for these areas of the site.

According to Federal Aviation Administration (FAA) information accessed at https://oeaaa.faa.gov/oeaaa/external/searchAction.jsp?action=showCircleSearchAirportsForm and http://nepassisttool.epa.gov/nepassist/entry.aspx, there are no military airports within 15,000 feet of the subject property or civil airport runways within 2,500 feet of the subject property.

A copy of the Noise Analysis/Airport Hazards Documentation is located in Appendix K.

8.8 Nuisances and Hazards

According to the Texas Railroad Commission Public GIS Map Viewer accessed at http://wwwgisp.rrc.texas.gov/GISViewer2/, there are no oil wells or high-pressure gas transmission lines located on or in the vicinity of the subject property.

According to the National Pipeline Mapping System (NPMS) accessed at https://www.npms.phmsa.dot.gov/PublicViewer/composite.jsf and visual observations, there are no high-pressure gas transmission lines located on or in the vicinity of the subject property.

According to visual observations during D3G’s site inspection on February 4, 2020, a natural gas pipeline is located along the southern property boundary, which is owned and maintained by CPS Energy. However, the pipeline is not depicted in the National Pipeline Mapping System (NPMS) Public Map Viewer accessed at https://pvnpms.phmsa.dot.gov/PublicViewer/, which depicts nationwide transportation pipelines. According to HUD guidelines, “All parts of any structure must be at least 10 feet from the outer boundary of the easement for any high-pressure gas or liquid petroleum transportation pipeline.” D3G contacted CPS Energy (ce@cpsenergy.com, 210-353-4050) on February 7, 2020 to obtain pressure and easement information for the gas line along the southern property boundary. According to Ms. Maggie Mayo, Right-of-Way Agent for CPS Energy (mmayo@cpsenergy.com, 210-353-3973), the gas line at the location is a 2-inch plastic gas main that operates at five (5) psi and is located approximately seventeen (17) feet south of the property line. Therefore, the pipeline is not subject to the HUD guidelines, and D3G recommends no further investigation. A copy of the correspondence is located in Appendix L.
No additional "nuisances" or "hazards" were observed at the subject property or surrounding properties during the subject property inspection.

A copy of the Nuisances and Hazards Documentation is located in Appendix L.

9.0 FINDINGS

This Phase I ESA was prepared in accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Designation: E 1527-13, 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries: Final Rule, accepted Phase I ESA industry standards, 2020 TDHCA environmental protocols, and Texas Administrative Code – Title 10, Rule §11.305 Environmental Site Assessment Rules and Guidelines. This assessment has revealed the following findings, consisting of RECs, CRECs, HRECs, and environmental concerns, based on the subject property inspection, interviews, and review of available records:

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<th>EVALUATED CONDITIONS</th>
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<td>PAST INDUSTRIAL/DETRIMENTAL OPERATIONS</td>
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<td>VAPOR ENCROACHMENT CONDITION</td>
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<td>STORED HAZARDOUS MATERIALS</td>
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<td>POLYCHLORINATED BIPHENYLS (PCBs)</td>
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</tbody>
</table>

NA = Not Applicable

10.0 OPINION

Recognized Environmental Conditions (RECs)

As defined in ASTM E 1527-13, RECs are 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. Based on the findings of this Phase I ESA, no RECs were identified, except for the following:

Phase I Environmental Site Assessment
Proposed Trailside Creek
San Antonio, Texas
D3G Project Number: 2020-0130
Page 21
Adjacent Past Industrial/Detrimental Operations/Stored Hazardous Materials/VEC

Landfilling activities are depicted adjacent to the east of the subject property from 1959 through at least 1973. According to interviews with the Prospective Landowner Representative, Mr. Michael P. Ash, neighbors of the subject property indicated that landfilling activities have taken place in the vicinity of the subject property. D3G reviewed the Real Property/Land Records (https://www.bexar.org/2950/Real-PropertyLand-Records) for the adjacent property (Property ID 1167936), currently owned by Stash & Store LLC. According to the reviewed records, a ‘Notice of Closed Municipal Solid Waste Landfill’ was filed for the adjacent property on December 10, 2012. According to the Notice, a portion of the adjacent property was reported to have operated as a municipal solid waste landfill (SWL). According to the Notice, records at the Texas Commission on Environmental Quality (TCEQ) indicate that such landfill operations by the City of San Antonio ceased in September of 1975 and the landfill was closed by the Texas Department of Health on or about May 26, 1978. D3G contacted the Alamo Area Council of Governments regarding the former landfilling activities. According to Mr. Christopher Moken, Solid Waste Management Coordinator, the closed landfill in question is likely the Ira Lee Landfill #2. In addition, during D3G's site visit on February 4, 2020, D3G observed approximately nineteen (19) 55-gallon motor oil drums and five (5) drums containing an unknown substance at the eastern adjacent San Antonio Water System Drainage Construction Project property that are utilized for operating the machinery at the site (see Photos #22-23 in Appendix C - Site Photographs). According to visual observations, the drums were observed to be located on bare ground and wooden pallets. One (1) of the 55-gallon motor oil drums was visually observed to be leaking extensively, and the wooden pallet and soil surrounding the drum was observed to be saturated with oil and stained black. D3G submitted a FOIA request to the TCEQ and City of San Antonio to obtain records regarding the adjacent landfilling activities and former SWL facility. However, records have not yet been received. Based on the lack of documentation for the adjacent former SWL facility and current adjacent property usage, the facility is considered a REC. Therefore, a VEC cannot be ruled out at the subject property. A copy of the referenced documents is included in Appendix N.

Controlled Recognized Environmental Conditions (CRECs)

As defined in ASTM E 1527 13, CRECs are RECs resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Based on the findings of this Phase I ESA, no CRECs were identified.

Historical Recognized Environmental Conditions (HRECs)

As defined in ASTM E 1527 13, HRECs involve 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 use
criteria established by a regulatory authority, without subjecting the property to any required controls. Based on the findings of this Phase I ESA, no HRECs were identified.

**Environmental Concerns**
D3G defines “environmental concerns” as de minimis conditions and non-scope considerations for which further action is recommended. As defined in ASTM E 1527 13, de minimis conditions generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Non-scope considerations include assessed environmental issues or conditions beyond the scope of ASTM E 1527 13 as stated in Section 2.2 and/or discussed below. Based on the findings of this Phase I ESA, no environmental concerns were identified.

11.0 CONCLUSIONS

Dominion Due Diligence Group performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Proposed Trailside Creek located at 592 Ira Lee Road in San Antonio, Bexar County, Texas (subject property). Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) or controlled recognized environmental conditions (CRECs) in connection with the subject property, except for the following:

- **Adjacent Past Industrial/Detrimental Operations/Stored Hazardous Materials/VEC**
  D3G recommends performing a file review of the adjacent former SWL facility with the Texas Commission on Environmental Quality and the City of San Antonio.

12.0 DEVIATIONS

There are no deviations from the ASTM standard Phase I ESA except for those outlined in Section 2.4 of this report.

13.0 ADDITIONAL SERVICES

No additional services were contracted between the User and D3G.
14.0 REFERENCE MATERIALS

- City of San Antonio Fire and Health Departments
- Bexar County Assessor
- USGS Topographic Quadrangle – Longhorn, Texas 2019
- Environmental Data Resources Inc. (EDR) Report, dated January 23, 2020
- FEMA Flood Insurance Rate Map (FIRM) #48029C-0270G, dated September 29, 2010
- Delorme Street Atlas USA® 2015
- EDR and Google Earth – aerial photographs
- EDR Certified Sanborn Map Report
- EPA Radon Map
- U.S. EPA NEPAssist access at http://nepassisttool.epa.gov/nepassist/entry.aspx

Below provides basic descriptions for the data included in the mapping layers available through NEPAssist that were utilized in this Phase I ESA

- USFWS National Wetlands Inventory map accessed at http://www.fws.gov/wetlands/Data/Mapper.html
- The Airport Polygons layer includes airport boundaries and airport runways within the United States. Source: National Transportation Atlas Database

- Land Title Survey prepared by Westar Alamo Land Surveyors, LLC dated November 9, 2011
- Conceptual Site Plan prepared by Pape-Dawson Engineers, dated February 2020
- Phase I ESA report produced by Geoscience Engineering & Testing, Inc. (GETI) on December 20, 2019
15.0 SIGNATURE OF ENVIRONMENTAL PERSONNEL

Data presented in this report is factual to the best of our knowledge. Available sources of data were comprehensively researched to provide a complete Phase I ESA of the subject property. The Phase I ESA was prepared in accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Designation E 1527-13), 40 CFR Part 312 Standards and Practices for All Appropriate Inquiry: Final Rule, and accepted Phase I ESA industry standards, 2020 TDHCA environmental protocols, and Texas Administrative Code – Title 10, Rule 811.305 Environmental Site Assessment Rules and Guidelines.

D3G has no financial interest or family relationship with the officers, directors, stockholders or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

D3G is employed under contract for this specific assignment and has no other side deals, agreements, or financial considerations with the Lender or others in connection with this transaction. D3G will not materially benefit from the Development other than by receiving a fee for the report and the fee is not contingent upon the report’s findings.

Sammi Alfonso
Site Assessor

Cecilia Hurtado
Project Manager

Keith S. Bayer
Environmental Professional
16.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Keith S. Bayer qualifies as an Environmental Professional as defined in 40 CFR Part 312.10(b). Mr. Bayer has numerous years of extensive training and experience with regards to environmental issues. He received an undergraduate B.S. degree in Environmental Studies from Virginia Commonwealth University and has inspected, managed and designed numerous environmental projects throughout the United States. Mr. Bayer also has extensive knowledge of the ASTM E 1527 Phase I Environmental Site Assessment regulations as well as the EPA 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries regulations. Mr. Bayer qualifies as an Environmental Professional as defined under ASTM E 1527 Section 4.3 and Appendix X2 with over ten (10) years of experience performing investigations of surface and subsurface environmental conditions. As the Managing Director of Environmental Services and as an Environmental Professional for Dominion Due Diligence Group, his responsibilities include staffing, training, coordinating, and creating efficiencies in the processes of Phase I Environmental Site Assessments (HUD, Freddie Mac, Fannie Mae, USDA, SunAmerica, ASTM E 1527-13, and various state tax credits) and HUD Environmental Reviews, as well as coordinating and reviewing comprehensive lead-based paint and asbestos-containing material investigations and HUD noise assessments throughout the United States. As the Managing Director of Environmental Services, he is responsible for staff development/management, quality control/quality assurance, client liaison services, client training, and comprehensive report writing.
17.0 APPENDICES

Appendix A: Site (Vicinity) Maps
Appendix B: Site Plan
Appendix C: Site Photographs
Appendix D: Historical Research Documents
Appendix E: Regulatory Records Documentation
Appendix F: Interview Documentation
Appendix G: Special Contractual Conditions Between User and Environmental Professional
Appendix H: Qualifications of the Environmental Professionals
Appendix I: Certificate of Liability Insurance
Appendix J: City of San Antonio 2019 Water Quality Report
Appendix K: Noise Analysis/Airport Hazards Documentation
Appendix L: Nuisances and Hazards Documentation
APPENDIX A

Site Maps
Proposed Paige Estates
718 South 11th Street
Waco, Texas

Property Identification #s 188646, 325592, 188647, and 188648
McLennan CAD

Property Search > 188646 ZD GERIK PROPERTIES LLC for
Year 2019

Property

Account

Property ID: 188646
Geographic ID: 28363300010000
Type: Real
Property Use Code: 300
Property Use Description: General Comm/Unvacant Land

Location

Address: 700 S 111TH
WACO, TX 76706
Neighborhood: Far SW CB TIP
Neighborhood CD: 48900.6

Owner

Name: ZD GERIK PROPERTIES LLC
Mailing Address: 29 SETTLER CREEK TR
WOODWAY, TX 76712 8557

Values

[+ Improvement Homestead Value: + $0
[+] Improvement Non Homestead Value: + $0
[+] Land Homestead Value: + $0
[+] Land Non Homestead Value: + $36,560 Ag / Timber Use Value
[+] Agricultural Market Valuation: + $0 $0
[+] Timber Market Valuation: + $0 $0

Market Value: = $36,560
Ag or Timber Use Value Reduction: = $0
Appraisal Value: = $36,560
HS Cap: = $0

TAXING JURISDICTION

Owner: ZD GERIK PROPERTIES LLC

Property Search > 188646 ZD GERIK PROPERTIES LLC for
Year 2019

Property ID: 188646
Geographic ID: 28363300010000
Type: Real
Property Use Code: 300
Property Use Description: General Comm/Unvacant Land

Location

Address: 700 S 111TH
WACO, TX 76706
Neighborhood: Far SW CB TIP
Neighborhood CD: 48900.6

Owner

Name: ZD GERIK PROPERTIES LLC
Mailing Address: 29 SETTLER CREEK TR
WOODWAY, TX 76712 8557

Values

[+ Improvement Homestead Value: + $0
[+] Improvement Non Homestead Value: + $0
[+] Land Homestead Value: + $0
[+] Land Non Homestead Value: + $36,560 Ag / Timber Use Value
[+] Agricultural Market Valuation: + $0 $0
[+] Timber Market Valuation: + $0 $0

Market Value: = $36,560
Ag or Timber Use Value Reduction: = $0
Appraisal Value: = $36,560
HS Cap: = $0

Roll Value History

Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
-----|--------------|-------------|--------------|-----------|--------|----------|
2020 | $36,560      | $36,560     | N/A          | $36,560   | N/A    | $36,560  |
2019 | $36,560      | $36,560     | N/A          | $36,560   | N/A    | $36,560  |
2018 | $36,560      | $36,560     | N/A          | $36,560   | N/A    | $36,560  |
2017 | $36,560      | $36,560     | N/A          | $36,560   | N/A    | $36,560  |
2016 | $36,560      | $36,560     | N/A          | $36,560   | N/A    | $36,560  |
2015 | $9,240       | $9,240      | N/A          | $9,240    | N/A    | $9,240   |
2014 | $9,240       | $9,240      | N/A          | $9,240    | N/A    | $9,240   |
2013 | $9,240       | $9,240      | N/A          | $9,240    | N/A    | $9,240   |
2012 | $9,240       | $9,240      | N/A          | $9,240    | N/A    | $9,240   |
2011 | $9,240       | $9,240      | N/A          | $9,240    | N/A    | $9,240   |

Deed History - (Last 3 Deed Transactions)

# | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
---|-----------|------|-------------|---------|---------|--------|------|-------------|
1  | 6/5/2016  | WD   | Warranty Deed | MY CORNER OF THE FIELD MINISTRY INC | ZD GERIK PROPERTIES LLC | BOWDEN ST CHURCH OF CHRIST TR | 201603133 |
2  | 3/1/2002  | DL   | Warranty Deed | MY CORNER OF THE FIELD MINISTRY INC | ZD GERIK PROPERTIES LLC | BOWDEN ST CHURCH OF CHRIST TR | 2002008858 |

Tax Due

Property Tax information as of 02/29/2020
Amount Due if Paid on Time: $9,240

NOTE: Penalty & Interest accrue every month on the unpaid tax and are added to the balance. Attorney fees may be assessed if you fail to pay your tax liability in full by July 1. If you plan to submit payment on a future date, make sure you enter the due date and N.C.O.A.D.T.E. to obtain the correct total amount due.

Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
---|-------------|---------|-----------------|--------------|---------------|


1/3


2/3
McLennan CAD

Property Search Results > 325592 ZD GERIK PROPERTIES LLC for Year 2019

Property Details

Property Information

- Property ID: 325592
- Location: ROSS SUB Block 48 Lot 2 Acres .8241
- Type: Real
- Property Use Code: 101
- Description: Residential 1 Family

Address:

- Address: 714 S 11TH ST
- Neighborhood: Far Southside
- Neighborhood CD: 48000.6
- Owner: ZD GERIK PROPERTIES LLC
- Mailing Address: 89 SETTLERS CREEK TRL
  WOODWAY, TX 76712 8557

Exemptions:

- Improvement 1: Homestead Value
- Improvement 2: Homestead Value
- Land Homestead Value
- Land Non Homestead Value: $49,500
- Agricultural Market Value: $0
- Timber Market Valuation: $0
- Market Value: $85,910
- Appraised Value: $85,910
- HS Cap: $0
- Assessed Value: $85,910

Valuation:

- Improvement 1 Home Value: $36,410
- Improvement 2 Home Value: $0
- Land Home Value: $49,500
- Land Non Home Value: $0
- Ag / Timber Use Value: $0
- Taxing Jurisdiction:
  - Owner: ZD GERIK PROPERTIES LLC
  - % Ownership: 100.0000000000%
  - Total Value: $85,910

Property Information:

- Account:
  - Property ID: 325592
  - Geographic ID: 480363000101
  - Type: Real
  - Property Use Code: 101
  - Description: Residential 1 Family

Location:

- Address: 714 S 11TH ST
- Neighborhood: Far Southside
- Neighborhood CD: 48000.6
- Owner: ZD GERIK PROPERTIES LLC
- Mailing Address: 89 SETTLERS CREEK TRL
  WOODWAY, TX 76712 8557

Exemptions:

- Improvement 1: Homestead Value
- Improvement 2: Homestead Value
- Land Homestead Value
- Land Non Homestead Value: $49,500
- Agricultural Market Value: $0
- Timber Market Valuation: $0
- Market Value: $85,910
- Appraised Value: $85,910
- HS Cap: $0
- Assessed Value: $85,910

Valuation:

- Improvement 1 Home Value: $36,410
- Improvement 2 Home Value: $0
- Land Home Value: $49,500
- Land Non Home Value: $0
- Ag / Timber Use Value: $0
- Taxing Jurisdiction:
  - Owner: ZD GERIK PROPERTIES LLC
  - % Ownership: 100.0000000000%
  - Total Value: $85,910

Property Information:

- Account:
  - Property ID: 325592
  - Geographic ID: 480363000101
  - Type: Real
  - Property Use Code: 101
  - Description: Residential 1 Family

Location:

- Address: 714 S 11TH ST
- Neighborhood: Far Southside
- Neighborhood CD: 48000.6
- Owner: ZD GERIK PROPERTIES LLC
- Mailing Address: 89 SETTLERS CREEK TRL
  WOODWAY, TX 76712 8557

Exemptions:

- Improvement 1: Homestead Value
- Improvement 2: Homestead Value
- Land Homestead Value
- Land Non Homestead Value: $49,500
- Agricultural Market Value: $0
- Timber Market Valuation: $0
- Market Value: $85,910
- Appraised Value: $85,910
- HS Cap: $0
- Assessed Value: $85,910

Valuation:

- Improvement 1 Home Value: $36,410
- Improvement 2 Home Value: $0
- Land Home Value: $49,500
- Land Non Home Value: $0
- Ag / Timber Use Value: $0
- Taxing Jurisdiction:
  - Owner: ZD GERIK PROPERTIES LLC
  - % Ownership: 100.0000000000%
  - Total Value: $85,910
McLennan CAD

Property Search Results > 188647 ZD GERIK PROPERTIES LLC for Year 2019

Property

Account

Property ID: 188647
Geographic ID: 480363000015007
Type: Rea
Property Use Code: 300
Property Use Description: General Comm Vacant Land

Location

Address: 716 S 111TH ST
WACO, TX 76706
Neighborhood: Far SW CBD TIF1
Neighborhood CD: 48500.6

Owner

Name: ZD GERIK PROPERTIES LLC
Mailing Address: 89 SETTLERS CREEK TRL
WOODWAY, TX 76712-8557

Values

[+] Improvement Homesite Value: + $0
[+] Improvement Non Homesite Value: + $0
[+] Land Homesite Value: + $0
[+] Land Non Homesite Value: + $24,420 Ag / Timber Use Value
[+] Agricultural Market Valuation: + $0 $0
[+] Timber Market Valuation: + $0 $0

[+] Market Value: = $24,420
[+] Ag or Timber Use Value Reduction: - $0
[+] Appraised Value: = $24,420
[+] HS Cap: - $0
[+] Assessed Value: = $24,420

Taxes

Taxes w/Current Exemptions: $662.25
Taxes w/o Exemptions: $662.25

Improvement / Building

No improvements exist for this property.

Land

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Tax Due

Property Tax Information as of 02/29/2020

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McLennan CAD

Property Search > 188648 ZD GERIK PROPERTIES LLC for Year 2019

Property

Account

Property ID: 188648
Geographic ID: 480363000016068
Type: Real
Property Use Code: 300
Property Use Description: General Comm/ Vacant Land

Location

Address: 718 S 11TH ST - 720
WACO, TX 76706
Neighborhood: Far SW CBD TIF1
Neighborhood CD: 48900.6

Owner

Name: ZD GERIK PROPERTIES LLC
Mailing Address: 89 SETTLERS CREEK TRL
WOODWAY, TX 76712-8537

Values

(+) Improvement Homesite Value: + $0
(+) Improvement Non Homesite Value: + $0
(+) Land Homesite Value: + $0
(+) Land Non Homesite Value: + $54,120 Ag/Timber Use Value
(+X) Agricultural Market Valuation: + $0 $0 $0
(+X) Timber Market Valuation: + $0 $0 $0

(=) Market Value: = $54,120
(=) Ag or Timber Use Value Reduction: = $0
(=) Appraised Value: = $54,120
(=) HS Cap: = $0
(=) Assessed Value: = $54,120

Taxes Due

Owner: ZD GERIK PROPERTIES LLC
% Ownership: 100.00000000000
Total Value: $54,120

Entity Description Tax Rate Appraised Value Taxable Value Estimated Tax

Improvement / Building

No improvements exist for this property.

Land

# Type Description Acres Sqft Eff Front Eff Depth Market Value Prod. Value
1 Rect 0.1894 8290.00 50.00 165.00 $33,000 $0
2 sq ft 0.1212 5280.00 32.00 165.00 $21,120 $0

Roll Value History

Year Improvements Land Market Ag Valuation Appraised HS Cap Assessed
2020 N/A N/A N/A N/A N/A N/A
2019 $0 $54,120 0 54,120 $0 $54,120
2018 $0 $54,120 0 54,120 $0 $54,120
2017 $0 $54,120 0 54,120 $0 $54,120
2016 $0 $27,060 0 27,060 $0 $27,060
2015 $0 $13,530 0 13,530 $0 $13,530
2014 $0 $13,530 0 13,530 $0 $13,530
2013 $0 $13,530 0 13,530 $0 $13,530
2012 $0 $13,530 0 13,530 $0 $13,530
2011 $0 $13,530 0 13,530 $0 $13,530

Deed History - (Last 3 Deed Transactions)

# Deed Date Type Description Grantor Grantee Volume Page Deed Number
1 6/16/2016 DL Warranty Deed /w Vendors Lien GBT INVESTMENTS LLC ZD GERIK PROPERTIES LLC
2 10/12/2015 WD Warranty Deed OVERCOMERS IN PRAISE TEMPLE OF GOD INC OVERCOMERS IN PRAISE TEMPLE OF GOD INC
3 12/13/2007 WD Warranty Deed MY CORNER OF THE FIELD MINISTRY INC OVERCOMERS IN PRAISE TEMPLE OF GOD INC

Tax Due

Property Tax Information as of 01/29/2020
Amount Due Per Address: $1,467.56

## Appendix A

### Site
Topographic Map

---

**Proposed Paige Estates**
718 South 11th Street
Waco, Texas

*Topographic Quadrangle:*
*Waco West, Texas 2019*
Appendix A
Site Locator Map

Proposed Paige Estates
718 South 11th Street
Waco, Texas

DOMINION DUE DILIGENCE GROUP
FEMA Flood Map Service Center: Search All Products

Choose one of the three search options below and optionally enter a posting date range.

Users may experience download failures on the Flood Map Service Center (MSC) website when working with large files. If you are working with files larger than 100MB, try downloading during non-peak hours.

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<td>(Ex. Panel Number, LOMC Case Number)</td>
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Filter By Posting Date Range (Optional)

Search Results for WACO, CITY OF

Click subscribe to receive email notifications when products are updated. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist [https://www.fema.gov/portal/resources/contact].

Please Note: Searching All Products by county displays all products for all communities within the county. You can refine your search results by specifying your specific jurisdiction location using the drop-down menus above.

Effective Products (52) Preliminary Products (3) Pending Products (1) FIRM Panels (0) FIS Reports (0) LOMC (1) LOMR (1) Show 100 entries

Showing 1 to 1 of 1 entries

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480461B WACO, CITY OF MCLERNAN COUNTY 06/21/74 11/02/77 12/20/19 11/02/77 No

480255# WAELDER, CITY OF GONZALES COUNTY 07/19/74 12/01/77 12/03/10 12/01/77 No

480061B WAKE VILLAGE, CITY OF BOWIE COUNTY 01/16/74 10/15/85 12/21/17(M) 10/15/85 No

480142# WALKER COUNTY* WALKER COUNTY 07/19/77 05/01/87 08/16/11 05/01/87 No

480540B WALLER COUNTY* WALLER COUNTY 08/23/77 12/18/86 05/16/19 12/18/86 No

480461B WALLER, CITY OF HARRIS COUNTY/WALLER COUNTY 11/01/74 09/14/79 05/16/19 09/14/79 No

480018B WALLIS, CITY OF AUSTIN COUNTY 05/24/74 10/24/78 10/18/19 10/24/78 No

480713# WALNUT SPRINGS, CITY OF BOSQUE COUNTY 10/01/76 12/01/89 01/06/11(L) 12/01/89 No

481249# WARD COUNTY* WARD COUNTY 10/23/77 10/25/77 11/07/03(E) No

480840# WARREN CITY, CITY OF UPSHUR COUNTY/GREGG COUNTY 08/13/76 07/03/85 09/03/14(M) 07/03/85 No

481198B WASHINGTON COUNTY* WASHINGTON COUNTY 05/24/77 12/01/07 05/16/19 12/01/07 No

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480513B WATAUGA, CITY OF TARRANT COUNTY 03/08/74 06/01/82 03/21/19 06/01/82 No

480211# WAXAHACHE, CITY OF ELLIS COUNTY 06/28/74 08/01/80 06/03/13 08/01/80 No

480522B WEATHERFORD, CITY OF PARKER COUNTY 03/08/74 08/05/86 04/05/19 08/05/86 No

481050# WEBB COUNTY* WEBB COUNTY 05/09/79 05/17/82 04/02/08 09/08/98 No

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481121# WEimar, CITY OF COLORADO COUNTY 04/29/77 01/03/90 02/04/11(M) 09/01/87 No

481674B WEIR, CITY OF WILLIAMSON COUNTY 09/27/91 12/20/19 04/19/96 No

480143# WELLINGTON, CITY OF COLLINGSWORTH COUNTY 06/21/74 04/03/89 04/03/89 04/03/89 No

481741# WELLS, CITY OF CHEROKEE COUNTY 07/11/75 06/01/91 01/06/11(M) 06/01/91 No

480349# WESLACO, CITY OF HIDALGO COUNTY 03/29/74 03/04/80 03/04/80 03/04/80 No

480081# WEST COLUMBIA, CITY OF BRAZORIA COUNTY 08/14/74 12/15/83 06/05/89 12/15/83 No

481602# WEST KEEGANS BAYOU IMPROVEMENT DISTRICT HARRIS COUNTY/FORT BEND COUNTY 01/03/97 04/02/14 08/18/86 No

481036C WEST LAKE HILLS, CITY OF TRAVIS COUNTY 02/07/75 07/17/78 01/22/20 07/17/78 No

480515# WEST ORANGE, CITY OF ORANGE COUNTY 05/31/74 01/06/83 01/06/83 01/06/83 No

480371# WEST TAWAKONI, CITY OF HUNT COUNTY 04/16/76 09/04/91 01/06/12(M) 03/03/14 No

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Proposed Paige Estates
718 South 11th Street
Waco, Texas

USFWS National Wetlands Inventory
APPENDIX B

Site Plan
Appendix B
Site Plan

Proposed Paige Estates
718 South 11th Street
Waco, Texas

DOMINION DUE DILIGENCE GROUP
APPENDIX C

Site Photographs
PHOTO #3

View of subject property

PHOTO #4

View of subject property
PHOTO #7
View of subject property

PHOTO #8
View of subject property
PHOTO #11

View of typical resident bedroom

PHOTO #12

View of typical resident bathroom
PHOTO #13

View of subject property electric hot water heater

PHOTO #14

View of subject property electric furnace
PHOTO #15

View of former suspect UST fill port

PHOTO #16

View of typical on-site household trash
PHOTO #17
View of on-site trash and recycling cans

PHOTO #18
View of typical pole-mounted transformer without Non-PCB sticker
PHOTO #19

View of typical northeastern adjacent single-family residence

PHOTO #20

View of northeastern multi-family residential
View of southeastern adjacent undeveloped land

View of southeastern adjacent Concilio Pentecostal Casa Del Rey (vacant)
View of southeastern adjacent Concilio Pentecostal Casa Del Rey (vacant) suspected fill port

View of southwestern adjacent multi-family residential
View of southwestern adjacent Sascee’s Southern Eatery

View of typical southwestern adjacent undeveloped land
View of southwestern adjacent single-family residence

View of typical southwestern adjacent natural gas pipeline marker
View of northwestern adjacent undeveloped land
APPENDIX D

Historical Research Documents
Proposed Paige Estates
615 South 10th Street
Waco, TX 76706

Inquiry Number:  5950313.3

January 28, 2020
## Certified Sanborn® Map Report

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

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### Maps Provided:

- 1969
- 1965
- 1952
- 1950
- 1926
- 1899

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1969 Source Sheets

Volume 1, Sheet 27 1969
Volume 1, Sheet 33 1969
Volume 1, Sheet 34 1969

1965 Source Sheets

Volume 1, Sheet 27 1965
Volume 1, Sheet 33 1965
Volume 1, Sheet 34 1965

1952 Source Sheets

Volume 1, Sheet 27 1952
Volume 1, Sheet 33 1952
Volume 1, Sheet 34 1952

1950 Source Sheets

Volume 1, Sheet 33 1950
Volume 1, Sheet 34 1950
Volume 1, Sheet 27 1950
Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

**1926 Source Sheets**

- Volume 1, Sheet 27
  - 1926
- Volume 1, Sheet 33
  - 1926
- Volume 1, Sheet 34
  - 1926

**1899 Source Sheets**

- Volume 1, Sheet 32
  - 1899
- Volume 1, Sheet 33
  - 1899
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.
This Certified Sanborn Map combines the following sheets.  
Outlined areas indicate map sheets within the collection.
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

- Volume 1, Sheet 27
- Volume 1, Sheet 34
- Volume 1, Sheet 33
This Certified Sanborn® Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume 1, Sheet 33
Volume 1, Sheet 32
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APPENDIX E

Regulatory Records Documentation
Search Summary Report

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615 SOUTH 10TH STREET
WACO, TX 76706

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## Search Summary Report

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**WACO, TX 76706**

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## Search Summary Report

**TARGET SITE:** 615 SOUTH 10TH STREET  
**WACO, TX 76706**

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**Site Information Report**

**Request Date:** JANUARY 28, 2020  
**Request Name:** CHLOE KOTT  
**Job Number:** TEAM 4

**Target Site:** 615 SOUTH 10TH STREET  
WACO, TX 76706

### Site Location

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**Federal EPA Radon Zone for MCLENNAN County:** 3

- Note: Zone 1 indoor average level > 4 pCi/L.
- Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
- Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 76706

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<th>Area</th>
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<th>% 4-20 pCi/L</th>
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Federal Area Radon Information for MCLENNAN COUNTY, TX

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<th>% 4-20 pCi/L</th>
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**Demographics**

- **Sites:** 33  
- **Non-Geocoded:** 1  
- **Population:** N/A

**RADON**

- **Number of sites tested:** 28
- **County:** MCLENNAN
- **Mean:** 1.1
- **Total Sites:** 32
- **% <4 pCi/L:** 3.1
- **% <20 pCi/L:** 0
- **Max pCi/L:** 5.9
**Target Site Summary Report**

Target Property: 615 SOUTH 10TH STREET  
WACO, TX 76706  
JOB: TEAM 4

TOTAL: 34  
GEOCODED: 33  
NON GEOCODED: 1

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<th>Dist/Dir</th>
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No sites found for target address

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**Sites Summary Report**

Target Property: 615 SOUTH 10TH STREET  
WACO, TX 76706  
JOB: TEAM 4

TOTAL: 34  
GEOCODED: 33  
NON GEOCODED: 1

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<th>Address</th>
<th>Dist/Dir</th>
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| A1 UST        | FORMER 7 ELEVEN | 600 S 11TH ST  
WACO, TX 76706 | 0.03 SW | + 0 | 1 |
| A1 LPST       | FORMER 7 ELEVEN | 600 S 11TH ST  
WACO, TX 76706 | 0.03 SW | + 0 | 10 |
| A2 UST        | AIRGAS     | 1101 CLAY AVE  
WACO, TX 76706 | 0.04 WSW | + 1 | 11 |
| B3 RCRA NonGen / NLR WEAVERHAUSEN CO - PACKAGING | 1001 WEBSTER AVE  
WACO, TX 76706 | 0.10 NW | + 4 | 19 |
| B4 UST        | BARDCOR    | 1001 WEBSTER AVE  
WACO, TX 76706 | 0.10 NW | + 4 | 22 |
| B4 LPST       | BARDCOR    | 1001 WEBSTER AVE  
WACO, TX 76706 | 0.10 NW | + 4 | 46 |
| S UST         | FORMER GEYSER ICE PLANT | 937 WEBSTER AVE  
WACO, TX 76706 | 0.11 NNW | + 2 | 47 |
| C6 RCRA NonGen / NLR KHOURY | 1129 WEBSTER AVE  
WACO, TX 76706 | 0.12 West | + 6 | 54 |
| B7 UST        | REDDY ICE DIVISION OF SOUTHLAND | 421 S 9TH ST  
WACO, TX 76706 | 0.13 NNW | + 4 | 57 |
## Sites Summary Report

**Target Property:** 615 SOUTH 10TH STREET  
**WACO, TX 76706**  
**JOB:** TEAM 4

### TOTAL: 34  
**GEOCODED:** 33  
**NON GEOCODED:** 1

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<th>Address</th>
<th>Dist/Dir</th>
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| B8     | LPST    | REDDY ICE DIVISION OF SOUTHLAN  
-6A - FINAL CONCURRENCE ISSUED | 421 S 9TH ST  
WACO, TX | 0.13 NW | + 4 | 64 |
| C9     | UST     | LACYFEED MILL  
-6A - INACTIVE | 411 S 11TH ST  
WACO, TX 76706 | 0.14 WNW | + 7 | 65 |
| 10     | UST     | SLIGH LUMBER WAREHOUSE  
-6A - INACTIVE | 401 S 11TH ST  
WACO, TX 76706 | 0.15 WNW | + 7 | 72 |
| D11    | UST     | D&S SERVICE  
-6A - INACTIVE | 801 WEBSTER AVE  
WACO, TX 76706 | 0.16 North | + 1 | 77 |
| 12     | UST     | ATANCIO & SIMONA GONZALEZ  
-6A - INACTIVE | 1217 CLAY AVE  
WACO, TX 76706 | 0.16 SW | + 6 | 89 |
| D13    | UST     | R & J BODY SHOP  
-6A - INACTIVE | 425 S 8TH ST  
WACO, TX 76706 | 0.18 NNE | + 1 | 94 |
| 14     | UST     | HEAD START PROGRAM  
-6A - INACTIVE | 805 S 8TH ST  
WACO, TX 76706 | 0.18 East | - 6 | 120 |
| 15     | UST     | AT&T FACILITY WACO  
-6A - FINAL CONCURRENCE ISSUED | 420 S 8TH ST  
WACO, TX 76706 | 0.20 SSE | 1 | 126 |
| 16     | UST     | MARTIN LINEN SUPPLY  
-6A - FINAL CONCURRENCE ISSUED, CASE CLOSED | 1224 DUTTON AVE  
WACO, TX 76706 | 0.30 SSE | 9 | 138 |
| 17     | UST     | PAYLESS GAS 050  
-6A - FINAL CONCURRENCE ISSUED, CASE CLOSED | 906 INTERSTATE 35 S  
WACO, TX 76705 | 0.30 ESE | 11 | 139 |
| 18     | UST     | DISCOUNT AUTO PARTS EXCHANGE  
-6A - FINAL CONCURRENCE ISSUED, CASE CLOSED | 1225 FRANKLIN AVE  
WACO, TX 76701 | 0.38 WNW | 32 | 140 |
| 19     | UST     | CIRCLE K STORE 2741376  
-6A - FINAL CONCURRENCE ISSUED | 901 S 5TH ST  
WACO, TX 76706 | 0.40 ENE | 8 | 142 |
| 20     | UST     | 7-ELEVEN 36388  
-6A - SITE ASSESSMENT | 820 S 5TH ST  
WACO, TX 76706 | 0.43 ENE | 7 | 143 |
| 21     | UST     | SMART STOP 22  
-6A - FINAL CONCURRENCE ISSUED | 1025 S 5TH ST  
WACO, TX 76706 | 0.46 East | 12 | 144 |
| 22     | LPST    | BKN566 67 FRB WACO  
-6A - FINAL CONCURRENCE ISSUED, CASE CLOSED | 514 FRANKLIN AVE  
WACO, TX 76706 | 0.47 North | 4 | 145 |
## Sites Summary Report

**Target Property:** 615 SOUTH 10TH STREET  
**WACO, TX 76706**

**JOB:** TEAM 4

**TOTAL:** 34  
**GEOCODED:** 33  
**NON GEOCODED:** 1

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<th>Dist/Dir</th>
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| 23     | US BROWNFIELD | HERITAGE SQUARE | 30 BLOCK OF AUSTIN AVENUE  
WACO, TX 76701 | 0.47 WNW | + 39 | 146 |
| 24     | LPST | TIGER MART 65  
- FINAL CONCURRENCE ISSUED, CASE CLOSED  
- 10747 | 1020 S 5TH ST  
WACO, TX 76706 | 0.48 East | - 11 | 150 |
| 25     | LPST | TIDOT PARCEL 04 FORMER MH SMAR  
- 120471 | 1415 INTERSTATE 35 S  
WACO, TX | 0.49 SSW | - 4 | 151 |
| 26     | AST | WASHINGTON TOLL BUILDING | 925 WASHINGTON AVE  
WACO, TX 76701 | 0.55 NW | + 39 | 152 |
| 27     | AST | WACO READY MIX & AGGREGATES | 3RD  
WACO, TX | 0.61 ENE | - 10 | 155 |
| 28     | AST | WACO PLANT 1148 | 1900 JACKSON AVE  
WACO, TX 76701 | 0.65 WSW | + 45 | 158 |
| 29     | AST | BAYLOR UNIVERSITY | 1111 S UNIVERSITY PARKS D  
WACO, TX 76706 | 0.77 ENE | - 12 | 160 |
| 30     | AST | BAYLOR UNIVERSITY ENERGY COMPL | 1416 S 3RD ST  
WACO, TX 76708 | 0.78 East | - 19 | 162 |
Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDI provides polygon coverage for over 1,000 NPL site boundaries produced by EPA’s Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites. NPL - National Priorities List Delistings.

CERCLIS: FEDERAL FACILITY A listing of National Priorities List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities. FEDERAL FACILITY - Federal Facility Site Information listing SEMS - Superfund Enterprise Management System.

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS-ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA’s knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based on available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive.


RCRA TSD: RCRA-TSDF RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSD’s treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal.

RCRA GEN: RCRA-LOG RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LCGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LOG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-VSQG - RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators).

Federal IC / EC: LUCIS LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties. LUCIS - Land Use Control Information System US ENG CONTROLS - Engineering Controls Sites List. US INST CONTROL - Sites with Institutional Controls.

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System.

Database Descriptions

State/Tribal NPL: SHWS State Hazardous Waste Sites. State hazardous waste site records are the states’ equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. SHWS - State Superfund Registry.

State/Tribal SWL: SWFLF Solid Waste Facilities/Landfill Sites. SWFLF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 405 criteria for solid waste landfills or disposal sites. SWFLF - Permitted Solid Waste Facilities DEBRIS - DEBRIS.


State/Tribal IC / EC: AUL Activity and use limitations include both engineering controls and institutional controls. AUL - Sites with Controls.

State/Tribal VCP: INDIAN VCP R7 INDIAN VCP R1 - Voluntary Cleanup Priority Listing. VCP RRC - Voluntary Cleanup Program Site. VCP TCEQ - Voluntary Cleanup Program Database. A listing of voluntary cleanup priority sites located on Indian land located in Region 7. VCP TCEQ - Voluntary Cleanup Priority Listing.

ST/Tribal Brownfields: BROWNFIELDS Brownfields site assessments that are being cleaned under EPA grant monies. BROWNFIELDS - Brownfields Site Assessments.

US Brownfields: US BROWNFIELDS 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 takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites.


Other Haz Sites: CDL - A listing of former clandestine drug site locations CDL - Clandestine Drug Sites Locations. CDL - Clandestine Drug Sites Locations.

PRIORITY CLEANERS - Dry Cleaner Remediation Program Prioritization List. PFAS - PFAS Contamination Site Location Listing.
### Database Descriptions

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>NPL: EPA</td>
<td>Updated Quarterly</td>
</tr>
<tr>
<td>NPL Delisted: EPA</td>
<td>Updated Quarterly</td>
</tr>
<tr>
<td>CERCLIS: Environmental Protection Agency</td>
<td>Varies</td>
</tr>
<tr>
<td>NFRAP: EPA</td>
<td>Updated Quarterly</td>
</tr>
<tr>
<td>RCRA COR ACT: EPA</td>
<td>Updated Quarterly</td>
</tr>
<tr>
<td>RCRA TSD: Environmental Protection Agency</td>
<td>Updated Quarterly</td>
</tr>
<tr>
<td>RCRA GEN: Environmental Protection Agency</td>
<td>Updated Quarterly</td>
</tr>
<tr>
<td>Federal IC / EC: Department of the Navy</td>
<td>Varies</td>
</tr>
<tr>
<td>ERNS: National Response Center, United States Coast Guard</td>
<td>Updated Quarterly</td>
</tr>
<tr>
<td>State/Tribal NPL: Texas Commission on Environmental Quality</td>
<td>Updated Semi-Annually</td>
</tr>
<tr>
<td>State/Tribal SWL: Texas Commission on Environmental Quality</td>
<td>Updated Quarterly</td>
</tr>
<tr>
<td>State/Tribal LTANKS: EPA Region 1</td>
<td>Varies</td>
</tr>
<tr>
<td>State/Tribal Tanks: FEMA</td>
<td>Varies</td>
</tr>
</tbody>
</table>

### Database Sources

- **Updated Quarterly**
- **Varies**
Database Sources

State/Tribal IC / EC: Texas Commission on Environmental Quality
Varies

State/Tribal VCP: Railroad Commission of Texas
Varies

ST/Tribal Brownfields: TCEQ
Updated Semi-Annually

US Brownfields: Environmental Protection Agency
Updated Semi-Annually

Other SWF: TCEQ
Varies

Other Haz Sites: Department of Public Safety
Varies

Other Tanks: Department of Planning & Development Review
Varies

Local Land Records: Texas Commission on Environmental Quality
Varies

Spills: Texas Commission on Environmental Quality
Updated Quarterly

Other: Environmental Protection Agency
Updated Quarterly

Street Name Report for Streets near the Target Property

Target Property: 615 SOUTH 10TH STREET
WACO, TX 76706
JOB: TEAM 4

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Dist/Dir</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burnett Ave</td>
<td>0.06 SE</td>
</tr>
<tr>
<td>Clay Ave</td>
<td>0.02 NW</td>
</tr>
<tr>
<td>Cleveland Ave</td>
<td>0.20 SE</td>
</tr>
<tr>
<td>Jackson Ave</td>
<td>0.18 NW</td>
</tr>
<tr>
<td>Ross Ave</td>
<td>0.12 SE</td>
</tr>
<tr>
<td>S 10th St</td>
<td>0.02 NE</td>
</tr>
<tr>
<td>S 11th St</td>
<td>0.06 SW</td>
</tr>
<tr>
<td>S 12th St</td>
<td>0.13 SW</td>
</tr>
<tr>
<td>S 13th St</td>
<td>0.20 SSW</td>
</tr>
<tr>
<td>S 8th St</td>
<td>0.18 NE</td>
</tr>
<tr>
<td>S 9th St</td>
<td>0.10 NE</td>
</tr>
<tr>
<td>Webster Ave</td>
<td>0.10 NW</td>
</tr>
</tbody>
</table>
### State Standard Environmental Record Sources

<table>
<thead>
<tr>
<th>Database</th>
<th>Site Name</th>
<th>Site Address</th>
<th>Distance</th>
<th>Direction</th>
<th>Gradient</th>
</tr>
</thead>
<tbody>
<tr>
<td>LUST</td>
<td>FORMER 7 ELEVEN</td>
<td>630 S 11TH ST</td>
<td>0.050</td>
<td>NW</td>
<td></td>
</tr>
<tr>
<td>LUST</td>
<td>HEAD START PROGRAM</td>
<td>825 S 8TH ST</td>
<td>0.13</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td>LUST</td>
<td>BARDOOR</td>
<td>1051 WEBSTER AVE</td>
<td>0.170</td>
<td>NW</td>
<td></td>
</tr>
<tr>
<td>LUST</td>
<td>REDDY ICE DIVISION OF SOUTHLAND</td>
<td>421 S 9TH ST</td>
<td>0.18</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>LUST</td>
<td>MARTIN LINEN SUPPLY</td>
<td>1234 EUTON AVE</td>
<td>0.3</td>
<td>SSE</td>
<td></td>
</tr>
<tr>
<td>LUST</td>
<td>PAYLESS GAS 050</td>
<td>1056 INDIAN TRAIL S</td>
<td>0.3</td>
<td>SSE</td>
<td></td>
</tr>
</tbody>
</table>

Notes:
- The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.
- Sites outside of the maximum area of concern (1/3 mile) for both State and Federal Environmental Record Sources are not a VEC and are therefore not included in this worksheet.

### Federal Standard Environmental Record Sources

<table>
<thead>
<tr>
<th>Database</th>
<th>Site Name</th>
<th>Site Address</th>
<th>Distance</th>
<th>Direction</th>
<th>Gradient</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:
- The record source is associated with petroleum contamination and is outside of the area of concern and is therefore not a VEC.

### Total Sources of Vapor Encroachment

<table>
<thead>
<tr>
<th>Up-gradient</th>
<th>Down-gradient</th>
<th>Cross-gradient</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
APPENDIX F

Interview Documentation
<table>
<thead>
<tr>
<th>QUESTION</th>
<th>YES</th>
<th>NO</th>
<th>UNK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Did a search of recorded land title records (or judicial records where appropriate) identify any Activity and Use Limitations (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 against the property under federal, tribal, state or local law?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are you aware of any pending, threatened, or past litigation and/or administrative proceedings relevant to hazardous substances or petroleum products, in, on or from the subject property?</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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 adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Do you know the past uses of the property?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Do you know specific chemicals that are present or once were present at the property?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Do you know of spills or other chemical releases that have taken place at the property?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Do you know of environmental cleanups that have taken place at the property?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the property or has the property been used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing, landfill, industrial use, waste treatment or disposal facility?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Are you aware of fill dirt that has been brought onto the subject property that originated from a contaminated site or that is of an unknown origin?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the subject property?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Are there existing or proposed stationary tanks containing explosive or fire-prone materials of 100 gallons or larger on the site or nearby the site?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Are there monitoring wells at the subject property?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Does the purchase price being paid for this property reasonably reflect the fair market value of the property?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Has a title search been performed? If yes, please attach.</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>What type of property transaction is being performed? I.e. sale, purchase, transfer, refinance?</td>
<td>PURCHASE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If you are also the current landowner, in what year did you purchase the subject property?</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Please return to D3G: fax 804-358-3003 or mail it to 201 Wylderose Drive, Midlothian, VA 23113

<table>
<thead>
<tr>
<th>PRINT NAME</th>
<th>SIGNATURE</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2/3/20</td>
</tr>
</tbody>
</table>

TITLE / COMPANY | YEARS WITH PROPERTY
THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

COMMITMENT FOR TITLE INSURANCE   T-7

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

We (CHICAGO TITLE INSURANCE COMPANY) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Home Abstract and Title Company
8004 Woodway Drive Suite 100
Woodway, TX 76712

____________________________________
Authorized Signature

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.

2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the
Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.
Title insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment’s terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

--MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

--EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

--EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

--CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.
You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-(800) 442-7067 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.
DELETION OF ARBITRATION

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

________________________________________
Signature

________________________________________
Date
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

File No. 20192532

Effective Date:
November 05, 2019 at 8:00 AM

Issued
November 19, 2019 at 8:49 AM

1. The policy or policies to be issued are:
   (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
       (Not applicable for improved one-to-four family residential real estate)
       Policy Amount: $1,094,000.00
       PROPOSED INSURED: JES Dev Co, Inc
   (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
       --ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
       Policy Amount: $
       PROPOSED INSURED:
   (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
       Policy Amount: $
       PROPOSED INSURED:
       Proposed Borrower:
   (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
       Policy Amount: $
       PROPOSED INSURED:
       Proposed Borrower:
   (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
       Binder Amount: $
       PROPOSED INSURED:
       Proposed Borrower:
   (f) OTHER -
       Policy Amount: $
       PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:
   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
   ZD GERIK PROPERTIES, LLC - TRACTS ONE, TWO FOUR, FIVE, SEVEN, NINE
   ZD GERIK PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY - TRACTS THREE, SIX, EIGHT, TEN

4. Legal description of the land:

   **TRACT ONE:**

   BEING A PART OF FARM LOT 26 ACCORDING TO THE ORIGINAL PLAT OF THE CITY OF WACO, TEXAS, AND BEING THE PREMISES SITUATED IN SAID CITY OF WACO, FRONTING 54 FEET ON THE SW LINE OF SOUTH 10TH STREET AND EXTENDING BACK 165 FEET TO ALLEY, AND BEING A PART OF A ONE AND ONE-HALF ACRE TRACT CONVEYED BY S. P. ROSS TO J. H. HUTCHINSON;

   BEGINNING THIS TRACT IN THE SW LINE OF SOUTH 10TH STREET AT THE NE CORNER OF A 50 X 165 FEET CONVEYED BY C. H. FISHER TO W. S. MOORE BY DEED RECORDED IN VOLUME 169 PAGE 694 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS;
THENCE N 45 W 54 FEET WITH THE SW LINE OF SOUTH 10TH STREET FOR CORNER;
THENCE S 45 W 165 FEET TO ALLEY;
THENCE WITH THE NE LINE OF SAID ALLEY S 45 E 54 FEET TO THE NW CORNER OF THE W. S. MOORE LOT;
THENCE N 45 E WITH THE W. S. MOORE NW LINE 165 FEET TO PLACE OF BEGINNING.

**TRACT TWO:**

Lot One (1) in Block Forty-Eight (48) of the Ross Addition to the City of Waco, McLennan County, Texas, being further described as follows:

A part of the S.P. Ross homestead tract in the City of Waco and beginning at the N.E. corner of the lots sold Yates by Johnson and Edmonds:

THENCE S 45 E 56 feet to corner;
THENCE S 45 W 165 feet to corner;
THENCE N 45 W 56 feet to corner;
THENCE N 45 E 165 feet to the PLACE OF BEGINNING, said tract being the same tract conveyed by H. Lyons and Violet Lyons to Mrs. Docia Johnson, a widow, by Warranty Deed dated October 26 1935, and recorded in Volume 448, Page 705, Deed Records of McLennan County, Texas.

**TRACT THREE:**

BEING ALL THAT TRACT OF LAND IN THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, OUT OF THE S. P. ROSS SUBDIVISION, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING PART OF LOT 3, BLOCK 48 OF THE S. P. ROSS SUBDIVISION, AS PER PLAT RECORDED IN VOLUME 92, PAGE 92, MCLENNAN COUNTY DEED RECORDS, AS DESCRIBED IN A DEED TO MY CORNER OF THE FIELD MINISTRY RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2002008858 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2 INCH STEEL ROD FOUND IN THE EAST LINE OF SOUTH 11TH STREET AT SOUTHWEST CORNER OF A CALLED 0.2841 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WALTER MORTGAGE COMPANY, A DELAWARE CORPORATION AS RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20070000190 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AT THE NORTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 44° 36' 00" EAST, 165.00 FEET TO A 1/2 INCH STEEL ROD FOUND AT THE SOUTHEAST CORNER OF SAID 0.2841 ACRE TRACT AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 45° 00' 00" EAST, 37.00 FEET TO A 1/2 INCH STEEL ROD SET IN THE EAST LINE OF SAID LOT 3;

THENCE SOUTH 45° 00' 00" EAST, (BEARING BASIS) 37.00 FEET ALONG THE EAST LINE OF SAID SOUTH 11TH STREET TO THE POINT OF BEGINNING.

BEING THE SAME TRACT OF LAND CONVEYED TO GBT INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY, BY DEED DATED OCTOBER 15, 2015 AND RECORDED UNDER CLERK'S FILE NUMBER 2015032117, OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

**TRACT FOUR:**

BEING THE PROPERTY KNOWN AS LOTS 1 AND A2 IN BLOCK "C" OF THE MANN ADDITION.
(UNRECORDED) TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AND BEING DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH 10TH STREET AND CLAY
AVENUE;

THENCE SOUTH 45° EAST WITH THE WEST LINE OF 10TH STREET, 72-3/4 FEET TO CORNER;

THENCE SOUTH 45° WEST WITH FENCE LINE 165 FEET TO STAKE FOR CORNER;

THENCE NORTH 45° WEST 72-3/4 FEET TO THE SOUTH LINE OF CLAY AVENUE FOR THE NORTHWEST
CORNER OF THIS;

THENCE NORTH 45° EAST WITH THE SOUTH LINE OF CLAY AVENUE 165 FEET TO THE NORTHEAST
CORNER OF THIS AND PLACE OF BEGINNING, AS DESCRIBED IN A DEED RECORDED IN VOLUME 630,
PAGE 262, MCLENNAN COUNTY DEED RECORDS.

TRACT FIVE:

BEING THE PROPERTY KNOWN AS LOTS B2 AND A3 IN BLOCK "C" OF THE MANN ADDITION
(UNRECORDED) OF WACO, TEXAS, BEING PART OF FARM LOT 26, DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST LINE OF SOUTH 10TH STREET, 72-3/4 FEET SOUTH 45° EAST FROM THE
INTERSECTION OF THE SOUTH LINE OF CLAY AVENUE WITH THE WEST LINE OF SOUTH 10 STREET,
SAME BEING THE SOUTHEAST CORNER OF THE J. B. COBLE LOT;

THENCE SOUTH 45° EAST WITH THE WEST LINE OF 10TH STREET 38 FEET TO THE SOUTHEAST
CORNER OF THIS;

THENCE SOUTH 45° WEST 165 FEET TO ALLEY AND THE SOUTHWEST CORNER OF THIS;

THENCE NORTH 45° WEST 39 FEET TO THE SOUTHWEST CORNER OF SAID COBLE LOT AND THE
NORTHWEST CORNER OF THIS;

THENCE NORTH 45° EAST ALONG THE SOUTHEAST LINE OF SAID COBLE LOT 165 FEET TO THE PLACE
OF BEGINNING, AS DESCRIBED IN A DEED RECORDED IN VOLUME 781, PAGE 86, MCLENNAN COUNTY
DEED RECORDS.

TRACT SIX:

BEING A PART OF FARM LOT 26, IN SAID CITY OF WACO, AND BEGINNING IN THE WEST LINE OF SOUTH
10TH STREET 110 3/4 FEET S 45 E FROM THE S.W. CORNER OF 10TH AND CLAY STREETS, SAID
BEGINNING POINT BEING AT THE S. E. CORNER OF A LOT FRONTING 38 FEET ON THE WEST SIDE OF
SOUTH 10TH STREET, CONVEYED BY F. D. BILLINGSLEY AND WIFE, GUSSIE, TO A. C. PALMER AND
WIFE, ANNIE, BY DEED DATED DECEMBER 16, 1925 AND RECORDED IN VOLUME 375, PAGE 140,
MCLENNAN COUNTY DEED RECORDS.

THENCE S. 45 E. WITH THE WEST LINE OF SOUTH 10TH STREET 43 FEET MORE OR LESS TO THE S. E.
CORNER OF THIS AND THE S. E. CORNER OF THE ORIGINAL JASPER MILLER PROPERTY;

THENCE S. 45 W. 165 FEET WITH FENCE LINE AND THE SOUTH LINE OF SAID JASPER MILLER
PROPERTY TO CORNER, BEING S. W. CORNER OF SAID JASPER MILLER TRACT;

THENCE N. 45 W. WITH THE WEST LINE OF SAID MILLER PROPERTY AND WITH FENCE LINE 43 FEET TO
S. W. CORNER OF SAID A. C. PALMER LOT;

THENCE WITH FENCE LINE, BEING THE SOUTH LINE OF SAID PALMER LOT N. 45 E. 165 FEET TO PLACE
OF BEGINNING, BEING THE SAME PROPERTY CONVEYED TO FELIPE CRUZ HERNANDEZ AND WIFE,
COLETA PEREZ HERNANDEZ IN WARRANTY DEED RECORDED UNDER CLERK'S FILE NUMBER 2009019112, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING KNOWN AS LOT 3B BLOCK C MANN ADDITION (UNRECORDED).

**TRACT SEVEN:**

BEING 46 1/2 FEET X 165 FEET OUT OF THE J. W. MANN ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, A PART OF FARM LOT TWENTY-SIX (26), AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SW LINE OF SOUTH TENTH STREET N 45 W 50 FEET FROM THE INTERSECTION OF THE SW LINE OF SOUTH TENTH STREET WITH THE NW LINE OF BURNETT AVENUE;

THENCE N 45 W 46 1/2 FEET TO POINT FOR CORNER;

THENCE S 45 W 165 FEET TO ALLEY;

THENCE S 45 E 46 1/2 FEET TO A POINT FOR CORNER;

THENCE N 45 E 165 FEET TO PLACE OF BEGINNING; BEING KNOWN AS LOT SIX (6) BLOCK "C" OF THE MANN ADDITION (UNRECORDED); BEING THE SAME PROPERTY CONVEYED BY N. WOOD TO GILBERT FRANCO BY DEED DATED MARCH 13, 1943 RECORDED IN VOLUME 505, PAGE 256, MCLENNAN COUNTY DEED RECORDS AND BEING THE SAME PROPERTY CONVEYED BY S. V. FRANCO ET UX TO JOHN R. DENISON BY DEED DATED JUNE 27, 1957 RECORDED IN VOLUME 807, PAGE 191, MCLENNAN COUNTY DEED RECORDS.

**TRACT EIGHT:**

BEING A 0.189 ACRE TRACT OF LAND, MORE OR LESS, IN THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AND BEING PART OF T. P. ROSS FARM LOT NO. 26 AND BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO ROBERT MORENO, ET UX BY DEED RECORDED IN VOLUME 1679, PAGE 618, OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. THIS TRACT IS DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH METAL PIPE FOUND FOR THE SOUTH CORNER OF THIS AT THE WEST CORNER OF THAT CALLED 46 1/2 FEET X 165 FEET OUT OF THE J. W. MANN ADDITION (NR), PART OF FARM LOT NO. 26 TRACT CONVEYED TO ZD GERIK PROPERTIES, LLC BY DEED RECORDED AS CLERK'S FILE NO. (CFN) 2018033209 OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, (OPRMCT), ALONG THE NORTHEAST LINE OF A 20 FOOT WIDE ALLEY;

THENCE N 47° 16' 38" W A DISTANCE OF 50.00 FEET WITH SAID ALLEY TO A 1/2 INCH IRON ROD SET FOR THE WEST CORNER OF THIS AT THE SOUTH CORNER OF THAT TRACT OF LAND CALLED PART OF FARM LOT NO. 26 CONVEYED TO GEORGE P. GOBEA BY DEED RECORDED AS CFN 2019021255 OF THE OPRMCT;

THENCE N 42° 18' 50" E A DISTANCE OF 165.00 FEET WITH SAID GOBEA TRACT TO A 1/2 INCH IRON ROD SET FOR THE NORTH CORNER OF THIS AT THE EAST CORNER OF SAID GOBEA TRACT ALONG THE SOUTHWEST MARGIN OF S. 10TH STREET;

THENCE S 47° 16' 38" E A DISTANCE OF 50.00 FEET WITH SAID S 10TH STREET TO A 1/2 INCH IRON ROD SET FOR THE EAST CORNER OF THIS AT THE NORTH CORNER OF THE AFOREMENTIONED ZD GERIK PROPERTIES, LLC TRACT;

THENCE S 42° 18' 50" W A DISTANCE OF 165.00 FEET WITH SAID ZD GERIK PROPERTIES, LLC TRACT TO THE POINT OF BEGINNING.

**TRACT NINE:**
BEING 0.2841 ACRES OF LAND, MORE OR LESS, BEING LOT 2, BLOCK 48, OF THE S. P. ROSS SUBDIVISION, CITY OF WACO, MCLENNAN COUNTY, TEXAS, AND BEING TRACT TWO IN A DEED CONVEYED TO MY CORNER OF THE FIELD MINISTRY, INC. IN DOCUMENT NUMBER 2002008858 IN THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


THENCE WITH THE NORTH MARGIN OF SOUTH 11TH STREET ALONG THE SOUTH LINE OF LOT 2, NORTH 45° WEST FOR 75.00 FEET TO A 1/2 INCH STEEP PIN FOR THE WEST CORNER OF LOT 2 AND THE WEST CORNER OF THIS TRACT;

THENCE WITH THE WEST LINE OF LOT 2, NORTH 44° 36' 00" EAST FOR 165.00 FEET TO A 1/2 INCH STEEL PIN FOR THE NORTH CORNER OF LOT 2 AND THE NORTH CORNER OF THIS TRACT;

THENCE WITH THE EAST LINE OF LOT 2, SOUTH 44° 36' 00" WEST FOR 165.00 FEET TO THE POINT OF BEGINNING. BEING THE SAME TRACT OF LAND CONVEYED TO WALTER MORTGAGE COMPANY BY SPECIAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NUMBER 2007000190 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

TRACT TEN:

BEGINNING AT THE INTERSECTION OF SOUTH 11TH STREET AND ROSS AVENUE;

THENCE NORTH 45° EAST WITH ROSS AVENUE, 165.00 FEET TO A 20 FOOT ALLEY;

THENCE NORTH 45° WEST WITH ALLEY, 82.00 FEET FOR CORNER;

THENCE SOUTH 45° WEST, 165.00 FEET TO THE PROPERTY LINE OF SOUTH 11TH STREET, THIS LINE BEING PARALLEL TO ROSS AVENUE;

THENCE SOUTH 45° WITH 11TH STREET, 82.00 FEET TO THE PLACE OF BEGINNING, AND BEING LOT 4 AND A PORTION OF LOT 3, BLOCK 48, S. P. ROSS SUBDIVISION TO THE CITY OF WACO, TEXAS, AS PER PLAT RECORDED IN VOLUME 92, PAGE 92, DEED RECORDS, MCLENNAN COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND CONVEYED TO GBT INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED DATED OCTOBER 15, 2015 AND RECORDED UNDER CLERK'S FILE NUMBER 2015032117, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.
EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)

4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,
   a. to tidelands, or land comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
   (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy” in lieu of “for the year 2019 and subsequent years.”)

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

   a. Rights of parties in possession. (Owner Title Policy only)

   b. Any visible and apparent road or other easement crossing the land, whether public or private easement, the
c. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
Your Policy will not cover loss, costs, attorneys’ fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:
   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
   b. all standby fees, taxes, assessments and charges against the property have been paid,
   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, subcontractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialman's liens have attached to the property,
   d. there is legal right of access to and from the land,
   e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Note: Procedural Rule P-27 as provided for in Article 9.39 A of the Texas Insurance Code requires that “Good Funds” be received and deposited before a Title Agency may disburse from its Trust Fund Account.

6. The Earnest Money Contract you entered into to purchase the land, may provide that the standard title policy contains an exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements, and that Buyer, at Buyer’s expense, may have the exception amended to read, “shortages in area,” thereby giving you coverage for those matters. This coverage is provided when you furnish a current survey of subject property with improvements and easements located.

The Texas Title Insurance Information portion of the Commitment for Title Insurance advises you that your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements if you pay additional premium for the coverage.

Your Owner Policy of Title Insurance will contain this coverage and you will be charged the additional premium unless on or before the date of closing you advise the company in writing that you reject this coverage. This additional premium is 5% of the basic premium rate. Effective November 1, 2002. (applies to one to four family residence only)

7. If the Company is furnished evidence of satisfactory survey of any age brought current by an affidavit by a person knowledgeable of the condition of the property (and is paid the required premium where applicable) to amend its “area and boundary” exception, Company will issue a T-19 endorsement insuring certain of those matters as well as issues concerning restrictions and mineral rights. (or may except to encroachments and other matters reflected by the survey.) Mortgagee’s Title Policy only.

8. The request for Deletion of Arbitration provision must be executed and returned to our office prior to or at closing, in order for the arbitration provision to be deleted from coverage of the policy(ies). (Mortgagees Policy Only)

9. IF THIS TRANSACTION CLOSES IN YOUR OFFICE, PLEASE MAKE SURE THE FOLLOWING ARE SENT TO US: Affidavit as to Debts and Liens to be executed and returned to Home Abstract and Title Company. Waiver of
Inspection to be executed and returned to Home Abstract and Title Company. Copies of Closing Statement and all papers that are to be filed for record to be returned to Home Abstract and Title Company. If you record closing documents, please send copies of these documents after they are recorded. After March 1, 2001, if we need to get copies of the recorded documents from the courthouse, there will be a charge of $1.00 a page.

10. The Company requires for its review satisfactory copy of the “Articles of Organization,” the Operating Agreement and the regulations of the limited liability company, any amendment thereof, and satisfactory evidence they are in good standing, and satisfactory evidence of authority of the officers, managers, or members to execute the documents.

11. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 07/17/2019 recorded as Instrument # 2019023563 of the Official Public Records of McLennan County, Texas, securing $15,000.00. REQUIRE RELEASE OF LIEN. - TRACT ONE

12. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 06/05/2018 recorded as Instrument # 2018018413 of the Official Public Records of McLennan County, Texas, securing $215,525.00. REQUIRE RELEASE OF LIEN. - TRACT TWO

13. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 09/18/2018 recorded as Instrument # 2018033213 of the Official Public Records of McLennan County, Texas, securing $27,000.00. REQUIRE RELEASE OF LIEN. - TRACT TWO

14. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 09/09/2016 recorded as Instrument # 2016029755 of the Official Public Records of McLennan County, Texas, securing $70,000.00. REQUIRE RELEASE OF LIEN.

15. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 12/27/2017 recorded as Instrument # 2017042135 of the Official Public Records of McLennan County, Texas, securing $50,000.00. REQUIRE RELEASE OF LIEN.- TRACT TWO

16. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 06/05/2018 recorded as Instrument # 2018018410 of the Official Public Records of McLennan County, Texas, securing $215,525.00. REQUIRE RELEASE OF LIEN. - TRACT FOUR

17. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 06/05/2018 recorded as Instrument # 2018018411 of the Official Public Records of McLennan County, Texas, securing $215,525.00. REQUIRE RELEASE OF LIEN. - TRACT FIVE

18. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 06/05/2018 recorded as Instrument # 2018018412 of the Official Public Records of McLennan County, Texas, securing $215,525.00. REQUIRE RELEASE OF LIEN. - TRACT SIX

19. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 09/18/2018 recorded as Instrument # 2018033210 of the Official Public Records of McLennan County, Texas, securing $27,000.00. REQUIRE RELEASE OF LIEN.- TRACT SEVEN

20. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 06/05/2018 recorded as Instrument # 2018018415 of the Official Public Records of McLennan County, Texas, securing $215,525.00. REQUIRE RELEASE OF LIEN. - TRACT TEN

21. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 06/05/2018 recorded as Instrument # 2018018414 of the Official Public Records of McLennan County, Texas, securing $215,525.00. REQUIRE RELEASE OF LIEN. - TRACT THREE

22. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS
filed 12/27/2017 recorded as Instrument # 2017042132 of the Official Public Records of McLennan County, Texas, securing $50,000.00. REQUIRE RELEASE OF LIEN. - TRACTS THREE AND TEN

23. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 06/21/2016 recorded as Instrument # 2016019667 of the Official Public Records of McLennan County, Texas, securing $20,000.00. REQUIRE RELEASE OF LIEN. - TRACTS THREE AND TEN

24. Labor Lien to eliminate unsanitary/unsightly condition. Laborer's Lien filed 12/16/2016 file by WACO CITY OF and against GBT INVESTMENTS in the amount of $166.00 recorded as Instrument # 2016041045 in of the Official Public Records of McLennan County, Texas. REQUIRE RELEASE. - TRACT TEN

25. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 06/05/2018 recorded as Instrument # 2018018418 of the Official Public Records of McLennan County, Texas, securing $215,525.00. REQUIRE RELEASE OF LIEN. - TRACT NINE

26. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 09/18/2018 recorded as Instrument # 2018033211 of the Official Public Records of McLennan County, Texas, securing $27,000.00. REQUIRE RELEASE OF LIEN. - TRACT NINE

27. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 09/09/2016 recorded as Instrument # 2016029754 of the Official Public Records of McLennan County, Texas, securing $70,000.00. REQUIRE RELEASE OF LIEN. - TRACT NINE

28. Deed of Trust executed by ZD GERIK PROPERTIES payable to FIRST NATIONAL BANK OF CENTRAL TEXAS filed 12/27/2017 recorded as Instrument # 2017042134 of the Official Public Records of McLennan County, Texas, securing $50,000.00. REQUIRE RELEASE OF LIEN. - TRACT NINE
Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the Writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The issuing Title Insurance Company, Chicago Title Insurance Company, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below:

   **Shareholders:** Fidelity National Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.
   
   **Directors:** Edson N. Burton, Jr., Marjorie Nemzura, Michael J. Nolan, Anthony J. Park, Raymond R. Quirk
   
   **Officers:** President, Raymond R. Quirk, Executive Vice President, Anthony J. Park, Secretary, Marjorie Nemzura, Treasurer, Daniel K. Murphy

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:

   (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

      William Fair

   (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

      None

   (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.

      Chairman / C.E.O.: William Fair, President / C.O.O.: David Busch, Vice President / Secretary and Treasurer: Cindy Schrader, Vice President: David Carpenter, Vice President: Sherry Dixon, Vice President: Liz Rigney.

   (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive.

   (e) For purposes of this paragraph 2, “having, owning or controlling” includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this Commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm, or corporation receiving any sum from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

| Owner's Policy | $0.00 |
| Loan Policy   | $0.00 |
| Endorsement Charges | $0.00 |
| Other         | $0.00 |
| **Total**     | $0.00 |

Of this total amount will be paid to the policy issuing Title Insurance Company; will be retained by Title Insurance Agent; and any remainder of the estimated premium will be paid to other parties as follows:

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<tr>
<th>AMOUNT</th>
<th>TO WHOM</th>
<th>FOR SERVICES</th>
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<td></td>
<td>Home Abstract and Title Company</td>
<td></td>
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*The estimated premium is based upon information furnished us as the date of this Commitment for Title Insurance. Final determination of the amount of premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.
DELETION OF ARBITRATION
(Not applicable to the Texas Residential Owner’s Policy)

Arbitration is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator’s award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company. The arbitration provision in the Policy is as follows:

“Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association (“Rules”). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.”

________________________________________  ________________________
SIGNATURE                              DATE
Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

Collection and Use of Information:

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, "Third Parties") who are obtaining services on your behalf or in connection with a transaction involving you;
- To improve our products and services that we perform for you or for Third Parties;
- To communicate with you and to inform you about FNF's, FNF's affiliates and third parties' products and services.

Additional Ways Information is Collected Through the Website

**Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

**Cookies.** From time to time, FNF or other third parties may send a "cookie" to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the Third Party Opt Out section below.

**Web Beacons.** Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the Third Party Opt Out section below.

**Unique Identifier.** We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

**Third Party Opt Out.** Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at http://www.networkadvertising.org/;
- You can opt-out via the Consumer Choice Page at www.aboutads.info;
- For those in the U.K., you can opt-out via the IAB UK’s industry opt-out at www.youronlinechoices.com;
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.
When Information Is Disclosed By FNF

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party’s own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, its users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information from Children

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN

Parents should be aware that FNF’s Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children - or others - in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

European Union Users

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

Choices with Your Personal Information

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

Privacy Notice
Effective: January 24, 2014
If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section "Additional Ways That Information Is Collected Through the Website," subsection "Third Party Opt Out."

Access and Correction
To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

Your California Privacy Rights
Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2013 will receive information regarding 2012 sharing activities).

To access this information on behalf of FNF, please send an email message to privacy@fnf.com with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

Your Consent to This Privacy Notice
By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354
privacy@fnf.com

Copyright © 2014. Fidelity National Financial, Inc. All Rights Reserved.
Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Home Abstract and Title Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.
# CURRENT LANDOWNER QUESTIONNAIRE

**SUBJECT PROPERTY NAME:** ZD Gerik Properties, LLC  
**SUBJECT PROPERTY ADDRESS:** 700, 714, 716, 718, 720 S. 11th Street, Waco TX

<table>
<thead>
<tr>
<th>QUESTION</th>
<th>YES</th>
<th>NO</th>
<th>UNK</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?</td>
<td>✔️</td>
<td></td>
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<td>2. Did a search of recorded land title records (or judicial records where appropriate) identify any Activity and Use Limitations (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 against the property under federal, tribal, state or local law?</td>
<td>✔️</td>
<td></td>
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<tr>
<td>3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?</td>
<td>✔️</td>
<td></td>
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<tr>
<td>4. Are you aware of any pending, threatened, or past litigation and/or administrative proceedings relevant to hazardous substances or petroleum products, in, on or from the subject property?</td>
<td>✔️</td>
<td></td>
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<tr>
<td>5. 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 adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?</td>
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<td>6. Do you know the past uses of the property?</td>
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<td>10. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property?</td>
<td>✔️</td>
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<td>11. Is the property or has the property been used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing, landfill, industrial use, waste treatment or disposal facility?</td>
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<td>12. Are you aware of fill dirt that has been brought onto the subject property that originated from a contaminated site or that is of an unknown origin?</td>
<td>✔️</td>
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</tr>
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<td>13. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the subject property?</td>
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<tr>
<td>17. What year did you purchase the subject property?</td>
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</tbody>
</table>

Please return to D3G: fax 804-358-3003 or mail it to 201 Wylderose Drive, Midlothian, VA 23113

**Zachary Gerik**  
**PRINT NAME**  
**SIGNATURE**  
**DATE** 2/4/2020

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<th>Partner</th>
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<tr>
<td><strong>TITLE</strong></td>
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**Key Site Manager Questionnaire**

**Subject Property Name:** 700 block of 11 street Waco TX  
**Subject Property Address:** 700, 714, 716, 718, 720 S. 11th St, Waco TX

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Please return to D3G: fax 804-358-3003 or mail it to 201 Wyderose Drive, Midlothian, Virginia 23113

Zachary Gerik  
Print Name: Zachary Gerik  
Signature: 🗡️  
Date: 02/21/2020

ZD Gerik Properties  
Title/Company: ZD Gerik Properties  
Years with Property: 3 1/2 +
LeYonda Stewart

From: City of Waco City Secretary’s Office <wacotx@mycusthelp.net>
Sent: Wednesday, February 5, 2020 11:52 AM
To: LeYonda Stewart
Subject: Open Records Request :: W065768-020420

02/05/2020

LeYonda Stewart
201 Wyilderose Drive
Midlothian VA 23113

RE: Response to Public Information Request
ORR No: W065768-020420

Dear LeYonda Stewart:

This email responds to your request for information to the City of Waco, dated and received in our office on 2/3/2020.

Information Requested: Fire Records - Proposed Paige Estates 718 South 11th Street and 615 South 10th Street Waco, TX 76706 PIN: 181340; 181341; 181342; 181343; 181344; 181345; 325592; 188647; 188648; & 188646 I am requesting fire department response for HAZMAT spills, and any permits for above/underground storage tanks.

The City of Waco has reviewed its files and has determined there are no responsive documents to your request.

If you have any questions, or wish to discuss this further, please contact me.

Sincerely,

Jenny Stockton
City Secretary’s Office
To: City of Waco Texas  
Attn: Environmental Health  
Date: February 3, 2020  
Re: Proposed Paige Estates  
718 South 11th Street and 615 South 10th Street  
Waco, TX 76706  
PIN: 181340; 181341; 181342; 181343; 181344; 181345; 325592; 188647; 188648; & 188646

As part of the real estate screening that we are performing at the above-listed property, I am requesting assistance to locate any environmental-related permits and information associated with the property.

Please answer the following questions:

Is any information for former or current wells or septic tanks available for the property?

☐ Yes   If yes, please attach all related information

☐ No

Are there any known Regional Health issues associated with this property?

☐ Yes   If yes, please attach all related information

☐ No

Comments:
___________________________________________________________________________________________________________________________________________________
___________________________________________________________________________________________________________________________________________________
___________________________________________________________________________________________________________________________________________________

Signature ___________________________________________________________________ Printed Name, Title

Thank you for your time and effort in completing the above request for information. If any more information is needed from our company in regards to the screening that we are performing on the above property please contact me at (804) 665-2742. I will follow up directly due to the timeliness of need for this information. Please fax this form and any additional information to me at (804) 588-5758.

Thanks for your time,

LeYonda Stewart  
Compliance Administrator  
l.stewart@d3g.com
APPENDIX G

Special Contractual Conditions Between User and Environmental Professional
There are no special contractual conditions between the User and Environmental Professional:

D3G has no financial interest or family relationship with the officers, directors, stockholders or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

D3G is employed under contract for this specific assignment and has no other side deals, agreements, or financial considerations with the Lender or others in connection with this transaction.
APPENDIX H

Qualifications for Environmental Professionals
SAMMI ALFONSO
ENVIRONMENTAL REVIEW MANAGER

EDUCATION
Texas A&M University - College Station, Texas
B.S. Renewable Natural Resources and B.S. Bioenvironmental Sciences

CERTIFICATIONS/REGISTRATIONS/TRAINING
Principles of Environmental Site Assessments - ASTM E 1527-13
HUD Environmental Review Training
HUD Web-based Instructional System for Environmental Reviews (WISER)
OSHA/AHERA Asbestos Awareness Training
AHERA Building Inspection Initial Course
HUD Lead-Based Paint Visual Assessment Training
EPA Lead Inspector Initial Course
40-Hour HAZWOPER Certification

SUMMARY OF EXPERIENCE
Sammi Alfonso is an Environmental Review Manager for Dominion Due Diligence Group. Ms. Alfonso is directly responsible for assisting and supporting the production teams with reviewing environmental team reports, performing file review, providing guidance and support to environmental staff, and achieving OTD and revenue goals. Ms. Alfonso assists with the coordination and preparation of Phase I Environmental Site Assessments (HUD, ASTM E 1527-13, Freddie Mac, Fannie Mae, tax credits, etc.) and HUD Environmental Reviews throughout the United States. The following sites are examples of projects in which Ms. Alfonso has participated:

HUD MAP 223(f)
- Roselawn Apartments - San Antonio, TX
- Winston Square - San Antonio, TX
- Greenleaf Apartments - Kansas City, MO
- Plum Creek Townhomes - Houston, TX
- Cedar Grove Apartments - Miami Gardens, FL
- Emerald Dunes Apartments - Miami Gardens, FL
- Catalina Apartments - Houston, TX
- Parkview at Woodlawn - Gwynn Oak, MD
- City Gardens Apartments - Santa Ana, CA
- Waterstone - Mesa, AZ
- Lexington Green - El Cajon, CA
- La Serena Toscana - Phoenix, AZ
- Stark Street Crossings - Gresham, OR
- Columbia Park Apartments - Richland, WA
- Harrison Village - Centralia, WA
- Carmel Woods - Modesto, CA
- Rolling Creek Apartments - Vancouver, WA
- Scenic Pines - Tacoma, WA

HUD MAP 221(d)(4) SR
- Murraygate Village Apartments - Alexandria, VA
- COMBINED Robert Farrell Manor and Western Gardens - Los Angeles, CA
- Steinbeck Commons Apartments - Salinas, CA
SAMMI ALFONSO
ENVIRONMENTAL REVIEW MANAGER

HUD MAP 221(d)(4) NC
• Proposed Exchange A and B – Salt Lake City, UT
• Proposed Overlook at J FK – Fort Collins, CO
• Urban 95 – Glendale, AZ
• Proposed Allure at Wellington – Fort Worth, TX
• Proposed Senior Living at Rockwall – Rockwall, TX
• Proposed Arcadian Apartments – Terrell, TX
• Proposed Reserve at Hockett Gulch – Eagle, CO
• Proposed Echo Hills Apartments – Park City, KS
• Proposed Sugar Alley – Salt Lake City, UT
• Proposed Palmcroft Apartments – Phoenix, AZ
• Proposed Labor Street Market – San Antonio, TX
• Proposed The Citizen – Salt Lake City, UT

HUD MAP 220 NC
• Proposed Villita Towers – San Antonio, TX

HUD LEAN 232/223(f)
• Windsor Health and Rehab Center – Salem, OR
• The Courte at Citrus Heights – Citrus Heights, CA

HUD LEAN 232 NC
• Proposed Firestone Senior Living – Firestone, CO

ASTM/AAI COMPLIANT
• Plateau Ridge – Cleburne, TX
• Eden Cross Apartments – Seguin, TX
• Red River Senior Village – Vemal, TX
• Cedar View Apartments – Mineral Wells, TX

STANDARD AND POOR
• Beaverhead Villa Apartments – Dillon, MT
• Rose Park Apartments – Vemal, UT
• Treepoint Meadows – Amarillo, TX

TAX CREDITS
• Proposed Hills at Leander – Leander, TX (TDHCA and HUD MAP 221(d)(4) NC)
• Clarion Place Apartments – Pueblo West, CO (CHFA)
• Chandler Apartments – San Antonio, TX (TDHCA)
• Sage Court – Boulder, CO (CHFA)
• Laguna Place – Boulder, CO (CHFA)
• Chandler Apartments – San Antonio, TX (TDHCA)
• 510 North Old Robinson Road – Robinson, TX (TDHCA)
CHLOE KOTT
ENVIRONMENTAL PROJECT MANAGER

EDUCATION
Colorado State University - Fort Collins, Colorado
B.S. Fish, Wildlife, and Conservation Biology, August 2017

CERTIFICATIONS/REGISTRATIONS/TRAINING
Principles of Environmental Site Assessments - ASTM E 1527-13
HUD Environmental Review Training
HUD Web-based Instructional System for Environmental Reviews (WISER)
HUD Lead-Based Paint Visual Assessment Training Course
EPA Lead Inspector Initial Course
Safety Unlimited, Inc. Asbestos Awareness Training
AHERA Building Inspection Initial Course

SUMMARY OF EXPERIENCE
Chloe Kott is an Environmental Project Manager for Dominion Due Diligence Group. Ms. Kott is directly responsible for coordinating, conducting and preparing Phase I Environmental Site Assessments (HUD, NEPA, tax credit and ASTM E 1527-13) throughout the United States. Additionally, Ms. Kott is responsible for performance and management of field projects, client contact and comprehensive report writing. The following sites are examples of projects in which Ms. Kott has participated:

HUD MAP 221(d)(4) NC
• 3801 Glenwood Avenue Property - “Former trolley Maintenance Facility” - Richmond, VA
• Proposed McArthur Park Apartments - Fayetteville, NC
• Proposed Azure Senior Living Apartments - Ennis, TX
• Proposed Village Apartments - Columbus, NE
• Proposed East Lake Flats II - Lincoln, NE
• Proposed Waverly Apartments - Burleson, TX
• Proposed Grand Canyon Apartments - Las Vegas, NV
• Proposed Mallard on Major - Beaumont, TX

HUD MAP 223(f)
• Legacy at Norcross - Norcross, GA
• Ventana Palms Apartment Homes - Phoenix, AZ
• Villa Paseo Palms - Paso Robles, CA
• Hidden Cove - Layton, UT
• Stonegate at Alvin Apartments - Alvin, TX
• Holladay on Ninth - Millcreek, UT
• Cabrillo Apartments - Las Vegas, NV
• Fountain Ridge - Fountain, CO

HUD LEAN 232/233 (f)
• Missoula Health and Rehabilitation Center - Missoula, MT
• Landmark of Fridley - Fridley, MN
• Humboldt Care Center South - Humboldt, IA
• Crestridge Manor - Maquoketa, IA
• Immanuel Campus of Care - Peoria, AZ
• Humboldt Care Center North - Humboldt, IA
• Humboldt Care Center South - Humboldt, IA
CHLOE KOTT
ENVIRONMENTAL PROJECT MANAGER

HUD RAD
• Aubum Homes – Villa Rica, GA
• Nunley Homes – Villa Rica, GA

HUD MAP 221 (d)(4) SR
• Wurzbach Manor Apartments – San Antonio, TX

Tax Credits
• Wurzbach Manor Apartments – San Antonio, TX (Tax Credit TDHCA and HUD MAP 221 (d)(4) SR)
• West Park Apartments – Canon City, CO (Tax Credit CHFA)

ASTM General
• Chisholm Trail Senior Village – Belton, TX
• Dripping Springs Senior Village – Waco, TX
• Proposed Colorado East – Los Angeles, CA
KEITH S. BAYER, EP
MANAGING DIRECTOR OF ENVIRONMENTAL SERVICES

EDUCATION
Virginia Commonwealth University - B.S. in Environmental Studies

CERTIFICATIONS/REGISTRATIONS/TRAINING
ASTM Phase I and II Environmental Site Assessments for Commercial Real Estate
Screening for Potential Vapor Intrusion Problems under the ASTM E 2600 Standard – Presented by Anthony J.
Buonicore, P.E., BCEE, QEP
HUD Multi-Family Accelerated Processing (MAP) Training (Washington, D.C.)
HUD Multi-Family Accelerated Processing (MAP) Tune-Up Workshop, 2010 – Greensboro, NC HUD
WISER Modules Completion
LEED 101: Green Building Basics
Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC VHDA
Universal Design Course
Building Performance Institute (BPI) Certified Building Analyst Professional EPA/AHERA
Asbestos Inspector Initial Certificate #717022161
Virginia Asbestos Inspector License #3303-003336 (expired)
North Carolina Asbestos Inspector License #12532 (expired)
RMD LPA-1 Lead Paint Inspection System
Virginia Lead Inspector License #3355-000610 (expired)

SUMMARY OF EXPERIENCE
Keith has numerous years of training and experience with regards to environmental issues, including the
preparation of over 1,000 Phase 1 Environmental Site Assessments and HUD Environmental Reviews, throughout
the United States. He also has extensive knowledge of the ASTM E 1527-13 Phase I Environmental Site Assessment
regulations as well as the EPA 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries regulations.
Keith qualifies as an Environmental Professional as defined under ASTM E1527-13 Section 4.3 and Appendix X2
with over ten (10) years of experience performing investigations of surface and subsurface environmental
conditions. As the Managing Director of Environmental Services and as an Environmental Professional for
Dominion Due Diligence Group, his responsibilities include staffing, training, coordinating, and creating
efficiencies in the processes of Phase I Environmental Site Assessments (HUD, Freddie Mac, Fannie Mae, USDA,
SunAmerica, ASTM E 1527-13, and various state tax credits) and HUD Environmental Reviews, as well as
coordinating and reviewing comprehensive lead-based paint and asbestos-containing material investigations
and HUD noise assessments throughout the United States. As the Managing Director of Environmental Services,
he is responsible for staff development/management, quality control/quality assurance, client liaison services,
client training, and comprehensive report writing. Keith received an undergraduate B.S. degree in Environmental
Studies from the Virginia Commonwealth University. The following sites are examples of projects in which he has
participated:

ASTM/AAI COMPLIANT
• Driftwood Apartments - Creedmoor, NC
• European Stone Concepts - Troy, VA
• The Pines - Norlina, NC
• Virginia Growers - Montpelier, VA
• Winston Place - Franklinton, NC
• Malden Gardens Apartments - Malden, MA
KEITH S. BAYER, EP
MANAGING DIRECTOR OF ENVIRONMENTAL SERVICES

HUD MAP 221 (d)(4) NC
• Proposed Apartments - John’s Island, SC
• Proposed Apartments - West Columbia, SC
• Proposed Foster Drive Apartment - Tupelo, MS
• Village at J uban Lakes Apts. - Denham Springs, LA
• Waterstone at J enks Avenue Apts. - Panama City, FL
• North Second Street Apartments - Philadelphia, PA
• Proposed White Rock Trail Apartments - Dallas, TX
• Proposed Apartments - Waynesboro, VA
• Proposed Plummer Street - Panorama City, CA

HUD MAP 232/223 (NC)
• Proposed Spring Arbor of Wilson - Wilson, NC
• Proposed Olmstead SNF - Boston, MA
• Proposed Palmdale Senior Living - Palmdale, CA

HUD MAP 221 (d)(4) SR
• Florida Christian Apartments - Jacksonville, FL
• Johnston Square Apartments - Baltimore, MD
• Litchfield Terrace Apartments - Leominster, MA
• The Majestic on Park Avenue - Hot Springs, AR
• Hyde Park Gardens Apartments - Kansas City, MO

HUD MAP 232/223(f)
• Harbour View Apartments - Staten Island, NY
• Friendship Manor, Salt Lake City, UT
• Hidden Brook Apartments - New Bedford, MA

HUD LEAN 232/223(f)
• The Villa at the Lake - Conneaut, OH
• Mount Saint Francis Health Center - Woonsocket, RI
• High Desert Assisted Living Community - Bend, OR
• Kapolei - Ewa Beach, HI
• St. Francis Medical Center East - Honolulu, HI

HAZARDOUS MATERIALS INSPECTIONS
• Courtyard Apartments - Goldsboro, NC
• Harris Gardens Apartments - Harrisonburg, VA
• Miller and Rhoads Building - Richmond, VA
APPENDIX I

Certificate of Liability Insurance
CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Riggs, Counselman, Michaels & Downes, Inc.
4200 Innslake Drive, Suite 303
Glen Allen VA 23060

INSURED
Dominion Environmental Group, Inc dba Dominion Due
201 Wylderose Drive
Midlothian VA 23113

COVERAGES

CERTIFICATE NUMBER: 552352627

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

<table>
<thead>
<tr>
<th>INSURER(S) AFFORDING COVERAGE</th>
<th>NAIC #</th>
</tr>
</thead>
<tbody>
<tr>
<td>INSURER A: Nautilus Insurance Company</td>
<td>17370</td>
</tr>
<tr>
<td>INSURER B: American Casualty Company of Reading, PA</td>
<td>20427</td>
</tr>
<tr>
<td>INSURER C: The Cincinnati Insurance Company</td>
<td>10677</td>
</tr>
<tr>
<td>INSURER D:</td>
<td></td>
</tr>
<tr>
<td>INSURER E:</td>
<td></td>
</tr>
<tr>
<td>INSURER F:</td>
<td></td>
</tr>
</tbody>
</table>


DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General Proof of Insurance

CERTIFICATE HOLDER
Dominion Environmental Group Inc
201 Wylderose Drive
Midlothian VA 23113

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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APPENDIX J

City of Waco 2018 Water Quality Report
ABOUT THIS REPORT

City of Waco drinking water meets or exceeds all federal and state drinking water requirements. The City of Waco Water Utility Services Department (Public Water System #1550008) is proud to maintain a Superior water quality rating from the Texas Commission on Environmental Quality (TCEQ).

This report is a summary of the quality of the water we provided our customers during 2018. The analysis was made by using data from the most recent U.S. Environmental Protection Agency (EPA) required tests. Our goal is that this information will help you become more knowledgeable about what's in your drinking water.

The tables that follow (pp. 3-5) list all of the federally regulated and/or monitored contaminants that have been found in your drinking water. The U.S. EPA requires water systems to test for up to 97 different contaminants.

Where Does Our Water Come From?
Our drinking water is 99% surface water with less than 1% coming from ground water sources. The primary source of drinking water for residents of the City of Waco and surrounding communities is Lake Waco, with less than 1% coming from the Trinity Aquifer.

Source Water Assessment and Protection
The TCEQ completed an assessment of our source water and results indicate that some of our sources are susceptible to certain contaminants. The sampling requirements for our water system are based on this susceptibility and previous sample data. Any detections of these contaminants will be found in this report. For more information on source water assessments and protection efforts in our system, contact the City of Waco Water Quality Lab at (254) 750-1662.

Special Notice
You may be more vulnerable than the general population to certain microbial contaminants, such as Cryptosporidium, in drinking water. Infants, some elderly or immunocompromised, such as those undergoing chemotherapy for cancer; those who have undergone organ transplants; those who are undergoing treatment with steroids; and people with HIV/AIDS or other immune system disorders can be particularly at risk for infection. You should seek advice about drinking water from your physician or health care provider. Additional guidelines on appropriate means to lessen the risk of infection by Cryptosporidium are available from the Safe Drinking Water Hotline at (800) 426-4791.

En Español
Este reporte incluye informacion importante sobre el agua para tomar. Si tiene preguntas o comentarios sobre éste informe en español, favor de llamar al (254) 299-2489 para hablar con una persona bilingüe en español.
Abbreviations

**Avg** - Regulatory compliance with some MCLs is based on running annual average of monthly samples

**MFL** - million fibers per liter (a measure of asbestos)

**mrem** - millirems (a measure of radiation absorbed by the body)

**NTU** - nephelometric turbidity units (a measure of turbidity)

**pCi/L** - picocuries per liter (a measure of radioactivity)

**ppm** - parts per million, or milligrams per liter (mg/L), or one ounce in 7,350 gallons of water

**ppt** - parts per billion, or micrograms per liter (µg/L), or one ounce in 7,350,000 gallons of water

**ppq** - parts per trillion, or nanograms per liter (ng/L)

**ppq** - parts per quadrillion, or picograms per liter (pg/L)

Definitions

**Action level (AL)** - The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

**Level 1 Assessment** - A study of the water system to identify potential problems and determine (if possible) why total coliform bacteria were found.

**Level 2 Assessment** - A very detailed study of the water system to identify potential problems and determine (if possible) why an Escherichia coli (E. coli) maximum contaminant level (MCL) violation has occurred and/or why total coliform bacteria were found on multiple occasions.

**Maximum Contaminant Level (MCL)** - Highest permissible level of a contaminant in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

**Maximum Contaminant Level Goal (MCLG)** - Level of a contaminant in drinking water below which there is no known or expected health risk. MCLGs allow for a margin of safety.

**Maximum Residual Disinfectant Level (MRDL)** - The highest level of disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

**Maximum Residual Disinfectant Level Goal (MRDLG)** - The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contamination.

**Treatment technique (TT)** - A required process intended to reduce the level of a contaminant in drinking water.

Drinking Water Standards

In order to ensure that tap water is safe to drink, the EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water that must provide the same protection for public health.

Water Sources

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals, and in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water before treatment include:

- Microbial Contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife
- Inorganic Contaminants, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming
- Pesticides and Herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff and residential uses
- Organic Chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff and septic systems
- Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities

All Drinking Water May Contain Contaminants

When drinking water meets federal standards, there may not be any health based benefits to purchasing bottled water or point of use devices. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA’s Safe Drinking Water Hotline (1-800-426-4791).

Secondary Constituents

Contaminants may be found in drinking water that may cause taste, color, and odor problems. These types of problems are not necessarily causes for health concerns. For more information on taste, odor or color of drinking water, please contact Waco Water Utility Services.

Water Loss

In the water loss audit submitted to the Texas Water Development Board for the time period of January - December 2018, the City of Waco water system lost an estimated 742,427,292 gallons of water. This is 7.3% of the total water system input volume.

Water loss from a system occurs, primarily, due to leaks and line breaks, customer meter inaccuracy, data handling errors and unauthorized usage.

If you have any questions about the water loss audit, you may call:
(254) 299-CITY (2489).
## WACO Water Quality Test Results

### Inorganic Contaminants

<table>
<thead>
<tr>
<th>Collection Date or Year</th>
<th>Contaminant</th>
<th>Highest Level Detected</th>
<th>Min - Max Levels</th>
<th>MCL/MCLG</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Barium</td>
<td>0.0401</td>
<td>0.04 - 0.0401</td>
<td>2</td>
<td>2</td>
<td>ppm</td>
<td>Decay of natural and man-made deposits</td>
</tr>
<tr>
<td>2018</td>
<td>Cyanide</td>
<td>230</td>
<td>140 - 230</td>
<td>200</td>
<td>200</td>
<td>ppb</td>
<td>Discharge from plastic and fertilizer factories; Discharge from steel/metal factories</td>
</tr>
<tr>
<td>2018</td>
<td>Fluoride</td>
<td>0.9</td>
<td>0.8 - 0.87</td>
<td>4</td>
<td>4</td>
<td>ppm</td>
<td>Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories</td>
</tr>
<tr>
<td>2018</td>
<td>Nitrate</td>
<td>0.15</td>
<td>0.15 - 0.15</td>
<td>10</td>
<td>10</td>
<td>ppm</td>
<td>Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits</td>
</tr>
</tbody>
</table>

### Residual Disinfectant Level

<table>
<thead>
<tr>
<th>Collection Date or Year</th>
<th>Disinfectant</th>
<th>Avg Level</th>
<th>Min - Max Levels</th>
<th>MRDL/MRDLG</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Monochloramine</td>
<td>2.4</td>
<td>0.5 - 4.0</td>
<td>4.0</td>
<td>4.0</td>
<td>ppm</td>
<td>Disinfectant used to control microbes.</td>
</tr>
</tbody>
</table>

### Disinfection Byproducts

The value in the Highest Level Detected column is the highest average of all HAA5 sample results collected at a location over a year.

The value in the Highest Level Detected column is the highest average of all TTHM sample results collected at a location over a year.

### Synthetic Organic Contaminants

<table>
<thead>
<tr>
<th>Collection Date or Year</th>
<th>Contaminant</th>
<th>Highest Level Detected</th>
<th>Min - Max Levels</th>
<th>MCL/MCLG</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Atrazine</td>
<td>0.2</td>
<td>0.18 - 0.2</td>
<td>3</td>
<td>3</td>
<td>ppb</td>
<td>Runoff from herbicide used on row crops</td>
</tr>
</tbody>
</table>

### Total Organic Carbon

The percentage of Total Organic Carbon (TOC) removal was measured each month and the system met all TOC removal requirements set.
## WACO WATER QUALITY TEST RESULTS (CONT)

### Radioactive Contaminants

<table>
<thead>
<tr>
<th>COLLECTION DATE OR YEAR</th>
<th>CONTAMINANT</th>
<th>HIGHEST LEVEL DETECTED</th>
<th>MIN - MAX LEVELS</th>
<th>MCL/MCLG</th>
<th>UNITS</th>
<th>VIOLATION</th>
<th>LIKELY SOURCE OF CONTAMINATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Radium 226/228</td>
<td>1.5</td>
<td>1.5 - 1.5</td>
<td>5</td>
<td>0</td>
<td>No</td>
<td>Erosion of natural deposits</td>
</tr>
</tbody>
</table>

### Lead and Copper

**Action Level Goal (ALG):** The concentration of a contaminant in drinking water below which there is no known or expected risk to health. ALGs allow for a margin of safety.

**Action Level:** The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>CONTAMINANT</th>
<th>90TH PERCENTILE</th>
<th>SITES EXCEEDING ACTION LEVEL</th>
<th>MCL</th>
<th>ACTION LEVEL</th>
<th>UNIT OF MEASURE</th>
<th>VIOLATION</th>
<th>LIKELY SOURCE OF CONTAMINATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Lead</td>
<td>2.6</td>
<td>2</td>
<td>0</td>
<td>15</td>
<td>ppb</td>
<td>No</td>
<td>Erosion of natural deposits; Corrosion of household plumbing systems; leaching from wood preservatives</td>
</tr>
<tr>
<td>2018</td>
<td>Copper</td>
<td>0.14</td>
<td>0</td>
<td>1.3</td>
<td>1.3</td>
<td>ppm</td>
<td>No</td>
<td>Soil Runoff</td>
</tr>
</tbody>
</table>

### HEALTH INFORMATION FOR LEAD

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. This water supply is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure are available from the Safe Drinking Water Hotline or at http://www.epa.gov/safewater/lead.

### Turbidity

<table>
<thead>
<tr>
<th>YEAR</th>
<th>LIMIT (TT)</th>
<th>LEVEL DETECTED</th>
<th>UNIT OF MEASURE</th>
<th>VIOLATION</th>
<th>LIKELY SOURCE OF CONTAMINATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Highest single measurement</td>
<td>1</td>
<td>0.24</td>
<td>NTU</td>
<td>No</td>
</tr>
<tr>
<td>2018</td>
<td>Lowest monthly % meeting limit</td>
<td>0.3</td>
<td>100%</td>
<td>NTU</td>
<td>No</td>
</tr>
</tbody>
</table>

Turbidity is a measurement of the cloudiness of water caused by suspended particles. It is a good indicator of water quality and the effectiveness of filtration.

### Coliform Bacteria

<table>
<thead>
<tr>
<th>YEAR</th>
<th>CONTAMINANT</th>
<th>HIGHEST NUMBER OF POSITIVE SAMPLES</th>
<th>MCL/MCLG</th>
<th>VIOLATION</th>
<th>LIKELY SOURCE OF CONTAMINATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Total Coliform Bacteria</td>
<td>2</td>
<td>5%</td>
<td>0%</td>
<td>No</td>
</tr>
<tr>
<td>2018</td>
<td>Fecal Coliform or E. Coli</td>
<td>0</td>
<td>0%</td>
<td>0%</td>
<td>No</td>
</tr>
</tbody>
</table>
# CITY OF HEWITT WATER QUALITY TEST RESULTS

*Information in the tables below has been included in this report because the City of Waco temporarily received some water (to serve the Old Lorena Rd. / Spring Valley Rd. area) from the City of Hewitt, during 2018.

## Inorganic Contaminants

<table>
<thead>
<tr>
<th>COLLECTION DATE OR YEAR</th>
<th>CONTAMINANT</th>
<th>HIGHEST LEVEL DETECTED</th>
<th>MIN - MAX LEVELS</th>
<th>MCL/MCLG</th>
<th>UNITS</th>
<th>VIOLATION</th>
<th>LIKELY SOURCE OF CONTAMINATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Barium</td>
<td>0.0703</td>
<td>0.0703 - 0.0703</td>
<td>2</td>
<td>ppm</td>
<td>No</td>
<td>Decay of natural and man-made deposits</td>
</tr>
<tr>
<td>2017</td>
<td>Fluoride</td>
<td>0.97</td>
<td>0.97 - 0.97</td>
<td>4</td>
<td>ppm</td>
<td>No</td>
<td>Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories</td>
</tr>
<tr>
<td>2017</td>
<td>Selenium</td>
<td>3.3</td>
<td>3.3 - 3.3</td>
<td>50</td>
<td>ppb</td>
<td>No</td>
<td>Discharge from petroleum and metal refineries; Erosion of natural deposits; Discharge from mines</td>
</tr>
</tbody>
</table>

## Radioactive Contaminants

<table>
<thead>
<tr>
<th>COLLECTION DATE OR YEAR</th>
<th>CONTAMINANT</th>
<th>HIGHEST LEVEL DETECTED</th>
<th>MIN - MAX LEVELS</th>
<th>MCL/MCLG</th>
<th>UNITS</th>
<th>VIOLATION</th>
<th>LIKELY SOURCE OF CONTAMINATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Radium 226/228</td>
<td>1.5</td>
<td>1.5 - 1.5</td>
<td>5</td>
<td>pCi/L</td>
<td>No</td>
<td>Erosion of natural deposits</td>
</tr>
</tbody>
</table>

## Synthetic Organic Contaminants

<table>
<thead>
<tr>
<th>COLLECTION DATE OR YEAR</th>
<th>CONTAMINANT</th>
<th>HIGHEST LEVEL DETECTED</th>
<th>MIN - MAX LEVELS</th>
<th>MCL/MCLG</th>
<th>UNITS</th>
<th>VIOLATION</th>
<th>LIKELY SOURCE OF CONTAMINATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Di(2-ethylhexyl) adipate</td>
<td>1.6</td>
<td>0 - 1.6</td>
<td>400</td>
<td>400</td>
<td>ppb</td>
<td>Discharge from chemical factories</td>
</tr>
<tr>
<td>2018</td>
<td>Di(2-ethylhexyl) phthalate</td>
<td>1</td>
<td>0 - 1.7</td>
<td>0</td>
<td>6</td>
<td>ppb</td>
<td>Discharge from rubber and chemical factories</td>
</tr>
</tbody>
</table>

## Volatile Organic Contaminants

<table>
<thead>
<tr>
<th>COLLECTION DATE OR YEAR</th>
<th>CONTAMINANT</th>
<th>HIGHEST LEVEL DETECTED</th>
<th>MIN - MAX LEVELS</th>
<th>MCL/MCLG</th>
<th>UNITS</th>
<th>VIOLATION</th>
<th>LIKELY SOURCE OF CONTAMINATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Xylenes</td>
<td>0.0009</td>
<td>0 - 0.0009</td>
<td>10</td>
<td>10</td>
<td>ppm</td>
<td>Discharge from petroleum factories; Discharge from chemical factories</td>
</tr>
</tbody>
</table>

---

## WATER CONSERVATION TIPS

A few small changes can add up to make a big difference!

- **Take shorter showers.** A five minute shower uses only 4 - 5 gallons of water.
- **Use water-efficient shower heads and faucet aerators.** They're cheap and can save up to 500 gallons/month.
- **Check your faucets and shower heads for leaks.** One drip every second adds up to five gallons/day!
WACOWATER.COM
You can pay your bill, sign up for e-bill, setup automatic-recurring payments, check current news about projects or service outages, find conservation tips and any available opportunities for public participation and involvement, all online at: www.wacowater.com.

Ways to pay your bill:
Online at: www.wacowater.com

At the City of Waco Water Office:
425 Franklin Avenue, Waco, Texas 76701
Lobby: (Mon-Fri) 9 a.m. to 5 p.m.
Drive-Thru: (Mon-Fri) 7:30 a.m. to 5:30 p.m.

By phone: 299-CITY (2489)

At your Neighborhood HEB:
9100 Woodway Dr., 1301 Wooded Acres Dr., 801 N. IH-35,
1821 S. Valley Mills Dr., 3801 N. 19th St.

BUILDING WACO

CAPITAL IMPROVEMENT PROGRAM
Follow these projects and more at: www.BuildingWaco.com

The second of two new ground storage tanks, at Herring Ave. and 32nd St., is near completion. The new tanks, each with a capacity of 2 million gallons, replace the 100-year-old Hillcrest Ground Storage Tank.

The new WMARSS Transfer Lift Station is well underway. The project involves building a completely new lift station facility, bypassing and removing the La Salle Ave. Lift Station, improved odor control, and the installation of a new forcemain to the central wastewater treatment plant.

The new, 2 million-gallon Owen Ln. Tower is now complete. The new composite tank replaced the 60-year-old steel tank, improving system redundancy and increasing storage capacity for west Waco.
City of Waco Water Utility Services
P.O. Box 2570
Waco, TX 76702-2570
(254) 299-CITY (2489)
www.wacowater.com
APPENDIX K

Noise Analysis/Airport Hazards Documentation
RE: Noise Levels at the Proposed Paige Estates
718 South 11th Street & 615 South 10th Street
Waco, McLennan County, Texas

Dominion Due Diligence Group has calculated the estimated noise characteristics of the Proposed Paige Estates located at 718 South 11th Street and 615 South 10th Street in Waco, McLennan County, Texas. Three (3) different noise assessment locations (NALs) were evaluated to better define the noise levels at the property. The NALs are depicted on the attached site plan google overlay.

The subject property is located approximately 6.2 miles from the Texas State Technical College – Waco Airport and approximately 6.4 miles from the Waco Regional Airport. D3G contacted Mr. Kevin Dorton, Airport Director with the Texas State Technical College – Waco Airport via email (kevin.dorton@tstc.edu) to request a noise contour map of the airport. However, a response has not been received. However, based on the distance to and orientation of the runway to the subject property, D3G does not suspect that it will impact the noise characteristics of the subject property. D3G contacted Mr. Joel Martinez, Airport Director with the Waco Regional Airport via email (kevin.dorton@tstc.edu) to request a noise contour map of the airport. However, a response has not been received. However, based on the distance to and orientation of the runways to the subject property, D3G does not suspect that it will impact the noise characteristics of the subject property. There are no military airfields or other civil airports within fifteen (15) miles of the subject property that would be considered a noise source.

The subject property is located within 1,000 feet of South 11th Street. Traffic count information for the year 2015 was obtained from the Texas Department of Transportation (TXDOT) websites accessed at https://txdot.ms2soft.com/tcds/tsearch.asp?loc=Txdot&mod=TCDS and https://www.txdot.gov/apps/statewide_mapping/StatewidePlanningMap.html. Vehicle classification data per Federal Highway Administration definitions was not available. However, a total truck percentage was obtained from the aforementioned TXDOT website. Therefore, D3G assumed all trucks were heavy to represent a worst-case scenario and the following percentages were utilized in the calculations 96.8% cars and 3.2% heavy trucks. In addition, a nighttime percentage of 9% was calculated based on the obtained hourly traffic count data. An annual percentage growth rate of 1.70% was calculated based on the 2038 projected traffic count data accessed at the aforementioned TXDOT website. D3G contacted TXDOT via website accessed at http://www.txdot.gov/contact-us/form.html?id=sat-email, in regard to updated traffic counts, vehicle classification data, hourly traffic count data and annual percentage growth rates. However, a response has not been received. The aforementioned annual percentage growth rate was utilized to calculate the 12-year projected (2032) traffic counts. The following table summarizes the calculated noise values, expressed in decibels (dB), for the respective NALs.
It should be noted that the subject property is located within 1,500 feet of Interstate 35. However, the nearest point from the subject property to the nearest lane of Interstate 35 is approximately 1,476 feet. Therefore, D3G did not evaluate it as a noise source as it is well outside of the 1,000-foot search distance.

A Union Pacific (UP) railway line with Burlington Northern Santa Fe operations is located within 3,000 feet of the subject property. Train count information for UP was obtained from the Federal Railroad Administration’s Office of Safety Analysis website accessed at http://safetydata.fra.dot.gov/officeofsafety/. D3G contacted UP via email (environmental@up.com) to confirm the accuracy of the information on the FRA website. However, a response has not been received. The following table summarizes the calculated noise values, expressed in decibels (dB), for the respective NALs.

<table>
<thead>
<tr>
<th>NAL #</th>
<th>DISTANCE FROM UP RAILWAY TRACKS</th>
<th>CALCULATED NOISE VALUE (DB)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1,307</td>
<td>59.03</td>
</tr>
<tr>
<td>2</td>
<td>1,496</td>
<td>58.15</td>
</tr>
<tr>
<td>3</td>
<td>1,334</td>
<td>58.90</td>
</tr>
</tbody>
</table>

* = pavilion

Acceptability categories, as defined by 24 CFR 51.101(a)(3), are as follows:

Acceptable - < 65 dB
Normally unacceptable – 65-75 dB
Unacceptable - > 75 dB

The projected DNL values for all noise sources for the building range from 64.31 dB (NAL #2) to 69.27 dB (NAL #1). Pursuant to 24 CFR 51.101(a)(3), the composite DNL between 65 and 75 dB is “normally unacceptable”. The requirements set out in Section 51.104(a) are designated to ensure that interior levels do not exceed the established 45 dB level. The following is a summary of the projected DNL values for all noise sources for each of the NALs associated with the building, the acceptability categories and the minimum amount the combined wall, window and door STC ratings required to reduce the interior noise levels, accounting for the 3 dB margin of error as stipulated in the HUD Noise Guidelines.

NAL #1 – 69.27 dB – Normally unacceptable – at least 27.27 dB worth of attenuation required
NAL #2 – 64.31 dB – Acceptable – no additional attenuation required

According to CPD Notice CPD-16-19, dated December 22, 2016, balconies are not “locations where it is determined that quiet outdoor space is required in an area ancillary to the principal use on the site” (24 CFR 51.103(c)). Therefore, there is not a prohibition on balconies based on noise levels; however, some restrictions are in place if the balconies have direct access to a bedroom. In accordance with 24 CFR 51.101(a)(3), for new
construction projects in Unacceptable and Normally Unacceptable noise areas, bedrooms and studio apartments may have direct access to balconies if:

1. The interior noise levels have been mitigated to not exceed a day-night average noise level of 45 decibels as documented by the Sound Transmission Classification of the dwelling unit’s exterior walls factoring in fenestration.
2. Appropriate ventilation is provided by a mechanical ventilation system and not by opening doors or windows, and
3. An Operations and Maintenance plan is in place that requires periodically inspecting seals and repairing or replacing building components when their performance diminishes.

Section 51.104(a) also addresses exterior amenity noise levels. D3G calculated the noise value for the pavilion area, denoted as NAL #3. The requirements set out in Section 51.104(a) are designated to ensure that exterior noise levels in the exterior amenity areas do not exceed the established 65 dB level. The calculated projected exterior noise value for the pavilion area is 62.45 dB, which is considered to be “acceptable”. Therefore, no exterior mitigation (i.e. barrier attenuation) would be required for this area of the site.

Attached are the on-line 10-year projected DNL calculations obtained utilizing the HUD Day/Night Noise Level Electronic Assessment Tool accessed at https://www.hudexchange.info/environmental-review/dnl-calculator/, as well as supporting documentation. All distances were measured utilizing Google Earth and the attached site plan prepared by Engineering Surveys & Services, Inc., dated February 20, 2020. Distances measured to approximately 6.5 feet from the building foundation and/or amenity to the noise source.
10-Year Projected Noise Value from On-Line Calculations
The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1: Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2: DNL Calculator assumes roadway data is always entered.

DNL Calculator

<table>
<thead>
<tr>
<th>Site ID</th>
<th>Proposed Paige Estates NAL #1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Record Date</td>
<td>02/25/2020</td>
</tr>
<tr>
<td>User's Name</td>
<td>Charlie Huntoon</td>
</tr>
</tbody>
</table>

**Road #1**

<table>
<thead>
<tr>
<th>Vehicle Type</th>
<th>Cars</th>
<th>Medium Trucks</th>
<th>Heavy Trucks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effective Distance</td>
<td>43</td>
<td>43</td>
<td></td>
</tr>
<tr>
<td>Distance to Stop Sign</td>
<td>417</td>
<td>417</td>
<td></td>
</tr>
<tr>
<td>Average Speed</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Average Daily Trips (ADT)</td>
<td>5603</td>
<td>185</td>
<td></td>
</tr>
<tr>
<td>Night Fraction of ADT</td>
<td>9</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Road Gradient (%)</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Vehicle DNL</td>
<td>58.9078</td>
<td>68.3992</td>
<td></td>
</tr>
</tbody>
</table>

Calculate Road #1 DNL: 68.8501

**Railroad #1 Track Identifier:** Union Pacific

**Rail # 1**

<table>
<thead>
<tr>
<th>Train Type</th>
<th>Electric</th>
<th>Diesel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effective Distance</td>
<td>1307</td>
<td></td>
</tr>
</tbody>
</table>

Average Train Speed: 40
<table>
<thead>
<tr>
<th>Average Train Speed</th>
<th>49</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engines per Train</td>
<td>2</td>
</tr>
<tr>
<td>Railway cars per Train</td>
<td>50</td>
</tr>
<tr>
<td>Average Train Operations (ATO)</td>
<td>12</td>
</tr>
<tr>
<td>Night Fraction of ATO</td>
<td>38</td>
</tr>
<tr>
<td>Railway whistles or horns?</td>
<td>Yes: ☐ No: ☑ Yes: ☐ No: ☑</td>
</tr>
<tr>
<td>Bolted Tracks?</td>
<td>Yes: ☐ No: ☑ Yes: ☐ No: ☑</td>
</tr>
<tr>
<td>Train DNL</td>
<td>59.0295</td>
</tr>
</tbody>
</table>

**Calculate Rail #1 DNL**  
59.0295

- **Add Road Source**  
- **Add Rail Source**  

**Airport Noise Level**  
< 65

**Loud Impulse Sounds?**  
☐ Yes ☑ No

**Combined DNL for all Road and Rail sources**  
69.268

**Combined DNL including Airport**  
NaN

**Site DNL with Loud Impulse Sound**  

**Mitigation Options**

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See The Noise Guidebook (/resource/313/hud-noise-guidebook/)
  - Construct noise barrier. See the Barrier Performance Module (/programs/environmental-review/bpm-calculator/)

**Tools and Guidance**

- Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)
- Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)
DNL Calculator

**WARNING:** HUD recommends the use of Microsoft Internet Explorer for performing noise calculations. The HUD Noise Calculator has an error when using Google Chrome unless the cache is cleared before each use of the calculator. HUD is aware of the problem and working to fix it in the programming of the calculator.

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

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- **Note #2:** DNL Calculator assumes roadway data is always entered.

**DNL Calculator**

<table>
<thead>
<tr>
<th>Site ID</th>
<th>Proposed Paige Estates NAL #2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Record Date</td>
<td>02/25/2020</td>
</tr>
<tr>
<td>User's Name</td>
<td>Charlie Huntoon</td>
</tr>
</tbody>
</table>

**Road #1**

<table>
<thead>
<tr>
<th>Vehicle Type</th>
<th>Cars</th>
<th>Medium Trucks</th>
<th>Heavy Trucks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effective Distance</td>
<td>97</td>
<td>97</td>
<td></td>
</tr>
<tr>
<td>Distance to Stop Sign</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Average Speed</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Average Daily Trips (ADT)</td>
<td>5603</td>
<td>185</td>
<td></td>
</tr>
<tr>
<td>Night Fraction of ADT</td>
<td>9</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Road Gradient (%)</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle DNL</td>
<td>45.0018</td>
<td>63.0997</td>
<td></td>
</tr>
</tbody>
</table>

**Calculate Road #1 DNL**

<table>
<thead>
<tr>
<th></th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road #1 DNL</td>
<td>63.0997</td>
</tr>
</tbody>
</table>

**Railroad #1 Track Identifier:** Union Pacific

**Rail # 1**

<table>
<thead>
<tr>
<th>Train Type</th>
<th>Electric</th>
<th>Diesel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effective Distance</td>
<td>1496</td>
<td></td>
</tr>
</tbody>
</table>

https://www.hudexchange.info/environmental-review/dnl-calculator/
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### Tools and Guidance

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### DNL Calculator

<table>
<thead>
<tr>
<th>Site ID</th>
<th>Proposed Paige Estates NAL #3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Record Date</td>
<td>02/25/2020</td>
</tr>
<tr>
<td>User’s Name</td>
<td>Charlie Huntoon</td>
</tr>
</tbody>
</table>

#### Road #1

**Road #1 Name:** South 11th Street

<table>
<thead>
<tr>
<th>Vehicle Type</th>
<th>Cars</th>
<th>Medium Trucks</th>
<th>Heavy Trucks</th>
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<tbody>
<tr>
<td>Effective Distance</td>
<td>169</td>
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<tr>
<td>Distance to Stop Sign</td>
<td>470</td>
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<tr>
<td>Average Speed</td>
<td>30</td>
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<td>30</td>
</tr>
<tr>
<td>Average Daily Trips (ADT)</td>
<td>5603</td>
<td></td>
<td>185</td>
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<tr>
<td>Night Fraction of ADT</td>
<td>9</td>
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<tr>
<td>Road Gradient (%)</td>
<td></td>
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<td>0</td>
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<tr>
<td>Vehicle DNL</td>
<td>50.4431</td>
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<td>59.4829</td>
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</table>

**Calculate Road #1 DNL:** 59.9789

**Reset**

#### Railroad #1 Track Identifier:

**Union Pacific**

#### Rail # 1

**Train Type**

<table>
<thead>
<tr>
<th>Effective Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1334</td>
</tr>
</tbody>
</table>

**Average Train Speed:**
### Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See [The Noise Guidebook](/resource/313/hud-noise-guidebook/)
  - Construct noise barrier. See the [Barrier Performance Module](/programs/environmental-review/bpm-calculator/)

### Tools and Guidance

- [Day/Night Noise Level Assessment Tool User Guide](/resource/3822/day-night-noise-level-assessment-tool-user-guide/)
- [Day/Night Noise Level Assessment Tool Flowcharts](/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)
Supporting Documentation
## Circle Search For Airports Results

Records 1 to 5 of 5

<table>
<thead>
<tr>
<th>Locator Id</th>
<th>Name</th>
<th>Site Type</th>
<th>City</th>
<th>State</th>
<th>Latitude</th>
<th>Longitude</th>
<th>Distance(NM)</th>
<th>Azimuth</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNW</td>
<td>TSTC WACO</td>
<td>Airport</td>
<td>WACO</td>
<td>TX</td>
<td>31° 38' 16.10&quot; N</td>
<td>97° 4' 26.90&quot; W</td>
<td>6.16</td>
<td>208°</td>
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<td>ACT</td>
<td>WACO RGNL</td>
<td>Airport</td>
<td>WACO</td>
<td>TX</td>
<td>31° 36' 43.90&quot; N</td>
<td>97° 13' 49.10&quot; W</td>
<td>6.43</td>
<td>127.35°</td>
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<tr>
<td>73F</td>
<td>WINGS FOR CHRIST INTL FLIGHT A...</td>
<td>Airport</td>
<td>WACO</td>
<td>TX</td>
<td>31° 37' 25.60&quot; N</td>
<td>97° 1' 20.99&quot; W</td>
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<td>73G</td>
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<td>Airport</td>
<td>CHINA SPRING</td>
<td>TX</td>
<td>31° 40' 42.80&quot; N</td>
<td>97° 21' 45.20&quot; W</td>
<td>14.26</td>
<td>123.47°</td>
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</table>

Rows per Page: 20

Page: 1
Good Afternoon,

I am conducting a HUD noise assessment for a proposed apartment complex located at 718 South 11th Street in Waco, Texas. Per HUD regulations I am required to evaluate all airports within a 15 mile radius of the aforementioned property. I am hoping that you can provide me with a noise contour map for the TSTC Waco Airport.

Thank you in advance for any assistance you are able to provide.

-Charlie Huntoon
Aeronautical Information Services

<table>
<thead>
<tr>
<th>Airport ID</th>
<th>Data Effective: 01/30/2020 - 02/27/2020</th>
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<tr>
<td>CNW (KCNW)</td>
<td>TSTC WACO</td>
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<td>WACO, TX</td>
<td>UNITED STATES</td>
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### OPERATIONS

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<tr>
<th>All</th>
<th>Summary</th>
<th>Operations</th>
<th>Communications</th>
<th>NAVAIDS</th>
<th>Weather</th>
<th>RWY 17L/35R</th>
<th>RWY 17R/35L</th>
<th>Heliports</th>
<th>Charts</th>
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<tr>
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<td>Open to the public</td>
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<td>0700-2300</td>
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<td>FORT WORTH FSS (FTW) Toll Free: 1-800-WX-BRIEF</td>
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<tr>
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<td>SEE RMK WHEN ATCT CLSD MIRL RY 17L/35R PRESET LOW INTST; TO INCR INTST &amp; ACTVT MALSR RY 17L &amp; PAPI RYS 17L &amp; 35R - 121.7.</td>
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<td>Clear and Green SS-SR</td>
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<tr>
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<td>100LL, A</td>
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<tr>
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<td>Not a Landing Rights Airport</td>
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### Contacts

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### Remarks

<p>| |</p>
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### General Information

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<tr>
<td>Owner</td>
<td>Texas Tech College</td>
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<tr>
<td>Address</td>
<td>T.S.T.C.</td>
<td>Waco, TX 76705</td>
</tr>
<tr>
<td>Phone</td>
<td>254-799-3611</td>
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<td>Phone</td>
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### Lighting/APCH Aids

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<tbody>
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<td>PIR / PIR - G</td>
<td>NPI - G / NPI - G</td>
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<tr>
<td>P4R / P4L</td>
<td>P4R / P4L</td>
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</tr>
<tr>
<td>52 / 41</td>
<td>52 / 41</td>
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</tr>
<tr>
<td>3.00 / 3.00</td>
<td>3.00 / 3.00</td>
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<tr>
<td>- / -</td>
<td>- / -</td>
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### Obstruction Data

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<td>PIR / C</td>
<td>B(V) / B(V)</td>
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### Declared Distances

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</thead>
<tbody>
<tr>
<td>N / N</td>
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</table>

### Remarks

A 046 17R/35L GREEN CNTRLN REFLECTORS ALONG FULL LENGTH OF RY.
A 081 WHEN ATCT CLSD MIRL RY 17L/35R PRESINT LOW INTST; TO INCR INTST & ACTVT MALSR RY 17L & PAPI RYS 17L & 35R - 121.7.
A 110-001 EXT VCR FLT TRNG IN ARPT TFC AREA SFC TO 3000’ AGL.
A 110-003 AUXILLIARY POWER UNIT AVBL FOR JET ACFT.
A 110-005 DIRECT LINE TO WX STA.
A 110-006 RWY 17R-35L IS AN UNLIT RWY AND USED PRIMARILY, BUT NOT LIMITED TO, TAXIING AND HELICOPTER OPS DURING NON-DAYLIGHT HOURS.
A 110-007 NIGHT OPNS 24 HRS ADVANCE NOTICE CALL 254-867-3866 OR 254-867-4802.

111 INSPECTOR: (S) 112 LAST INSPECT: 05/24/2016 113 LAST INFO REQ:
Contact Joel Martinez

Use this form to contact various staff, administrators and officials of the City of Waco. Voice concerns, make comments, let your voice be heard. For a complete list of city departments and phone numbers, please see the City Staff Directory.

To report a street light outage, you will need to contact Oncor. For all other requests please use the form below.

Name:  
Charlie Huntcon

Address:  
201 Wydrose Drive

City:  
Midlothian

State:  
VA

Zip:  
23113

Phone:  
6033983846

E.Mail:  
chuntcon@cbg.com

Image Upload (optional): File types accepted: JPEG, PNG, GIF. Maximum file size SMB.

Choose File: No file chosen

Message:

Good Afternoon,

I am conducting a HUD noise assessment for a proposed apartment complex located at 718 South 11th Street in Waco, Texas. Per HUD regulations I am required to evaluate all airports within a 15 mile radius of the aforementioned property. I am hoping that you can provide me with a noise contour map for the Waco Regional Airport.

Thank you for your time.

Submit
# Aeronautical Information Services

## ACT (KACT)

### WACO RGNL

**Airport ID**

**WACO , TX - UNITED STATES**

<table>
<thead>
<tr>
<th>All</th>
<th>Summary</th>
<th>Operations</th>
<th>Communications</th>
<th>NAVAIDS</th>
<th>Weather</th>
<th>RWY 01/19</th>
<th>RWY 14/32</th>
<th>Heliports</th>
<th>Charts</th>
<th>Contacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remarks</td>
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<td></td>
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</tr>
</tbody>
</table>

## OPERATIONS

**Airport Status**
Operational

**Minimum Operational Network**
No

**Facility use**
Open to the public

**Control Tower**
ATCT - TRACON

**Tower Hours**
0600-0000

**Apch/Dep Hours**
0600-0000

**FSS**
FORT WORTH FSS (FTW) Toll Free: 1-800-WX-BRIEF

**NOTAMs Facility**
ACT (WACO RGNL)

**Attendance**
0430-2400

**Wind Indicator**
Segmented Circle
Yes

**Lights**
- SEE RMK WHEN ATCT CLSD: HIRL RY 01/19 & MALS RY 19 PRESET LOW INTST; TO INCR INTST ACTVT - CTAF. MIRL RY 14/32; REL RY 14 & TWY LGTS PRESET LOW INTST WHEN WIND FAVORS; OTHERWISE NDT AVBL.

**Beacon**
Clear and Green
- SS-SR

**Landing Fee**
No

**Fuel**
100LL, A

**Fire and Rescue**
ARFF Index I B
- PPR FOR UNSKED ACR OPNS CALL AMGR 254-750-8657.

**Intl Operations**
- Not a Landing Rights Airport
- Not an Airport of Entry
<table>
<thead>
<tr>
<th>GENERAL</th>
<th>SERVICES</th>
<th>FACILITIES</th>
<th>OPERATIONS</th>
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<tbody>
<tr>
<td>10 OWNERSHIP: PUBLIC</td>
<td>&gt; 70 FUEL: 100LL A</td>
<td>90 SINGLE ENG: 32</td>
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<tr>
<td>&gt; 11 OWNER: CITY OF WACO</td>
<td>&gt; 71 AIRFRAME PRPS: MAJOR</td>
<td>92 JET: 0</td>
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<tr>
<td>&gt; 12 ADDRESS: PO BOX 2570</td>
<td>&gt; 72 PWR PLANT PRPS: MAJOR</td>
<td>TOTAL: 40</td>
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<tr>
<td>WACO, TX 76702-2570</td>
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<tr>
<td>&gt; 13 PHONE NR: 254-750-5640</td>
<td>&gt; 73 BOTTLE OXYGEN: NONE</td>
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<td>&gt; 14 MANAGER: JOEL C. MARTINEZ</td>
<td>&gt; 74 BULK OXYGEN: HIGH</td>
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<tr>
<td>&gt; 15 ADDRESS: 7909 KARL MAY DRIVE</td>
<td>75 TSNT STORAGE: HGR, TIE</td>
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<td>76 OTHER SERVICES: CHTR</td>
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<tr>
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<td>&gt; 80 ARPT BCN: CG</td>
<td>100 AIR CARRIER: 122</td>
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<td>&gt; 81 ARPT LGT SKED : SEE RMK</td>
<td>102 AIR TAXI: 4,252</td>
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<td>&gt; 19 ARPT LAT: 31-36.93:00N ESTIMATED</td>
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<td>&gt; 20 ARPT LRG: 097-13:49.1000W</td>
<td>&gt; 83 WIND INDICATOR: YES</td>
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<td>84 SEGMENTED CIRCLE: YES</td>
<td>TOTAL: 42,321</td>
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<td>&gt; 24 NON-COMM LANDING: NO</td>
<td>87 FSS ON ARPT: NO</td>
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<td>&gt; 26 FAR 139 INDEX: I B S 05/1973</td>
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### RUNWAY DATA

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### LIGHTING/APCH AIDS

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<td>&gt; 43 VGSI:</td>
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<tr>
<td>&gt; 44 THR CROSSING HGT</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>&gt; 45 VISUAL GLIDE ANGLE:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>&gt; 46 CNTRLN-TDZ:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>&gt; 47 RVR-RV:</td>
<td></td>
<td></td>
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<tr>
<td>&gt; 48 RELI:</td>
<td></td>
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<tr>
<td>&gt; 49 APCH LIGHTS:</td>
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</tbody>
</table>

### OBSTRUCTION DATA

<table>
<thead>
<tr>
<th>OBSTRUCTION DATA</th>
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<tbody>
<tr>
<td>&gt; 50 FAR 77 CATEGORY</td>
<td>C / PIR</td>
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</tr>
<tr>
<td>&gt; 51 DISPLACED THR:</td>
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<tr>
<td>&gt; 52 CTBLG OBSTN:</td>
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<tr>
<td>&gt; 53 OBSTN MARKED/LGD:</td>
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<tr>
<td>&gt; 54 HGT ABOVE RWY END:</td>
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<tr>
<td>&gt; 55 DIST FROM RWY END:</td>
<td></td>
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</tr>
<tr>
<td>&gt; 56 CNTRLN OFFSET:</td>
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<tr>
<td>&gt; 57 OBSTN CLNC SLOPE:</td>
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<tr>
<td>&gt; 58 CLOSE-IN OBSTN:</td>
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</tbody>
</table>

### DECLARED DISTANCES

<table>
<thead>
<tr>
<th>DECLARED DISTANCES</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>&gt; 60 TAKE OFF RUN AVBL (TORA): 7,107 / 7,107</td>
<td>5,103 / 5,103</td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt; 61 TAKE OFF DIST AVBL (TODA): 7,107 / 7,107</td>
<td>5,103 / 5,103</td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt; 62 ACLT STOP DIST AVBL (ASDA): 7,107 / 6,605</td>
<td>5,103 / 5,103</td>
<td></td>
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</tr>
<tr>
<td>&gt; 63 LNDG DIST AVBL (LDA): 7,005 / 6,605</td>
<td>5,103 / 5,103</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### (C) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

### 110 REMARKS

A 026 PPR FOR UNSKED ACR OPNS CALL ARMG 254-750-8657
A 081 WHEN ATCT CLSD; HIRL RY 01/19 & MALSR RY 19 PRESET LOW INTST; TO INCR INTST ACTVT - CTAF. MIRL RY 14/32; REIL RY 14 & TWY LGTS PRESET
LOW INTST WHEN WIND FAVORS; OTHERWISE NOT AVBL.
A 110-001 FOR CD IF UNA TO CTC ON FSS FREQ, CTC FORT WORTH ARTCC AT 817-858-7584.

111 INSPECTOR: (F) 112 LAST INSPI: 07/09/2019 113 LAST INFO REQ:
### OPERATIONS

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airport Status</td>
<td>Operational</td>
</tr>
<tr>
<td>Minimum Operational Network</td>
<td>No</td>
</tr>
<tr>
<td>Facility use</td>
<td>Open to the public</td>
</tr>
<tr>
<td>Control Tower</td>
<td>No air traffic control tower at airport</td>
</tr>
<tr>
<td>Tower Hours</td>
<td></td>
</tr>
<tr>
<td>Apch/Dep Hours</td>
<td></td>
</tr>
<tr>
<td>FSS</td>
<td>FORT WORTH FSS (FTW) Toll Free: 1-800-WX-BRIEF</td>
</tr>
<tr>
<td>NOTAMs Facility</td>
<td>FTW (FORT WORTH MEACHAM INTL)</td>
</tr>
<tr>
<td>Attendance</td>
<td>UNATNDD</td>
</tr>
<tr>
<td>Wind Indicator</td>
<td>Lighted</td>
</tr>
<tr>
<td>Segmented Circle</td>
<td>No</td>
</tr>
<tr>
<td>Lights</td>
<td>SEE RMK ACTVT LIRL RY 16/34 - CTAF.</td>
</tr>
<tr>
<td>Beacon</td>
<td></td>
</tr>
<tr>
<td>Landing Fee</td>
<td>No</td>
</tr>
<tr>
<td>Fuel</td>
<td>NONE</td>
</tr>
<tr>
<td>Fire and Rescue</td>
<td></td>
</tr>
<tr>
<td>Intl Operations</td>
<td>Not a Landing Rights Airport Not an Airport of Entry</td>
</tr>
</tbody>
</table>
> 1 ASSOC. CITY: WACO
> 2 AIRPORT NAME: WINGS FOR CHRIST INTL FLIGHT ACADEMY
> 3 CBD TO AIRPORT (NM): 08 NE
> 4 STATE: TX
> 5 COUNTY: MC LENNAN TX
> 6 REGION/ADO: ASW/TX
> 7 SECT AERO CHT: SAN ANTONIO

FAA FORM 5010-1 (3/96) SUPERSEDES PREVIOUS EDITION

**AIRPORT MASTER RECORD**

**GENERAL**

| 10 OWNERSHIP: | PRIVATE |
| 11 OWNER: | WINGS FOR CHRIST INTL FLIGHT |
| 12 ADDRESS: | 246 S. LEAGUE RANGE RD | WACO, TX 76705 |
| 13 PHONE NR: | 254-799-0727 |
| 14 MANAGER: | JOEL NEW |
| 15 ADDRESS: | 371 W. OLD AXTELL RD | WACO, TX 76705 |
| 16 PHONE NR: | 254-723-3277 |

**SERVICES**

| 63 LNDG DIST AVBL (LDA): |
| 62 ACLT STOP DIST AVBL (ASDA): |
| 61 TAKE OFF DIST AVBL (TODA): |
| 60 TAKE OFF RUN AVBL (TORA): |
| 56 CNTRLN OFFSET: |
| 55 DIST FROM RWY END: |
| 54 HGT ABOVE RWY END: |
| 53 OBSTN MARKED/LGTD: |
| 52 CTLG OBSTN: |
| 51 DISPLACED THR: |
| 49 APCH LIGHTS: |
| 48 REIL: |
| 47 RVR-RV: |
| 46 CNTRLN-TDZ: |
| 45 VISUAL GLIDE ANGLE: |
| 44 THR CROSSING HGT: |
| 43 VGSI: |
| 42 Rwy Mark Type-Cond: |
| 41 DGAF: |
| 40 EDGE INTENSITY: |

**BASED AIRCRAFT**

| 70 FUEL: |
| 69 SINGLE ENG: |
| 68 MULTI ENG: |

**FACILITIES**

| 81 ARPT LGT SKED: |
| 80 ARPT BCN: |
| 79 CONTROL TWR: |
| 78 FSS ON ARPT: |
| 77 FSS PHONE NR: |
| 76 OTHER SERVICES: |

**OPERATIONS**

| 100 AIR CARRIER: |
| 99 TOLL FREE NR: |
| 98 FSS PHONE NR: |
| 97 FSS ON ARPT: |
| 96 G A ITNRNT: |
| 95 MILITARY: |
| 94 GLIDERS: |
| 93 HELICOPTERS: |
| 92 JET: |
| 91 MULTI ENG: |

**LIGHTING/APHCH AIDS**

| 30 RUNWAY INDENT: |
| 29 PCN: |
| 28 2D/2D2 |

**RUNWAY DATA**

| 18 AIRPORT USE: |
| 19 ARPT LAT: |
| 20 ARPT LONG: |
| 21 ARPT ELEV: |
| 22 ACREAGE: |
| 23 RIGHT TRAFFIC: |
| 24 NON-COMM LANDING: |
| 25 NPIAS/FED AGREEMENTS: |
| 26 FAR 159 INDEX: |

**OBSTRUCTION DATA**

| 50 FAR 77 CATEGORY: |
| 51 DISPLACED THR: |
| 52 CTLG OBSTN: |
| 53 OBSTN MARKED/LGTD: |
| 54 HTG ABOVE RWY END: |
| 55 DIST FROM RWY END: |
| 56 CNTRLN OFFSET: |
| 57 OBSTN CLNC SLOPE: |
| 58 CLOSE-IN OBSTN: |

**DECLARED DISTANCES**

| 60 TAKE OFF RUN ABVL (TORA): |
| 61 TAKE OFF DIST ABVL (TODA): |
| 62 ACLT STOP DIST ABVL (ASDA): |
| 63 LNDG DIST ABVL (LDA): |

**APPROVAL**

| 70 APPROVED OMB 2120-0015 |
| 71 PRINT DATE: |
| 72 AFD EFF: |
| 73 FAA SITE NR: |
| 74 FORM APPROVED OMB 2120-0015 |

**APPROVED**

| 07/22/1980 |
| 01/30/2020 |
| 2/25/2020 |

**REMARKS**

| 111 INSPECTOR: |
| 112 LAST INSPECTOR: |
| 113 LAST INFO REQUEST: |
### Aeronautical Information Services

**Airport ID**

**Data Effective:** 01/30/2020 - 02/27/2020

**PWG (KPWG)**

**MC GREGOR EXECUTIVE**

**WACO, TX - UNITED STATES**

### OPERATIONS

<table>
<thead>
<tr>
<th>Remarks</th>
<th>Operations</th>
<th>Communications</th>
<th>NAVAIDS</th>
<th>Weather</th>
<th>RWY 04/22</th>
<th>RWY 17/35</th>
<th>Heliports</th>
<th>Charts</th>
<th>Contacts</th>
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<tbody>
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<td>Minimum Operational Network</td>
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<tr>
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<tr>
<td>Control Tower</td>
<td>No air traffic control tower at airport</td>
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<td>Apch/Dep Hours</td>
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<tr>
<td>FSS</td>
<td>FORT WORTH FSS (FTW) Toll Free: 1-800-WX-BRIEF</td>
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<tr>
<td>NOTAMs Facility</td>
<td>PWG (MC GREGOR EXECUTIVE)</td>
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<td>Wind Indicator</td>
<td>Lighted</td>
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<tr>
<td>Segmented Circle</td>
<td>Yes</td>
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<tr>
<td>Lights</td>
<td>SEE RMK ACTVT REIL RWY 17 - CTAF. MIRL RWY 17/35 PRESET LOW INTST; TO INCR INTST ACTVT - CTAF.</td>
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<td>Beacon</td>
<td>Clear and Green SS-SR</td>
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<tr>
<td>Landing Fee</td>
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<td></td>
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<tr>
<td>Fuel</td>
<td>100LL, A1+</td>
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<tr>
<td>Int'l Operations</td>
<td>Not a Landing Rights Airport Not an Airport of Entry</td>
<td></td>
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</tbody>
</table>
(C) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

> 1 ASSOC CITY: WACO
> 2 AIRPORT NAME: MC GREGOR EXECUTIVE
> 3 CBD TO AIRPORT (NM): 04 W

GENERAL

| 10 OWNERSHIP: | PUBLIC |
| 11 OWNER: | CITY OF MC GREGOR |
| 12 ADDRESS: | P O BOX 192 |
| 13 PHONE NR: | 254-840-2806 |
| 14 MANAGER: | ROB BLANCHARD |
| 15 ADDRESS: | MC GREGOR, TX 76657 |
| 16 PHONE NR: | 254-848-5477 |

SERVICES

| > 70 FUEL: | 100LL A1+ |
| > 71 AIRFRAME PRPS: | MAJOR |
| > 72 PWR PLANT PRPS: | MAJOR |
| > 73 BOTTLE OXYGEN: | HIGH/LOW |
| > 74 BULK OXYGEN: | HIGH/LOW |
| > 75 TSNT STORAGE: | HGR, TIE |
| > 76 OTHER SERVICES: | AGRI, CHTR, INSTR, RNTL, SALES |

BASED AIRCRAFT

| > 79 FSS: | NO |
| > 80 ARPT BCN: | NO |
| > 81 ARPT LQT SKED: | SEE RMK |
| > 82 UNICOM: | 122.800 |
| > 83 WIND INDICATOR: | YES-L |
| > 84 SEGMENTED CIRCLE: | YES |
| > 85 CONTROL TWR: | NO |
| > 86 FSS: | FORT WORTH |
| > 87 FSS ON ARPT: | NO |

FACILITIES

| > 88 FSS PHONE NR: | 1-800-WX-BRIEF |

OPERATIONS

| > 89 TOLL FREE NR: | 1-800-WX-BRIEF |

RUNWAY DATA

| 18 AIRPORT USE: | PUBLIC |
| 19 ARPT LAT: | 31-29-05.7000N ESTIMATED |
| 20 ARPT LONG: | 097-18-59.5000W |
| 21 ARPT ELEV: | 591.7 SURVEYED |

| > 22 ACREAGE: | 800 |
| > 23 RIGHT TRAFFIC: | NO |
| > 24 NON-COMM LANDING: | NO |
| > 25 NPIAS/FED AGREEMENTS: | NGRY |
| > 26 FAR 139 INDEX: | ALL |

| ALL: | 0700-1900 |

LIGHTING/APCH AIDS

| > 40 EDGE INTENSITY: | BSC - P / BSC - P |
| > 42 RWY MARK TYPE-COND: | NPI - G / NPI - G |
| > 43 VGSI: | / |
| > 44 THR CROSSING HGT: | 36 / 46 |
| > 45 VISUAL GLIDE ANGLE: | 3.00 / 3.00 |
| > 46 CNTRLN-TDZ: | - |
| > 47 RVR-RV: | - |
| > 48 REL: | - |
| > 49 APCH LIGHTS: | - |

| / | / |

| > 50 FAR 77 CATEGORY: | A(V) / A(V) |
| > 51 DISPLACED THR: | D / D |
| > 52 CTLG OBSTN: | / |
| > 53 OBSTN MARKED/LGT: | / |
| > 54 HGT ABOVE RWY END: | 30 / 37 |
| > 55 DIST FROM RWY END: | 1,150 / 1,200 |
| > 56 CNTRLN OFFSET: | 0B / 0B |
| > 57 OBSTN CLNC SLOPE: | 49% / 50.1 |
| > 58 CLOSE-IN OBSTN: | N / N |

| / | / |

| > 59 AUTONOMOUS: | / |

| > 60 TAKE OFF RUN AVBL (TORA): | / |
| > 61 TAKE OFF DIST AVBL (TODA): | / |
| > 62 ACLT STOP DIST AVBL (ASDA): | / |
| > 63 UNDIG DIST AVBL (LDA): | / |

DECLARED DISTANCES

| / | / |

| > 101 REMARKS: | / |
| > 102 REMARKS: | / |
| > 103 REMARKS: | / |
| > 104 REMARKS: | / |

| / | / |

| > 111 INSPECTOR: | ( C ) |

| 112 LAST INSPI: | 04/18/2019 |
| 113 LAST INFO REQ: | 113 |

FAA FORM 5010-1 (3/96) SUPERSEDES PREVIOUS EDITION
# WILDCAT CANYON

## 3T8

### CHINA SPRING, TX - UNITED STATES

**Aeronautical Information Services**

<table>
<thead>
<tr>
<th>All</th>
<th>Summary</th>
<th>Operations</th>
<th>Communications</th>
<th>NAVAIDS</th>
<th>Weather</th>
<th>RWY 15/33</th>
<th>Heliports</th>
<th>Charts</th>
<th>Contacts</th>
<th>Remarks</th>
</tr>
</thead>
</table>

#### OPERATIONS

- **Airport Status**: Operational
- **Minimum Operational Network**: No
- **Facility use**: Open to the public
- **Control Tower**: No air traffic control tower at airport
- **Tower Hours**
- **Apch/Dep Hours**
- **FSS**: FORT WORTH FSS (FTW) Toll Free: 1-800-WX-BRIEF
- **NOTAMs Facility**: FTW (FORT WORTH MEACHAM INTL)
- **Attendance**: UNATNDD
- **Wind Indicator**: Yes
- **Segmented Circle**: No
- **Lights**
- **Beacon**
- **Landing Fee**: NONE
- **Fuel**
- **Fire and Rescue**
- **Intl Operations**
### General Information

- **Owner:** DONALD W. BAKER
- **Address:** 381 BAKER RANCH ROAD, CHINA SPRING, TX 76633
- **Phone Number:** (817) 909-8044
- **Elevations:**
  - Runway 15: 810.0 Estimated
  - Runway 33: 810.0 Estimated

### Services

- **FUELS:**
  - Single ENG: 90
  - Multi ENG: 91
- **Airframe PRPS:** 71
- **Power Plant PRPS:** 72
- **Bulk OXY:** 94
- **Helicopter:** 93
- **Military:** 95
- **Other Services:** 96

### Facilities

- **BCN:**
  - 80 (ARPT BCN)
  - 81 (FEDERAL AIRPORT)
  - 82 (UNICOM)
  - 85 (CONTROL TWR)
  - 87 (FSS)
  - 88 (FSS PHONE NR)
  - 89 (TOLL FREE NR)

### Operations

- **AIR CARRIER:** 100
- **AIR TAXI:** 102
- **GA LOCAL:** 103
- **GA ITNRNT:** 104
- **MILITARY:** 0

### Runway Data

- **Runway 15:**
  - Length: 2,450
  - Width: 60
  - Surf: TURF-G

### Lighting/Aparch AIDS

- **Edge Intensity:**
  - 40
- **Rwy Mark Type-Cond:**
  - 43
- **Visual Glide Angle:**
  - 45
- **Control Tower:**
  - 47
- **RVR-RV:**
  - 48
- **APCH Lights:**
  - 49

### Obstruction Data

- **Declarad Dists:**
  - 60
  - 61
  - 62
  - 63

### Declared Distances

- **15 Take-Off Run Avbl (TORA):** 20:1
- **16 Take-Off Dist Avbl (TODA):** 20:1
- **20 Aclt Stop Dist Avbl (ASDA):** 20:1
- **25 Landing Dist Avbl (LDA):** 20:1

### Remarks

- **DEER AND WILD HOGS ON & IN OVF RY.**
- **FOR CD CTC FORT WORTH ARTCC AT 817-858-7584.**
- **100 FT + HIGH TENSION POWER LINE (MARKD) 2500 FT NW OF RWY 15 END.**
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>South 11th Street</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>gross total</td>
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<td>4420</td>
<td>4495</td>
<td>4571</td>
<td>4649</td>
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<tr>
<td>total cars (96.8%)</td>
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<td>4278</td>
<td>4351</td>
<td>4425</td>
<td>4500</td>
<td>4577</td>
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<td>5509</td>
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<tr>
<td>total medium trucks (0%)</td>
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<td>0</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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</tr>
<tr>
<td>total heavy trucks (3.2%)</td>
<td>139</td>
<td>141</td>
<td>144</td>
<td>146</td>
<td>149</td>
<td>151</td>
<td>154</td>
<td>156</td>
<td>159</td>
<td>162</td>
<td>165</td>
<td>167</td>
<td>170</td>
<td>173</td>
<td>176</td>
<td>179</td>
<td>182</td>
</tr>
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</table>
### Directions:

**2-WAY**

### Station Data

#### AADT

<table>
<thead>
<tr>
<th>Year</th>
<th>AADT</th>
<th>DHV-30</th>
<th>K %</th>
<th>D %</th>
<th>PA</th>
<th>BC</th>
<th>Src</th>
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<tbody>
<tr>
<td>2015</td>
<td>4,346</td>
<td>387</td>
<td>9</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>5,120</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2005</td>
<td>4,920</td>
<td></td>
<td></td>
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#### Travel Demand Model

<table>
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<tr>
<th>Model Year</th>
<th>Model AADT</th>
<th>AM PHV</th>
<th>AM PPV</th>
<th>MD PHV</th>
<th>MD PPV</th>
<th>PM PHV</th>
<th>PM PPV</th>
<th>NT PHV</th>
<th>NT PPV</th>
</tr>
</thead>
</table>

#### Volume Count

<table>
<thead>
<tr>
<th>Date</th>
<th>Int</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wed 4/29/2015</td>
<td>15</td>
<td>5,045</td>
</tr>
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</table>

#### Volume Trend

<table>
<thead>
<tr>
<th>Year</th>
<th>Annual Growth</th>
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</thead>
<tbody>
<tr>
<td>2015</td>
<td>-3%</td>
</tr>
<tr>
<td>2010</td>
<td>1%</td>
</tr>
</tbody>
</table>

#### Speed

<table>
<thead>
<tr>
<th>Date</th>
<th>Int</th>
<th>Pace</th>
<th>85th</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>No Data</td>
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<td></td>
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</tbody>
</table>

#### Weigh-In-Motion

<table>
<thead>
<tr>
<th>Date</th>
<th>Axles</th>
<th>Avg GVW</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Data</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

#### Gap

<table>
<thead>
<tr>
<th>Date</th>
<th>Int</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Data</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Partial Count

<table>
<thead>
<tr>
<th>Date</th>
<th>Int</th>
<th>24-Hr Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Data</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Notes/Files

<table>
<thead>
<tr>
<th>Note</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Volume Count Report

### Location Info

<table>
<thead>
<tr>
<th>Location ID</th>
<th>SPOT</th>
<th>First Class</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Located On</td>
<td>11TH</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Direction</td>
<td>E/Hwy</td>
</tr>
<tr>
<td></td>
<td></td>
<td>County</td>
<td>McLennan</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Community</td>
<td>Waco</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NPID</td>
<td>THO</td>
</tr>
<tr>
<td></td>
<td></td>
<td>SPWID</td>
<td>40525970010</td>
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<tr>
<td></td>
<td></td>
<td>Agency</td>
<td>Texas DOT</td>
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### Time Table

<table>
<thead>
<tr>
<th>Time</th>
<th>1st</th>
<th>2nd</th>
<th>3rd</th>
<th>4th</th>
<th>Hourly Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>00:00-1:00</td>
<td>20</td>
<td>24</td>
<td>4</td>
<td>3</td>
<td>30</td>
</tr>
<tr>
<td>1:00-2:00</td>
<td>10</td>
<td>7</td>
<td>9</td>
<td>1</td>
<td>27</td>
</tr>
<tr>
<td>2:00-3:00</td>
<td>9</td>
<td>10</td>
<td>8</td>
<td>3</td>
<td>28</td>
</tr>
<tr>
<td>3:00-4:00</td>
<td>7</td>
<td>5</td>
<td>3</td>
<td>8</td>
<td>23</td>
</tr>
<tr>
<td>4:00-5:00</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>7</td>
<td>13</td>
</tr>
<tr>
<td>5:00-6:00</td>
<td>5</td>
<td>7</td>
<td>4</td>
<td>14</td>
<td>36</td>
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<tr>
<td>6:00-7:00</td>
<td>15</td>
<td>12</td>
<td>22</td>
<td>10</td>
<td>60</td>
</tr>
<tr>
<td>7:00-8:00</td>
<td>51</td>
<td>90</td>
<td>99</td>
<td>104</td>
<td>350</td>
</tr>
<tr>
<td>8:00-9:00</td>
<td>85</td>
<td>75</td>
<td>89</td>
<td>28</td>
<td>250</td>
</tr>
<tr>
<td>9:00-10:00</td>
<td>64</td>
<td>60</td>
<td>74</td>
<td>26</td>
<td>205</td>
</tr>
<tr>
<td>10:00-11:00</td>
<td>73</td>
<td>90</td>
<td>54</td>
<td>54</td>
<td>251</td>
</tr>
<tr>
<td>11:00-12:00</td>
<td>73</td>
<td>71</td>
<td>73</td>
<td>81</td>
<td>259</td>
</tr>
<tr>
<td>12:00-13:00</td>
<td>108</td>
<td>90</td>
<td>60</td>
<td>46</td>
<td>304</td>
</tr>
<tr>
<td>13:00-14:00</td>
<td>78</td>
<td>89</td>
<td>68</td>
<td>84</td>
<td>319</td>
</tr>
<tr>
<td>14:00-15:00</td>
<td>85</td>
<td>90</td>
<td>83</td>
<td>83</td>
<td>353</td>
</tr>
<tr>
<td>15:00-16:00</td>
<td>108</td>
<td>90</td>
<td>89</td>
<td>50</td>
<td>257</td>
</tr>
<tr>
<td>16:00-17:00</td>
<td>108</td>
<td>87</td>
<td>92</td>
<td>36</td>
<td>235</td>
</tr>
<tr>
<td>17:00-18:00</td>
<td>111</td>
<td>90</td>
<td>90</td>
<td>64</td>
<td>340</td>
</tr>
<tr>
<td>18:00-19:00</td>
<td>92</td>
<td>77</td>
<td>65</td>
<td>87</td>
<td>239</td>
</tr>
<tr>
<td>19:00-20:00</td>
<td>68</td>
<td>48</td>
<td>58</td>
<td>81</td>
<td>235</td>
</tr>
<tr>
<td>20:00-21:00</td>
<td>55</td>
<td>77</td>
<td>64</td>
<td>81</td>
<td>247</td>
</tr>
<tr>
<td>21:00-22:00</td>
<td>57</td>
<td>37</td>
<td>43</td>
<td>37</td>
<td>177</td>
</tr>
<tr>
<td>22:00-23:00</td>
<td>35</td>
<td>36</td>
<td>23</td>
<td>30</td>
<td>126</td>
</tr>
<tr>
<td>23:00-24:00</td>
<td>18</td>
<td>24</td>
<td>12</td>
<td>17</td>
<td>52</td>
</tr>
</tbody>
</table>

### Count Data Info

- **Count Status**: Accepted
- **Start Date**: 4/20/2018
- **End Date**: 4/30/2018
- **Start Time**: 8:00 AM
- **End Time**: 10:00 AM
- **Notes**: None
- **Station**: None
- **Study**: None
- **Speed Limit**: None
- **Sensor Type**: Midspan
- **Source**: Texas DOT
- **Latitude/Longitude**: 31.540883, -97.12909

### 9.3% nighttime

Contact Us

Office hours for TxDOT offices are Monday-Friday, 8 a.m. to 5 p.m. Central Time (Mountain Time, El Paso District only). To contact us by phone or by mail, click here.

* Is this a complaint? ☐ Yes ☐ No (Read about TxDOT's complaint process.)

E-Mail Recipient: San Antonio District
Contact Reason: Customer Service

How would you prefer TxDOT contact you?
☒ E-Mail ☐ Phone

Your contact information [*-Required]

* Salutation: Mr.
* Title:
* First Name: Charlie
* Last Name: Huntoon
* E-mail Address: c.huntoon@d3g.com
* Confirm E-mail Address: c.huntoon@d3g.com
* Mailing Address: 201 Wyldrose Drive

City: Midlothian
State: Virginia
Zip Code: 23113
Phone: 603-996-3846 Ext

Comment/Request (Limit to 350 characters) [*-Required]
Please include any background and facts with your comments.

- Truck percentages per FHA classifications where medium trucks = Class 5 and heavy trucks = classes 4 and 6-13
- Annual % growth rate (for HUD noise surveys we typically look 10 - 12 years out)

Characters left: 350

Please be aware that all information (except your email address) that you submit on this form is subject to public disclosure under the Texas Public Information Act.

Submit Clear Form
Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk * denotes an optional field.

### Part I: Location and Classification Information

<table>
<thead>
<tr>
<th>A. Revision Date</th>
<th>B. Reporting Agency</th>
<th>C. Reason for Update</th>
<th>D. DOT Crossing Inventory Number</th>
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</thead>
<tbody>
<tr>
<td>(MM/DD/YYYY)</td>
<td>Railroad</td>
<td>Change in Data</td>
<td>416129E</td>
</tr>
<tr>
<td></td>
<td>State</td>
<td>Closed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other</td>
<td>No Train</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Number</td>
<td>Quiet Zone Update</td>
<td></td>
</tr>
<tr>
<td></td>
<td>State</td>
<td>Traffic</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10/21/2019</td>
<td>Admin. Correction</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Correction</td>
<td></td>
</tr>
</tbody>
</table>

1. Primary Operating Railroad
   - Union Pacific Railroad Company [UP]

2. State
   - TEXAS

3. County
   - McLennan

4. City / Municipality
   - WACO

5. Street/Road Name & Block Number
   - South 11th Street

6. Highway Type & No.
   - ST 0000

7. Do Other Railroads Operate a Separate Track at Crossing?
   - Yes

8. Do Other Railroads Operate Your Track at Crossing?
   - Yes

9. Railroad Division or Region
   - TEXOMA

10. Railroad Subdivision or District
    - WACO SUB

11. Branch or Line Name
    - None

12. RR Milepost
    - 0845.710

13. Line Segment
    - *

14. Nearest RR Timetable
    - Station

15. Parent RR
    - (if applicable)

16. Crossing Owner
    - (if applicable)

17. Crossing Type
    - Public
    - Private

18. Crossing Purpose
    - Highway
    - Pedway, Ped.
    - Station, Ped.

19. Crossing Position
    - At Grade
    - RR Under
    - RR Over

20. Public Access
    - (if Private Crossing)

21. Type of Train
    - Freight
    - Intercity Passenger
    - Commuter
    - Shared Use Transit
    - Other

22. Average Passenger Train Count Per Day
    - Less Than One Per Day
    - Number Per Day

23. Type of Land Use
    - Open Space
    - Farm
    - Residential
    - Commercial
    - Industrial
    - Institutional
    - Recreational
    - RR Yard

24. Is there an Adjacent Crossing with a Separate Number?
    - Yes

25. Quiet Zone
    - (FRA provided)

26. HSR Corridor ID
    - N/A

27. Latitude in decimal degrees
    - 31.5495642

28. Longitude in decimal degrees
    - 97.1342972

29. Lat/Long Source
    - Actual

30. A. Railroad Use
    - *

31. A. State Use
    - *

32. A. Narrative (Railroad Use)
    - *

33. Emergency Notification Telephone No. (posted)
    - 800-848-8715

34. Railroad Contact (Telephone No.)
    - 402-544-3721

35. State Contact (Telephone No.)
    - 512-416-2635

### Part II: Railroad Information

1. Estimated Number of Daily Train Movements
   - 1.A. Total Day Thru Trains (6 AM to 6 PM) 2
   - 1.B. Total Night Thru Trains (6 PM to 6 AM) 2
   - 1.C. Total Switching Trains 8
   - 1.D. Total Transit Trains 0
   - 1.E. Check if Less Than One Movement Per Day

2. Year of Train Count Data (YYYY)
   - 2016

3. Speed of Train at Crossing
   - 3.A. Maximum Timetable Speed (mph) 49

4. Type and Count of Tracks
   - 4.B. Typical Speed Range Over Crossing (mph) From 25 to 49

5. Train Detection (Main Track only)
   - Constant Warning Time
   - Motion Detection
   - AFO
   - PTC
   - DC
   - Other
   - None

6. Is Track Signaled?
   - Yes
   - No

7. A. Event Recorder
   - Yes
   - No

7. B. Remote Health Monitoring
   - Yes
   - No

OMB approval expires 3/31/2018
### U. S. DOT CROSSING INVENTORY FORM

**Part III: Highway or Pathway Traffic Control Device Information**

1. Are there Signs or Signals? □ Yes □ No

   2. Types of Passive Traffic Control Devices associated with the Crossing
      - 2.A. Crossbucks (count)
      - 2.B. STOP Signs (R1-1) (count)
      - 2.C. YIELD Signs (R1-2) (count)
      - 2.D. Advance Warning Signs (Check all that apply; include count)
        □ W10-1 □ W10-3 □ W10-11 □ None
        □ W10-2 □ W10-4 □ W10-12

2. E. Low Ground Clearance Sign (W10-5)
   - □ Yes (count ______) □ No

3. F. Pavement Markings
   - □ Stop Lines □ Dynamic Envelope
   - □ XR Xing Symbols □ None

4. G. Channelization Devices/Medians
   - □ All Approaches □ Median
   - □ One Approach □ None

5. H. EXEMPT Sign (R15-3)
   - □ Yes □ No

6. I. ENS Sign (I-13)
   - □ Yes □ No

### Part IV: Physical Characteristics

1. Traffic Lanes Crossing Railroad □ 1 □ 2 □ 3 □ 4 □ 5 □ 6 □ 7 □ 8
   - □ As double track

2. Is Roadway/Pathway Paved? □ Yes □ No

3. Does Track Run Down a Street? □ Yes □ No

4. Is Crossing Illuminated? □ Street lights within approx. 50 feet from nearest railroad □ Yes □ No

### Part V: Public Highway Information

1. Highway System
   - □ (01) interstate Highway System
   - □ (02) Other Nat Hwy System (NHS)
   - □ (03) Federal Aid, Not NHS
   - □ (08) Non-Federal Aid

2. Functional Classification of Road at Crossing
   - □ (0) Rural □ (1) Urban
     - □ (2) Other Freeways and Expressways
     - □ (3) Other Principal Arterial
     - □ (4) Minor Arterial
     - □ (5) Major Collector
     - □ (6) Minor Collector
     - □ (7) Local

3. Is Crossing on State Highway System? □ Yes □ No


5. Linear Referencing System (LRS Route ID) *

6. LRS Milepost *

7. Annual Average Daily Traffic (AADT) Year 2010 □ 52,980

8. Estimated Percent Trucks 03 %

9. Regularly Used by School Buses? □ Yes □ No

10. Emergency Services Route ? □ Yes □ No

### Submission Information

This information is used for administrative purposes and is not available on the public website.

Submitted by __________________________ Organization __________________________ Phone __________________________ Date __________

Public reporting burden for this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. According to the Paperwork Reduction Act of 1995, a federal agency may not conduct or sponsor, and a person is not required to, nor shall a person be subject to a penalty for failure to comply with, a collection of information unless it displays a currently valid OMB control number. The valid OMB control number for information collection is 2120-0017. Send comments regarding this burden estimate or any other aspect of this collection, including for reducing this burden to: Information Collection Officer, Federal Railroad Administration, 1200 New Jersey Ave. SE, MS-25 Washington, DC 20590.

Form FRA F 6180.71 (Rev. 3/15) OMB approval expires 8/31/2019 Page 2 of 2
Good Afternoon,

I am conducting a noise survey per HUD regulations for an existing apartment complex located at 718 South 11th Street and 615 South 10th Street in Waco, Texas. Per HUD, it is required to obtain the most recent train count information for rail lines located within 3,000 feet of the subject property, so that due diligence may be completed and noise levels at the property can be accurately estimated. I am inquiring in regards to crossing #416129E (crossing at South 11th Street) which is identified as being owned and operated by Union Pacific.

The FRA database identifies 12 trains utilizing this track with 2 of the trains travelling at night. Please let me know if this information is accurate and, if not, please let me know how many trains travel through this crossing daily, as well as the speed of the train and approximately how many of the total number comes through at this crossing during day and nighttime hours (HUD defines nighttime hours as 10pm – 7am). In addition, if you could provide whether these tracks are bolted or welded, it would be greatly appreciated. Also, if other operators utilize this line (i.e. Amtrak), are their operations included in your estimated events.

Thank you in advance for any assistance that you may be able to provide. I look forward to your response.
APPENDIX L

Nuisances and Hazards Documentation
# Public GIS Viewer Legend

## Well Number
- ●

## Well Locations
- ○ Permitted Location
- ◆ Dry Hole
- ● Oil
- ★ Gas
- ★ Oil / Gas
- ★ Plugged Oil
- ★ Plugged Gas
- ● Canceled / Abandoned Location
- ★ Plugged Oil / Gas
- ● Injection / Disposal
- ● Core Test
- ◆ Sulfur Test
- ● Storage from Oil
- ● Storage from Gas
- ★ Shut-In Oil
- ★ Shut-In Gas
- ◆ Injection / Disposal from Oil
- ◆ Injection / Disposal from Gas
- ◆ Injection / Disposal from Oil / Gas
- ● Geothermal
- ● Brine Mining
- ◆ Water Supply
- ◆ Water Supply from Oil
- ◆ Water Supply from Gas
- ◆ Water Supply from Oil / Gas
- ● Observation
- ● Observation from Oil
- ● Observation from Gas
- ● Observation from Oil / Gas
- ◆ Storage
- ● Service
- ● Service from Oil
- ● Service from Gas
- ● Service from Oil / Gas
- ● Storage from Oil / Gas
- ● Injection / Disposal from Storage
- ● Injection / Disposal from Storage / Oil
- ● Injection / Disposal from Storage / Gas
- ● Injection / Disposal from Storage / Oil / Gas
- ● Observation from Storage
- ● Observation from Storage / Oil
- ● Observation from Storage / Gas
- ● Observation from Storage / Oil / Gas
- ● Service from Storage
- ● Service from Storage / Oil
- ● Service from Storage / Gas
- ● Service from Storage / Oil / Gas
- ● Plugged Storage
- ● Plugged Storage / Oil
Public GIS Viewer Legend

- Plugged Storage / Gas
- Plugged Storage Oil / Gas
- Brine Mining
- Brine Mining / Oil
- Brine Mining / Gas
- Brine Mining / Oil / Gas
- Injection / Disposal from Brine Mining
- Injection / Disposal from Brine Mining / Oil
- Injection / Disposal from Brine Mining / Gas
- Injection / Disposal from Brine Mining / Oil / Gas
- Observation from Brine Mining
- Observation from Brine Mining / Oil
- Observation from Brine Mining / Gas
- Observation from Brine Mining / Oil / Gas
- Service from Brine Mining
- Service from Brine Mining / Oil
- Service from Brine Mining / Gas
- Service from Brine Mining / Oil / Gas
- Plugged Brine Mining
- Plugged Brine Mining / Oil
- Plugged Brine Mining / Gas
- Plugged Brine Mining / Oil / Gas
- Storage / Brine Mining
- Storage / Brine Mining / Oil
- Storage / Brine Mining / Gas
- Storage / Brine Mining / Oil / Gas
- Injection / Disposal from Storage / Brine Mining
- Injection / Disposal from Storage / Brine Mining / Oil
- Injection / Disposal from Storage / Brine Mining / Gas
- Injection / Disposal from Storage / Brine Mining / Oil / Gas
- Observation from Storage / Brine Mining
- Observation from Storage / Brine Mining / Oil
- Observation from Storage / Brine Mining / Gas
- Observation from Storage / Brine Mining / Oil / Gas
- Plugged Storage / Brine Mining
- Plugged Storage / Brine Mining / Oil
- Plugged Storage / Brine Mining / Gas
- Plugged Storage / Brine Mining / Oil / Gas
- Orphan Wells
- Commercial Disposal
- Infection/Disposal
- HCTS Deeper than 15,000 ft.