Texas Department of Housing and Community Affairs,  
a public and official department of the State of Texas  
221 East 11th Street  
Austin, Texas 78701  

Re: Phase Engineering, Inc. Phase I Environmental Site Assessment (ESA) Report No. 202001116  
Approximately 3.973 Acres Along Lands End Boulevard and Northgate Lane, Fort Worth, Tarrant County, Texas 76116

To Whom It May Concern,

This letter is to certify that the Phase I Environmental Site Assessment (the "Report") relating to the above referenced property completed by Phase Engineering, Inc. (the "Consultant") may be conveyed to and relied upon by Texas Department of Housing and Community Affairs as if the Report had originally been prepared for them.

The report fee is Phase Engineering, Inc.’s sole benefit and findings are not contingent on compensation from the client or its affiliates. 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. Phase Engineering has read and understands the department rules regarding this report as found in 2020 Qualified Allocation Plan as codified in 10 Texas Administrative Code, Chapter 11, Subchapter D, Section 11.305: Environmental Site Assessment Rules and Guidelines.

Thank you for using the professional environmental services of Phase Engineering, Inc. If you should have any questions, please contact me at 713-476-9844.

Sincerely,

James C. Dismukes, P.E.  
President  
Phase Engineering, Inc.
Phase I Environmental Site Assessment

Approximately 3.973 Acres Along Lands End Boulevard and Northgate Lane, Fort Worth, Tarrant County, Texas 76116

February 11, 2020
PEI Project No.: 202001116

Prepared for:
Gardner Capital
and
Texas Department of Housing and Community Affairs

Prepared by:
Phase Engineering, Inc.
5524 Cornish Street
Houston, Texas 77007
# TABLE OF CONTENTS

1.0 Executive Summary  
1.1 Site Summary  
1.2 Project Summary  
1.2.1 Data Gap Summary  
1.3 Findings and Opinions  
1.4 Conclusions  
1.5 Recommendations  

2.0 Introduction  
2.1 Purpose of Assignment  
2.2 Scope of Work  
2.3 Significant Assumptions  
2.4 Limitations and Exceptions of Assessment  
2.5 Special Terms and Conditions  

3.0 Site Description  
3.1 Subject Property Location and Description  
3.2 Current Use of Subject Property  
3.3 Current Uses of Adjoining Properties  
3.4 Description of Onsite Structures, Roads and Other Improvements  
3.4.1 Onsite Structures  
3.4.2 Roads  
3.4.3 Other Improvements / Utilities at the Subject Property  

4.0 User Provided Information  
4.1 User Responsibilities Information  
4.2 Reason for Performing Phase I  

5.0 Records Review  
5.1 Standard Environmental Record Sources, Federal, State & Tribal  
5.2 Additional Environmental Record Sources  
5.3 Physical Setting Sources  
5.4 Historical Use Information  
5.4.1 Standard Historical Sources  
5.4.1.1 Aerial Photographs  
5.4.1.2 Fire Insurance Maps  
5.4.1.3 Property Tax Files  
5.4.1.4 Land Title Records & Environmental Lien Searches  
5.4.1.5 USGS 7.5 Minute Topographic Map  
5.4.1.6 Local Street Directories  
5.4.1.7 Other Historical Records  
5.4.1.8 Prior Assessment Usage  
5.4.2 Summary of Historical Information on Subject Property  
5.4.3 Summary of Historical Use Information on Adjoining Properties  

6.0 Site Reconnaissance  
6.1 Objective  
6.2 Observation, Methodology and Limiting Conditions  
6.3 Frequency  
6.4 Uses and Conditions  
6.4.1 Surrounding Property Uses  
6.5 Summary of Observations  

7.0 Interviews  
7.1 Owner, Key Property Manager and / or Occupant Interviews  
7.2 State and / or Local Agency Officials Interviews  

1.0 Executive Summary  
1.1 Site Summary  
1.2 Project Summary  
1.2.1 Data Gap Summary  
1.3 Findings and Opinions  
1.4 Conclusions  
1.5 Recommendations  

2.0 Introduction  
2.1 Purpose of Assignment  
2.2 Scope of Work  
2.3 Significant Assumptions  
2.4 Limitations and Exceptions of Assessment  
2.5 Special Terms and Conditions  

3.0 Site Description  
3.1 Subject Property Location and Description  
3.2 Current Use of Subject Property  
3.3 Current Uses of Adjoining Properties  
3.4 Description of Onsite Structures, Roads and Other Improvements  
3.4.1 Onsite Structures  
3.4.2 Roads  
3.4.3 Other Improvements / Utilities at the Subject Property  

4.0 User Provided Information  
4.1 User Responsibilities Information  
4.2 Reason for Performing Phase I  

5.0 Records Review  
5.1 Standard Environmental Record Sources, Federal, State & Tribal  
5.2 Additional Environmental Record Sources  
5.3 Physical Setting Sources  
5.4 Historical Use Information  
5.4.1 Standard Historical Sources  
5.4.1.1 Aerial Photographs  
5.4.1.2 Fire Insurance Maps  
5.4.1.3 Property Tax Files  
5.4.1.4 Land Title Records & Environmental Lien Searches  
5.4.1.5 USGS 7.5 Minute Topographic Map  
5.4.1.6 Local Street Directories  
5.4.1.7 Other Historical Records  
5.4.1.8 Prior Assessment Usage  
5.4.2 Summary of Historical Information on Subject Property  
5.4.3 Summary of Historical Use Information on Adjoining Properties  

6.0 Site Reconnaissance  
6.1 Objective  
6.2 Observation, Methodology and Limiting Conditions  
6.3 Frequency  
6.4 Uses and Conditions  
6.4.1 Surrounding Property Uses  
6.5 Summary of Observations  

7.0 Interviews  
7.1 Owner, Key Property Manager and / or Occupant Interviews  
7.2 State and / or Local Agency Officials Interviews
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.0 Findings with Opinions</td>
<td>36</td>
</tr>
<tr>
<td>9.0 Conclusions</td>
<td>37</td>
</tr>
<tr>
<td>10.0 Recommendations</td>
<td>38</td>
</tr>
<tr>
<td>11.0 Deviations</td>
<td>39</td>
</tr>
<tr>
<td>11.1 Scope of Services</td>
<td>39</td>
</tr>
<tr>
<td>11.2 Client Constraints</td>
<td>39</td>
</tr>
<tr>
<td>12.0 Qualifications</td>
<td>40</td>
</tr>
<tr>
<td>13.0 Environmental Professional and Support Staff Statement(s)</td>
<td>41</td>
</tr>
<tr>
<td>14.0 Non-Scope Considerations</td>
<td>42</td>
</tr>
<tr>
<td>14.1 Asbestos-Containing Building Materials</td>
<td>42</td>
</tr>
<tr>
<td>14.2 Cultural and Historical Resources</td>
<td>43</td>
</tr>
<tr>
<td>14.3 Endangered Species</td>
<td>43</td>
</tr>
<tr>
<td>14.4 Lead-Based Paint</td>
<td>43</td>
</tr>
<tr>
<td>14.5 Lead in Drinking Water</td>
<td>43</td>
</tr>
<tr>
<td>14.6 Radon</td>
<td>44</td>
</tr>
<tr>
<td>14.7 FEMA Flood Insurance Rate Map</td>
<td>44</td>
</tr>
<tr>
<td>14.8 Wetlands</td>
<td>45</td>
</tr>
<tr>
<td>14.9 Vapor Encroachment Screening</td>
<td>45</td>
</tr>
<tr>
<td>14.10 Noise Study</td>
<td>46</td>
</tr>
<tr>
<td>14.11 Explosive Hazards</td>
<td>47</td>
</tr>
<tr>
<td>15.0 Common Acronyms</td>
<td>48</td>
</tr>
</tbody>
</table>
TABLE OF APPENDICES

APPENDIX I: CURRENT & HISTORICAL DOCUMENTATION
APPENDIX II: PHOTO GALLERY
APPENDIX III: OWNERSHIP & PUBLIC DOCUMENTATION
APPENDIX IV: REGULATORY INFORMATION
APPENDIX V: INTERVIEWS / ADDITIONAL INFORMATION
APPENDIX VI: LETTER OF ENGAGEMENT
APPENDIX VII: STATEMENT OF QUALIFICATIONS
APPENDIX VIII: REFERENCE SOURCES
1.0 Executive Summary

1.1 Site Summary

<table>
<thead>
<tr>
<th>SITE SUMMARY</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Element</strong></td>
</tr>
<tr>
<td>Subject Property Address</td>
</tr>
<tr>
<td>Current Use of Subject Property</td>
</tr>
<tr>
<td>Legal Description</td>
</tr>
<tr>
<td>Current Owner</td>
</tr>
</tbody>
</table>
| Current Uses of Adjoining Properties: | North: Lands End Boulevard, Ridgmar Medical Lodge and Ridgmar Townhomes 
East: Northgate Lane, Aden Crest Apartments and Ridgmar Crossroads Condominiums 
South: Plaza Parkway, Park Villas Apartments and retail center of non-sensitive environmental businesses 
West: Lands End Boulevard, MMG Group and Ridgmar Place |
| Site Reconnaissance Date | January 31, 2020 |

**Physical Setting**

| **Topography** | Elevation: Approximately 690-710 feet above mean sea level (msl) 
General Area Topographic Downgradient: northwest |
| **Groundwater Flow Direction** | assumed to be consistent with topographic gradient 
(See Section 5.3 for more information) |
| **Depth to Groundwater** | Approximately 8-15 feet below ground surface (bgs) |
| **Sub-Surface Geology** | Duck Creek Limestone (Kdc) |
| **Underlying Aquifer(s)** | Trinity Aquifer |
| **Near Surface Soils** | Aledo-Bolar-Urban land complex, 3 to 20 percent slopes (3) and Urban Land (81) |

**Historical Use Subject Property**

<table>
<thead>
<tr>
<th>Year Range</th>
<th>Property Use(s)</th>
<th>Aerial Photos</th>
<th>Topo Maps</th>
<th>Fire Insurance Maps</th>
<th>Street Directories</th>
<th>Interviews</th>
<th>Regulatory Files / Prior Reports</th>
</tr>
</thead>
<tbody>
<tr>
<td>Late-1910s to present</td>
<td>Undeveloped land</td>
<td>✔</td>
<td></td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td></td>
</tr>
</tbody>
</table>

**Historical Use Adjoining Properties**

<table>
<thead>
<tr>
<th><strong>Direction</strong></th>
<th><strong>Historical Use Description</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>North Adjoining Property</td>
<td>Lands End Boulevard, The Plaza At Ridgmar, Kindred Transitional Care, Ridgmar Medical Lodge, Ridgmar Townhomes, Ridgmar Condos and undeveloped land</td>
</tr>
<tr>
<td>East Adjoining Property</td>
<td>Northgate Lane, Aden Crest Apartments, Dar Electric, Dr Zekes Auto Sales LLC, We Buy Cars, Ridgmar Crossroads Home Owners Association, Ridgmar Crossroads Condos, Bank One and undeveloped land</td>
</tr>
</tbody>
</table>
### Historical Use Adjoining Properties

<table>
<thead>
<tr>
<th>Direction</th>
<th>Historical Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Adjoining Property</td>
<td>Plaza Parkway, Commercial building (including Kell Cleaners), Lands End Apartments, Gates Of Spain Apartments, Ridgmar Court Apartments and undeveloped land</td>
</tr>
<tr>
<td>West Adjoining Property</td>
<td>Lands End Boulevard, Modular Concepts Incorporated, Town Village Ridgmar and undeveloped land</td>
</tr>
</tbody>
</table>

#### 1.2 Project Summary

### ASTM Standard Considerations

<table>
<thead>
<tr>
<th>Report Section</th>
<th>No Further Action</th>
<th>REC</th>
<th>CREC</th>
<th>HREC</th>
<th>Other Environmental Considerations</th>
<th>Suggested Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 Current Use of Subject Property</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.0 Current Use of Adjoining Properties</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.0 User Provided Information</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.1 Standard Environmental Record Sources</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.4.1 Historical Information on Subject Property</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.4.3 Historical Information on Adjoining Properties</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.0 Site Reconnaissance</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.0 Interviews</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Non-ASTM Scope Considerations

<table>
<thead>
<tr>
<th>Report Section</th>
<th>No Further Action Necessary</th>
<th>Further Action Necessary</th>
<th>Suggested Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.1 Asbestos-Containing Building Materials</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.2 Cultural and Historical Resources</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.3 Endangered Species</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.4 Lead-Based Paint</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.5 Lead in Drinking Water</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.6 Radon</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.7 FEMA Flood Map</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.8 Wetlands</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Report Section</td>
<td>No Further Action Necessary</td>
<td>Further Action Necessary</td>
<td>Suggested Action</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>-----------------------------</td>
<td>--------------------------</td>
<td>-------------------------------------------------------</td>
</tr>
<tr>
<td>14.9 Vapor Encroachment Screening</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.10 Noise Study</td>
<td></td>
<td>![Checkmark]</td>
<td>Noise mitigation measures will be required</td>
</tr>
<tr>
<td>14.11 Explosive Hazards</td>
<td>![Checkmark]</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 1.2.1 Data Gap Summary

A data gap is a lack of or inability to obtain information required by ASTM Practice E1527-13 despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

The following table summarizes general areas of the report that may encounter data gaps during the assessment process.

<table>
<thead>
<tr>
<th>Report Element</th>
<th>Report Section</th>
<th>Data Gap</th>
<th>Description of Data Gap</th>
<th>Significant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>User Responsibilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Completion of User Questionnaire</td>
<td>4.1</td>
<td>Yes</td>
<td>Response has not been received</td>
<td>No</td>
</tr>
<tr>
<td>Land Title / Deed Records</td>
<td>5.4.1.4</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Regulatory Agency Records</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Standard Federal, State, Tribal and Local Records Review</td>
<td>5.1</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Federal, State, Tribal and Local Records Review</td>
<td>5.2</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Historical Sources</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aerial Photographs</td>
<td>5.4.1.1</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire Insurance Rate Maps</td>
<td>5.4.1.2</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Tax Records</td>
<td>5.4.1.3</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Title Records</td>
<td>5.4.1.4</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Topographic Maps</td>
<td>5.4.1.5</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Directories</td>
<td>5.4.1.6</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Historical Records</td>
<td>5.4.1.7</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historical Use of Subject Property</td>
<td>5.4.2</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historical Use of Adjoining Properties</td>
<td>5.4.3</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Reconnaissance</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Observations of Subject Property</td>
<td>6.0</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Observation of Surrounding Properties</td>
<td>6.0</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Interviews</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Owner</td>
<td>7.1</td>
<td>Yes</td>
<td>Response has not been received</td>
<td>No</td>
</tr>
<tr>
<td>Report Element</td>
<td>Report Section</td>
<td>Data Gap</td>
<td>Description of Data Gap</td>
<td>Significant</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>----------------</td>
<td>----------</td>
<td>------------------------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Key Property Manager</td>
<td>7.1</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Occupant(s)</td>
<td>7.1</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Past Owners / Managers / Occupants</td>
<td>7.1</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adjoining Property Owners / Occupants</td>
<td>7.1</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>State / Local Health/ Environmental Department</td>
<td>7.2</td>
<td>Yes</td>
<td>Public information response has not been received</td>
<td>No</td>
</tr>
<tr>
<td>Local Fire Department</td>
<td>7.2</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Building Permit / Inspection Department</td>
<td>7.2</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Planning / Zoning Department</td>
<td>7.2</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Water Utility Company</td>
<td>7.2</td>
<td>No</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 1.3 Findings and Opinions

Known or suspect environmental conditions associated with the subject property and the environmental professional’s opinion(s) of the impact on the property of known or suspect environmental conditions identified are as follows:

**FINDING**

Drop station dry cleaning operations were previously conducted at the south adjoining property.

**Standard Environmental Record Sources, Federal, State & Tribal**

The south adjoining property addressed as 2400 Lands Ends Boulevard Suite 131 under the name Kell Cleaners is listed as a dry cleaner. This facility is reported to be a drop station only facility. Dry cleaning activities are not conducted at drop stations. No reported releases were found in connection with this facility.

See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

**Records Review**

Street directories indicate that the south adjoining property addressed as 2400 Lands End Boulevard was occupied by dry cleaning operations under the name Kell Cleaners from the late-1990s to the early-2000s. Dry cleaners are likely sources of soil and/or groundwater contamination from disposal of dry cleaning fluids, in particular perchloroethylene and other related products. No reported releases were found in connection with this facility during records review conducted for this assessment. According to topographic maps this facility is cross-gradient from the subject property; therefore, surface releases at this facility are unlikely to migrate to the subject property.

See Section 5.4 for more information regarding historical sources reviewed during this assessment.

**Site Reconnaissance**
The south adjoining property was occupied by a retail center of non-sensitive environmental businesses at the time of the site visit. No evidence of a hazardous substance or petroleum product release was noted to have been observed.

See Section 6.0 for more information regarding observations noted during the site reconnaissance.

**Interviews and/or Inquiries**

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment.

**OPINION**

Phase Engineering, Inc. has the opinion that based on direction and lack of releases found in connection with this facility, this facility has not likely impacted the subject property. This does not represent a recognized environmental condition at this time.

### 1.4 Conclusions

Phase Engineering, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of subject property and more fully described within the report. Any exception to, or deletions from, this practice are described in Section 2.0 of the report.

Recognized environmental condition is defined in ASTM Standard E 1527-13 as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.” Phase Engineering, Inc. has considered all migration pathways including soil, groundwater and vapor during evaluation of all identified environmental conditions. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

A controlled recognized environmental condition (CREC) is defined in ASTM Standard E 1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.” Controlled recognized environmental conditions are recognized environmental conditions. This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the property.

A historical recognized environmental condition (HREC) is defined in ASTM Standard E 1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.” A historical recognized environmental condition is not a recognized environmental condition. This assessment has revealed no evidence of historical recognized environmental conditions in connection with the property.

*De minimis* conditions are defined in ASTM Standard E 1527-13 as conditions “that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” *De minimis* conditions are not recognized environmental conditions. This assessment has revealed no evidence of *de minimis* conditions in connection with the property.
1.5 Recommendations

<table>
<thead>
<tr>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following recommendation is made with respect to the environmental aspects of the subject property:</td>
</tr>
<tr>
<td>No further investigation is required to identify a recognized environmental condition.</td>
</tr>
</tbody>
</table>
2.0 Introduction

2.1 Purpose of Assignment

The purpose of this assignment is to prepare a Phase I Environmental Site Assessment Report of the subject property and more fully described in this report; to conduct All Appropriate Inquiry as defined in EPA 40 CFR Part 312, to permit the user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on liability under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) as amended in 2002; and to identify, to the extent feasible pursuant to the processes prescribed in ASTM Standard E 1527-13 recognized environmental conditions in connection with the subject property. All migration pathways and environmental media (i.e. soil, groundwater, vapor) are considered in the determination of recognized environmental conditions.

In addition, the purpose for the Phase I Environmental Site Assessment is to satisfy the environmental responsibilities for the US Department of Housing and Urban Development (HUD) pursuant to 24 CFR 50.3(i).

2.2 Scope of Work

The Phase I Environmental Site Assessment was prepared in accordance with the ASTM Standard Practice E 1527-13 for Environmental Site Assessments and the EPA Rule on All Appropriate Inquiries and within any additional limitations and deviations noted in the report. The general scope of work includes:

- Interviews with past and present owners, operators and occupants;
- Interviews with local government officials;
- Review of historical sources of information;
- Review of federal, state, tribal and local government records;
- Visual inspections of the property and adjoining properties;
- Preparation of report.

The Phase I Environmental Site Assessment does not include:

- Soil, groundwater, or building material sampling;
- Chain of title or environmental lien search;
- Any non-scope considerations, unless specifically contracted for, as listed in the ASTM Standard E 1527-13 Sections 13.1.5.1 through 13.1.5.14 (see Section 14 of this report).

2.3 Significant Assumptions

Phase Engineering, Inc. assumes there are no hidden or unapparent environmental conditions of the property, subsoil, groundwater, structures or surroundings which would have an adverse effect on the property. Phase Engineering, Inc. assumes no responsibility for such conditions or for engineering or inspections which might be required to discover such conditions.

Record and interview information furnished to Phase Engineering, Inc., and contained in the report, were obtained from sources assumed to be reliable and believed to be true and correct. However, Phase Engineering, Inc. assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by Phase Engineering, Inc. or others. Accuracy or completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete. Numerous sites are considered unmapped because the federal or state databases do not adequately define the address and/or location to properly plot the site using standard geo-coding processes. Unmapped sites are generally reviewed using a zip code and street name search.
Phase Engineering, Inc. is not obligated to identify mistakes or insufficiencies in information provided. Phase Engineering, Inc. will make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which Phase Engineering, Inc. has actual knowledge at the time of preparation of the report.

Groundwater flow is assumed to be in the direction of surface topography unless otherwise noted in the report.

2.4 Limitations and Exceptions of Assessment

This report is prepared in general accordance to the ASTM Standard Practice for Environmental Site Assessments in accordance with Standard E 1527-13. No non-scope items as noted in the ASTM Standards of Practice taken into consideration, except as noted.

The findings and conclusions of this report are based on Phase Engineering, Inc. professional opinions of the environmental conditions identified using the methodology described in ASTM Standard E 1527-13. If greater certainty is desired by the user of the report, further investigation beyond the scope of the ASTM Standard E 1527-13 may be necessary.

Phase Engineering, Inc. has estimated neither the cost of the impact on the property nor the costs necessary to eliminate the recognized environmental conditions.

The report was limited to information concerning the observed physical characteristics of the site and adjoining properties, interviews, and standard environmental record sources.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of the ASTM Standard is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and the practice recognizes reasonable limits of time and cost. The time and cost constraints as agreed to by the user or his representative may deem certain information common to the Phase I Site Assessment process to not be reasonably ascertainable or practically reviewable.

Appropriate inquiry does not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of the transaction.

Any sketches, maps, aerial photographs, or similar documents in the report may show approximate locations, property boundaries, or similar information and are included to assist the reader in visualizing the property. Phase Engineering, Inc. has made no survey of the site.

Phase Engineering, Inc. is not required to give testimony or appear in court or in other hearings or formal discussions regarding the subject property or this assessment unless prior arrangements are made.

Phase Engineering, Inc. assumes there are no hidden or unapparent environmental conditions of the site, subsoil, structures or surroundings which would represent a recognized environmental condition. Phase Engineering, Inc. assumes no responsibility for such conditions or for actions which might be required to discover such conditions.
Information obtained from various sources is considered reliable and believed to be true and correct. Phase Engineering, Inc. will make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which Phase Engineering, Inc. has actual knowledge. Phase Engineering, Inc. assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by Phase Engineering, Inc. or others.

This report is prepared for the sole benefit of the user of the report and may not be relied upon by any other person or entity without the written authorization of and payment of a fee to Phase Engineering, Inc.

The report is valid for a period of 180 days from the date issued. Validity for AAI liability protections may be less. The report may not be used or updated by a third party without written authorization of and payment of a fee to Phase Engineering, Inc.

Phase Engineering, Inc. provides no legal opinion or advice. Consult a qualified attorney for any items of a legal nature.

2.5 Special Terms and Conditions

No special terms or conditions were applicable to this report.

2.6 User Reliance

This report is prepared for the sole benefit of the user of the report as identified in Section 4.0 of this report and may not be relied upon by any other person or entity without the written authorization of Phase Engineering, Inc. Each subsequent user must satisfy the User's Responsibilities set forth in Section 6 of the ASTM Standard E 1527-13 to qualify for the landowner liability protections under CERCLA.
3.0 Site Description

3.1 Subject Property Location and Description

<table>
<thead>
<tr>
<th>Subject Property Address</th>
<th>Approximately 3.973 Acres Along Lands End Boulevard and Northgate Lane, Fort Worth, Tarrant County, Texas 76116</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Location</td>
<td>An area location map and a site sketch are located in Appendix I of this report.</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Lot 2A and 2B, Block 102 out of the Ridgmar Addition (per tax records)</td>
</tr>
<tr>
<td>Current Owner(s)</td>
<td>Leonard Miranda Revocable Trust</td>
</tr>
</tbody>
</table>

3.2 Current Use of Subject Property

Current Use of the Property | undeveloped land

3.3 Current Uses of Adjoining Properties

**Adjoining Property Uses**

<table>
<thead>
<tr>
<th>To the North</th>
<th>Lands End Boulevard, Ridgmar Medical Lodge and Ridgmar Townhomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>To the East</td>
<td>Northgate Lane, Aden Crest Apartments and Ridgmar Crossroads Condominiums</td>
</tr>
<tr>
<td>To the South</td>
<td>Plaza Parkway, Park Villas Apartments and retail center of non-sensitive environmental businesses</td>
</tr>
<tr>
<td>To the West</td>
<td>Lands End Boulevard, MMG Group and Ridgmar Place</td>
</tr>
</tbody>
</table>

3.4 Description of Onsite Structures, Roads and Other Improvements

3.4.1 Onsite Structures

There are no structures located at the subject property.

3.4.2 Roads

The following roads were observed onsite or adjacent to the subject property:

<table>
<thead>
<tr>
<th>Road Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Road Name</strong></td>
</tr>
<tr>
<td>Lands End Boulevard</td>
</tr>
<tr>
<td>Northgate Lane</td>
</tr>
<tr>
<td>Plaza Parkway</td>
</tr>
<tr>
<td>Lands End Boulevard</td>
</tr>
</tbody>
</table>

3.4.3 Other Improvements / Utilities at the Subject Property

The following utilities and other improvements were identified at the subject property:
<table>
<thead>
<tr>
<th>Water Source</th>
<th>None known or observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanitary Sewer Source</td>
<td>None known or observed</td>
</tr>
<tr>
<td>Other Improvements</td>
<td>No other improvements observed</td>
</tr>
</tbody>
</table>
4.0 User Provided Information

**4.1 User Responsibilities Information**

User(s) of this report: Gardner Capital and Texas Department of Housing and Community Affairs

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”) the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30 and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information (if available) to the environmental professional. Failure to conduct these inquiries (or where the user has not provided conclusive answers) could result in a determination that “all appropriate inquiries” is not complete.

If any user of this report desires Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user should complete the “user responsibilities” included in Appendix IV.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).</strong></td>
<td></td>
</tr>
<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>No comment received</td>
</tr>
<tr>
<td><strong>2. Activity and land use (AUL's) limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26(a)(1)(v) and vi)).</strong></td>
<td></td>
</tr>
<tr>
<td>Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place of the property and/or have been filed or recorded against the property under federal, tribal, state or local law?</td>
<td>No comment received</td>
</tr>
<tr>
<td><strong>3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).</strong></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 an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?</td>
<td>No comment received</td>
</tr>
<tr>
<td><strong>4. Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).</strong></td>
<td></td>
</tr>
<tr>
<td>Question</td>
<td>Response</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>Does the purchase price being paid for this property reasonably reflect the fair market value of the property?</td>
<td>No comment received</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>No comment received</td>
</tr>
</tbody>
</table>

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

Are you aware of commonly known or reasonably ascertainable information about the property that would help Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property? No comment received
(b.) Do you know of specific chemicals that are present or once were present at the property? No comment received
(c.) Do you know of spills or other chemical releases that have taken place at the property? No comment received
(d.) Do you know of any environmental cleanups that have taken place at the property? No comment received

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

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? No comment received

4.2 Reason for Performing Phase I

As per ASTM Standard E 1527-13, it is the user’s responsibility to identify the reason for performing the Environmental Site Assessment, which may include, among other reasons, the intention to satisfy one of the requirements to qualify for one of the landowner liability protections under CERCLA. If no reason for performing the Environmental Site Assessment is provided by the user, it is assumed the report is to conduct all appropriate inquiry to satisfy one of the landowner liability protections under CERCLA.
5.0 Records Review

5.1 Standard Environmental Record Sources, Federal, State & Tribal

The following federal, state and tribal environmental records were searched. This information was provided by AAI Environmental Data and is subject to the AAI Data Disclaimer. Full descriptions on the search and facilities located are included in the Appendix. The AAI Data summary is as follows:

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal Sites</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EPA</td>
<td>SEMS**</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA***</td>
<td>Adjoining*</td>
<td>0</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>1</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA TSDF</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA CORRACT</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>NRC</td>
<td>ERNS</td>
<td>Subject Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

State and Tribal Sites

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TCEQ</td>
<td>SPL (NPL/CERCLIS)</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>MSW</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>CLI</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>AST</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>UST</td>
<td>Adjoining*</td>
<td>0</td>
<td>2</td>
<td>-</td>
<td>-</td>
<td>2</td>
</tr>
<tr>
<td>TCEQ</td>
<td>LPST</td>
<td>0.500</td>
<td>0</td>
<td>2</td>
<td>1</td>
<td>-</td>
<td>3</td>
</tr>
<tr>
<td>TCEQ</td>
<td>RDR</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IOP</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>VCP</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>RRC TX</td>
<td>RRC-VCP</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>BROWNFIELD</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IHW</td>
<td>Adjoining*</td>
<td>0</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>1</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IHWCA</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>RRC TX</td>
<td>RRC-BRP</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

Supplemental Databases

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TCEQ</td>
<td>MSD</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>DCR</td>
<td>0.500</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>-</td>
<td>1</td>
</tr>
<tr>
<td>TCEQ</td>
<td>DCRP</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>NRC</td>
<td>ACRES</td>
<td>0.500</td>
<td>()</td>
<td>()</td>
<td>()</td>
<td>()</td>
<td>()</td>
</tr>
</tbody>
</table>

*Adjoining properties are defined as being within a search radius of 0.25 mi. from the subject property boundaries.

**SEMS includes CERCLIS, NPL, NPL delisted, NFRAP, and IC/EC

***RCRA includes RCRA and IC/EC

<table>
<thead>
<tr>
<th>UNGEOCODED SITES</th>
<th>Environmental Records</th>
<th>ASTM Search Distance (miles)</th>
<th>Total Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal / State/ Tribal</td>
<td>Subject Property - 1.0 mile</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>
Ungeocoded Sites

Numerous sites / facilities are considered ungeocoded because the federal, state or local databases do not adequately define or represent the address and/or location to properly plot the site using standard geo-coding processes. Ungeocoded sites are generally reviewed using a zip code and street name search.

There were no ungeocoded sites identified under this assessment.

Superfund Enterprise Management System (SEMS)

Effective January 31, 2014, the Superfund program decommissioned CERCLIS and transitioned to the Superfund Enterprise Management System (SEMS). CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) was a database used by the U.S. Environmental Protection Agency (EPA) to track activities under its Superfund program. The reports previously generated by the CERCLIS legacy system are now updated with SEMS – the Superfund Enterprise Management System – and include the same data and content. This database is the source for CERCLIS, NPL, NPL Delisted, NFRAP and IC/EC.

CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)

The CERCLIS List previously contained sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site included a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

CERCLIS NFRAP(Comprehensive Environmental Response, Compensation and Liability Information System / No Further Remedial Action Planned)NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action, CERCLA or NPL consideration.

NPL (National Priority List)

The NPL list compiled by EPA pursuant to CERCLA 42 U.S.C. § 9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA’s Hazard Ranking System. See 40 C.F.R. Part 300.

NPL Delisted (National Priority List - Delisted)

Deletion of sites from the NPL may occur once all response actions are complete and all cleanup goals have been achieved. EPA is responsible for processing deletions with concurrence from the State. Deleted sites may still require five-year reviews to assess protectiveness. If future site conditions warrant, additional response actions can be taken, using the Superfund Trust Fund or by Potentially Responsible Parties. Relisting on the NPL is not necessary; however, sites can be restored to the NPL if extensive response work is required. EPA can also delete portions of sites that meet deletion criteria.

Federal Institutional Control / Engineering Control (IC / EC) Registries

Land Use Controls (LUCs) - Land Use controls may consist of Institutional Controls (ICs) and Engineering Controls (ECs). LUCs help to minimize the potential for exposure to contamination and/or protect the integrity of a response action and are typically designed to work by limiting land and/or resource use or by providing information that helps modify or guide human behavior at a site. Institutional Controls (ICs) are non-engineering measures and are almost always used in conjunction with, or as a supplement to, other measures such as waste treatment or containment. There are four categories of ICs: Governmental
Resource Conservation and Recovery Act (RCRA) Corrective Action Facilities (CORRACTS)

Hazardous waste treatment, storage, or disposal facilities and other RCRA-regulated facilities (due to past interim status or storage of hazardous wastes beyond 90 days) that have been notified by the U.S. Environmental Protection Agency to undertake corrective action under RCRA. The CORRACTS list is a subset of the EPA database that manages RCRA data.

Resource Conservation and Recovery Act (RCRA) Non-CORRACTS Hazardous Waste Treatment, Storage, and Disposal Facilities (TSD)

Those facilities on which treatment, storage and / or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

Resource Conservation and Recovery Act (RCRA) Generators of Hazardous Wastes

RCRA Resource Conservation and Recovery Act Information - RCRAInfo is the U.S. Environmental Protection Agency's comprehensive information and inventory system that supports the RCRA (1976) and HSWA (1984) through the tracking of events and activities regarding permit/closure status, compliance with Federal and State regulations and cleanup activities at facilities that generate, treat, store or dispose of hazardous waste. Information on cleaning up after accidents or other activities that result in a release of hazardous materials to the water, air or land is also reported through RCRAInfo. Corrective Action is a requirement under RCRA which requires TSD facilities owners and operators to investigate and cleanup hazardous waste releases into soil, groundwater, surface water and air.

Emergency Response Notification System (ERNS)

The ERNS program is a cooperative data sharing effort among the Environmental Protection Agency (EPA) Headquarters, the Department of Transportation (DOT), National Transportation Systems Center (NTSC), the ten EPA Regions, the U.S. Coast Guard (USCG), and the National Response Center (NRC). ERNS provide the most comprehensive data compiled on notifications of oil discharges and hazardous substances releases in the United States. The types of release reports that are available in ERNS fall into three major categories: substances designated as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended; oil and petroleum products (Clean Water Act of 1972), as amended by the Oil Pollution Act of 1990; and all other types of materials. EARNNS is a database of initial notifications and not incidents, so there are limitations to the data. There may be multiple reports for a single incident, and because reports are taken over the phone, misspellings, and locational information limit the quality of some data.

State / Tribal Equivalent - National Priority List (NPL)

This list is the state / tribal equivalent to the EPA NPL list.
State / Tribal Equivalent Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) (SCL)

This list is the state / tribal equivalent to the EPA CERCLIS list.

State / Tribal Voluntary Cleanup Program Sites

List of state / tribal sites undergoing investigation, remediation and / or response action under the applicable state / tribal environmental regulatory agency.

Solid Waste Landfills (SWLF)

List of landfills, transfer stations, sludge application sites, illegal dump sites, recycling facilities, and medical waste generators and transporters.

Leaking Petroleum Storage Tank Sites (LPST)

State lists of leaking underground storage tank sites. RCRA gives EPA and states, under cooperative agreements with the EPA, authority to cleanup releases from UST systems or require owners and operators to do so. (42 U.S.C. § 6991b).

Registered Storage Tanks

Underground storage tanks (USTs) - Any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground.

Aboveground storage tanks (ASTs) - Any tank, including aboveground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 90% or more above the surface of the ground.

State / Tribal Institutional Control / Engineering Control Registries

Engineering Controls (EC) – Physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on the property. Engineering controls are a type of activity and use limitation (AUL).

Institutional Controls (IC) – A legal or administrative restriction (for example, “deed restrictions,” restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of Activity and Use Limitation (AUL).

IC / EC Registries – Databases of institutional controls or engineering controls that may be maintained by a federal, state or local environmental agency for purposes of tracking sites that may contain residual contamination and AULs. The names for these may vary from program to program and state to state.

Federal / State / Tribal Brownfields

Federal - ACRES Assessment, Cleanup and Redevelopment Exchange System (EPA Brownfield)

The EPA’s ACRES database stores information reported by EPA Brownfields Grantees on Brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. Recipients are awarded EPA Brownfields funding to address
hazardous substances and/or petroleum contamination at brownfield properties. The EPA's Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.

**State / Tribal - Brownfields Site Assessments (BSA)**

The BSA Program administers a grant provided by the EPA to perform Brownfields site assessment for local governments and non-profit organizations who are not responsible parties. State and local agencies work in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, to facilitate cleanup, transfer and revitalization of Brownfields through the development of regulatory, tax, and technical assistance tools.

**Sites Found:**

<table>
<thead>
<tr>
<th>Map ID#</th>
<th>Type</th>
<th>Facility ID#</th>
<th>Facility Name</th>
<th>Address</th>
<th>Distance (mi) / Direction</th>
<th>Apparent Impact to Subject Property</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>DRY CLEANER</td>
<td>DCR12726</td>
<td>KELL CLEANERS</td>
<td>2400 LANDS END BLVD STE 131 FORT WORTH,TX 76116</td>
<td>0.05 SW</td>
<td>No</td>
<td>See information in table below</td>
</tr>
<tr>
<td>2</td>
<td>RCRA</td>
<td>TXR000063339</td>
<td>MTB NO 695</td>
<td>6550 WEST FREEWAY FORT WORTH,TX 76116</td>
<td>0.06 S</td>
<td>No</td>
<td>Distance</td>
</tr>
<tr>
<td>3</td>
<td>IHW</td>
<td>38839</td>
<td>SUNBELT NURSERY GROUP 1 RIDGEMAR CENT</td>
<td>6500 WEST FWY STE 600 FORT WORTH,TX 76116</td>
<td>0.12 SE</td>
<td>No</td>
<td>Distance</td>
</tr>
<tr>
<td>4</td>
<td>LPST</td>
<td>104886</td>
<td>FIRESTONE 24F8</td>
<td>6921 GREEN OAKS RD FORT WORTH,TX</td>
<td>0.22 W</td>
<td>No</td>
<td>Distance</td>
</tr>
<tr>
<td>5</td>
<td>UST</td>
<td>21037</td>
<td>FIRESTONE 24F8</td>
<td>6921 GREEN OAKS RD FORT WORTH,TX</td>
<td>0.22 W</td>
<td>No</td>
<td>Distance</td>
</tr>
<tr>
<td>6</td>
<td>LPST</td>
<td>96932</td>
<td>PETTY CASH 2</td>
<td>2701 GREEN OAKS RD FORT WORTH,TX</td>
<td>0.23 SW</td>
<td>No</td>
<td>Distance</td>
</tr>
<tr>
<td>Map ID#</td>
<td>Type</td>
<td>Facility ID#</td>
<td>Facility Name</td>
<td>Address</td>
<td>Distance (mi) / Direction</td>
<td>Apparent Impact to Subject Property</td>
<td>Justification</td>
</tr>
<tr>
<td>--------</td>
<td>------</td>
<td>--------------</td>
<td>---------------</td>
<td>--------</td>
<td>---------------------------</td>
<td>-------------------------------------</td>
<td>--------------</td>
</tr>
<tr>
<td>7</td>
<td>UST</td>
<td>34377</td>
<td>BHOC NO 50</td>
<td>2701 GREEN OAKS RD FORT WORTH, TX 76116</td>
<td>0.23 SW</td>
<td>No</td>
<td>Distance</td>
</tr>
<tr>
<td>8</td>
<td>LPST</td>
<td>107516</td>
<td>SEARS 1267</td>
<td>1800 GREEN OAKS RD FORT WORTH, TX</td>
<td>0.34 NW</td>
<td>No</td>
<td>Distance</td>
</tr>
</tbody>
</table>

### Summary of Critical Identified Sites

The south adjoining property addressed as 2400 Lands Ends Boulevard Suite 131 under the name Kell Cleaners is listed as a dry cleaner. This facility is reported to be a drop station only facility. Dry cleaning activities are not conducted at drop stations. No reported releases were found in connection with this facility.

None of the remaining sites listed on the database are the subject property or an adjoining property. There is no indication that the sites identified in the ASTM Standard Environmental Record Sources search have had or will have an environmental impact to the subject property. Phase Engineering, Inc. has the opinion that, based on distance, direction, status or other justifications, it does not appear the subject property has been impacted from these remaining facilities.

Phase Engineering, Inc. has made an attempt to review regulatory agency files to determine if the subject property or any of the adjoining properties have been identified on one or more of the standard environmental record sources per ASTM Standard Practice E 1527-13 Section 8.2.1. The purpose of the regulatory file review is to obtain sufficient information to assist the environmental professional in determining if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition or a de minimis condition exists at the subject property in connection with the listing. Phase Engineering, Inc. has provided copies of the relevant reviewed regulatory agency file information in Appendix III of this report. If this information has been determined to be of a file size that is impractical to provide in Appendix III, then this information will be provided at the request of the user of this report under separate cover. Some of the regulatory documentation has been deemed not to be reasonably ascertainable due to (1) information that is not publically available, (2) information that is not obtainable from its source within reasonable time and cost constraints, and (3) information that is not practically reviewable (ASTM Standard Practice E 1527-13 Section 8.1.4). If a regulatory agency file review is not warranted or is not reasonably ascertainable, then Phase Engineering, Inc. has provided an explanation within this report for not conducting the applicable regulatory agency file review.
5.2 Additional Environmental Record Sources

To enhance and supplement the ASTM E1527-13 standard environmental record sources specified in 8.2.1, local records and/or additional state or tribal records shall be checked when, in the judgment of the environmental professional, such additional records (1) are reasonably ascertainable, (2) are sufficiently useful, accurate and complete in light of the objective of the records review (see 8.1.1), and (3) are generally obtained, pursuant to local good commercial or customary practice, in initial environmental site assessments in the type of commercial real estate transaction involved. To the extent additional sources are used to supplement the same record types listed specified in 8.2.1, approximate minimum search distances should not be less than those specified above (adjusted as provided in 8.2.1 and 8.1.2.1). Phase Engineering has reviewed additional environmental record sources and has included these sources in this report when the record sources were reasonably ascertainable, sufficiently useful and generally obtained, pursuant to local good commercial or customary practice.

5.3 Physical Setting Sources

The following physical setting sources were searched and no environmental problems due to geologic, hydrogeologic, hydrologic, or topographic characteristics of the subject property were noted nor were conditions identified in which hazardous substances or petroleum products were likely to migrate to the property or from or within the property into the groundwater or soil except as noted. A copy of each source is included in Appendix I of this report.

<table>
<thead>
<tr>
<th>Topographic and Hydrogeologic Settings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source Name</td>
</tr>
<tr>
<td>USGS 7.5 Minute Topographic Map Benbrook, Texas 2016</td>
</tr>
<tr>
<td>Current USGS Topographic Map</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Groundwater Information</td>
</tr>
<tr>
<td>Texas Water Development Board (TWDB)</td>
</tr>
<tr>
<td>Submitted Driller's Database</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Geologic Formation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Formation Name</td>
</tr>
<tr>
<td>Duck Creek Limestone (Kdc)</td>
</tr>
</tbody>
</table>

### Underlying Aquifer(s)

<table>
<thead>
<tr>
<th>Aquifer Name</th>
<th>Aquifer Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trinity Aquifer</td>
<td>&quot;The Trinity Aquifer, a major aquifer, extends across much of the central and northeastern part of the state. It is composed of several individual aquifers contained within the Trinity Group. Although referred to differently in different parts of the state, they include the Antlers, Glen Rose, Paluxy, Twin Mountains, Travis Peak, Hensell, and Hosston aquifers. These aquifers consist of limestones, sands, clays, gravels, and conglomerates, and their combined freshwater saturated thickness averages about 600 feet in North Texas and about 1,900 feet in Central Texas. In general, groundwater is fresh but very hard in the outcrop of the aquifer. Total dissolved solids increase from below 1,000 milligrams per liter of total dissolved solids in the east and southeast to between 1,000 and 5,000 milligrams per liter of total dissolved solids, or slightly to moderately saline, as the depth to the aquifer increases. Sulfate and chloride concentrations also tend to increase with depth. The Trinity Aquifer discharges to a large number of springs, with most discharging less than 10 cubic feet per second. The aquifer is one of the most extensive and highly used groundwater resources in Texas. Although its primary use is for municipalities, it is also used for irrigation, livestock, and other domestic purposes. Some of the state’s largest water level declines, ranging from 350 to more than 1,000 feet, have occurred in counties along the Interstate 35 corridor from McLennan County to Grayson County. These declines are primarily attributed to municipal pumping and have lessened in the past decade as a result of increasing reliance on surface water. The planning groups recommended numerous water management strategies for the Trinity Aquifer, including developing new wells and well fields, pumping more water from existing wells, overdrafting, reallocating supplies, developing aquifer storage and recovery, and using surface water and groundwater conjunctively.&quot;</td>
</tr>
</tbody>
</table>

**Definition Source:** Texas Major Aquifers Geodatabase (Updated December, 2006): Texas Water Development Board (TWDB) GIS Data, [http://www.twdb.state.tx.us/mapping/gisdata](http://www.twdb.state.tx.us/mapping/gisdata) and Texas Water Development Board, Water for Texas 2007, Chapter 7 Groundwater Resources, pg. 176-238 [http://www.twdb.state.tx.us/wrpi/swp/swp.htm](http://www.twdb.state.tx.us/wrpi/swp/swp.htm)

### Flood Zone(s)

<table>
<thead>
<tr>
<th>Zone Designation</th>
<th>Zone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone X (Unshaded)</td>
<td>Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)</td>
</tr>
</tbody>
</table>
### Flood Zone(s)

<table>
<thead>
<tr>
<th>Zone Designation</th>
<th>Zone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source: Federal Emergency Management Agency (FEMA) Tarrant County, Texas Flood Insurance Rate Map (FIRM). This data was obtained from the most current FEMA information available on line. Actual flood elevation should be obtained by a qualified survey or other professional. During a flood event, the potential exists for the migration of hazardous substances and / or petroleum products to and / or from the subject property.</td>
<td></td>
</tr>
</tbody>
</table>

### Near Surface Soils

<table>
<thead>
<tr>
<th>Soil Name(s)</th>
<th>Soil Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aledo-Bolar-Urban complex, 3 to 20 percent slopes (3)</td>
<td>Component: Urban land (40%) Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area. Component: Aledo (35%) The Aledo component makes up 35 percent of the map unit. Slopes are 3 to 20 percent. This component is on structural benches on ridges on hills. The parent material consists of loamy residuum weathered from limestone. Depth to a root restrictive layer, bedrock, lithic, is 8 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 60 percent. There are no saline horizons within 30 inches of the soil surface. Component: Bolar (20%) The Bolar component makes up 20 percent of the map unit. Slopes are 3 to 12 percent. This component is on structural benches on ridges on hills. The parent material consists of loamy residuum weathered from limestone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 50 percent.</td>
</tr>
<tr>
<td>Urban Land (81)</td>
<td>Component: Urban land (100%) Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.</td>
</tr>
</tbody>
</table>

5.4 Historical Use Information

Historical sources were consulted to develop a history of the previous uses of the property and the surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. All obvious uses of the property were identified from the present, back to the property’s obvious first developed use, or back to 1940, whichever is earlier as per ASTM E 1527-13, Section 8.1.4, Reasonably Ascertainable / Standard Sources.

5.4.1 Standard Historical Sources

The following historical sources were consulted to determine prior usage and potential areas of environmental problem areas:

5.4.1.1 Aerial Photographs

Aerial photographs were reviewed for use which would indicate areas of environmental concern. The aerial photographs did not indicate any usage except as noted in this report and are included in Appendix I. The following aerial photographs were reviewed as part of this assessment:

<table>
<thead>
<tr>
<th>Aerial Photograph Year(s)</th>
<th>Improvement Type(s)</th>
<th>Identified Area(s) of Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2004, 1995, 1984, 1976,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1968, 1953, 1942</td>
<td></td>
<td></td>
</tr>
<tr>
<td>North Property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2004, 1995</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1984, 1976, 1968, 1953,</td>
<td>No improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1942</td>
<td></td>
<td></td>
</tr>
<tr>
<td>East Property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1976, 1968, 1953, 1942</td>
<td>No improvements</td>
<td>No areas of concern</td>
</tr>
</tbody>
</table>
## 5.4.1.2 Fire Insurance Maps

In the late nineteenth century, public entities and private companies began preparing maps of central business districts and other developed corridors for use by fire insurance companies and governmental fire regulatory programs. These maps were updated and expanded geographically periodically throughout the twentieth century. The maps often indicate construction materials of specific building structures and the location of potential fire hazards such as gasoline tanks.

Fire insurance rate map coverage was not available for the subject property area.

### 5.4.1.3 Property Tax Files

Tarrant County Appraisal District tax records show that the subject property is owned by Leonard Miranda Revocable Trust. The property tax records are located in the Appendix.

### 5.4.1.4 Land Title Records & Environmental Lien Searches

As per agreement with the user of this report, a title search was not conducted for this assessment and was not provided by the user for review.

No recorded Institutional Controls or Engineering Controls (IC / EC) or Activity Use Limitations (AULs) were found as part of research of federal and state agencies.

### 5.4.1.5 USGS 7.5 Minute Topographic Map

Topographic maps were reviewed for use which would indicate areas of environmental concern. The topographic maps did not indicate any usage except as noted in this report and are included in Appendix I. The following topographic maps were reviewed for this assessment:

<table>
<thead>
<tr>
<th>Aerial Photograph Year(s)</th>
<th>Improvement Type(s)</th>
<th>Identified Area(s) of Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1995, 1984, 1976</td>
<td>Residential improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1968, 1953, 1942</td>
<td>No improvements</td>
<td>No areas of concern</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Aerial Photograph Year(s)</th>
<th>Improvement Type(s)</th>
<th>Identified Area(s) of Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1995</td>
<td>Commercial improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1984, 1976, 1968, 1953, 1942</td>
<td>No improvements</td>
<td>No areas of concern</td>
</tr>
</tbody>
</table>
## TOPOGRAPHIC MAPS

<table>
<thead>
<tr>
<th>Year</th>
<th>Indication of Environmental Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016, 2012,</td>
<td></td>
</tr>
<tr>
<td>1981, 1972,</td>
<td></td>
</tr>
<tr>
<td>1968, 1955,</td>
<td></td>
</tr>
<tr>
<td>1949, 1918</td>
<td>No areas of environmental concern were shown on the subject property or adjoining properties.</td>
</tr>
</tbody>
</table>

### 5.4.1.6 Local Street Directories

Street directories were attempted to have been reviewed at a minimum of five year intervals and/or property use changes via Reference USA, Phone Disc, Worley's, Johnson's, Cole's, Kriss Kross, Morrison and Fourmy's, R.L. Polk's, other publisher cross reference directories and/or other directory resources that were publicly available and reasonable ascertainable.

The following are summaries of listings identified for the subject property and adjoining properties:

<table>
<thead>
<tr>
<th>Address</th>
<th>Listing Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subject Property</strong></td>
<td></td>
</tr>
<tr>
<td>2201-2301 (odd) Lands End Boulevard</td>
<td>No listings</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Listing Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>North Adjoining Property</strong></td>
<td></td>
</tr>
<tr>
<td>6600 Lands End Court</td>
<td>No listings (1945-2005); The Plaza At Ridgmar (2011); Kindred Transitional Care/ The Plaza At Ridgmar (2016); Ridgmar Medical Lodge (2018)</td>
</tr>
<tr>
<td>2104-2109 Remington Drive</td>
<td>No listings (1945-2011); Ridgemar Townhomes (2016); Ridgemar Condos/ Ridgemar Townhomes (2018)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Listing Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>East Adjoining Property</strong></td>
<td></td>
</tr>
<tr>
<td>2200 Aden Road</td>
<td>No listings (1945-1991); Aden Crest Apartments (1997-2011); Aden Crest Apartments/ Dar Electric/ Dr Zekes Auto Sales LLC (2016); Aden Crest Apartments/ Dar Electric/ Dr Zekes Auto Sales LLC/ We Buy Cars (2018)</td>
</tr>
<tr>
<td>6505, 6509, 6512 and 6516 Hickock Drive and 6600 Plaza Parkway</td>
<td>No listings (1945-1991); Bank One/ Ridgmar Crossroads Condos (1997-2005); Ridgmar Crossroads Home Owners Association/ Bank One (2011); Bank One (2016-2018)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Listing Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>South Adjoining Property</strong></td>
<td></td>
</tr>
<tr>
<td>6501-6531 (odd) Plaza Parkway</td>
<td>No listings (1945-1982); Lands End Apartments (1985); Gates Of Spain Apartments (1991); Ridgmar Court Apartments (1997); Apartments (2000-2018)</td>
</tr>
<tr>
<td>Address</td>
<td>Listing Summary</td>
</tr>
<tr>
<td>------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Listing Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Adjoining Property</td>
<td></td>
</tr>
<tr>
<td>6602 Plaza Parkway</td>
<td>No listings (1945-2011); Modular Concepts Incorporated (2016-2018)</td>
</tr>
<tr>
<td>2151 Green Oaks Road</td>
<td>No listings (1945-2005); Town Village Ridgmar (2011); No listings (2016-2018);</td>
</tr>
</tbody>
</table>

## 5.4.1.7 Other Historical Records

According to ASTM E 1527-13, other historical sources not already addressed in the standard include but are not limited to: Miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies and current owners or occupants of neighboring properties. No other historical records were reviewed for subject property, except for the following:

### Oil and Gas Well Map

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Feature Present?</th>
<th>Details of Identified Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oil / gas well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Permitted location(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Dry hole(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Pipeline(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Other notable features</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjoining Properties</th>
<th>Feature Present?</th>
<th>Details of Identified Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oil / gas well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Permitted location(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Dry hole(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Pipeline(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Other notable features</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

The Texas Railroad Commission (RRC) map was reviewed for this assessment. Other water well map sources may be available for review. See map in Appendix I.

### Water Well Map

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Feature Present?</th>
<th>Details of Identified Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water well(s)</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>
### Water Well Map

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Feature Present?</th>
<th>Details of Identified Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitoring well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Other notable features</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

### Adjoining Properties

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Feature Present?</th>
<th>Details of Identified Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Monitoring well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Other notable features</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

The Texas Water Development Board (TWDB) map was reviewed for this assessment. Other water well map sources may be available for review. See map in Appendix I.

### 5.4.1.8 Prior Assessment Usage

Standard historical sources reviewed as part of a prior environmental site assessment do not need to be searched for or reviewed again, but uses of the property since the prior environmental site assessment should be identified either through standard historical sources (as specified in ASTM E1527-13 Section 8.3) or by alternatives to standard historical sources, to the extent such information is reasonably ascertainable (as specified in ASTM E1527-13 Section 4.7).

No prior environmentally related reports were provided and/or reviewed as part of this assessment.

### 5.4.2 Summary of Historical Information on Subject Property

Phase Engineering, Inc. has conducted thorough research including site observations, regulatory records review and review of reasonably ascertainable standard and other historical sources to determine current and past uses of the subject property. Standard and historical sources used to make these determinations include aerial photographs; topographic maps, city directories (if coverage is available); and/or, fire insurance rate maps (if coverage is available). The following are summaries of the subject property use:

<table>
<thead>
<tr>
<th>Year Range</th>
<th>Property Use(s)</th>
<th>Aerial Photos</th>
<th>Topo Maps</th>
<th>Fire Insurance Maps</th>
<th>Street Directories</th>
<th>Interviews</th>
<th>Regulatory Files / Prior Reports</th>
</tr>
</thead>
<tbody>
<tr>
<td>Late-1910s to present</td>
<td>Undeveloped land</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

### 5.4.3 Summary of Historical Use Information on Adjoining Properties

Phase Engineering, Inc. has conducted thorough research including site observations, regulatory records review and review of reasonably ascertainable standard and other historical sources to determine current and past uses of adjoining properties. Standard and historical sources used to make these determinations include aerial photographs; topographic maps, city directories (if coverage is available); and/or, fire insurance rate maps (if coverage is available). The following are summaries of each adjoining property use:
<table>
<thead>
<tr>
<th>Direction</th>
<th>Historical Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Adjoining Property</td>
<td>Lands End Boulevard, The Plaza At Ridgmar, Kindred Transitional Care, Ridgmar Medical Lodge, Ridgemar Townhomes, Ridgemar Condos and undeveloped land</td>
</tr>
<tr>
<td>East Adjoining Property</td>
<td>Northgate Lane, Aden Crest Apartments, Dar Electric, Dr Zekes Auto Sales LLC, We Buy Cars, Ridgmar Crossroads Home Owners Association, Ridgmar Crossroads Condos, Bank One and undeveloped land</td>
</tr>
<tr>
<td>South Adjoining Property</td>
<td>Plaza Parkway, Commercial building (including Kell Cleaners), Lands End Apartments, Gates Of Spain Apartments, Ridgmar Court Apartments and undeveloped land</td>
</tr>
<tr>
<td>West Adjoining Property</td>
<td>Lands End Boulevard, Modular Concepts Incorporated, Town Village Ridgmar and undeveloped land</td>
</tr>
</tbody>
</table>

**Summary of Environmental Concerns Identified During Historical and Other Records Review**

Street directories indicate that the south adjoining property addressed as 2400 Lands End Boulevard was occupied by dry cleaning operations under the name Kell Cleaners from the late-1990s to the early-2000s. Dry cleaners are likely sources of soil and/or groundwater contamination from disposal of dry cleaning fluids, in particular perchloroethylene and other related products. No reported releases were found in connection with this facility during records review conducted for this assessment. According to topographic maps this facility is cross-gradient from the subject property; therefore, surface releases at this facility are unlikely to migrate to the subject property.
6.0 Site Reconnaissance

6.1 Objective

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property.

6.2 Observation, Methodology and Limiting Conditions

The property was visually and/or physically observed and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles was observed.

The periphery of the property was visually and/or physically observed, as well as the periphery of all structures on the property, and the property was viewed from all adjacent public thoroughfares.

On the interior of structures on the property, accessible common areas expected to be used by occupants or the public, maintenance and repair areas, including boiler rooms, and a representative sample of occupant spaces, were visually and/or physically observed. Areas beneath the floors, above ceilings, or behind walls were not observed unless additional services beyond the scope of work of ASTM E1527-13 were contracted for.

On January 31, 2020, the subject property was visually and physically observed and walked by Zahir Jamal of Phase Engineering, Inc. The environmental professional(s) responsible for this report, or a trained and qualified individual under their responsible charge, visually and physically observed the property and any structure(s) located on the property to the extent not obstructed by dense vegetation, bodies of water, adjoining buildings, and other obstacles.

100% visual and physical observation to the extent required by the ASTM Standard E1527-13.

The following limiting conditions were identified during the site reconnaissance:

<table>
<thead>
<tr>
<th>Limiting Condition(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vegetation / landscaping</td>
</tr>
<tr>
<td>Concrete / asphalt pavement</td>
</tr>
<tr>
<td>Stabilized gravel base</td>
</tr>
<tr>
<td>Pre-existing former building slabs</td>
</tr>
<tr>
<td>Existing buildings</td>
</tr>
<tr>
<td>Surface water features</td>
</tr>
<tr>
<td>Heavy equipment / existing inventory</td>
</tr>
<tr>
<td>Boundary fences / walls</td>
</tr>
<tr>
<td>Accumulation of snow or rainwater</td>
</tr>
<tr>
<td>Inaccessible onsite building interior</td>
</tr>
<tr>
<td>Other</td>
</tr>
</tbody>
</table>

*Limiting condition is checked if present.

6.3 Frequency

A single site visit was performed in connection with the Phase I Environmental Site Assessment on January 31, 2020.
6.4 Uses and Conditions

The uses and conditions should be noted to the extent visually and/or physically observed during the site visit. The uses and conditions should also be the subject of questions asked as part of interviews of owners, operator, and occupants. Uses and condition shall be described in the report. The environmental professional(s) performing the Phase I Environmental Site Assessment are obligated to identify uses and conditions only to the extent that they may be visually and/or physically observed on a site visit or to the extent that they are identified by the interviews.

Photographs of the subject property, adjoining properties and other key observed features are located in the appendix of this report.

The subject property was observed to be addressed as Approximately 3.973 Acres Along Lands End Boulevard and Northgate Lane, Fort Worth, Texas and the current use(s) was/were observed to be undeveloped land.

The following table summarizes addresses and general uses observed for the adjoining properties.

<table>
<thead>
<tr>
<th>Adjoining Property Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction</td>
</tr>
<tr>
<td>North</td>
</tr>
<tr>
<td>North</td>
</tr>
<tr>
<td>East</td>
</tr>
<tr>
<td>East</td>
</tr>
<tr>
<td>East</td>
</tr>
<tr>
<td>South</td>
</tr>
<tr>
<td>South</td>
</tr>
<tr>
<td>West</td>
</tr>
<tr>
<td>West</td>
</tr>
</tbody>
</table>

6.4.1 Surrounding Property Uses

The current uses of properties in the surrounding area were observed to have included the following general categories:

<table>
<thead>
<tr>
<th>Surrounding Area Property Types</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Uses</strong></td>
</tr>
<tr>
<td>Multi-family</td>
</tr>
<tr>
<td>✔</td>
</tr>
<tr>
<td><strong>General Non-Residential Uses</strong></td>
</tr>
<tr>
<td>Commercial</td>
</tr>
<tr>
<td>✔</td>
</tr>
<tr>
<td><strong>Civic Uses</strong></td>
</tr>
<tr>
<td>School</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
General Land Uses

<table>
<thead>
<tr>
<th>Undeveloped</th>
<th>Agricultural</th>
<th>Pasture</th>
<th>Other</th>
</tr>
</thead>
</table>

Large Scale Uses

<table>
<thead>
<tr>
<th>Military Base</th>
<th>Airport</th>
<th>Park / Reservation</th>
<th>Other</th>
</tr>
</thead>
</table>

Resource Uses

<table>
<thead>
<tr>
<th>Oil / Gas Exploration</th>
<th>Sand / Gravel Extraction</th>
<th>Mining Operations</th>
<th>Other</th>
</tr>
</thead>
</table>

6.5 Summary of Observations

The following is a summary of observations identified during the site reconnaissance:

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Observed Onsite</th>
<th>Observed Offsite</th>
<th>Release Indicated</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazardous Substances / Petroleum Products in Connection with Present Use(s)</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Hazardous Substances / Petroleum Products in Connection with Prior Use(s)</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Geologic, Hydrogeologic and / or Topographic Conditions</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Underground Storage Tanks (USTs) / Indications of USTs</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Aboveground Storage Tanks (ASTs)</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Sumps, Floor Drains or Storm Water Drains</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Odors</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Pools of Liquid</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Hazardous Substance and Petroleum Product Containers; Unidentified Containers; and/or Drums</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Potential PCB Containing Equipment</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Clarifiers</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Pits, Ponds or Lagoons</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Stained Soil or Pavement</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Stressed Vegetation</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Solid Waste</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Trash dumpsters were noted at the east adjoining property.</td>
</tr>
<tr>
<td>Mounds, Stockpiled Soils, Filled or Graded Areas and Depressions</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>
### Item of Concern

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Observed Onsite</th>
<th>Observed Offsite</th>
<th>Release Indicated</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paint Chips observed as not inside or part of a structure</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Waste Water</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Water Wells</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Oil and Gas Wells</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Monitoring Wells, Observation Wells, Sample Wells, Injection Wells and/or Other Well Types</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Pipelines</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Septic Systems</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

### Summary of Critical Observed Areas of Environmental Concern

The south adjoining property was occupied by a retail center of non-sensitive environmental businesses at the time of the site visit. No evidence of a hazardous substance or petroleum product release was noted to have been observed.
7.0 Interviews

7.1 Owner, Key Property Manager and / or Occupant Interviews

<table>
<thead>
<tr>
<th>Interview Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>01/30/20</td>
</tr>
<tr>
<td>01/31/20</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

John H. Maddux (owner's representative) completed the owner questionnaire regarding the subject property and indicated the following:

- there are dumpsters on one of the neighboring apartments that is next to the boundary line.
- last year a homeless person stacked used mattress and other "trash" on the subject property and the owner paid to have it removed.
- the subject property was formerly ranch and undeveloped-vacant land.
- Mr. Maddux has been associated with the subject property for 59 years.

Phase Engineering, Inc. interviewed Mr. John Maddux via telephone on January 31, 2020. He stated that all the information of the subject property was emailed on January 29, 2020 to Phase Engineering, Inc.

See interviews, questionnaires and / or records of communication in the Appendix of this report.

7.2 State and / or Local Agency Officials Interviews

<table>
<thead>
<tr>
<th>Interview Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>Local Fire Department</td>
</tr>
<tr>
<td>01/24/20</td>
</tr>
<tr>
<td>Local Health Department</td>
</tr>
<tr>
<td>01/22/20</td>
</tr>
<tr>
<td>Local Building Department Records / Permits Department</td>
</tr>
<tr>
<td>01/24/20</td>
</tr>
<tr>
<td>Local Zoning / Planning Department</td>
</tr>
<tr>
<td>01/22/20</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:
Fire department records have been requested from City of Fort Worth- Open Records Request. A response has been received. There are no documents associated with the subject property pertaining to this request.

Health / Environmental department records have been requested from City of Fort Worth- Open Records Request. No response has been received. This is considered a data gap. Any information received after the issuance of this report that would affect the Findings and Conclusions of this assessment will be forwarded to the user of this report.

Building department records have been requested from City of Fort Worth- Open Records Request. There are no documents associated with the subject property pertaining to this request.

According to the City of Fort Worth- GIS Zoning Map, the subject is zoned Low Intensity Mixed-Use (MU-1 and MU-1G).

See interviews, questionnaires, records of communication, inquiries and / or Freedom of Information Act (FOIA) requests and any received response documentation in the Appendix of this report.

<table>
<thead>
<tr>
<th>Summary of Environmental Concerns Noted During Interviews / Inquiries</th>
</tr>
</thead>
<tbody>
<tr>
<td>No environmental concerns were identified during interviews or inquiries conducted as part of this assessment.</td>
</tr>
</tbody>
</table>
8.0 Findings with Opinions

Known or suspect environmental conditions associated with the subject property and the environmental professional’s opinion(s) of the impact on the property of known or suspect environmental conditions identified are as follows:

<table>
<thead>
<tr>
<th>FINDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drop station dry cleaning operations were previously conducted at the south adjoining property.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Standard Environmental Record Sources, Federal, State &amp; Tribal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The south adjoining property addressed as 2400 Lands Ends Boulevard Suite 131 under the name Kell Cleaners is listed as a dry cleaner. This facility is reported to be a drop station only facility. Dry cleaning activities are not conducted at drop stations. No reported releases were found in connection with this facility. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Records Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street directories indicate that the south adjoining property addressed as 2400 Lands End Boulevard was occupied by dry cleaning operations under the name Kell Cleaners from the late-1990s to the early-2000s. Dry cleaners are likely sources of soil and/ or groundwater contamination from disposal of dry cleaning fluids, in particular perchloroethylene and other related products. No reported releases were found in connection with this facility during records review conducted for this assessment. According to topographic maps this facility is cross-gradient from the subject property; therefore, surface releases at this facility are unlikely to migrate to the subject property. See Section 5.4 for more information regarding historical sources reviewed during this assessment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Reconnaissance</th>
</tr>
</thead>
<tbody>
<tr>
<td>The south adjoining property was occupied by a retail center of non-sensitive environmental businesses at the time of the site visit. No evidence of a hazardous substance or petroleum product release was noted to have been observed. See Section 6.0 for more information regarding observations noted during the site reconnaissance.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interviews and/or Inquiries</th>
</tr>
</thead>
<tbody>
<tr>
<td>No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OPINION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase Engineering, Inc. has the opinion that based on direction and lack of releases found in connection with this facility, this facility has not likely impacted the subject property. This does not represent a recognized environmental condition at this time.</td>
</tr>
</tbody>
</table>
9.0 Conclusions

Phase Engineering, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of subject property and more fully described within the report. Any exception to, or deletions from, this practice are described in Section 2.0 of the report.

Recognized environmental condition is defined in ASTM Standard E 1527-13 as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.” Phase Engineering, Inc. has considered all migration pathways including soil, groundwater and vapor during evaluation of all identified environmental conditions. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

A controlled recognized environmental condition (CREC) is defined in ASTM Standard E 1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.” Controlled recognized environmental conditions are recognized environmental conditions. This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the property.

A historical recognized environmental condition (HREC) is defined in ASTM Standard E 1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.” A historical recognized environmental condition is not a recognized environmental condition. This assessment has revealed no evidence of historical recognized environmental conditions in connection with the property.

De minimis conditions are defined in ASTM Standard E 1527-13 as conditions “that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” De minimis conditions are not recognized environmental conditions. This assessment has revealed no evidence of de minimis conditions in connection with the property.
## 10.0 Recommendations

<table>
<thead>
<tr>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following recommendation is made with respect to the environmental aspects of the subject property:</td>
</tr>
<tr>
<td>No further investigation is required to identify a recognized environmental condition.</td>
</tr>
</tbody>
</table>
11.0 Deviations

11.1 Scope of Services

There were no significant deletions or deviations from the ASTM Standard E 1527-13 scope of services.

11.2 Client Constraints

Client and/or user imposed constraints consisted of the following:

- There were no user constraints.
12.0 Qualifications

The statement of qualifications of the environmental professionals responsible for the Environmental Site Assessment is included in the Appendix of this report.
13.0 Environmental Professional and Support Staff Statement(s)

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.

I further 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 312.

Inspected By:

Zahir Jamal

Reviewed By:

Janis Franklin, P.G.

Reviewed By:

Tracy Watson

Prepared By:

Veronica Pearson
14.0 Non-Scope Considerations

The ASTM Standard E 1527-13 Section 13.1.5 has identified several non-scope considerations that persons may want to assess in connection with commercial real estate. No implication is intended as to the relative importance or inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all inclusive:

- Asbestos-containing building materials
- Biological agents
- Cultural and historic resources
- Ecological resources
- Endangered species
- Health and safety
- Indoor air quality unrelated to release of hazardous substances or petroleum products into the environment
- Industrial hygiene
- Lead-based paint
- Lead in drinking water
- Mold
- Radon
- Regulatory compliance
- Wetlands

Additional non-scope issues that are not addressed in this report are:

- Activity and use limitations compliance
- Controlled substances unless this report was prepared as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2)(B) and contracted for as such in the letter of engagement
- Earthquake and Fault Zones

A discussion of certain non-scope items are included below for guidance for a user of this report to determine is additional inquiry may be appropriate. There may be standards or protocols for assessment of potential hazards and conditions associated with non-scope conditions developed by governmental entities, professional organizations, or other private entities. No implication is intended as to the relative importance of inquiry into such non-scope considerations.

14.1 Asbestos-Containing Building Materials

Asbestos is a commercial term for a group of silicate minerals that readily separate into thin, strong fibers that are flexible, heat resistant, and chemically inert, and are used in a wide variety of industrial products. Of the six asbestos minerals, chrysotile, amosite, and crocidolite have been most commonly used in building products. When inhaled or ingested, it has been determined that asbestos fibers can cause serious health problems. A building owner and/or manager is required to follow all federal, state, and local rules and regulations pertaining to asbestos containing building materials.

Due to the fact that the subject property consists of undeveloped land and no structures are present at the subject property, an asbestos inspection is not recommended nor conducted as part of this assessment.
14.2 Cultural and Historical Resources

When projects are funded in whole or in part through federal programs, such as HUD or USDA, a Section 106 consultation process in compliance with the National Historic Preservation Act must be completed. In July 2014, a memorandum between the Texas State Historic Preservation Officer (SHPO) and HUD was released providing guidelines for consulting with the SHPO to meet Section 106 requirements.

For the purposes of this review the Area of Potential Effects (APE) has been defined as the boundaries of the subject property and adjacent properties. Phase Engineering, Inc. reviewed the Texas Historic Sites Atlas on the Texas Historical Commission (THC) website for potential historic properties or districts located within the project’s APE. In addition, any properties identified as older than 45-years or local historic districts within the APE were noted during the site reconnaissance. See Historical and Archaeological Sites Map in the Appendix.

If funding or permitting through a federal agency is anticipated, a Section 106 Consultation form with supporting documentation can be submitted to the SHPO in addition to this review. The Section 106 consultation will also include an invitation to comment submitted to a local historic preservation office and Native American Tribes. A Section 106 Consultation was not conducted as part of this assessment.

14.3 Endangered Species

The Endangered Species Act of 1973 was established to provide protection and recovery for a list of specific species and their ecosystems. An endangered species is defined as an animal or plant species which are in danger of extinction throughout all or a significant portion of its range. A threatened species is one which is likely to become endangered in the foreseeable future. A review of the listed species for the project area and assessment of the potential impacts of the proposed project to these species was not completed as part of this review.

Critical Habitat is a specific geographic area(s) that has been designated by the United States Fish and Wildlife Service (USFW) which is essential for the conservation of a listed threatened or endangered species and may require special management and protection. The subject property does not contain an area determined to be critical habitat according to our review of the USFW Critical Habitat Portal.

See Critical Habitat Map in the Appendix.

14.4 Lead-Based Paint

Lead is a metal that is highly toxic to humans, particularly children, and was used for many years in products found in construction. Lead may cause a range of health effects, from behavioral problems and learning disabilities, to seizures and death. Children six years old and under are most at risk. Human contamination usually occurs by oral ingestion or respiratory inhalation of dust or chips of paint made with lead pigment in both interior and exterior paints and finishes. A building owner and/or manager is required to follow all federal, state, and local rules and regulations pertaining to lead-based paint.

Due to the fact that the subject property consists of undeveloped land and no structures are present, a visual lead based paint inspection is not recommended nor conducted as part of this assessment.

14.5 Lead in Drinking Water

Lead is a toxic metal found in natural deposits and is commonly used in plumbing materials and water service lines. Construction built before 1986 is more likely to have lead pipes, fixtures and solder. Lead is rarely found in source water, but enters tap water through corrosion of plumbing materials. All public water systems must test for lead within their distribution system in compliance with the EPA’s Lead and Copper
Rule. Phase Engineering, Inc. reviewed the 2018 Annual Drinking Water Quality Report for the City of Fort Worth. According to the report, lead is reported below the EPA Action Level in at least 90% of the samples tested.

There are currently no buildings located at the subject property. Phase Engineering, Inc. has the opinion that based on lack of on-site buildings, tests to determine lead in the drinking water at the subject property would not be necessary. See Drinking Water Quality Report in the appendix.

### 14.6 Radon

The U.S. EPA and the U.S. Geological Survey evaluated the radon potential in the U.S. and developed a map to assist National, State and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. The map assigns each of the 3,141 counties in the U.S to one of three zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. See the Texas Radon Map located in the Appendix.

In 1994, a statewide survey of indoor residential radon was conducted by the Texas Department of Health and Southwest Texas State University. The report identified several areas of Texas where the local geology is suspected to contribute to elevated levels of indoor radon.

Projects funded by FHA Multifamily Insured mortgage applications must comply with Section 9.5.C of the Multifamily Accelerated Processing (MAP) Guide, which requires post-construction radon testing is required for all new construction projects located within Radon Zone 3. The radon testing must be performed in accordance to the ANSI/AARST protocol for conducting radon and radon decay product measurements in multi-family buildings.

See preliminary findings and requirement for radon testing from the EPA Radon Map and Texas Statewide Survey in the table below:

<table>
<thead>
<tr>
<th>EPA Radon Zone Designation</th>
<th>Percent of Properties &gt;4.0 pCi/L per Statewide Survey</th>
<th>Maximum Reported Level per Statewide Survey pCi/L</th>
<th>Requirement for Radon Testing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tarrant County</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zone 3 - Low Potential (&lt;2 pCi/L)</td>
<td>3.8</td>
<td>7.4</td>
<td>Marginal (0-10% of properties surveyed &gt;4.0 pCi/L)</td>
</tr>
</tbody>
</table>

### 14.7 FEMA Flood Insurance Rate Map

The subject property is in Unshaded Zone X (outside of the 100 and 500-year floodplains) as delineated on the FEMA FIRM Map Number 48439C0285L, with a revised date of March 21, 2019. The subject property is not located in a FEMA-designated Special Flood Hazard Area and flood insurance or mitigation for flood impacts are not required.
14.8 Wetlands

The U.S. Army Corps of Engineers (USCOE) requires permitting prior to the filling of certain jurisdictional wetland areas and other waters of the U.S. Geospatial wetland data is managed by the U.S. Fish and Wildlife Service and presented in maps known as the National Wetland Inventory (NWI). A review of the NWI map did not indicate mapped wetlands at the subject property. An on-site wetlands determination assessment is not recommended to determine if all characteristics for a wetland are present at the subject property.

The USCOE and the U.S. Environmental Protection Agency use three characteristics as indicators of wetlands. These characteristics are: Vegetation, Soil, and Hydrology. The final determination of whether an area is a wetland and whether the activity requires a permit must be made by the appropriate Corps District Office (source: Corps of Engineers Wetlands Delineation Manual). A wetlands determination was not conducted as part of this assessment.

See NWI Map in the Appendix.

14.9 Vapor Encroachment Screening

A vapor encroachment condition (VEC) is the presence or likely presence of hazardous substances or petroleum products vapors in the sub-surface of a property caused by the release of vapors from contaminated soil or groundwater either on or near the property. Vapor intrusion is the presence of such vapors in a building or structure located on a property. Although the vapor migration pathway is considered in the identification of recognized environmental conditions under ASTM Standard E 1527-13 and in this report, a Tier 1 Vapor Encroachment Screening (VES) assessment was conducted as part of this report. The VES was conducted in accordance with ASTM E2600-15 (the subsequent standard of ASTM 2600-10), Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

The following table includes an evaluation of Standard Environmental Record Sources and the approximate minimum search distances as listed in subsection 8.3.2, of ASTM E2600:

<table>
<thead>
<tr>
<th>Vapor Encroachment Regulatory Database Search Results</th>
<th>Databases</th>
<th>Radius Searched (Miles) Chemicals of Concern</th>
<th>Radius Searched (Miles) Petroleum Hydrocarbon Chemicals of Concern</th>
<th>Sites Found</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FEDERAL SITES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Federal NPL (Superfund)</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Federal CERCLA (Active)</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Federal Resource Conservation and Recovery Act (RCRA) CORRACTS facilities</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Federal RCRA Non-CORRACTS Treatment, Storage and Disposal facilities (TSD)</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Federal RCRA Generators of Hazardous Wastes</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Federal Institutional Control / Engineering Control Registries</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Federal ERNS (Reported Spill Incidents)</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Databases</td>
<td>Radius Searched (Miles) Chemicals of Concern</td>
<td>Radius Searched (Miles) Petroleum Hydrocarbon Chemicals of Concern</td>
<td>Sites Found</td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>---------------------------------------------</td>
<td>---------------------------------------------------------------</td>
<td>--------------</td>
<td></td>
</tr>
<tr>
<td><strong>STATE AND TRIBAL SITES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State / Tribal Equivalent NPL</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>State / Tribal Equivalent CERCLIS Sites</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Landfills or Solid Waste Disposal Sites</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Leaking Storage Tank Sites</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Registered Storage Tanks</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>State / Tribal Institutional Control / Engineering Control Registries</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Voluntary Cleanup Program (VCP)</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Brownfield</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

No sites were identified during the regulatory database search that would pose a VEC to the subject property, based on the critical distance evaluation.

Based on resources reviewed, it is the opinion of Phase Engineering, Inc. a VEC does not exist due to the lack of evidence that COC vapors may be present in the subsurface of the target property caused by a release of vapors from contaminated soil or groundwater or both either on or near the subject property as identified by the Tier 1 VES procedures. Additional Vapor Encroachment Screening procedures are not warranted at this time.

### 14.10 Noise Study

Phase Engineering, Inc. has conducted a noise survey for the subject property in accordance with the Noise Assessment Guidelines provided by the U.S. Department of Housing and Urban Development (HUD). Noise Assessment Locations (NALs) were selected on the property based on proximity to the noise sources and identified on the Noise Sources Map provided in the Appendix.

The noise sources within the prescribed distances include the following:

<table>
<thead>
<tr>
<th>Identified Noise Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Source Name</strong></td>
</tr>
<tr>
<td><strong>Major Road(s)</strong></td>
</tr>
<tr>
<td>Green Oaks Road and Interstate Highway 30 were identified within 1,000 feet from the subject property</td>
</tr>
<tr>
<td><strong>Railroad(s)</strong></td>
</tr>
<tr>
<td>No railroads were identified within 3,000 feet from the subject property</td>
</tr>
<tr>
<td><strong>Airport(s)</strong></td>
</tr>
<tr>
<td>Naval Air Station was identified within 15 miles from the subject property</td>
</tr>
</tbody>
</table>

The combined projected Day/Night Noise Level (DNL) for each NAL was calculated based on the effective distance from each of the noise sources and provided in the below table. The 10-year projected DNL is provided based on a 2% annual growth in traffic counts.
<table>
<thead>
<tr>
<th>Description of Noise Assessment Location (NAL)</th>
<th>Projected DNL (dB)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAL#1</td>
<td>70.2</td>
</tr>
</tbody>
</table>

The calculated noise values fall within the range of 65-75 dB, and considered “Normally Unacceptable” based on the HUD guidelines. The results of the assessment found the greatest contributor of noise to the subject property is Interstate Highway 30 located to the south and the Naval Air Station located north of the subject property. Noise mitigation will be required to establish a noise environment below 65 dB in proposed noise sensitive locations of the new development.

Various types of noise mitigation can be utilized in order to decrease the noise environment, especially in the more noise sensitive locations such as interior spaces and outdoor recreational areas. Most notable examples include when practicable, modifying the building configuration, moving the buildings farther away from the noise source, and incorporating noise attenuation in the building materials. See Noise Study Results in the Appendix.

14.11 Explosive Hazards

In accordance with §11.305(b)(7) of the TDHCA Qualified Allocation Plan, this report includes an assessment of potentially hazardous explosive facilities on or within 0.25 miles of the subject property. Hazardous facilities considered in this assessment include oil, gas or chemical pipelines, processing facilities, storage facilities or above-ground storage tanks containing liquids or gas of an explosive nature. Containers consisting of common liquid industrial fuels, such as gasoline, fuel oil, kerosene and crude oil are excepted from this analysis on the basis that these chemicals would pose no danger in terms of blast overpressure to a proposed development.

No oil, gas or chemical pipelines, processing facilities, storage facilities or other potentially hazardous explosive activities on-site or in the general area of the site that could potentially adversely impact the subject property were noted on historical information reviewed, interviews or during the site visit.
15.0 Common Acronyms

AAI – All Appropriate Inquiry
ACBM – Asbestos Containing Building Material
AST – Aboveground Storage Tank
AUL – Activity and Usage Limitation
BF – Brownfield
BTEX – Benzene, Toluene, Ethyl benzene and Xylenes
CDC – Certified Development Corporation
CERCLA – Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS – Comprehensive Environmental Response, Compensation and Liability Information System
CERCLIS NFRAP - Comprehensive Environmental Response, Compensation and Liability Information System with No Further Remedial Action Planned
CLI – Closed Landfill Inventory
CORRACTS – Corrective Action (RCRA)
CREC – Controlled recognized environmental condition
EC – Engineering Control
EPA – Environmental Protection Agency
ERNS – Emergency Response Notification System
FOIA – Freedom of Information Act
GWBZ – Groundwater Bearing Zone
HREC – Historical recognized environmental condition
IC – Institutional Control
IHW – Industrial Hazardous Waste
IOP – Innocent Owner / Operator Program
LPST – Leaking Petroleum Storage Tank
MUD – Municipal Utility District
MSD – Municipal Settings Designation
MSL – Mean Sea Level
MTBE – Methyl tert butyl ether
NAPL – Non-aqueous Phase Liquids
NPL – National Priority List
NRCS – Natural Resource Conservation Service
OSHA – Occupational Safety and Health Administration
PAH – Polycyclic Aromatic Hydrocarbons
PCB – Polychlorinated Biphenyls
PCE – Perchloroethene (Tetrachloroethene)
PPM – Parts Per Million
PSH – Phase Separated Hydrocarbons
PUD – Public Utility District
RCRA – Resource Conservation and Recovery Act
REC – Recognized environmental condition
SBA – Small Business Administration
SCL – State CERCLIS List
SPL – State Priority List
SVOCS – Semi-Volatile Organic Compounds
SWLF – Solid Waste Landfill
TCEQ – Texas Commission on Environmental Quality
TDSHS – Texas Department of State Health Services
TNRCC – Texas Natural Resource Conservation Commission
TNRIS – Texas Natural Resource Information System
TPH – Total Petroleum Hydrocarbons
TSD – Treatment, Storage and Disposal (RCRA)
TWC - Texas Water Commission
TWDB - Texas Water Development Board
USACOE – United State Army Corps of Engineers
USDA – United States Department of Agriculture
UST – Underground Storage Tank
USGS – United States Geological Survey
VCP – Voluntary Cleanup Program
VEC – Vapor Encroachment Condition
VOC – Volatile Organic Compounds
WMU – Waste Management Unit
APPENDIX I

CURRENT & HISTORICAL DOCUMENTATION
Location: Approximately 4 acres along Lands End Boulevard and Northgate Lane
Fort Worth, TX 76116
Tarrant County

PEI Project No: 20200116
SITE SKETCH-2018 Aerial Imagery

Subject Property

Location: Approximately 4 acres along Lands End Boulevard and Northgate Lane Fort Worth, TX 76116 Tarrant County

PEI Project No: 20200116
Source: TNRIS WMS

2016 NAIP Orthoimagery

PEI Project No: 20200116
2008 TOP Orthoimagery
2004 NAIP Orthoimagery - Color-infrared (CIR)
1976 Aerial Photograph
USDA NRCS SSURGO Database of Texas

The "Gridded Soil Survey Geographic (gSSURGO) Database State-tile Package" product is derived from the Soil Survey Geographic Database. SSURGO is generally the most detailed level of soil geographic data developed by the National Cooperative Soil Survey (NCSS) in accordance with NCSS mapping standards. SSURGO is designed to be used for broad planning and management uses.

Geologic Database of Texas

The Geologic Database of Texas was produced in cooperation with the US Geological Survey (USGS), and the Texas Water Development Board (TWDB) utilizing the 28 Geologic Atlas of Texas sheets (Texas Bureau of Economic Geology, Virgil Barnes, editor). These were compiled into separate geodatabases and then into a single Statewide Digital Geologic Atlas of Texas. This dataset is distributed through TNRIS.
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

USGS 7.5 Minute Topographic Series
Benbrook, 2016
The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

USGS 7.5 Minute Topographic Series
Benbrook, 2012
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

USGS 7.5 Minute Topographic Series
Benbrook, 1981
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

USGS 7.5 Minute Topographic Series
Benbrook, 1972
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

USGS 7.5 Minute Topographic Series
Benbrook, 1968
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

USGS 7.5 Minute Topographic Series
Benbrook, 1955
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

USGS 30 Minute Topographic Series
Fort Worth, 1949
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

USGS 30 Minute Topographic Series
Fort Worth, 1918
The Texas Water Development Board (TWDB) has identified and characterized 9 major and 22 minor aquifers in the state based on the quality of water supplied by each. A major aquifer is generally defined as supplying large quantities of water in small areas or relatively small quantities in large areas. The major and minor aquifers, as presently defined, underlie approximately 81 percent of the state. Lesser quantities of water may also be found in the remainder of the state.
FEMA Flood Map

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

**Zones A, AE, AH, AO, VE**
Special Flood Hazard Areas Subject to inundation by the 1% annual chance Flood Event (100-year flood). The 1% annual chance flood, also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHA includes A, AE, AH, AO, AR, A99, V, and VE.

**Zone X 500**
Point Elevations in Zone A, AE, and V that have an average depth of less than 1 foot or drainage area less than 1 square mile.

**Area With Reduced Flood Risk Due to Levee**
Moderate Flood Hazard Areas - Areas of 0.2% (500-year) annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

**Floodway**
Floodway Areas in Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**Future Conditions**
Future Conditions 1-percent annual chance (100-year) floodplain. Future conditions hydrology is shown for informational purposes only and are based on the request of the community and not by FEMA.

**Zone X**
Minimal Flood Hazard Areas - Areas determined to be outside the 0.2% (500-year) annual chance floodplain and protected by levee from 100-year flood.

**Area Not Included**
Texas Railroad Commission

Oil and gas well data and pipeline datasets were generated by the Geographic Information System of the Railroad Commission of Texas from public records at the Railroad Commission of Texas (the Commission). Each location is identified using the American Petroleum Institute (API) number of the wellbore. The Railroad Commission issues pipeline permits for common carrier operations within Texas. Permits must be renewed annually.

Digital Oil and Gas Wells

- **Permitted Location**
- **Dry Hole**
- **Oil Well**
- **Gas Well**
- **Oil/Gas Well**
- **Plugged Oil Well**
- **Plugged Gas Well**
- **Plugged Oil/Gas Well**
- **Cancelled Location**
- **Injection/Oil Well**
- **Core Test**
- **Directional Surface Location**
- **Sulfur Core Test**
- **Storage from Oil**
- **Storage from Gas**
- **Shut-In Well (Oil)**
- **Shut-In Well (Gas)**
- **Injection/Disposal from Oil**
- **Injection/Disposal from Gas**
- **Injection/Disposal from Oil/Gas**
- **Offshore Platform**
- **Geothermal Well**
- **Brine Mining Well**
- **Watter Supply Well**
- **Water Supply from Oil**
- **Water Supply from Gas**

Digital Pipeline Mapping

- **AA** ANHYDROUS AMMONIA
- **CO2** CARBON DIOXIDE
- **CRO** CRUDE OIL
- **FCL** CRUDE OIL
- **CRL** CRUDE FWS
- **NATURAL GAS**
- **PRD** REFINED LIQUID PRODUCT
- **HVL** HIGHLY VOLATILE LIQUID
- **OGG** OTHER GAS
- **OGT** OTHER GAS
- **EMT** EMMPT
Texas Railroad Commission Operator Cleanup Program Sites

The Operator Cleanup Program (OCP) under the Site Remediation Section of the RRC has oversight of complex cleanups performed by the oil and gas industry. Complex sites include those that occur in sensitive environmental areas and may require site-specific cleanup levels based on risk.

- Original Texas Land Survey (RRC/GLO)
- RRC Operator Cleanup Program Sites - Active
- RRC Operator Cleanup Program Sites - Closed

**Source:** TxRRC, TNRIS DataHub  
**Property boundary and locations are representative only.**  
**Copyright ©2016 Phase Engineering, Inc.**  

PEI Project No: 202001116
Texas Water Wells with MSD and Superfund Site Boundaries

- **TCEQ Public Water Supply Wells (PWS)**
The public water systems data was developed to support the TCEQ's Source Water Assessment and Protection Program (SWAP). The locations were obtained by the Water Supply Division as recorded from various sources. This layer was built using the best existing location data available but some errors still remain.

- **USGS National Water Inventory System (NWIS)**
The National Water Information System (NWIS) provides access to USGS water data at over 1.5 million sites. This extensive database for the nation includes the occurrence, quantity, quality, distribution and movement of surface and underground waters.

- **TWDB Groundwater Database (GWDB)**
The Groundwater Database (GWDB) of the Texas Water Development Board (TWDB) contains information about more than 130,000 water well, spring, and oil/gas test sites in Texas including associated water level and water quality data. Because data collection methods and data maintenance have varied and evolved over the years, the information in the GWDB has a range of accuracy.

- **TWDB Brackish Groundwater (BRACS)**
The Brackish Resources Aquifer Characterization System (BRACS) Database was designed to store well and geology information in support of projects to characterize the brackish groundwater resources of Texas. Brackish groundwater contains dissolved minerals in the range of 1,000 to 9,999 milligrams per liter (mg/L).

- **TWDB Submitted Drillers Reports Database (SDRDB)**
The Submitted Driller's Report Database is populated from the online Texas Well Report Submission and Retrieval System which is a cooperative Texas Department of Licensing and Regulation (TDLR) and Texas Water Development Board (TWDB) application that registered water-well drillers use to submit their required reports. This system was started 2/5/2001 and began collecting all reports in 2003.

- **TCEQ MSD Boundary**
An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records.

- **State and Federal Superfund Sites**
The Superfund database includes both State and Federal sites in the State of Texas that have been designated as Superfund cleanup sites. Federal Superfund sites have a Hazardous Ranking System score of 28.5 or above and are also on the NPL.
1. View of property facing north from Plaza Parkway (#21)

2. North view of property (#22)
3. View of south adjoining property-retail center (#23)

4. View of south adjoining property (#24)
5. View of west adjoining property-MMG Group (#25)

6. View east along Plaza Parkway (#26)
7. View north along Lands End Boulevard (#27)

8. View north along east boundary (#29)
9. View nort along east boundary (#32)

10. View of adjoining Ridgmar Crossroads condominiums (#33)
11. Trash dumpster at the east adjoining property (#36)

12. View east along Ridgmar Crossroads Condominiums (#37)
13. View north along east boundary (#40)

14. View south along Northgate Lane (#42)
15. View west along Lands End Boulevard (#46)

16. View south of property from Lands End Boulevard (#47)
17. Front view facing south from Land End Boulevard (#48)

18. View of adjoining Ridgmar Medical Lodge (#50)
19. View of adjoining Ridgmar Place (#52)

20. Rear view of adjoining MMG Group (#54)
21. View east of property from Land End Boulevard (#55)

22. Front view of adjoining retail center (#56)
APPENDIX III

OWNERSHIP & PUBLIC DOCUMENTATION
Account #: 07067135

Location

Property Address: 2201 LANDS END BLVD Interactive Map
City: FORT WORTH
Zipcode: 76116
Georeference: 34420-102-2A
Neighborhood Code: APT-Ridgmar
Latitude: 32.7383594115
Longitude: -97.4300435821
TAD Map: 2018-388
MAPSCO: TAR-074F

Property Data

Legal Description: RIDGMAR ADDITION Block 102 Lot 2A
Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL WATER DISTRICT
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

State Code: C1C Vacant Land Commercial
Agent: JOHN H. MADDUX, INC. (00096)

Site Number: 80881601
Site Name: LEONARD MIRANDA TRUST ETAL
Site Class: LandVacantComm - Vacant Land - Commercial
# of Parcels: 1

Primary Building:

Land Sqft ♦: 103,237
Land Acres ♦: 2.3699
Pool: N

Owner Information

Current Owner: LEONARD MIRANDA TRUST ETAL
600 N PEARL ST STE S2202
DALLAS, TX 75201-2822

Deed Date: 11-20-2013
Deed Page: 0000000
Deed Volume: 0000000
Instrument: D213298620
Previous Owners:

<table>
<thead>
<tr>
<th>Name</th>
<th>Date</th>
<th>Instrument</th>
<th>Deed Vol</th>
<th>Deed Page</th>
</tr>
</thead>
</table>
Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD’s database. Tarrant County Tax Office Account Information

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvement Market</th>
<th>Land Market</th>
<th>Total Market</th>
<th>Total Appraised</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$0</td>
<td>$190,988</td>
<td>$190,988</td>
<td>$190,988</td>
</tr>
<tr>
<td>2019</td>
<td>$0</td>
<td>$190,988</td>
<td>$190,988</td>
<td>$190,988</td>
</tr>
<tr>
<td>2018</td>
<td>$0</td>
<td>$190,988</td>
<td>$190,988</td>
<td>$190,988</td>
</tr>
<tr>
<td>2017</td>
<td>$0</td>
<td>$190,988</td>
<td>$190,988</td>
<td>$190,988</td>
</tr>
<tr>
<td>2016</td>
<td>$0</td>
<td>$189,956</td>
<td>$189,956</td>
<td>$189,956</td>
</tr>
<tr>
<td>2015</td>
<td>$0</td>
<td>$190,000</td>
<td>$190,000</td>
<td>$190,000</td>
</tr>
</tbody>
</table>

A zero value indicates that the property record has not yet been completed for the indicated tax year.
† Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions
Account #: 07067143

Location

Property Address: 2301 LANDS END BLVD Interactive Map
City: FORT WORTH
Zipcode: 76116
Georeference: 34420-102-2B
Neighborhood Code: APT-Ridgmar
Latitude: 32.7375405789
Longitude: -97.4306830314
TAD Map: 2018-388
MAPSCO: TAR-074F

Property Data

Legal Description: RIDGMAR ADDITION Block 102 Lot 2B
Jurisdictions:
026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL WATER DISTRICT
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

State Code: C1C Vacant Land Commercial
Agent: None
Notice Sent:
Protest Deadline:

Site Number: 80736599
Site Name: FOR SALE
Site Class: LandVacantComm - Vacant Land - Commercial
# of Parcels: 1

Primary Building:

Land Sqft ♦: 68,241
Land Acres ♦: 1.5665
Pool: N

††† Rounded
♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:
MIRANDA LEONARD REVOCABLE TRUST
2120 RIDGMAR BLVD STE 14
C/O JOHN MADDUX
FORT WORTH, TX 76116

Deed Date: 07-24-2019
Instrument: D219178670
Previous Owners:

<table>
<thead>
<tr>
<th>Name</th>
<th>Date</th>
<th>Instrument</th>
<th>Deed Vol</th>
<th>Deed Page</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Date</td>
<td>Instrument</td>
<td>Deed Vol</td>
<td>Deed Page</td>
</tr>
<tr>
<td>------------------</td>
<td>----------</td>
<td>------------</td>
<td>----------</td>
<td>-----------</td>
</tr>
<tr>
<td>LEONARD MIRANDA</td>
<td>07-18-2019</td>
<td>D219178661</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TEAM BANK TR</td>
<td>01-02-1997</td>
<td>00107910001862</td>
<td>0010791</td>
<td>0001862</td>
</tr>
</tbody>
</table>

## Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office

### Account Information

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvement Market</th>
<th>Land Market</th>
<th>Total Market</th>
<th>Total Appraised</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$0</td>
<td>$187,663</td>
<td>$187,663</td>
<td>$187,663</td>
</tr>
<tr>
<td>2019</td>
<td>$0</td>
<td>$187,663</td>
<td>$187,663</td>
<td>$187,663</td>
</tr>
<tr>
<td>2018</td>
<td>$0</td>
<td>$187,663</td>
<td>$187,663</td>
<td>$187,663</td>
</tr>
<tr>
<td>2017</td>
<td>$0</td>
<td>$187,663</td>
<td>$187,663</td>
<td>$187,663</td>
</tr>
<tr>
<td>2016</td>
<td>$0</td>
<td>$187,663</td>
<td>$187,663</td>
<td>$187,663</td>
</tr>
<tr>
<td>2015</td>
<td>$0</td>
<td>$187,663</td>
<td>$187,663</td>
<td>$187,663</td>
</tr>
</tbody>
</table>

A zero value indicates that the property record has not yet been completed for the indicated tax year.

† Appraised value may be less than market value due to state-mandated limitations on value increases

## Exemptions
Regulatory Database Search

Job Number: 202001116
Report Date: January 23, 2020

Property:

202001116
Fort Worth, TX 76116

Prepared For:
Phase Engineering, Inc.
5524 Cornish St.
Houston, TX 77007

Notice of Disclaimer - All materials and services are provided on an "as is" and "as available" basis without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchant ability or fitness for a particular purpose, or the warranty of non-infringement. Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to AAI Environmental Data, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in AAI Environmental Data's databases. All Sites are depicted by a point representing their approximate location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be Waiver of Liability - Although AAI Environmental Data uses its best efforts to research the actual location of each site, AAI Environmental Data does not and cannot warrant the accuracy of these sites with regard to exact location and size. All authorized users of AAI Environmental Data's services are signifying an understanding of AAI Environmental Data's searching and mapping conventions and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations. Your exclusive remedy and AAI Environmental Data's entire liability, if any, for any claims, other than those waived above arising out of these terms of use and your use of this information shall be limited to the amount paid for the database report giving rise to the liability. In no event shall AAI Environmental Data or its affiliates be liable to you or any third party for any special, punitive, incidental, indirect or consequential damages of any kind, or any damages whatsoever, including, without limitation, those resulting from loss of use, data or profits, whether or not AAI Environmental Data has been advised of the possibility of such damages, and on any theory of liability, arising out of or in connection with the use of this data.
Location Map

Site
Location: Fort Worth, TX 76116
Job Number: 202001116

Scale: 1:10,306

Note: Property location and boundaries are representative only.
## Search Summary

**Job Number:** 20200116

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPA</td>
<td>SEMS**</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA**</td>
<td>0.25</td>
<td>0</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>1</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA_TSDF</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA_CORRACT</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>NRC</td>
<td>ERNS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

### Federal Sites

- **Adjoining properties are defined as being within a search radius of 0.25 mi. from the subject property boundaries.**

### State and Tribal Sites

#### TCEQ
- SPL: 1.000
- MSW: 0.500
- CLI: 0.500
- AST: 0.25
- UST: 0.25
- LPST: 0.500
- RDR: 0.25
- IOP: 0.500
- VCP: 0.500
- RRC-VCP: 0.500
- BROWNFIELD: 0.500
- IHW: 0.25
- IHWCA: 0.500
- RRC-BRP: 0.500

#### RRC TX
-RCRA_TSDF: 0.500
-RCRA_CORRACT: 0.500
-RCRA: **RCRA includes RCRA and IC/EC

### Supplemental Databases

- MSD: 1.000
- DCR: 0.500
- DCRP: 0.500
- ACRES: 0.500

*Adjoining properties are defined as being within a search radius of 0.25 mi. from the subject property boundaries.*

**SEMS includes CERCLIS, NPL, NPL delisted, NFRAP, and IC/EC

***RCRA includes RCRA and IC/EC
Search Summary

Job Number: 202001116

Ungeocodables Summary

Zipcode: Ungeocoded Sites:
<table>
<thead>
<tr>
<th>Map ID</th>
<th>Type</th>
<th>Facility ID</th>
<th>Facility Name</th>
<th>Address</th>
<th>Distance</th>
<th>Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>DRY CLEANER</td>
<td>DCR12726</td>
<td>KELL CLEANERS</td>
<td>2400 LANDS END BLVD STE 131</td>
<td>6550 WEST FREEWAY</td>
<td>0.048 SW</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FORT WORTH, TX 76116</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>RCRA</td>
<td>TXR000063339</td>
<td>NTB NO 695</td>
<td>6500 WEST FWY STE 600</td>
<td>6550 WEST FREEWAY</td>
<td>0.063 S</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FORT WORTH, TX 76116</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>IHW</td>
<td>38839</td>
<td>SUNBELT NURSERY GROUP 1</td>
<td>6500 WEST FWY STE 600</td>
<td></td>
<td>0.124 SE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>RIDGEMAR CENT</td>
<td>FORT WORTH, TX 76116</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>LPST</td>
<td>104886</td>
<td>FIRESTONE 24F8</td>
<td>6921 GREEN OAKS RD</td>
<td></td>
<td>0.224 W</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FORT WORTH, TX</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>UST</td>
<td>21037</td>
<td>FIRESTONE 24F8</td>
<td>6921 GREEN OAKS RD</td>
<td></td>
<td>0.224 W</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FORT WORTH, TX 76116</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>LPST</td>
<td>96932</td>
<td>PETTY CASH 2</td>
<td>2701 GREEN OAKS RD</td>
<td></td>
<td>0.231 SW</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FORT WORTH, TX</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>UST</td>
<td>34377</td>
<td>BHOC NO 50</td>
<td>2701 GREEN OAKS RD</td>
<td></td>
<td>0.231 SW</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FORT WORTH, TX 76116</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>LPST</td>
<td>107516</td>
<td>SEARS 1267</td>
<td>1800 GREEN OAKS RD</td>
<td></td>
<td>0.337 NW</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FORT WORTH, TX</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MAP ID</td>
<td>FACILITY ADDRESS: 2400 LANDS END BLVD STE 131</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------</td>
<td>-----------------------------------------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>FORT WORTH, TX 76116</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**HAZARD TYPE:** DRY CLEANER  
**DISTANCE:** 0.048 SW

**FACILITY INFORMATION:**

<table>
<thead>
<tr>
<th>Regulated Entity ID</th>
<th>RN104028634</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regulated Entity Name</td>
<td>KELL CLEANERS</td>
</tr>
<tr>
<td>Dry Cleaner ID</td>
<td>DCR12726</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Principle Name</th>
<th>Site Type</th>
<th>Site Status</th>
<th>Solvents</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>L E INVESTMENTS LLC</td>
<td>DROP STATION REGISTRATION</td>
<td>ACTIVE</td>
<td></td>
</tr>
<tr>
<td>2005</td>
<td>DROP STATION REGISTRATION</td>
<td>INACTIVE</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Dry Cleaner Remediation Program:** No
**FACILITY INFORMATION**

<table>
<thead>
<tr>
<th>MAP ID</th>
<th>HAZARD TYPE: RCRA</th>
<th>FACILITY ADDRESS: 6550 WEST FREEWAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td></td>
<td>FORT WORTH TX 76116</td>
</tr>
<tr>
<td></td>
<td>DISTANCE: 0.063 S</td>
<td></td>
</tr>
</tbody>
</table>

**ADDRESS:** 6550 WEST FREEWAY

**DISTANCE:** 0.063 S

**FACILITY INFORMATION**

- **EPA ID Number:** TXR000063339
- **All RCRA/EPA ID Numbers:** TXR000063339
- **Current Site Name:** NATIONAL TIRE & BATTERY #8695
- **NAICS Code:** 811111
- **NAICS Description:** General Automotive Repair
- **Hazardous Report Universe Record:** VSQG
- **Full Enforcement Universe:**
- **Federal Waste Generator Code:** Conditionally Exempt Small Quantity Generator
- **Transporter:** N
- **Active Site Universe:** Handler
- **Operating TSDF (Treatment, Storage, or Disposal Unit) Universe:**

**RCRA Hyperlink:** [http://oaspub.epa.gov/enviro/fac_gateway.main?p_regid=110022307047](http://oaspub.epa.gov/enviro/fac_gateway.main?p_regid=110022307047)

**ECHO Hyperlink:** [https://echo.epa.gov/detailed-facility-report?fid=TXR000063339](https://echo.epa.gov/detailed-facility-report?fid=TXR000063339)

**CORRECTIVE ACTION:**

- **Corrective Action Workload?** No

**ENFORCEMENTS**

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Type</th>
<th>Description</th>
<th>Agency</th>
<th>Date Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**EVALUATIONS**

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Type</th>
<th>Description</th>
<th>Agency</th>
<th>Start Date</th>
<th>Violation Found</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**VIOLATIONS**

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Agency</th>
<th>Scheduled Compliance Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**INSTITUTIONAL AND ENGINEERING CONTROLS:**

<table>
<thead>
<tr>
<th>Site ID</th>
<th>Site Name</th>
<th>Event Code</th>
<th>Event Description</th>
<th>Actual Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### FACILITY INFORMATION:

- **Solid Waste Registration Number:** 38839
- **Facility Site Name:** SUNBELT NURSERY GROUP 1 RIDGEMAR CENT
- **Initial Notification Date:** 19890407
- **Last Amendment Date:** 20010214
- **EPA ID Number for Facility:** TXD117454777
- **TCEQ Hazardous Waste Permit Number:** None Reported
- **Description of Facility/Site Location:** 6500 W Fwy, Ste 600, Fort Worth, TX
- **Site Land Type:** PRIVATE
- **Generator of Waste:** Yes
- **Receiver of Waste:** No
- **Transporter of Waste:** No
- **Transfer Facility:** No
- **Maquiladora (Mexican facility):** No
- **Registration Status:** INACTIVE
- **Registration Type:** Small Quantity Generator

#### INDUSTRY TYPE CODES:

- **Standard Industrialization Code:** 112930 Fur-Bearing Animal and Rabbit Production

### WASTE MANAGEMENT UNITS

<table>
<thead>
<tr>
<th>Sequence Number</th>
<th>Description</th>
<th>Unit Type</th>
<th>Status</th>
</tr>
</thead>
</table>

### WASTE INFORMATION:

- **Waste ID:** New Texas
  - **Waste Code Classification:**
  - **Radioactive?** No
  - **Treated Offsite?** No
- **Generator Description:** Not Reported
<table>
<thead>
<tr>
<th>MAP ID</th>
<th>HAZARD TYPE</th>
<th>FACILITY ADDRESS</th>
<th>DISTANCE</th>
<th>W</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>LPST</td>
<td>6921 GREEN OAKS RD</td>
<td>0.224</td>
<td></td>
</tr>
</tbody>
</table>

**LPST INFORMATION:**

- LPST ID: 104886
- Facility Name: FIRESTONE 24F8
- TCEQ Reference Number: RN101558336
- Facility ID: 21037
- Discovered: 10/07/1992
- Reported: 10/08/1992
- Date Entered: 01/05/1993
- Closure Date: 02/17/1993
- TCEQ Region: REGION 04 - DFW METROPLEX
- Priority Code: 5 - MINOR SOIL CONTAMINATION - DOES NOT REQUIRE A RAP
- Status Code: 6A - FINAL CONCURRENCE ISSUED
- Program Area: 2 - REGION
| FACILITY ID: | 21037 | Facility Contact: |
| FACILITY NAME: | FIRESTONE 24F8 | Facility Contact Title: |
| FACILITY TYPE: | RETAIL | Facility Contact Phone: 8177310886 |
| FACILITY BEGIN DATE: | 09/01/1989 | |
| FACILITY STATUS: | INACTIVE | |
| NUMBER OF ACTIVE USTs: | 0 | |
| NUMBER OF ACTIVE ASTs: | 0 | |

**OWNER INFORMATION:**

| Owner Name: | BFS RETAIL AND COMMERCIAL | Owner ID: | CN600404446 |
| Owner Type: | CO | |
| Contact Mailing Address: | | Contact Phone: |

**OPERATOR INFORMATION:**

| Effective Date: | | Effective Date: |
| Operator CN: | | Operator Type: |
| Operator Name: | | |

**TANK DETAILS:**

| UST ID: | 53983 | Tank Installation Date: 01/01/1976 |
| Tank ID: | 1 | Tank Registration Date: 05/08/1986 |
| Number of Compartments: | 1 | Current Status Date: 09/29/1992 |
| Tank Capacity (in gallons): | 550 | |
| Tank Status: | REMOVED FROM GROUND | |

**COMPARTMENT DETAILS:**

<p>| Tank ID: | 1 | Substance Stored 1: USED OIL |
| Compartment ID: | A | Substance Stored 2: |
| Capacity (in gallons): | 550 | Substance Stored 3: |</p>
<table>
<thead>
<tr>
<th><strong>MAP ID</strong></th>
<th><strong>HAZARD TYPE:</strong></th>
<th><strong>FACILITY ADDRESS:</strong></th>
<th><strong>DISTANCE:</strong></th>
<th><strong>SW</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>LPST</td>
<td>2701 GREEN OAKS RD</td>
<td>0.231</td>
<td>SW</td>
</tr>
<tr>
<td></td>
<td></td>
<td>FORT WORTH, TX</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LPST INFORMATION:**

- **LPST ID:** 96932
- **Facility Name:** PETTY CASH 2
- **TCEQ Reference Number:** RN102345436
- **Facility ID:** 34377
- **Discovered:** 10/10/1990
- **Reported:** 10/10/1990
- **Date Entered:** 10/12/1990
- **Closure Date:** 10/31/1997
- **TCEQ Region:** REGION 04 - DFW METROPLEX
- **Priority Code:** 4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
- **Status Code:** 6A - FINAL CONCURRENCE ISSUED
- **Program Area:** 1 - RPR
<table>
<thead>
<tr>
<th>MAP ID</th>
<th>HAZARD TYPE</th>
<th>FACILITY ADDRESS</th>
<th>DISTANCE</th>
<th>CENTRALIZATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>UST</td>
<td>2701 GREEN OAKS RD</td>
<td>0.231 SW</td>
<td>FORT WORTH, TX 76116</td>
</tr>
</tbody>
</table>

### FACILITY INFORMATION:
- **Facility ID:** 34377
- **Facility Name:** BHOC NO 50
- **Facility Type:** RETAIL
- **Facility Begin Date:** 12/07/1986
- **Facility Status:** INACTIVE
- **Number of Active USTs:** 0
- **Number of Active ASTs:** 0
- **Operator CN:**
- **Operator Name:**
- **Owner Name:** BARNEY HOLLAND OIL COMPANY
- **Owner ID:** CN601098262
- **Contact Mailing Address:**
- **Contact Phone:**
- **Facility Contact:**
- **Facility Contact Title:**
- **Facility Contact Phone:** 8176261961
- **Enforcement Action:**
- **Enforcement Action Date:**

### OWNER INFORMATION:
- **Owner Name:** BARNEY HOLLAND OIL COMPANY
- **Owner ID:** CN601098262
- **Owner Type:** CO
- **Contact Mailing Address:**
- **Contact Phone:**

### OPERATOR INFORMATION:
- **Operator CN:**
- **Operator Name:**
- **Effective Date:**
- **Operator Type:**

### TANK DETAILS:
- **UST ID:** 90914
- **Tank ID:** 1
- **Number of Compartments:** 1
- **Tank Capacity (in gallons):** 6000
- **Tank Status:** REMOVED FROM GROUND
- **Tank Installation Date:** 01/01/1966
- **Tank Registration Date:** 05/08/1986
- **Current Status Date:** 01/20/1994
- **Substance Stored 1:** GASOLINE
- **Substance Stored 2:**
- **Substance Stored 3:**

### COMPARTMENT DETAILS:
- **Compartment ID:** A
- **Capacity (in gallons):** 6000

### TANK DETAILS:
- **UST ID:** 90915
- **Tank ID:** 5
- **Number of Compartments:** 1
- **Tank Capacity (in gallons):**
- **Tank Status:** PERM FILLED IN PLACE
- **Tank Installation Date:** 01/01/1966
- **Tank Registration Date:** 05/08/1986
- **Current Status Date:** 09/30/1985
- **Substance Stored 1:** USED OIL
- **Substance Stored 2:**
- **Substance Stored 3:**

### COMPARTMENT DETAILS:
- **Compartment ID:** A
- **Capacity (in gallons):**

### TANK DETAILS:
- **UST ID:** 90916
- **Tank ID:** 4
- **Number of Compartments:** 1
- **Tank Capacity (in gallons):** 1000
- **Tank Status:** REMOVED FROM GROUND
- **Tank Installation Date:** 01/01/1966
- **Tank Registration Date:** 05/08/1986
- **Current Status Date:** 01/20/1994
- **Substance Stored 1:**
- **Substance Stored 2:**
- **Substance Stored 3:**
| COMPARTMENT DETAILS: |  | TANK DETAILS: |  | COMPARTMENT DETAILS: |  | TANK DETAILS: |  | COMPARTMENT DETAILS: |  |
|----------------------|----------------|----------------|----------------|----------------------|----------------|----------------|----------------|----------------------|----------------
<p>| Tank ID: 4 | Compartment ID: A | Substance Stored 1: USED OIL | UST ID: 90917 | Tank Installation Date: 01/01/1966 | Tank ID: 3 | Substance Stored 1: GASOLINE | UST ID: 90918 | Tank Installation Date: 01/01/1966 | Tank ID: 2 | Substance Stored 1: GASOLINE |
| Capacity (in gallons): 1000 | | Substance Stored 2: | Tank ID: 3 | Tank Registration Date: 05/08/1986 | Number of Compartments: 1 | Tank Registration Date: 05/08/1986 | Number of Compartments: 2 | Current Status Date: 01/20/1994 | Number of Compartments: 1 | Current Status Date: 01/20/1994 |
| | | Substance Stored 3: | | Current Status Date: 01/20/1994 | | Current Status Date: 01/20/1994 | | | |
| | | | | Tank Status: REMOVED FROM GROUND | | Tank Status: REMOVED FROM GROUND | | | |
| | | | | | | | | | |</p>
<table>
<thead>
<tr>
<th>MAP ID</th>
<th>HAZARD TYPE: LPST</th>
<th>FACILITY ADDRESS: 1800 GREEN OAKS RD</th>
<th>DISTANCE: 0.337 NW</th>
<th>FORT WORTH, TX</th>
</tr>
</thead>
</table>

**LPST INFORMATION:**

- **LPST ID:** 107516
- **Facility Name:** SEARS 1267
- **TCEQ Reference Number:** RN100704386
- **Facility ID:** 42251
- **Discovered:** 11/10/1993
- **Reported:** 12/06/1993
- **Date Entered:** 12/17/1993
- **Closure Date:** 09/21/1998
- **TCEQ Region:** REGION 04 - DFW METROPLEX
- **Priority Code:** 4.2 - NO GW IMPACT NO APPARENT THREATS OR IMPACTS TO RECEPTORS
- **Status Code:** 6A - FINAL CONCURRENCE ISSUED
- **Program Area:** 1 - RPR
Ungeocodables

The following sites were not geocoded due to mapping and/or database limitations. These sites are believed to be within the subject sites zip code or in an adjacent zip code within 1/2 mile of the subject property, but due to database inaccuracies, no guarantees can be made that these sites actually exist within the zip code nor can it be guaranteed that the listed sites are the only sites in the zip code.

The following ZIP codes have been searched for ungeocodables  76107  76116

<table>
<thead>
<tr>
<th>Facility ID</th>
<th>Type</th>
<th>Facility Name</th>
<th>Street Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>No Ungeocoded Sites</td>
</tr>
</tbody>
</table>
DATA SOURCES

SEMS Superfund Enterprise Management System - Effective January 31, 2014, the Superfund program decommissioned CERCLIS and transitioned to the Superfund Enterprise Management System (SEMS). CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) was a database used by the U.S. Environmental Protection Agency (EPA) to track activities under its Superfund program. The reports previously generated by the CERCLIS legacy system are now updated with SEMS – the Superfund Enterprise Management System – and include the same data and content. This database is the source for CERCLIS, NPL, NPL Delisted, NFRAP and IC/EC.

RCRA Resource Conservation and Recovery Act Information - RCRAInfo is the U.S. Environmental Protection Agency’s comprehensive information and inventory system that supports the RCRA (1976) and HSWA (1984) through the tracking of events and activities regarding permit/closure status, compliance with Federal and State regulations and cleanup activities at facilities that generate, treat, store or dispose of hazardous waste. Information on cleaning up after accidents or other activities that result in a release of hazardous materials to the water, air or land is also reported through RCRAInfo. Corrective Action is a requirement under RCRA which requires TSD facilities owners and operators to investigate and cleanup hazardous waste releases into soil, groundwater, surface water and air.

ACRES Assessment, Cleanup and Redevelopment Exchange System (EPA Brownfield) - The EPA’s ACRES database stores information reported by EPA Brownfields Grantees on Brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. Recipients are awarded EPA Brownfields funding to address hazardous substances and/or petroleum contamination at brownfield properties. The EPA's Brownfields Program is designed to empower states, communities, and other stakeholders in economic development to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.

Land Use Controls (LUCs) - Land Use controls may consist of Institutional Controls (ICs) and Engineering Controls (ECs). LUCs help to minimize the potential for exposure to contamination and/or protect the integrity of a response action and are typically designed to work by limiting land and/or resource use or by providing information that helps modify or guide human behavior at a site. Institutional Controls (ICs) are non-engineering measures and are almost always used in conjunction with, or as a supplement to, other measures such as waste treatment or containment. There are four categories of ICs: Governmental Controls (zoning restrictions, ordinances, statues, building permits or other provisions that restrict land or resource use at a site), Proprietary Controls (easements, covenants, Deed Restrictions), Enforcement and Permit Tools (consent decrees, administrative orders), and Informational Devices (State Registries of contaminated sites, deed notices and advisories). ICs are used when contamination is first discovered, when remedies are ongoing and when residual contamination remains onsite at a level that does not allow for unlimited use and unrestricted exposure after cleanup. Engineering Controls (ECs) encompass a variety of engineered and constructed physical barriers to contain and/or prevent exposure to contamination on a property. ECs are often installed during cleanup as a condition of a no further action determination and are generally intended to be in place for long periods of time.

ERNS Emergency Response Notification System – is the database used to store information on notifications of oil discharges and hazardous substances release. The ERNS program is a cooperative data sharing effort among the Environmental Protection Agency (EPA) Headquarters, the Department of Transportation (DOT), National Transportation Systems Center (NTSC), the ten EPA Regions, the U.S. Coast Guard (USCG), and the National Response Center (NRC). ERNS provides the most comprehensive data compiled on notifications of oil discharges and hazardous substances releases in the United States. The types of release reports that are available in ERNS fall into three major categories: substances designated as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended; oil and petroleum products (Clean Water Act of 1972), as amended by the Oil Pollution Act of 1990; and all other types of materials. Earns is a database of initial notifications and not incidents, so there are limitations to the data. There may be multiple reports for a single incident, and because reports are taken over the phone, misspellings, and locational information limit the quality of some data.

State Superfund Registry in Texas - was established by the 69th Texas Legislature in 1985 and administered by TCEQ lists those abandoned or inactive sites that have serious contamination but do not qualify for the federal program, and therefore are cleaned up under the state program. The state must comply with federal guidelines in administering the state Superfund program, but EPA approval of the state Superfund actions is not required. The Remediation Division manages Superfund sites, or provides management assistance to EPA on RP-lead Superfund sites, after the site is identified as being eligible for listing on either the state Superfund registry or the federal National Priorities List (NPL).

Municipal Solid Waste – MSW data is provided by the State and the state's 24 Councils of Governments (COGs) which have been designated as the regional municipal solid waste planning entities for Texas and are responsible for developing municipal solid waste management plans (regional plans) to encourage regional approaches to providing services and reducing MSW generation. Data on Municipal Solid Waste Facilities in Texas includes:
• MSW- Facilities (MSW) - Issued permits and other authorizations as well as pending applications for municipal solid waste landfills and processing facilities that are active, inactive, or not yet constructed.
• MWS-Closed (MSW-C) - Issued and revoked permits and other authorizations for municipal landfills and processing facilities that have closed, and applications that were withdrawn or denied.
• Closed Landfill Inventory (CLI) - Historical information listing old, closed unnumbered MSW landfills that were operated before permits were required, as well as unauthorized landfills, and miscellaneous illegal dumps and disposal site. Approximately 4200 sites were compiled in 1993, by the TCEQ in conjunction with Southwest Texas State University and the 24 COGS in Texas; estimated point locations were mapped and available historical information was collected into a database for each county and COG.

TCEQ Petroleum Storage Tank Program (PST) - regulates underground storage tanks (USTs), and to a lesser extent, aboveground storage tanks (ASTs), containing petroleum or hazardous substances. The PST Program has established action levels and screening criteria for PST chemicals of concern (COCs), to help determine whether sites must be assigned an LPST number and further investigation.

TCEQ Leaking Petroleum Storage Tanks (LPST) data – is maintained the Remediation Division oversees the cleanup of petroleum substance and hazardous releases from regulated aboveground and underground storage tanks.
DATA SOURCES

TCEQ Release Determination Reports (RDR) – are reported to the PST Program and maintained by the Remediation Division. These are used to report the results from an investigation of a suspected or confirmed release. A RDR is not always associated with a registered LPST or PST site. The RDR dataset included in this search is limited.

TCEQ Innocent Owner / Operator Program (IOP) The Texas IOP created by House Bill 2776 of the 75th Legislature, provides a certificate to an innocent owner or operator if their property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.

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

TCEQ Brownfields Site Assessments (BSA) – The BSA Program administers a grant provided by the EPA to perform Brownfields site assessment for local governments and non-profit organizations who are not responsible parties. TCEQ works in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, to facilitate cleanup, transfer and revitalization of Brownfields through the development of regulatory, tax, and technical assistance tools.

TCEQ Industrial and Hazardous Waste Program (IHWA) – The Texas Commission on Environmental Quality (TCEQ) oversees both wastes generated in Texas and those generated outside the state and sent to Texas for treatment, storage, and/or disposal, hazardous waste is one that is listed as such by the EPA or that exhibits one or more hazardous characteristics (ignitability, reactivity, corrosiveness, or toxicity). Owners or operators of hazardous waste management units must have permits during the active life (including the closure period) of the unit and are subject to both state and federal requirements. The Industrial and Hazardous Waste Datasets are statewide files from the TRACs-IHW system that include the permitting and annual reporting of industrial and hazardous wastes to the TCEQ.

TCEQ Industrial and Hazardous Waste Corrective Action Program (IHWCA) - The Remediation Division of the TCEQ oversees the Corrective Action Program. Corrective Action is triggered when there is a documented release of hazardous waste constituents to the environment; these releases are the result of the past and present activities at RCRA-regulated facilities. The Corrective Action process includes the investigation/evaluation, and if necessary remediation and cleanup of any contaminated air, groundwater, surface water, or soil of hazardous waste management spills or releases from waste management units and release areas, to ensure protection of human health and the environment. Corrective action requirements apply to all solid waste management units and areas of concern at a facility requiring regulatory agency permitting or closure.

Dry Cleaner Registration (DCR) - State law requires that all dry-cleaning drop stations and facilities register annually with the TCEQ, which implements performance standards at these facilities as appropriate.

TCEQ Dry Cleaner Remediation Program (DCRP) - was established under House Bill 1366 (Sept. 1, 2003) which established new environmental standards for dry cleaners and a remediation fund to assist with remediation of contamination caused by dry cleaning solvents. The program establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund.

Municipal Setting Designations (MSD) - is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the application potable-water protective concentration level. The prohibition must be in the form of a city ordinance or a restrictive covenant that is enforceable by the city and filed in the property records. MSD is managed by the Remediation Division.

Railroad Commission of Texas Brownfields Response Program (BRP) - The Railroad Commission of Texas (RRC) regulates the exploration, production and transportation of oil and natural gas in Texas. The Brownfields response program (BRP) is designed to identify brownfields associated with oil and gas activities and to promote voluntary cleanup by providing federal grant funding for environmental site assessments. The objective of the BRP is to restore brownfields properties in communities across Texas by increasing the redevelopment potential of abandoned oil and gas sites.

Railroad Commission of Texas Voluntary Cleanup Program (RRC-VCP) - The purpose of the voluntary cleanup program is to provide an incentive to cleanup property contaminated by activities under Railroad Commission jurisdiction by removing the liability to the state of lenders, developers, owners, and operators who did not cause or contribute to contamination (a waste, pollutant or other substance or material regulated by or that results from an activity under the jurisdiction of the RRC) released at the site. The program is restricted to voluntary actions but does not replace other voluntary actions.
DATA SOURCES

Tribal Databases — The United States has a unique legal relationship with federally-recognized Indian tribes based on the Constitution, treaties, statutes, executive orders and court decisions. The EPA became the first federal agency to adopt a formal Indian Policy (1984) of working with tribes on a government-to-government basis. There are 561 federally-recognized tribes within the United States. Each tribe is an independent, sovereign nation, responsible for setting standards, making environmental policy, and managing environmental programs for its people. In Texas, these include the Alabama-Coushatta Tribe of Texas, Kickapoo Traditional Tribe of Texas, and the Ysleta Del Sur Pueblo of Texas. The EPA Region 6 Tribal Team members work as liaisons and partner with Tribes in Region 6 on a government-to-government basis, consistent with their inherent sovereignty, assisting other EPA Divisions to resolve environmental issues, consult, and support the development of tribal environmental protection programs. The American Indian Environmental Office manages the Tribal Air, Compliance Enforcement, Waste, Solid Waste and Emergency Response (OSWER), Underground Storage Tanks, Water programs. Brownfields Land Revitalization, Emergency Management, Federal Facilities Restoration and Reuse Office, Office of Resource Conservation and Recovery, Office of Superfund Remediation and Technology Innovation and Office of Underground Storage Tanks (OUST) have tribal response programs or coordinate with Indian tribes. Tribal facility information within these programs is reported through the EPA.
Central Registry Query – Regulated Entity Information

Regulated Entity Information

**RN Number:** RN104028634  
**Name:** KELL CLEANERS  
**Primary Business:** No primary business description on file.  
**Street Address:** 2400 LANDS END BLVD STE 131, FORT WORTH TX 76116 2170  
**County:** TARRANT  
**Nearest City:** No near city on file.  
**State:** TX  
**Near ZIP Code:** No near zip code on file.  
**Physical Location:** No physical location description ON file.

Affiliated Customers - Current
Your Search Returned 1 Current Affiliation Records (View Affiliation History)

The Customer Name displayed may be different than the Customer Name associated to the Additional IDs related to the customer. This name may be different due to ownership changes, legal name changes, or other administrative changes.

1-1 of 1 Records

<table>
<thead>
<tr>
<th>CN Number</th>
<th>Customer Name</th>
<th>Customer Role(s)</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>CN602505281</td>
<td>L E INVESTMENTS LLC</td>
<td>OWNER</td>
<td></td>
</tr>
</tbody>
</table>

Industry Type Codes

<table>
<thead>
<tr>
<th>Code</th>
<th>Classification</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>No NAICS or SIC Codes on file.</td>
</tr>
</tbody>
</table>

Permits, Registrations, or Other Authorizations
There are a total of 2 programs and IDs for this regulated entity. Click on a column name to change the sort order.

1-2 of 2 Records

<table>
<thead>
<tr>
<th>Program</th>
<th>ID Type</th>
<th>ID Number</th>
<th>ID Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRY CLEANERS REGISTRATION</td>
<td>INTERNAL</td>
<td>104028634</td>
<td>CANCELLED</td>
</tr>
<tr>
<td>DRY CLEANERS REGISTRATION</td>
<td>REGISTRATION</td>
<td>DCR12726</td>
<td>ACTIVE</td>
</tr>
</tbody>
</table>
Central Registry

The Customer Name displayed may be different than the Customer Name associated to the Additional IDs related to the customer. This name may be different due to ownership changes, legal name changes, or other administrative changes.

Detail of: Dry Cleaners Registration Registration DCR12726
For: KELL CLEANERS (RN104028634)
2400 LANDS END BLVD STE 131, FORT WORTH

Registration Status: ACTIVE

Held by: L E INVESTMENTS LLC (CN602505281) View 'Issued To' History
OWNER
Now Known As: L E Investments, LLC
Mailing Address: Not on file

Related Information:

Correspondence Tracking
Registration Information

There is no information related to this Registration in the following categories:

Commissioners' Actions
Effective Enforcement Orders
Criminal Convictions
Proposed Enforcement Orders
Complaints
Discharges
Emergency Response Events
Emission Events
Fish Kills
Other Incidents
Investigations
Periodic Reports
Central Registry

The Customer Name displayed may be different than the Customer Name associated to the Additional IDs related to the customer. This name may be different due to ownership changes, legal name changes, or other administrative changes.

Detail of: **Dry Cleaners Registration Registration DCR12726**
For: **KELL CLEANERS (RN104028634)**
2400 LANDS END BLVD STE 131, FORT WORTH

Registration Status: **ACTIVE**

Held by: **L E INVESTMENTS LLC (CN602505281) View 'Issued To' History OWNER**

Now Known As: **L E Investments, LLC**

Mailing Address: Not on file

---

**Correspondence Tracking**

<table>
<thead>
<tr>
<th>Tracking No.</th>
<th>Received/Sent</th>
<th>Direction</th>
<th>Type</th>
<th>Subject</th>
<th>Due Date</th>
<th>End Date</th>
<th>Document Date</th>
<th>Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>3031132</td>
<td>09/22/2004</td>
<td>INCOMING</td>
<td>DROP STATION REGISTRATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3012378</td>
<td>11/21/2003</td>
<td>INCOMING</td>
<td>DROP STATION REGISTRATION</td>
<td></td>
<td></td>
<td></td>
<td>10/11/2011</td>
<td></td>
</tr>
</tbody>
</table>

---

Site Help | Disclaimer | Web Policies | Accessibility | Our Compact with Texans | TCEQ Homeland Security | Contact Us | Central Registry | Search Hints | Report Data Errors
Statewide Links: Texas.gov | Texas Homeland Security | TRAIL Statewide Archive | Texas Veterans Portal

© 2002 - 2020 Texas Commission on Environmental Quality
Central Registry

The Customer Name displayed may be different than the Customer Name associated to the Additional IDs related to the customer. This name may be different due to ownership changes, legal name changes, or other administrative changes.

Detail of: **Dry Cleaners Registration Registration DCR12726**

For: **KELL CLEANERS (RN104028634)**

2400 LANDS END BLVD STE 131, FORT WORTH

Registration Status: **ACTIVE**

Held by: **L E INVESTMENTS LLC (CN602505281)** View 'Issued To' History

Owner

Now Known As: **L E Investments, LLC**

Mailing Address: Not on file

<table>
<thead>
<tr>
<th>Legal</th>
<th>Description</th>
<th>Start Date</th>
<th>End Date</th>
<th>Type</th>
<th>Status</th>
<th>Status Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>DCR12726</td>
<td>FY2005</td>
<td>09/01/2004</td>
<td>03/28/2005</td>
<td>DROP STATION REGISTRATION</td>
<td>INACTIVE</td>
<td>03/28/2005</td>
</tr>
<tr>
<td>DCR12726</td>
<td>FY2004</td>
<td>09/01/2003</td>
<td></td>
<td>DROP STATION REGISTRATION</td>
<td>ACTIVE</td>
<td>11/21/2003</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tracking No.</th>
<th>Type</th>
<th>Value</th>
<th>Start Date</th>
<th>End Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>3301239</td>
<td>OWNERSHIP STATUS</td>
<td>YES</td>
<td>09/22/2004</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical</th>
<th>Description</th>
<th>Start Date</th>
<th>Type</th>
<th>Status</th>
<th>Status Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>KELL CLEANERS</td>
<td>DRY CLEANING SITE</td>
<td>11/21/2003</td>
<td>SITE</td>
<td>ACTIVE</td>
<td>11/21/2003</td>
</tr>
</tbody>
</table>
Central Registry

The Customer Name displayed may be different than the Customer Name associated to the Additional IDs related to the customer. This name may be different due to ownership changes, legal name changes, or other administrative changes.

Detail of: **Dry Cleaners Registration Registration DCR12726**

For: **KELL CLEANERS (RN104028634)**
    2400 LANDS END BLVD STE 131, FORT WORTH

Registration Status: **ACTIVE**

Held by: **L E INVESTMENTS LLC (CN602505281) View 'Issued To' History**

OWNER

Now Known As: **L E Investments, LLC**

Mailing Address: Not on file

<table>
<thead>
<tr>
<th>Legal</th>
<th>Description</th>
<th>Start Date</th>
<th>End Date</th>
<th>Type</th>
<th>Status</th>
<th>Status Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>DCR12726</td>
<td>FY2005</td>
<td>09/01/04</td>
<td>03/28/05</td>
<td>DROP STATION REGISTRATION</td>
<td>INACTIVE</td>
<td>03/28/2005</td>
</tr>
<tr>
<td>DCR12726</td>
<td>FY2004</td>
<td>09/01/03</td>
<td></td>
<td>DROP STATION REGISTRATION</td>
<td>ACTIVE</td>
<td>11/21/2003</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tracking No.</th>
<th>Type</th>
<th>Value</th>
<th>Start Date</th>
<th>End Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>14978394</td>
<td>ELIGIBLE FOR FUNDS</td>
<td>YES</td>
<td>10/11/2011</td>
<td></td>
</tr>
<tr>
<td>14978393</td>
<td>GROSS RECEIPTS</td>
<td>&gt; $100,000 AND &lt; $200,000</td>
<td>10/11/2011</td>
<td></td>
</tr>
<tr>
<td>3070084</td>
<td>OWNERSHIP STATUS</td>
<td>YES</td>
<td>03/25/2009</td>
<td></td>
</tr>
<tr>
<td>14978391</td>
<td>REGULATORY STATUS</td>
<td>CLOSED</td>
<td>10/11/2011</td>
<td></td>
</tr>
<tr>
<td>14978392</td>
<td>PERC EVER USED BY OWNER</td>
<td>NO</td>
<td>10/11/2011</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical</th>
<th>Description</th>
<th>Start Date</th>
<th>Type</th>
<th>Status</th>
<th>Status Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>KELL CLEANERS</td>
<td>DRY CLEANING SITE</td>
<td>11/21/03</td>
<td>SITE</td>
<td>ACTIVE</td>
<td>11/21/2003</td>
</tr>
</tbody>
</table>
**ASTM Transaction Screen Questionnaire (Owner/Seller Questionnaire)**

**Property Name and Address:** 2301 + 2201 LANDS END

**Consultant Name:** Phase Engineering, Inc.  
**Report No.:** 202001116

**Instructions:** Please submit this form via email to Diana@PhaseEngineering.com. If you have any questions, please call 832-485-2225. To submit by fax, send to Diana at 281-200-0060.

To fill out this form for email submission, place the cursor over the box in the column representing your answer and press the right mouse button once. Select the “Properties” option, and from there select “Default Value=Checked”. This will place an “x” in the appropriate place. Please select only one answer per question.

Please explain all “Yes” answers in the Comments section at the end.

<table>
<thead>
<tr>
<th>Question</th>
<th>YES</th>
<th>NO</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Have you observed any evidence or do you have any prior knowledge that the property is used or has been used, in the past, as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, recycling facility, or chemical processing/manufacturing?</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>2. Have you observed any evidence or do you have any prior knowledge that any adjoining property is used or has been used, in the past, as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>3. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in aggregate, stored on or used at the property or at the facility?</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>4. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>5. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site or that originated from an unknown site?</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>6. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>7. Have you observed any evidence or do you have any prior knowledge that there is currently or has been previously any stained soil on the property?</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>8. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, any registered or unregistered storage tanks (above or underground) located on the property?</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>9. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

Please email completed form to Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.
<table>
<thead>
<tr>
<th></th>
<th>Please explain all “Yes” answers in the Comments section at the end.</th>
<th>YES</th>
<th>NO</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.</td>
<td>Have you observed any evidence or do you have any prior knowledge that there is currently or has been previously, any evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings, or exposed grounds on the property?</td>
<td>☐</td>
<td>✗</td>
<td>☐</td>
</tr>
<tr>
<td>11.</td>
<td>If the property is served by a private well or non-public water system, is there any evidence or do you have prior knowledge that contaminants been identified in the well or system that exceed guidelines applicable to the water system?</td>
<td>☐</td>
<td>✗</td>
<td>☐</td>
</tr>
<tr>
<td>12.</td>
<td>If the property is served by a private well or non-public water system, is there any evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?</td>
<td>☐</td>
<td>✗</td>
<td>☐</td>
</tr>
<tr>
<td>13.</td>
<td>Does the owner, or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?</td>
<td>☐</td>
<td>✗</td>
<td>☐</td>
</tr>
<tr>
<td>14.</td>
<td>Has the owner or occupant of the property been informed of any past or current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?</td>
<td>☐</td>
<td>✗</td>
<td>☐</td>
</tr>
<tr>
<td>15.</td>
<td>Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?</td>
<td>☐</td>
<td>✗</td>
<td>☐</td>
</tr>
<tr>
<td>16.</td>
<td>Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?</td>
<td>☐</td>
<td>✗</td>
<td>☐</td>
</tr>
<tr>
<td>17.</td>
<td>Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?</td>
<td>☐</td>
<td>✗</td>
<td>☐</td>
</tr>
<tr>
<td>18.</td>
<td>Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system or sanitary sewer system?</td>
<td>☐</td>
<td>✗</td>
<td>☐</td>
</tr>
<tr>
<td>19.</td>
<td>Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned, on the property?</td>
<td>☐</td>
<td>✗</td>
<td>☐</td>
</tr>
<tr>
<td>20.</td>
<td>Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of Polychlorinated biphenyls (PCBs)?</td>
<td>☐</td>
<td>✗</td>
<td>☐</td>
</tr>
</tbody>
</table>

Please email completed form to: Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.
### Please explain all “Yes” answers in the Comments section at the end.

<table>
<thead>
<tr>
<th>Question</th>
<th>YES</th>
<th>NO</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>21. Have you observed or do you have any prior knowledge that there are</td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>currently or have been, in the past, any water wells, oil and gas wells,</td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>monitoring wells, injection wells, or pipelines on the property.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22. Have you observed or do you have any prior knowledge that there are</td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>currently or have been, in the past, any water wells, oil and gas wells,</td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>monitoring wells, injection wells, or pipelines on the adjoining</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>properties.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23. Have you observed or do you have any prior knowledge that there are</td>
<td>x</td>
<td></td>
<td></td>
</tr>
<tr>
<td>currently or have been, in the past, any refuse or trash piles on the</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>property.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24. Have you observed or do you have any prior knowledge that there are</td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>currently or have been, in the past, any septic systems on the property.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25. Have you observed any evidence or do you have any prior knowledge</td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>that the property is used or has been used, in the past, as a self-service</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>laundry facility?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26. To the best of your knowledge, have there been any previous</td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>environmental reports conducted for the property, i.e. Phase I or Phase</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>II reports?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>27. To the best of your knowledge, is there a presence of lead based</td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>paint or asbestos at the property?</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Completed By:**

- **Name (print):** JOHN H. MADDUX
- **Signature:** John H. Maddux
- **Relationship to Property (owner, broker, attorney, etc.):** BROKER
- **Firm:** JOHN H. MADDUX, INC.
- **Address:** 2120 RIDGMAR BLVD., SUITE 14
- **Phone:** 817-732-1114
- **City, State, ZIP Code:** FORT WORTH, TX 76116
- **Email:** john@jhaddux.net
- **Years Associated with Property:** 59

**Comments on “Yes” Answers:** THE DUMPSTERS ON ONE OF THE NEIGHBORING APARTMENTS IS NEXT TO THE BOUNDARY LINE. LAST YEAR UNKNOWN, APPARENTLY A HOMELESS PERSON, STACKED USED MATTRESS AND OTHER "TRASH" ON SUBJECT PROPERTY AND THE OWNER PAID TO HAVE IT REMOVED.

Please email completed form to Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.
Mr. John Maddux

Phase Engineering, Inc has been engaged by Gardner Capital (Mr. Ryan Combs), to conduct a Phase 1 site assessment of the above property. My name is Jamal and I am the environmental engineer for Phase Engineering, Inc. Please forward the contact at the site. I am attaching ASTM questionnaire to be completed by the seller or owner. Please forward the questionnaire. In addition to the questionnaire, email the following info:

1. Is the property accessible.
2. For how long the current owner has owned the property.
3. The past and current use of the property.
4. Any prior environmental assessment report.
5. Is the owner aware of any above storage and underground storage tanks in the past and current

Thank You
Jamal Zahir
Phase Engineering, Inc.
Email: jamal@phaseengineering.com

Cell: 713 824 4168
Note: Please forward your cell; CC the completed ASTM questionnaire to my email and Ms. Diana.
RECORD OF COMMUNICATION

Job #: 202001116

Job Address: Approximately 4.00 acres along Lands’ End Boulevard and Northgate Lane, Fort Worth, Texas 76116.

Contact: John H Maddux (Owner’s representative – 817 994 1489 cell)

Comments:

Phase Engineering, Inc. interviewed Mr. John Maddux via telephone on January 31, 2020. He informed that all the information of the subject property was emailed on January 29, 2020 to Phase Engineering, Inc.

__________ Date: 1-31-2020

Inspected By: Zahir Jamal
Phase Engineering, Inc.
5524 Cornish Street, Houston, Texas 77007
jamal@phaseengineering.com
832-485-2224
01/24/2020

Emily Schelnick  
5524 Cornish Street  
Houston, TX 77007

RE: Public Information Request W096759-012220

Dear Emily Schelnick,

This letter responds to your request for information to the City of Fort Worth, dated and received in our office on 1/22/2020 1:13:49 PM.

Information Requested: Plans - Date: 1/22/20  
From: Phase Engineering, Inc.  
5524 Cornish Street  
Houston, TX 77007  
Requestor: Emily Schelnick  
RE: Records Request  
For: Phase Engineering Job: 202001116

Phase Engineering Inc. is currently working on a Phase I Environmental Assessment of the property located at:
1. Address: 2201 Lands End Boulevard, Fort Worth, TX 76116  
2. Account: 07067135  
3. TAD Map: 2018-388  
4. Mapsco: TAR-074F

We would like to request the following based upon the Freedom of Information Act:

Building Records: Please provide copies of all permits submitted/approved, certificates of occupancy and building plans for the above property.
Environmental Health Records: We would like to request any and all environmentally-related information, including, but not limited to notices of violation, complaints, fuel tank storage facilities, sample wells, grease traps, etc., based upon the Freedom of Information Act for this property.
Fire/UST Records: We are requesting any information you may have concerning the storage, use, handling or dispensing of flammable liquid storage tanks, hazardous materials, or liquefied petroleum gas storage or incidents of environmental concern, at the above location or adjacent properties.
Please notify us of any charges before proceeding.

Please reply as soon as possible to: Research@PhaseEngineering.com or Call Emily Schelnick at 832-485-2245.
Thanks for your assistance!

The City of Fort Worth Development Services Department has reviewed its files and has determined there are no responsive documents to your request. However, since your request was assigned to multiple departments, you may be receiving additional responses.

If you have any questions, or wish to discuss this further, you may contact me at 817-392-2851.

Sincerely,

Jose Mendez

Administrative Technician

Research & Analysis Team

Development Services Department

200 Texas Street, 76102

Email: PublicInformation@fortworthtexas.gov
We have no records concerning the storage, use, handling or dispensing of flammable liquid storage tanks, hazardous materials, or liquefied petroleum gas storage or incidents of environmental concern, at 4534 W FM 1960 or adjacent properties.

Dan Shelor
Fire Chief
281 444-2014, Ext 101

Champions Emergency Services District - Harris County ESD 29
12730 Champion Forest Drive - Houston, TX 77066 - phone 281.444.2014 - fax 281.444.1524
www.esd29.org
“UR” Urban Residential
Higher density, residential only, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to provide a lower height multi family land use in transitional areas between mixed use and one- and two-family districts.

Mixed-Use Development

“MU-1” & “MU-1G”
Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among neighborhood-serving commercial and institutional uses. MU-1G is encouraged in the central city, while MU-1G is encouraged in outlying “greenfield” areas.

“MU-2” & “MU-2G”
Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among commercial, institutional, and select light industrial uses. MU-2 is encouraged in the central city, while MU-2G is encouraged in outlying “greenfield” areas.

“CB” Camp Bowie
High density, mixed-use, pedestrian-oriented development for designated area along Camp Bowie Blvd. corridor south of I-30 to SW Loop 820. Subject to review by Urban Design Commission.

“NS” Near Southside
High density, mixed-use, pedestrian-oriented development for designated area south of Downtown. Subject to review by Urban Design Commission.

NS/R” Near Southside Restricted
High density, mixed-use, pedestrian-oriented development for designated area south of Downtown. Subject to review by Urban Design Commission. Bars and Light Industrial uses prohibited.

“TU” Trinity Uptown
High density, mixed-use, pedestrian-oriented development for designated area north of Downtown. Subject to review by Urban Design Commission.

“TL” Trinity Lakes”
High density, mixed-use, pedestrian-oriented development for designated area at East 820 and Trinity Blvd. Subject to review by Urban Design Commission.

Low Intensity

“ER” Neighborhood Commercial Restricted
Beauty/barber shops, bookstores, drug stores, studios and offices, public and civic uses, nursing homes, and health care. Alcohol sales prohibited.

“E” Neighborhood Commercial
All uses permitted in “ER”, plus retail sales, banks, restaurants, gasoline sales, offices, bakeries, and alcohol sales for off premise consumption and as part of food service.

Moderate Intensity

“FR” General Commercial Restricted
All uses permitted in “E”, plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers with outside storage and display. Alcohol sales prohibited

“F” General Commercial
All uses permitted in “FR”, plus amusement e.g. nightclubs, pool halls, taverns, skating rinks, used furniture, etc. Alcohol sales and on-premises consumption permitted in “F” thru “K” districts.

High Intensity

“G” Intensive Commercial
All uses permitted in “F”, plus other retail uses not considered offensive or noxious because of odors, smoke, dust, noise, or vibration, and contain less restrictive area regulations. 12-story maximum height.

“H” Central Business
All uses permitted in “G”, plus multifamily residential, printing and publishing, wholesale offices, etc. No height restrictions and permissive area regulations. Restricted to designated Central Business District. Subject to review by Downtown Design Review Board.

Type

“I” Light Industrial
All uses permitted in “G”, plus food processing, animal hospitals and outdoor kennels, transportation terminals, batch plant, warehousing, outside sales & storage, printing and light manufacturing.

“J” Medium Industrial
All uses permitted in “I”, plus breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing over 50 horsepower motor.

“K” Heavy Industrial
All uses permitted in “J”, plus heavy industrial uses such as metal fabrication, asphalt mixing plants, cotton oil mills, forge plants, machines shops, soap manufacturing, stock yards, permanent batch plants, welding shops, etc.
Thank you for your interest in public records of the City of Fort Worth, Texas. Your request has been received and is being processed in accordance with Chapter 552 of Texas Government Code, the Public Information Act. Your request was received in this office and given the log number W096759-012220 for tracking purposes.

Your request will be forwarded to the relevant City department(s) to locate the information you seek and to determine the volume and any costs associated with satisfying your request. You will be contacted about the availability and/or provided with copies of the records in question. PLEASE NOTE: The Texas Public Information Act does not require a governmental body to create new information, to do legal research, or to answer questions.

You can monitor the progress of your request under "My Requests". Again, thank you for using the Open Records Center.
Date: 1/22/20

From: Phase Engineering, Inc.
5524 Cornish Street
Houston, TX  77007

Requestor: Emily Schelnick

RE: Records Request
For: Phase Engineering Job: 202001116

Phase Engineering Inc. is currently working on a Phase I Environmental Assessment of the property located at:

1. **Address:** 2201 and 2301 Lands End Boulevard, Fort Worth, TX 76116
2. **Account:** 07067135, 07067143
3. **TAD Map:** 2018-388
4. **Mapscos:** TAR-074F

We would like to request the following based upon the Freedom of Information Act:

**Building Records:** Please provide copies of all permits submitted/approved, certificates of occupancy and building plans for the above property.

**Environmental Health Records:** We would like to request any and all environmentally-related information, including, but not limited to notices of violation, complaints, fuel tank storage facilities, sample wells, grease traps, etc., based upon the Freedom of Information Act for this property.

**Fire/UST Records:** We are requesting any information you may have concerning the storage, use, handling or dispensing of flammable liquid storage tanks, hazardous materials, or liquefied petroleum gas storage or incidents of environmental concern, at the above location or adjacent properties.

*Please notify us of any charges before proceeding.*

Please reply as soon as possible to: Research@PhaseEngineering.com or Call Emily Schelnick at 832-485-2245.

Thanks for your assistance!
Texas Historical Commission

NPS National Register of Historic Places

Properties in Texas located on the National Register of Historic Places maintained by the National Park Service.

- THC Historic Places - Point
- THC Historic Places - Properties

National Park Service Cultural Resources

- Structure
- Site
- Building
- Object
- District

Cemeteries, County Courthouses, Museums, Historic Sites, and Historic Highway Routes

Data showing locations of official Texas Historical Markers, historic highways as determined by surveys, and cemeteries that have received the Historic Texas Cemetery designation or have been located during surveys by the THC staff.

- Museums
- County Courthouse
- Historic Highways Routes
- State Historic Sites
- Cemeteries

Subject Property

100 Foot Area of Interest

Sources: Texas Historical Commission, ESRI

Copyright ©2016 Phase Engineering, Inc.
Texas Historical Commission
Archaeological Projects

Areas surveys to locate archaeological sites. Includes project areas, transmission lines and pipelines. Includes projects mapped since 2001.

Archeological Projects - Linear
Archeological Projects - Polygon

Subject Property
100 Foot Area of Interest

Texas Historical Commission
Neighborhood Surveys

Point data showing locations of resources located by any of several resources surveys. Most of the locations for older surveys were determined by address geocoding. The locations for some of the more recent surveys were determined by GPS.

Neighborhood Survey
Subject Property
100 Foot Area of Interest
U.S. FWS Threatened & Endangered Species Active Critical Habitats

Critical habitat is a term defined and used in the Act. It is a specific geographic area(s) that is essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery. An area is designated as "critical habitat" when

An area designated as critical habitat is not a refuge or sanctuary for the species. Listed species and their habitat are protected by the Act whether or not they are in an area designated as critical habitat.

- Critical Habitat - Final - Linear Features
- Critical Habitat - Final - Polygonal Features
- Critical Habitat - Proposed - Linear Features
- Critical Habitat - Proposed - Polygonal Features

PEI Project No: 202001116
You may be more vulnerable than the general population to certain microbial contaminants, such as Cryptosporidium, in drinking water. Infants, some elderly, or immunocompromised persons 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 from infections. 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) 426-4751.

Compromised immune systems may be more vulnerable

Our top priority is providing a safe, reliable and affordable supply of drinking water to our growing customer base, which includes both retail and wholesale customers.

This 2018 annual Water Quality Report provides a year-end summary of our drinking water, monitoring and testing data, along with details about where Fort Worth water comes from, the water treatment process, and how it is distributed to customers.

We are proud of the drinking water we provide, which is a result of the investment in advanced treatment processes at our water plants coupled with the knowledge and dedication of our water utility employees. The 2018 report once again shows full compliance with drinking water standards.

The vast majority of our employees (including myself) are also customers—meaning that we utilize the tap water daily for drinking, cooking, brushing teeth and washing clothes—just like you do. We have a personal stake in providing the best quality water at an affordable price.

We understand the trust the public places in us to provide safe drinking water, and therefore, would recommend reviewing this annual report. The requirements for providing you this information do not always make the information easy to read or understand, so please feel free to contact us at 817-392-4477 or wpe@FortWorthTexas.gov if you have questions.

With kind regards,

Chris Harder, Director
Fort Worth Water
Supplying water to the nation’s 15th largest city is no easy feat and the challenges going forward as Fort Worth continues to grow will become even greater as demand for water increases. Sure, we see water in many places, such as the lakes, rivers and streams that dot the Texas landscape and think our water supply is plentiful. That’s not the case. Water is a precious commodity and it takes so much more to get clean, quality water to your kitchen faucet than just pumping it from those sources.

Currently, Fort Worth’s water supply comes from Lake Worth, Lake Bridgeport, Eagle Mountain Lake, Benbrook Lake, Richland Chambers Reservoir, Cedar Creek Reservoir and the Clear Fork of the Trinity River. Fort Worth owns Lake Worth and Benbrook Lake is the responsibility of the U.S. Army Corps of Engineers. The Tarrant Regional Water District owns the four remaining lakes as well as the water rights to them.

Rainfall and lake levels
Lakes around Fort Worth fill slower than lakes in East Texas. Locally, the average annual rainfall totals about 34 inches compared to 40 inches a year south of Dallas where Richland Chambers and Cedar Creek reservoirs are located.

TRWD constructed Cedar Creek Lake in the 1960s, and in 1972, The Rolling Hills plant began treating drinking water. In 2018, the city bought 71,026,944,466 gallons of raw water from TRWD, of which 18,899,060,764 gallons came from these two reservoirs.

Fort Worth can treat 500 million gallons of drinking water a day. The utility provides water to more than 1.2 million people in Fort Worth and surrounding areas, which include 30 water wholesale customers, 23 wastewater wholesale customers and three reclaimed water wholesale customers.

TRWD monitors raw water
While Fort Worth, the USACE and TRWD own the lakes, the TRWD is in charge of monitoring the quality of the raw water in all of them. Every month, staff tests the water for Cryptosporidium, Giardia Lamblia and viruses. The source of these parasites and viruses is human and animal fecal waste found in the watersheds.

TRWD’s 2018 testing showed low levels of Cryptosporidium, Giardia Lamblia and viruses in some of the water supply. The disinfection process in water treatment removes viruses from the water. Cryptosporidium and Giardia Lamblia are removed through the disinfection and/or filtration process.
### Secondary Constituents

These items do not relate to public health but rather to the aesthetic effects. These items are often important to industry.

<table>
<thead>
<tr>
<th>Compound</th>
<th>Measure</th>
<th>Source water</th>
<th>Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bicarbonate</td>
<td>ppm</td>
<td>108 to 144</td>
<td></td>
</tr>
<tr>
<td>Calcium</td>
<td>ppm</td>
<td>42.0 to 52.1</td>
<td></td>
</tr>
<tr>
<td>Chloride</td>
<td>g/L</td>
<td>11.8 to 40</td>
<td></td>
</tr>
<tr>
<td>Conductivity</td>
<td>μmhos/cm</td>
<td>302 to 471</td>
<td></td>
</tr>
<tr>
<td>pH</td>
<td>units</td>
<td>8.6 to 8.7</td>
<td></td>
</tr>
<tr>
<td>Magnesium</td>
<td>ppm</td>
<td>3.20 to 8.64</td>
<td></td>
</tr>
<tr>
<td>Sodium</td>
<td>ppm</td>
<td>14.8 to 30.3</td>
<td></td>
</tr>
<tr>
<td>Sulfate</td>
<td>ppm</td>
<td>26.3 to 36.5</td>
<td></td>
</tr>
<tr>
<td>Total Alkalinity as CaCO₃</td>
<td>ppm</td>
<td>98.2 to 136</td>
<td></td>
</tr>
<tr>
<td>Total Dissolved Solids</td>
<td>ppm</td>
<td>156 to 251</td>
<td></td>
</tr>
<tr>
<td>Total Hardness as CaCO₃</td>
<td>ppm</td>
<td>118 to 162</td>
<td></td>
</tr>
<tr>
<td>Total Hardness in Grains</td>
<td>grains/gallon</td>
<td>7 to 9</td>
<td></td>
</tr>
</tbody>
</table>

### Unregulated Contaminants

Unregulated contaminants are those for which EPA has not established drinking water standards. The purpose of unregulated contaminant monitoring is to assist EPA in determining the occurrence of unregulated contaminants in drinking water and whether future regulation is warranted.

<table>
<thead>
<tr>
<th>Compound</th>
<th>Measure</th>
<th>MRDL</th>
<th>MRDGL</th>
<th>Water</th>
<th>Range of Detects</th>
<th>Common Sources of Substance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chloral Hydrate</td>
<td>ppb</td>
<td>Not regulated</td>
<td>N/A</td>
<td>0.34</td>
<td>0.12 to 0.34</td>
<td>By-product of drinking water disinfection</td>
</tr>
<tr>
<td>Bromate</td>
<td>ppb</td>
<td>Not regulated</td>
<td>0</td>
<td>5.15</td>
<td>0 to 5.15</td>
<td></td>
</tr>
<tr>
<td>Bromodichloromethane</td>
<td>ppb</td>
<td>Not regulated</td>
<td>0</td>
<td>7.08</td>
<td>1.99 to 7.08</td>
<td>By-products of drinking water disinfection; not regulated individually; included in Total Trihalomethanes</td>
</tr>
<tr>
<td>Chlorform</td>
<td>ppm</td>
<td>Not regulated</td>
<td>70</td>
<td>8.40</td>
<td>2.43 to 8.40</td>
<td>By-products of drinking water disinfection; not regulated individually; included in Total Trihalomethanes</td>
</tr>
<tr>
<td>Dibromochloromethane</td>
<td>ppb</td>
<td>Not regulated</td>
<td>60</td>
<td>6.94</td>
<td>1.31 to 6.94</td>
<td>By-products of drinking water disinfection; not regulated individually; included in Haloacetic Acids</td>
</tr>
<tr>
<td>Dibromochloroacetic Acid</td>
<td>ppb</td>
<td>Not regulated</td>
<td>N/A</td>
<td>4.3</td>
<td>1 to 4.3</td>
<td></td>
</tr>
<tr>
<td>Dichloroacetic Acid</td>
<td>ppb</td>
<td>Not regulated</td>
<td>0</td>
<td>8.5</td>
<td>3.9 to 8.5</td>
<td>By-products of drinking water disinfection; not regulated individually; included in Haloacetic Acids</td>
</tr>
<tr>
<td>Monobromoacetic Acid</td>
<td>ppb</td>
<td>Not regulated</td>
<td>N/A</td>
<td>2.3</td>
<td>0 to 2.3</td>
<td>By-products of drinking water disinfection; not regulated individually; included in Haloacetic Acids</td>
</tr>
<tr>
<td>Monochloroacetic Acid</td>
<td>ppb</td>
<td>Not regulated</td>
<td>70</td>
<td>3.9</td>
<td>1.5 to 3.9</td>
<td>By-products of drinking water disinfection; not regulated individually; included in Haloacetic Acids</td>
</tr>
<tr>
<td>Trichloroacetic Acid</td>
<td>ppb</td>
<td>Not regulated</td>
<td>20</td>
<td>2.2</td>
<td>0.0 to 2.2</td>
<td>By-products of drinking water disinfection; not regulated individually; included in Haloacetic Acids</td>
</tr>
</tbody>
</table>

### Potential raw water impurities

- **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 storm water runoff, and residential use.
- **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 storm water runoff, and septic systems.
- **Radioactive contaminants**, which can be naturally-occurring or be the result of oil and gas production and mining activities.
problems are not necessarily causes for health concerns. But they can cause unpleasant odors and tastes. Because drinking water comes from natural sources, it is expected to contain at least small amounts of some contaminants. The presence of these does not necessarily mean the water poses a health risk, but that they can cause unpleasant odors and tastes. Contaminants may be found in drinking water that may cause taste, color, or odor problems. These types of problems are not necessarily causes for health concerns. For more information on taste, odor or the color of your drinking water, please contact the Water Department at 817-392-4477 or email wpe@FortWorthTexas.gov.

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 EPAs Safe Drinking Water Hotline at (800) 426-4791.

Fort Worth offers customers with known lead service lines a free lab test. If you do not have known lead service lines, the cost is $15 per water sample. Call 817-392-4477 to make arrangements.

Information on lead in drinking water, testing methods and steps you can take to minimize your exposure is available from the Safe Drinking Water Hotline at www.epa.gov/safewater/lead or by calling 1-800-426-4791.

To meet federal compliance rules, Fort Worth samples 50 homes every three years for lead and copper. Compliance sampling was last performed in 2016 and will be performed in 2019. Fort Worth achieves corrosion control through pH adjustment.

Additional info at: www.FortWorthTexas.gov/water/lead

Fort Worth understands the importance of eliminating lead service lines. Elevated lead levels have been known to cause serious health problems, especially for pregnant women and young children. Lead in drinking water can come from lead service lines and lead-containing home plumbing components. It is the customer’s responsibility when it comes to lead used on their side of the meter.

The utility is committed to doing its part to make sure all city-side lead service lines are removed and that residents are informed about the risks and ways to reduce exposure. Every time a lead service line is identified, staff provides the customer with information about the replacement of lead lines and details on how to minimize the potential for lead exposure. Risks are greatly reduced by simply flushing the tap for 30 seconds to 2 minutes before using water for drinking or cooking, especially after water has been sitting for several hours.

Customers are notified in writing when city-side lead service lines will be replaced as part of a capital improvement project.

Fort Worth targets lead lines

UCMR 4

Fort Worth’s testing detected only four of the 30 compounds included in the fourth round of unregulated contaminant monitoring. The detections were one metal and the three haloacetic acid disinfection byproduct groups. Unregulated contaminants are those for which EPA has not established drinking water standards. The purpose of unregulated contaminant monitoring is to assist EPA in determining the occurrence of unregulated contaminants in drinking water and whether future regulation is warranted.

Drinking water standards. The purpose of unregulated contaminant monitoring is to assist EPA in determining the occurrence of unregulated contaminants.

Continued from page 5

Because drinking water comes from natural sources, it is expected to pollutants and contaminants. Contaminants that may be in source water before treatment include microbes, herbicides, radioactive materials, and inorganic and organic chemicals. The presence of these does not necessarily mean the water poses a health risk, but that they can cause unpleasant odors and tastes.

Contaminants may be found in drinking water that may cause taste, color, or odor problems. These types of problems are not necessarily causes for health concerns.
Conservation First

Imagine if about 760,000 Fort Worth residents decided not to take a bath one day. The effort, while not recommended, would save 38 million gallons of water, or the amount the city's conservation efforts reached in 2018.

On average, each resident used 163 gallons of water a day last year, a decline of 48 gallons a day, from 216 gallons a day recorded in 2006. That's a 22 percent drop.

The savings came from several programs, including one that won a prestigious Environmental Protection Agency award. The city's conservation programs have been in place for more than a decade, all contributing to the decline in the amount of water used by individuals daily.

In 2018, the EPA named Fort Worth and its water utility a WaterSense Partner of the Year for its creativity in promoting water conservation.

The conservation staff collaborated with the agency on a 2017 Fix a Leak Week Hispanic outreach pilot program that involved developing materials in partnership with WaterSense, the EPA sponsored label for water-efficient products and resources.

The materials created here are now used nationwide.

In another program, nearly 3,700 high-efficiency toilets were distributed to Fort Worth residents who were trading in much older, high water use models.

Replacing high water-use toilets represents the bulk of the city’s water savings.

Other water savings come from tips and suggestions water conservation staff offer to residents who ask for evaluations on their irrigation systems. The evaluation is free to Fort Worth customers.

Last year, more than 500 evaluations were performed, saving hundreds of thousands of gallons of water. The evaluations include looking for leaks and suggestions for more efficient operations.

In the water loss audit submitted to the Texas Water Development Board for calendar year 2018, the Fort Worth system lost an estimated 7.9 billion gallons of water from the almost 69 billion gallons of water purchased.

Fort Worth’s Water Conservation Plan addresses water loss and has goals for lowering this over time. If you have any questions about the water loss audit, please contact Water Conservation Manager Micah Reed at 817-392-8211 or email Micah.Reed@FortWorthTexas.gov.
**Table Abbreviations**  
*(Tables located on pages 5-6 & 9)*

**Maximum Contaminant Level (MCL):** the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

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

**Maximum Residual Disinfectant Level (MRDL):** the highest level of a 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 contaminants.

**N/A:** not applicable/does not apply

**Nephelometric Turbidity Unit (NTU):** a measure of water turbidity or clarity

**Picocuries per liter (pCi/L):** a measure of radioactivity

**Parts per billion (ppb):** Or represented as micrograms per liter (µg/L)

**Parts per million (ppm):** Or represented as milligrams per liter (mg/L)

**Treatment Technique (TT):** a required process intended to reduce the level of a contaminant in drinking water

---

**Want to know more about water?**

Fort Worth Water has employees who volunteer to talk at Career Day presentations as well as work events for the department, city and community. The H2O Heroes talk about a typical work day, education training requirements and what students need to focus on in studies to have a career with the water department.

If you are interested in a school or community group presentation, email: wpe@FortWorthTexas.gov

---

**Contact Us**

**Water Customer Service**  
817-392-4477  
7 a.m. — 7 p.m. Monday—Friday

**24-Hour Emergencies** select Option 1

H2Online Home online billing:  
https://h2online.fortworthtexas.gov/  
Click2GovCX/index.html

**Water Department Administrative Office**  
Fort Worth City Hall  
200 Texas Street, 2nd floor  
Fort Worth, TX 76102  
www.FortWorthTexas.gov/water  
www.SaveFortWorthWater.org

The Water Department is part of the City of Fort Worth, Texas. Council meetings are open to the public and take place three times a month, on Tuesdays, at 7 p.m. in the council chambers/second floor of city hall. See the City Calendar.  
www.fortworthtexas.gov/calendar/council

**Other Resources**

Environmental Protection Agency  
www.epa.gov

Texas Commission on Environmental Quality  
www.tceq.texas.gov

Texas Water Development Board  
www.twdb.texas.gov

American Water Works Association  
www.awwa.org

Drink Tap  
www.drinktap.org

**Check out our podcast!**

Just search for "H2OMG" on your favorite podcast app or check us out at  
www.theh2omg.podbean.com
The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes. This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. EPA’s Map of Radon Zones assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential using the five factors to determine radon potential: 1) indoor radon measurements; 2) geology; 3) aerial radioactivity; 4) soil permeability; and 5) foundation type. For more information, refer to Preliminary Geologic Radon Potential Assessment of Texas from USGS Geologic Radon Potential of EPA Region 6, Open-File Report 93-292-F.

**USEPA Map of Radon Zones in Texas**

- **High Potential** Zone 1: Counties have a predicted average indoor radon screening level greater than 4 pCi/L (pico curies/liter).
- **Moderate Potential** Zone 2: Counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- **Low Potential** Zone 3: Counties have a predicted average indoor radon screening level less than 2 pCi/L.

Source: EPA, ESRI

Copyright ©2016 Phase Engineering, Inc.
Table 4. Residential Radon Measurements by County (continued)

<table>
<thead>
<tr>
<th>County</th>
<th>Mean</th>
<th>Number</th>
<th>&gt;4 pCi/l</th>
<th>&gt;20 pCi/l</th>
<th>Minimum Value</th>
<th>Maximum Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORANGE</td>
<td>.4</td>
<td>14</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>1.2</td>
</tr>
<tr>
<td>PALO PINTO</td>
<td>.9</td>
<td>7</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>2.2</td>
</tr>
<tr>
<td>PANOLA</td>
<td>&lt;.5</td>
<td>10</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>.7</td>
</tr>
<tr>
<td>PARKER</td>
<td>&lt;.5</td>
<td>8</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>1.3</td>
</tr>
<tr>
<td>PARMER</td>
<td>2.5</td>
<td>5</td>
<td>20.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>6.2</td>
</tr>
<tr>
<td>PECOS</td>
<td>&lt;.5</td>
<td>6</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>.8</td>
</tr>
<tr>
<td>POLK</td>
<td>.5</td>
<td>7</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>1.3</td>
</tr>
<tr>
<td>POTTER</td>
<td>2.8</td>
<td>32</td>
<td>28.1</td>
<td>.0</td>
<td>&lt;.5</td>
<td>6.6</td>
</tr>
<tr>
<td>PRESIDIO</td>
<td>2.4</td>
<td>46</td>
<td>17.4</td>
<td>.0</td>
<td>&lt;.5</td>
<td>7.2</td>
</tr>
<tr>
<td>RAINS</td>
<td>&lt;.5</td>
<td>4</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>&lt;.5</td>
</tr>
<tr>
<td>RANDALL</td>
<td>5.7</td>
<td>20</td>
<td>35.0</td>
<td>5.0</td>
<td>.5</td>
<td>33.1</td>
</tr>
<tr>
<td>REAGAN</td>
<td>&lt;.5</td>
<td>2</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>&lt;.5</td>
</tr>
<tr>
<td>REAL</td>
<td>&lt;.5</td>
<td>3</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>&lt;.5</td>
</tr>
<tr>
<td>RED RIVER</td>
<td>*</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REEVES</td>
<td>1.1</td>
<td>10</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>2.8</td>
</tr>
<tr>
<td>REFUGIO</td>
<td>*</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ROBERTS</td>
<td>**</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ROBERTSON</td>
<td>.6</td>
<td>5</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>1.1</td>
</tr>
<tr>
<td>ROCKWALL</td>
<td>&lt;.5</td>
<td>2</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>.5</td>
</tr>
<tr>
<td>RUNNELS</td>
<td>.6</td>
<td>4</td>
<td>.0</td>
<td>.0</td>
<td>.6</td>
<td>1.1</td>
</tr>
<tr>
<td>RUSK</td>
<td>&lt;.5</td>
<td>13</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>.9</td>
</tr>
<tr>
<td>SABINE</td>
<td>5</td>
<td>3</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>.8</td>
</tr>
<tr>
<td>SAN AUGUSTINE</td>
<td>.7</td>
<td>5</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>1.5</td>
</tr>
<tr>
<td>SAN JACINTO</td>
<td>&lt;.5</td>
<td>5</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>.5</td>
</tr>
<tr>
<td>SAN PATRICIO</td>
<td>.6</td>
<td>7</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>3.1</td>
</tr>
<tr>
<td>SAN SABA</td>
<td>1.2</td>
<td>30</td>
<td>3.3</td>
<td>.0</td>
<td>&lt;.5</td>
<td>9.6</td>
</tr>
<tr>
<td>SCHLEICHER</td>
<td>*</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SCURRY</td>
<td>1.3</td>
<td>78</td>
<td>2.5</td>
<td>.0</td>
<td>&lt;.5</td>
<td>7.6</td>
</tr>
<tr>
<td>SHACKELFORD</td>
<td>&lt;.5</td>
<td>2</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>.7</td>
</tr>
<tr>
<td>SHELBY</td>
<td>&lt;.5</td>
<td>4</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>&lt;.5</td>
</tr>
<tr>
<td>SHERMAN</td>
<td>8.2</td>
<td>5</td>
<td>80.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>15.6</td>
</tr>
<tr>
<td>SMITH</td>
<td>.5</td>
<td>52</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>3.7</td>
</tr>
<tr>
<td>SOMERVELL</td>
<td>*</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STARR</td>
<td>*</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STEPHENS</td>
<td>2.3</td>
<td>3</td>
<td>.0</td>
<td>.0</td>
<td>1.4</td>
<td>3.4</td>
</tr>
<tr>
<td>STERLING</td>
<td>1.7</td>
<td>3</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>3.6</td>
</tr>
<tr>
<td>STONEWALL</td>
<td>*</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SUTTON</td>
<td>*</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SWISHER</td>
<td>6.3</td>
<td>5</td>
<td>40.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>15.4</td>
</tr>
<tr>
<td><strong>TARRANT</strong></td>
<td>1.1</td>
<td>86</td>
<td>3.8</td>
<td>.0</td>
<td>&lt;.5</td>
<td>7.4</td>
</tr>
<tr>
<td>TAYLOR</td>
<td>1.3</td>
<td>27</td>
<td>11.1</td>
<td>.0</td>
<td>&lt;.5</td>
<td>5.7</td>
</tr>
<tr>
<td>TERRELL</td>
<td>*</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TERRY</td>
<td>1.6</td>
<td>5</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>3.3</td>
</tr>
<tr>
<td>THROCKMORTON</td>
<td>*</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TITUS</td>
<td>&lt;.5</td>
<td>7</td>
<td>.0</td>
<td>.0</td>
<td>&lt;.5</td>
<td>1.0</td>
</tr>
</tbody>
</table>
US F&WS National Wetlands Inventory and Riparian Habitats

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information to the public on the extent and status of the Nation’s wetlands. These data delineate the areal extent of wetlands and surface waters as defined by Cowardin et al. (1979). Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation, some deepwater reef communities (coral or tubercid worm reefs), and certain types of “farmed wetlands”. Riparian areas are lands that occur along watercourses and water bodies. Typical examples include flood plains and streambanks. They are distinctly different from surrounding lands because of unique soil and vegetation characteristics that are strongly influenced by the presence of water.

- **Wetland and Deepwater Habitats**
  - Forested/Shrub Wetland
  - Emergent Wetland
  - Pond
  - Estuarine and Marine Wetland
  - Riverine
  - Lake
  - Estuarine and Marine Deepwater
  - Other Freshwater Wetland

- **Riparian Habitats**
  - Forested/Shrub Riparian
  - Herbaceous Riparian
  - Other
WETLANDS AND DEEPWATER HABITATS CLASSIFICATION

System

Subsystem

Class

Subclass

System

Subsystem

Class

Subclass

System

Subsystem

Class

Subclass

* Intermittent is limited to the Streambed Class;
* Unknown Perennial is limited to Unconsolidated Bottom Class code RSUB only
** Rock Bottom is not permitted for the Lower Perennial Subsystem;
** Streambed is limited to Tidal and Intermittent Subsystems
**WETLANDS AND DEEPWATER HABITATS CLASSIFICATION**

<table>
<thead>
<tr>
<th>System</th>
<th>L - Lacustrine</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>L - Lacustrine</td>
</tr>
<tr>
<td>Subsystem</td>
<td>1 - Limnetic</td>
</tr>
<tr>
<td>Class</td>
<td>RB – Rock Bottom</td>
</tr>
<tr>
<td></td>
<td>UB – Unconsolidated Bottom</td>
</tr>
<tr>
<td></td>
<td>AB – Aquatic Bed</td>
</tr>
<tr>
<td>Subclass</td>
<td>1 Bedrock</td>
</tr>
<tr>
<td></td>
<td>2 Rubble</td>
</tr>
<tr>
<td></td>
<td>3 Mud</td>
</tr>
<tr>
<td></td>
<td>4 Organic</td>
</tr>
<tr>
<td>Class</td>
<td>RB – Rock Bottom</td>
</tr>
<tr>
<td></td>
<td>UB – Unconsolidated Bottom</td>
</tr>
<tr>
<td></td>
<td>AB – Aquatic Bed</td>
</tr>
<tr>
<td>Subclass</td>
<td>1 Bedrock</td>
</tr>
<tr>
<td></td>
<td>2 Rubble</td>
</tr>
<tr>
<td></td>
<td>3 Mud</td>
</tr>
<tr>
<td></td>
<td>4 Organic</td>
</tr>
<tr>
<td>System</td>
<td>P - Palustrine</td>
</tr>
<tr>
<td>Class</td>
<td>RB – Rock Bottom</td>
</tr>
<tr>
<td></td>
<td>UB – Unconsolidated Bottom</td>
</tr>
<tr>
<td></td>
<td>AB – Aquatic Bed</td>
</tr>
<tr>
<td>Subclass</td>
<td>1 Bedrock</td>
</tr>
<tr>
<td></td>
<td>2 Rubble</td>
</tr>
<tr>
<td></td>
<td>3 Mud</td>
</tr>
<tr>
<td></td>
<td>4 Organic</td>
</tr>
</tbody>
</table>

**MODIFIERS**

In order to more adequately describe the wetland and deepwater habitats, one or more of the water regime, water chemistry, soil, or special modifiers may be applied at the class or lower level in the hierarchy. The farmed modifier may also be applied to the ecological system.

<table>
<thead>
<tr>
<th>Water Regime</th>
<th>Special Modifiers</th>
<th>Water Chemistry</th>
<th>Soil</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nontidal</td>
<td>Saltwater Tidal</td>
<td>Freshwater Tidal</td>
<td>Coastal Halinity</td>
</tr>
<tr>
<td>A Temporarily Flooded</td>
<td>L Subtidal</td>
<td>S Temporarily Flooded-Tidal</td>
<td>b Beaver</td>
</tr>
<tr>
<td>B Saturated</td>
<td>M Irregularly Exposed</td>
<td>R Seasonally Flooded-Tidal</td>
<td>d Partly Drained/Ditched</td>
</tr>
<tr>
<td>C Seasonally Flooded</td>
<td>N Regularly Flooded</td>
<td>T Semipermanently Flooded-Tidal</td>
<td>f Farmed</td>
</tr>
<tr>
<td>E Seasonally Flooded/ Saturated</td>
<td>P Irregularly Flooded</td>
<td>V Permanently Flooded-Tidal</td>
<td>h Diked/Impounded</td>
</tr>
<tr>
<td>F Semipermanently Flooded</td>
<td>G Intermittently Exposed</td>
<td>H Permanently Flooded</td>
<td>J Intermittently Flooded</td>
</tr>
</tbody>
</table>

Inland Salinity: 7 Hypersaline, 8 Eusaline, t Circumneutral, i Alkaline

Coastal Halinity: 1 Hyperhaline, 2 Euhaline, 3 MiCrohaline, 4 Polyhaline, 5 Mesohaline

pH Modifiers for all Fresh Water: a Acid, b Beaver, c Chiton, d Partly Drained/Ditched, e Eutrophic, f Farmed, g Glacial, h Diked/Impounded, i Alkaline, j Juncus, k Kejimcook, l Lake, m Marsh, n Mineral, o Organic, p Peats, q Quagmire, r Artificial, s Spoil, t Circumneutral, u Urban, v Vernal, w Wetland, x Excavated, y Eutrophic, z Zostera
Noise Sources Map

- **Subject Property**
- 1000 foot radius
- 3000 foot radius

Note: Property location and boundary are representative only.

Sources: ESRI

Copyright ©2016 Phase Engineering, Inc.

PEI Project No: 202001116
The National Plan of Integrated Airport Systems (NPIAS) identifies existing and proposed airports in Texas that are significant to the national air transportation. The NPIAS contains all commercial service airports, all reliever airports, and selected general aviation airports.

**Airports per NPIAS Report (updated 2017)**

The NPIAS contains all commercial service airports, all reliever airports, and selected general aviation airports.

- **Major Airport** - This category includes all civil airports with a minimum of 9,000 emplanements annually.
- **Minor Airport** - Includes all nonprimary public airports which are not considered as a major noise source.

**Aviation Noise (dB)**

- 35 - 40
- 40.01 - 45
- 45.01 - 50
- 50.01 - 55
- 55.01 - 60
- 60.01 - 65
- 65.01 - 70
- 70.01 - 75
- 75.01 - 80
- 80.01 - 85
- 85.01 - 90
- 90.01 - 95

**Sources:** Federal Aviation Administration, Department of Defense, National Transportation Atlas, TxDOT, ESRI
Noise Assessment Location (NAL) Map

Note: Property location and boundary are representative only.

Copyright ©2016 Phase Engineering, Inc.

**Source:** Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
### 202001116 Noise Calculation Data

#### Projected 2% Annual Growth 10-Year

<table>
<thead>
<tr>
<th>Road</th>
<th>Gross Total ADT</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Oaks Road</td>
<td>10509</td>
<td>10719</td>
<td>10934</td>
<td>11152</td>
<td>11375</td>
<td>11603</td>
<td>11835</td>
<td>12072</td>
<td>12313</td>
<td>12559</td>
<td>12810</td>
<td></td>
</tr>
<tr>
<td>40 mph Truck Traffic 1 =</td>
<td>2%</td>
<td>252</td>
<td>257</td>
<td>262</td>
<td>268</td>
<td>273</td>
<td>278</td>
<td>284</td>
<td>290</td>
<td>296</td>
<td>301</td>
<td>307</td>
</tr>
<tr>
<td>3% Total Heavy Trucks</td>
<td>1%</td>
<td>84</td>
<td>86</td>
<td>87</td>
<td>89</td>
<td>91</td>
<td>93</td>
<td>95</td>
<td>97</td>
<td>99</td>
<td>100</td>
<td>102</td>
</tr>
<tr>
<td>Interstate Highway 30</td>
<td>112655</td>
<td>114908</td>
<td>117206</td>
<td>119550</td>
<td>121941</td>
<td>124380</td>
<td>126868</td>
<td>129405</td>
<td>131993</td>
<td>134633</td>
<td>137326</td>
<td></td>
</tr>
<tr>
<td>60 mph Truck Traffic 1 =</td>
<td>11%</td>
<td>12420</td>
<td>12669</td>
<td>12922</td>
<td>13180</td>
<td>13444</td>
<td>13713</td>
<td>13987</td>
<td>14267</td>
<td>14552</td>
<td>14843</td>
<td>15140</td>
</tr>
<tr>
<td>15% Total Heavy Trucks</td>
<td>4%</td>
<td>4140</td>
<td>4223</td>
<td>4307</td>
<td>4393</td>
<td>4481</td>
<td>4571</td>
<td>4662</td>
<td>4756</td>
<td>4851</td>
<td>4948</td>
<td>5047</td>
</tr>
</tbody>
</table>

#### Railroad

<table>
<thead>
<tr>
<th>Noise Sources</th>
<th>Effective Distance (feet)</th>
<th>10-year DNL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Oaks Road</td>
<td>980</td>
<td>49.4</td>
</tr>
<tr>
<td>Interstate Highway 30</td>
<td>660</td>
<td>68.6</td>
</tr>
<tr>
<td>Naval Air Station</td>
<td>0.7 miles</td>
<td>65</td>
</tr>
<tr>
<td>NAL Combined DNL:</td>
<td></td>
<td>70.2</td>
</tr>
</tbody>
</table>

#### Criteria

- **Criteria**: Acceptable: 65 or less
- **Normally Not Acceptable**: 66-75
- **Not Acceptable**: 75 or greater

### Note

1. **ADT** = Average Daily Traffic Count
2. **DNL** = Day/Night Noise Level
3. 1 = Percent of Truck Traffic is obtained from the TxDOT Statewide Planning Map
4. 2 = Breakdown of Truck Traffic is assumed, 75% Medium Trucks and 25% Heavy Trucks
5. Note: When percentage of truck traffic is not available, the default is 15% Medium Trucks and 5% Heavy Trucks of the total ADT
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](https://www.hudexchange.info/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.

<table>
<thead>
<tr>
<th>Site ID</th>
<th>202001116</th>
</tr>
</thead>
<tbody>
<tr>
<td>Record Date</td>
<td>01/28/2020</td>
</tr>
<tr>
<td>User's Name</td>
<td>Phase Engineering, Inc. SA</td>
</tr>
<tr>
<td>Road # 1 Name:</td>
<td>IH 30</td>
</tr>
</tbody>
</table>

Road #1

https://www.hudexchange.info/environmental-review/dnl-calculator/
### 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>660</td>
<td>660</td>
<td>660</td>
</tr>
<tr>
<td>Distance to Stop Sign</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Speed</td>
<td>60</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Average Daily Trips (ADT)</td>
<td>112590</td>
<td>14552</td>
<td>4851</td>
</tr>
<tr>
<td>Night Fraction of ADT</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Road Gradient (%)</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Vehicle DNL</td>
<td>62.6955</td>
<td>63.8098</td>
<td>64.9389</td>
</tr>
</tbody>
</table>

**Calculate Road #1 DNL**: 68.634

### Road #2

**Road #2 Name**: Green Oaks Road

<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>980</td>
<td>980</td>
<td>980</td>
</tr>
<tr>
<td>Distance to Stop Sign</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Speed</td>
<td>40</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Average Daily Trips (ADT)</td>
<td>11919</td>
<td>296</td>
<td>99</td>
</tr>
<tr>
<td>Night Fraction of ADT</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Road Gradient (%)</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Vehicle DNL</td>
<td>46.8459</td>
<td>40.7964</td>
<td>43.8986</td>
</tr>
</tbody>
</table>

**Calculate Road #2 DNL**: 49.3548

[Add Road Source] [Add Rail Source]
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/)
FIGURE IV - 1

NAS, JRB Fort Worth AICUZ

Source: Wyle Laboratories Aircraft Noise Study for Naval Air Station, Joint Reserve Base New Orleans (May 1999)
Explosive Hazards
Acceptable Separate Distance (ASD) from Explosive Hazards

No Explosive or Flammable hazards were identified within 1/4 mile of the subject property
Section 6. User Responsibilities

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 all users must provide the following information (if available) to Phase Engineering, Inc. Failure to provide this information could result in a determination that “all appropriate inquiries” is not complete.

1) Environmental liens that are filed or recorded against the property (40 CFR 312.25).
   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? □ Yes □ No

2) Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vii)).
   Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? □ Yes □ No

3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
   As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? □ Yes □ No

4) Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).
   Does the purchase price being paid for this property reasonably reflect the fair market value of the property? □ Yes □ No
   If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? □ Yes □ No

5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).
   Are you aware of commonly known or reasonably ascertainable information about the property that would help Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user,
   a. Do you know the past uses of the property? □ Yes □ No
   b. Do you know of specific chemicals that are present or once were present at the property? □ Yes □ No
   c. Do you know of spills or other chemical releases that have taken place at the property? □ Yes □ No
   d. Do you know of any environmental cleanups that have taken place at the property? □ Yes □ No

6) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
   As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? □ Yes □ No

Comments from Questions 1-6:
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________

Please have the user (s) of the Phase I report answer and return this page with the signed letter of engagement.

Property Address or Description:
____________________________________________________________________________________________

Print Name: ________________________________ Company: _______________________ Date: ____________

Signature: _________________________________ Relation to property: ________________________________
(purchaser, lender, owner, lessee, etc.)
APPENDIX VI

LETTER OF ENGAGEMENT
Phase Engineering, Inc.

Environmental Consultants

January 20, 2020

Gardner Capital
Ryan Combs
2501 North Harwood St., Suite 1520
Dallas, TX 75201
Phone: (512) 983-0422 Fax: ______________ Email: rcombs@gardnercapital.com

Property/Borrower Name or Reference #: Gala at Ridgmar
Current Use: Land - Undeveloped
Address/ Property Location: Lands End Boulevard and Northgate Lane
City: Fort Worth  County: Tarrant  State: TX  Zip: 76116

Perform a Phase I Environmental Site Assessment (ESA) to comply with the ASTM E 1527-13 Standard and §10.305 Subchapter D of the TDHCA 2020 Uniform Multifamily Application, including ASTM Non Scope
Considerations: Vapor Encroachment Screening, a Noise Assessment, an opinion for testing of asbestos, lead based paint, and lead in drinking water. The report will be applicable to the attached Agreement for Environmental Professional Services.

- Includes: Electronic version in PDF with findings, opinions, conclusions and recommendations. Originals @ $125.00 each.
- Delivery: Final ESA report approximately 15 business days from signed letter of engagement. Delivery charges may apply, not to exceed $30.00 per delivery, unless client arranges for pick-up at their own expense.
- Terms: Net due prior to receipt of final report.
- $125/hour for additional hours of consulting beyond the scope of work, if required.

If the above terms and attached Agreement for Professional Environmental Consulting Services (General Terms & Conditions) are acceptable, please sign and fax (eFax 281-200-0060) or email (proposals@phaseengineering.com) a copy of this letter to serve as a letter of engagement and notification to proceed. The following information is needed to complete by scheduled delivery date:

1. Current owner of the property and telephone number.
2. Contact name and telephone number.
3. Access to the property, which may include keys or combinations, if applicable.
4. All complete environmental reports.
5. Survey, site plan and legal description. Survey does not have to be new if it reflects the property correctly.
6. Detailed project description and proposed site plan.
7. All entities for which the report will be addressed and invoicing information. If this information is not given to Phase Engineering, Inc. in a legible format, the above named will be identified as user of the report and will be invoiced directly.

Thank you for the opportunity to work with you and your environmental needs. If you have any questions, please call me at (832) 485-2227.

Tracy Watson

Accepted By: ____________________________ Date: ____________________________
Print Name: ____________________________

5524 Cornish Street  Houston, Texas 77007  (713) 476-9844  Fax (713) 476-9797

PDF created with pdfFactory Pro trial version www.pdfFactory.com
AGREEMENT FOR PROFESSIONAL ENVIRONMENTAL CONSULTING SERVICES

Section 1 – General Terms and Conditions

1.1 Definitions
“Agreement” means this Agreement for Professional Environmental Consulting Services.
“Party” (or collectively, “Parties”) means PEI and Client, unless expressly stated otherwise in this Agreement.
“PEI” means Phase Engineering, Inc.
“Engagement Letter” the instrument delivered by PEI to the Parties
“Services” has the meaning set forth in Section 1.2 below.
Any capitalized terms not otherwise defined in this Agreement have the meanings given to them under the Engagement Letter.

1.2 Services
The professional environmental consulting services to be provided by PEI for the Client are set forth in the Engagement Letter, and such services, including subsequent services, changed, altered or additional services are hereinafter called the “Services”.

1.3 Standard of Care
PEI shall perform the services under this agreement with that degree of care, skill and diligence generally accepted as typical of the industry in the performance of such services as contemplated by the Agreement at the time and location such services are rendered. PEI shall employ only competent staff and sub-contractors who will be under the supervision of a senior member of PEI’s staff.

1.4 Rights of Entry, Site Information and Utilities
The Client shall provide right of entry for PEI and its subcontractors to carry out the Services, unless specified otherwise in the Engagement Letter. The Client warrants that it has furnished to PEI all information known to, or in possession or control of, the Client relating to the past and existing conditions of the site, including but not limited to soil and geologic data, contaminants, wastes, petroleum products, controlled substances, hazardous materials, and subsurface utilities. The Client shall extend use and reliance of this information to PEI, unless stated otherwise and to the extent permitted by law. Such information shall be and remain confidential as between the Client and PEI and PEI shall not disclose same to any third party unless required by law.

1.5 Safety
1.5.1 PEI maintains a General Health and Safety Plan, a copy of which will be provided to the Client on written request and will fall under Section 1.8 Subsequent Changes of this Agreement unless this service is included in the Engagement Letter.
1.5.2 PEI shall take every precaution reasonable in the circumstances for the protection of the workers providing any of the Services. When required and prior to any field work being carried out, PEI shall provide the Client with a comprehensive site-specific safety plan for providing the Services. Such request must be made in writing by the Client prior to commencement of the Services by PEI and will fall under Section 1.9 Subsequent Changes of this Agreement unless included in the Engagement Letter.

1.6 Investigations and Reports
1.6.1 Findings: The findings of any investigation undertaken as part of the Services will be based upon information generated as a result of the specific scope of the Services as described in the Engagement Letter.
1.6.2 Restoration: The Client accepts that in the normal course of the Services some damage to existing ground or other surface finishes may occur, the restoration of which shall be the responsibility of the client or as specified in the Engagement Letter.
1.6.3 Investigations: The parties acknowledge and accept that unique risks exist whenever engineering or related disciplines are applied to identify environmental conditions and even a comprehensive sampling and testing program may fail to detect certain conditions. Because of the inherent uncertainties in environmental evaluations, changed or unanticipated conditions may occur or become known subsequent to PEI's investigation that could affect conclusions, recommendations, total Project cost and/or execution. Changes in conditions are subject to amendments to the Scope of Services.
1.6.4 Confidentiality and Reliance: Any Final Report or draft reports and the information contained therein shall be treated as confidential and, unless otherwise agreed to by PEI and the Client, the information, sampling data, analysis, findings, conclusions and recommendations (if any), may be used and relied upon only by the Client, its officers, directors and employees and professional advisors in the performance of their obligations for or on behalf of the Client. Any such use and reliance shall be subject to the limitations set forth in this agreement. In addition, the Client may submit any report to a regulatory authority or lender for the purpose of obtaining financing on a property.
1.6.5 Third Party Reliance: This Agreement and the Services provided are for Consultant and Client’s sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties. In the event PEI agrees, in its sole and absolute discretion, to make the Report available to a third party not mentioned in Paragraph 1.6.4, the Third Party shall be required to obtain the original Clients release, sign PEI's standard Authorized User Agreement (AUA) and pay PEI a fee of not less than $350.00. Any such use shall be subject to the terms, conditions and limitations set forth in this Agreement, the Report and the AUA.

1.7 Ownership of Records/Reports:
All documents or records created or prepared by PEI in the performance of the Services are considered PEI’s professional work product and shall remain the copyright property of PEI, subject to any reasonable disclosure request from the Client as may be necessary and for which reasonable reimbursement for copies is provided.

1.8 Disposal and Samples
1.8.1 Disposal of all wastes generated from the subject property shall be the responsibility of the Client.
1.8.2 PEI shall be responsible for appropriate disposal of sample material and sample residuals after 30 days following submission of the Final Report unless the Client specifically requests otherwise.
1.9 Subsequent Changes
With the consent of PEI, the Client may in writing at any time after the execution of this Agreement or the commencement of the Services delete, extend, increase, vary or otherwise alter the Services. The Parties further agree that such changes shall alter the Services, schedule and/or the costs. Any such changes shall be made in writing with reference to this Agreement, and accepted in writing by both Parties.

1.10 Delays
Neither Party shall be liable or penalized for delays or failure to perform its Services if the same is caused directly or indirectly by circumstances beyond a Party’s reasonable control. The Client shall not hold PEI responsible for damages or delays in performance caused by the Client, acts of God, acts and/or omissions of governmental authorities and regulatory agencies or other events which are beyond the reasonable control of the Parties.

1.11 Payment
1.11.1 The PEI shall invoice the Client in accordance with the provisions set forth in the Engagement Letter. Except as stated in the Engagement Letter, the Client shall pay to PEI at its corporate office each invoice within 30 days of the date of the invoice without holdback. Interest at a rate of 1.5% per month or the maximum rate allowed by law, whichever is lower, may be charged on all overdue amounts.
1.11.2 In the event of a disputed billing, only the disputed portion will be withheld from payment, and the undisputed portion will be paid. The Client shall exercise reasonableness in disputing any bill or portion thereof. No interest will accrue on any disputed portion of the billing until mutually resolved.
1.11.3 If the Client fails to make payment of any sum due hereunder within a reasonable time period, Client acknowledges and agrees that the subject Invoice will be referred to legal collections, and any amount in aggregate less than Ten Thousand Dollars U.S. ($10,000) will be referred to small claims court in Harris County, Texas.

1.12 Suspension or Termination
The Client may at any time by notice in writing to PEI, suspend or terminate the Services or any portion thereof at any stage of the Project. Upon receipt of such written notice by the Client, PEI shall perform no further Services other than those reasonably necessary to close out its Services. In such an event, PEI shall invoice the Client for the portion of the Services completed and shall be entitled to payment in accordance with Section 1.9. Once the Services are completed the Client assumes the risk of Frustration of Purpose.

1.13 Insurance
1.13.1 PEI agrees to carry and maintain the following minimum insurance coverages for the term of this Agreement:
   - Worker’s Compensation Insurance: Statutory requirement amounts
   - Commercial General Liability: $1,000,000 per occurrence
   - Automobile Liability Insurance: $1,000,000 per occurrence for both owned and non-owned vehicles
   - Professional Liability and Contractors Professional Insurance: $1,000,000 per occurrence
1.13.2 PEI’s current Certificate of Insurance is provided with the Engagement Letter. If the Client requests to be a named as a certificate holder, this request must be made in writing to PEI prior to commencement of the Services.
1.13.3 PEI will renew the Professional Liability Insurance at or above the minimum coverage for period of two (2) years after completion of the Services.
1.13.4 If the Client requests that PEI increase the amount of insurance coverage or obtain other special insurance for the Project, PEI shall endeavor forthwith to obtain such increased or special insurance at the Client's expense.
1.13.5 Each of PEI and Client waive all claims, losses, damages and rights of recovery against the other to extent of the limits of coverage under any commercial general liability or property insurance policy actually obtained by a Party to this Agreement (or, in the case of PEI, to the extent obtained or required to be obtained by PEI under this Agreement). In addition, each Party shall exercise commercially reasonable efforts to cause to waive subrogation under its commercial general liability and property insurance policies and provide any necessary endorsements thereto.

1.14 Indemnity/Statute of Limitations.
EACH OF PEI AND CLIENT SHALL INDEMNIFY AND HOLD HARMLESS THE OTHER AND THEIR RESPECTIVE AGENTS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM AND AGAINST LEGAL LIABILITY FOR CLAIMS, LOSSES, DAMAGES, AND EXPENSES TO THE EXTENT SUCH CLAIMS, LOSSES, DAMAGES, OR EXPENSES ARE LEGALLY DETERMINED TO BE CAUSED BY THEIR NEGLIGENT ACTS, ERRORS, OR OMISSIONS. IN THE EVENT SUCH CLAIMS, LOSSES, DAMAGES, OR EXPENSES ARE LEGALLY DETERMINED TO BE CAUSED BY THE JOINT OR CONCURRENT NEGLIGENCE OF PEI AND CLIENT, THE PARTIES SHALL BEAR LIABILITY IN PROPORTION TO ITS OWN NEGLIGENCE UNDER COMPARATIVE FAULT PRINCIPLES. NEITHER PARTY SHALL HAVE A DUTY TO DEFEND THE OTHER PARTY, AND NO DUTY TO DEFEND IS HEREBY CREATED BY THIS INDEMNITY PROVISION AND SUCH DUTY IS EXPLICITLY WAIVED UNDER THIS AGREEMENT. CAUSES OF ACTION ARISING OUT OF PEI'S SERVICES OR THIS AGREEMENT, REGARDLESS OF CAUSE OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY OR OTHER RECOVERY, SHALL BE DEEMED TO HAVE ACCRUED AND THE APPLICABLE STATUTE OF LIMITATIONS SHALL COMMENCE TO RUN NO LATER THAN THE DATE OF PEI'S SUBSTANTIAL COMPLETION OF SERVICES ON THE PROJECT.

1.15 Limitation of Liability.
1.15.1 Notwithstanding any other provisions contained herein, it is understood and agreed that PEI’s liability to the Client for all claims arising out of this Agreement, or in any way relating to the Services, will be limited to direct damages and/or to the specific performance of any Services not meeting the Standard of Care set forth herein and such liability will, in the aggregate, not exceed the sum of the coverages shown on PEI’s Certificate of Insurance in effect at the time of the claim.
1.15.2 No claim may be brought against PEI more than Two (2) years after the Services were completed under this Agreement, or as negotiated between PEI and the Client.
1.15.3. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF PEI (AND ITS DIRECTORS, EMPLOYEES, AGENTS AND AFFILIATES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF $50,000 OR PEI’S FEE FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF PEI’S SERVICES OR THIS AGREEMENT. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY; PROVIDED, HOWEVER, THAT THIS LIMITATION SHALL NOT APPLY TO THE EXTENT OF ANY AVAILABLE COVERAGE UNDER PEI’S COMMERCIAL GENERAL LIABILITY POLICY.

1.16 Consequential Damages.
EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE, LOSS OF USE OR OPPORTUNITY, LOSS OF GOOD WILL, COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES, COST OF CAPITAL, OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.

1.17 Regulatory Reporting Requirements
Client recognizes that hazardous substances or contaminates may be discovered at the subject property in the course of provision of the Services by PEI under conditions that may be reportable to Federal or State environmental regulatory agencies. The “duty to report” is ultimately the responsibility of the landowner unless the condition represents an acute threat to human health or the environment. PEI will notify the Client of any such reportable condition. The Client will notify the Landowner, or under mutual agreement, authorize PEI to perform such notification to the landowner.

Section 2 – MISCELLANEOUS PROVISIONS

2.1 Notices:
All notices under this Agreement shall be in writing. It shall be sufficient in all respects if the Notice is delivered by hand, sent by any electronic means, including email or facsimile transmission, with confirmation (“Transmission”) during normal business hours, or sent by registered mail, postage prepaid, addressed to the Parties shown on the Engagement Letter or to such other address as either Party shall designate by written notice to the other Party. Any notice so given shall be deemed to have been given and to have been received on the day of delivery, if so delivered, on the third Business Day (excluding each day during which there exists any interruption of postal services due to strike, lockout or other cause) following the mailing thereof, if so mailed, and on the day that notice was sent by Transmission, provided such day is a Business Day (a Business Day being any day of the week save and except for Saturday and Sunday) and if not, on the first Business Day thereafter.

2.2 Entire Agreement, Modifications, Headings, Severability:
The Parties acknowledge that this Agreement and the Engagement Letter constitutes the entire agreement between them and supersedes all prior representations, warranties, agreements, and understandings, oral or written, between the Parties with respect to its subject matter. Unless stated otherwise in this Agreement, this Agreement may not be modified except in writing signed by both Parties. The headings to this Agreement are for convenience and reference purposes only and shall not constitute a part of the Agreement. If any element of this Agreement is later held to violate the law or a regulation, it shall be deemed void, and all remaining provisions shall continue in force.

2.3 Effect:
This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns provided that it may not be assigned by either Party without the consent of the other, which consent shall not be unreasonably withheld.

2.4 Survival:
All representations and obligations (including without limitation the mutual obligations of indemnification) shall survive the termination of this Agreement and expire five (5) years from the date of completion of Services.

2.5 Waiver of Rights:
Any waiver of, or consent to depart from, the requirements of any provision of this Agreement shall be effective only if made in writing and signed by the Party granting such waiver or consent, and is valid only in the specific instance and for the specific purpose for which it has been granted. No failure on the part of any Party to exercise, and no delay in exercising, any right under this Agreement shall operate as a waiver of such right. No single or partial exercise of any such right shall preclude any other or further exercise of such right or the exercise of any other right.

2.6 Applicable Law:
This Agreement shall be governed by, and interpreted and enforced in accordance with, the laws in the State of Texas and the laws of The United States of America, as applicable.

2.7 Dispute Resolution:
Excepting Section 1.11 for the purpose of this Agreement, any disagreement arising between the Parties to this Agreement with reference to the interpretation of this Agreement or any matter arising hereunder and upon which the Parties cannot agree shall be referred to mediation. Reference to mediation shall be to a single mediator and in accordance with the laws of mediation in the State of Texas. The costs of the mediator shall be shared equally by the Parties on an interim basis as may be necessary provided however that the mediator shall have the discretion to award costs of the proceeding, including costs of the mediator. The venue for such mediation is agreed to be Harris County, Texas

2.8 Contract Documents:
The Contract Documents consist of the documents listed. If there is a conflict with the Contract Documents, the conflicting terms will be governed in the order of priority set forth as follows: 1. Agreement 2. Engagement Letter
APPENDIX VII

STATEMENT OF QUALIFICATIONS
It is our goal to provide quality Environmental Site Assessments and Related Professional Services at a fair price within the clients’ required delivery date.

Since 1993 our in-house licensed and certified Environmental Professionals team continues to provide consistent quality, detailed attention to our client’s requests, and full service environmental reports which set Phase Engineering, Inc. apart. Phase Engineering, Inc. has provided over 20,000 nationwide professional quality and timely Environmental Assessments and Property Condition Assessments for the private and public commercial real estate industries.

Whether you are a lender, a broker, an attorney, a buyer/seller, a property manager, a developer, or a property owner; Phase Engineering has the right service at the right price point for you. We work diligently to meet our clients timing and unique requirements. As any qualified Environmental Consultant knows, Environmental Site Assessments are not created equal. Phase Engineering is qualified to ensure your reports are done to the highest standards and regulations to help to protect the client’s interest. Please check out our “Dare to Compare” website page for more information on how you can qualify your environmental vendors.

We pride ourselves in keeping current our licenses and certifications to give the client a more informed and educated solution. The following are among our company’s licenses and certifications:

- Professional Engineering Firm
- Professional Geoscientist Firm
- Licensed Asbestos Consultant Agency
- Licensed Mold Assessment Company
- Certified Lead Firm
- Leaking Petroleum Storage Tank (LPST) Corrective Action Specialist (CAS)
- Wetlands United States Army Corp of Engineers Delineation Course Certified
- Storm Water & Pollution Prevention Certified Preparer of SWPPP (CPSWPPP) and (CCIS)
- Radon
Professional Services

The professional licensed and technical staff at Phase Engineering, Inc. are annually involved nationwide in over 1000 environmental site assessments, Property Condition Assessments and related services. Our professional services include all aspects of the environmental due diligence for all types of commercial real estate clients. Phase Engineering is qualified to ensure your reports are done to the highest standards and regulations to help to protect the client’s interest. Phase Engineering, Inc. provides a full range of professional environmental services for the real estate transaction business world as listed below:

Environmental Site Assessments

- Phase I Environmental Site Assessments include site assessments prepared to: EPA “All Appropriate Inquiries” (AAI) rule, Phase I Environmental Site Assessments as per ASTM Standard E 1527, Small Business Administration (SBA) SOP 50 10 5, etc.
- Client specific requirements such as Fannie Mae, FDIC, Freddie Mac, HUD, DHCA, NEPA, USDA, FDIC, TDHCA, Oil & Gas, etc.
- Transaction Screens per ASTM Standard E 1528
- Wetlands Determination, Delineations, Mitigation Plans, and Permitting
- Endangered Species Reviews
- Record Search with Risk Assessment Reports
- Desktop Reviews
- Environmental Data Services
- Prior Environmental Report Reviews (Third Party Reviews)

Phase II Environmental Site Assessments / Consulting

- Phase II Environmental Site Assessments are specific to the nature of the project. A typical example is an investigation of an underground storage tank site. This requires sampling of soil and groundwater.
- Leaking Petroleum Storage Tank Corrective Action Project Management (CAPM) and Corrective Action Specialist (CAS) Services
- Voluntary Cleanup Program (VCP) (TCEQ) and (RRC) Consulting
- Innocent Owner Program (IOP) Consulting
- Resource Conservation and Recovery Act (RCRA) Corrective Action Site Project Management
- Dry Cleaning Remediation Program Consulting Services
- Vapor Assessments
- Municipal Settings Designation (MSD) Services
- Brownfields Site Assessment and Advisory Services
- Operation Cleanup Program (RRC) Consulting Services

www.PhaseEngineering.com
Professional Services (continued)

- Oil & Gas Due Diligence
- Underground Injection and Control (UIC) Permits and Registrations for Remediation Applications
- Remediation Feasibility, Design, and Implementation
- Monitoring and Post-Closure Care
- Groundwater Monitoring
- Prior Environmental Report Reviews
- RCRA Corrective Action Site Project Management
- Litigation Support

Waste Management and Compliance

- Industrial and Hazardous Waste Registration, Permitting, and Reporting
- Waste Management Unit Closures

Building and Facilities Assessments

- Property Condition Assessments per ASTM E 2018
- Asbestos Inspections, Management & Consulting
- Lead Based Paint and Lead in Water Inspections, Risk Assessments & Consulting
- Mold Assessments & Consulting
- Indoor Air Quality Assessments
- Storm Water Pollution Prevention (SWPPP) Plans, Audits & Inspections
- Spill Prevention, Control and Counter measure (SPCC) Plans
- Client Specific Compliance Services
Professional Services (continued)

National Environmental Policy Act (NEPA)

- Categorical Exclusions
- Environmental Assessments
- Housing and Urban Development (HUD) 24 CFR Part 58 Reviews (CDBG, HOME, NSP, Disaster Recovery, Public Housing Programs, etc.)
- Part 50 compliance – HUD Form 4128 Environmental Review Checklist
- USDA Rural Development Environmental Reviews per 7 CFR Part 1970 policies and procedures
- Federal Communications Commission (FCC) NEPA compliance for communication or transmission towers and facilities
- TxDOT NEPA compliance
- Section 106 Historic Preservation
- Noise Surveys and Mitigation
- Explosive Hazards Assessments
- Wetland Delineation and Mitigation
- HUD’s 8-Step Decision-Making Process for Developing in a Floodplain or Wetland (24 CFR Part 55)
- Environmental Justice Assessments
Licenses & Certifications

Phase Engineering, Inc. and the staff at Phase Engineering, Inc. are licensed and certified in all related areas to give the client a more informed and educated solution.

Registered Professional Engineering Firm

Licensed Professional Geoscientist Firm

Asbestos
- Consultant Agency
- Consultant
- Project Designer
- Management Planner
- Air Monitoring
- Inspector

Indoor Air Quality
- Mold Assessment Company
- Mold Assessment Consultant
- Mold Assessment Technician

Lead
- Lead Firm
- Risk Assessor
- Inspector

Storage Tanks
- Corrective Action Specialist (CAS)
- LPST Corrective Action Manager (CAPM)

Wetlands
- United States Army Corp of Engineers Delineation Course Certified

Storm Water & Pollution Prevention
- Certified Preparer of SWPPP (CPSWPPP) and (CCIS)

Radon
- Residential Radon Measurement Provider
Recognized Associations

Keeping with the latest rules and regulations in the environmental field, Phase Engineering, Inc. and its staff are dedicated to current standards and legal issues by being involved with several professional associations:

- ASTM Committee Environmental Site Assessments for Commercial Real Estate Transactions & ASTM Phase II Task Force
- ASTM Teaching Staff - Phase I & Phase II Environmental Site Assessments
- Risk Management Association Board (RMA)
- Society of Wetland Scientists (SWS)
- Certified Commercial Investment Member (CCIM)
- Commercial Real Estate Women (CREW)
- Environmental Bankers Association (EBA)
- Houston Geological Society (HGS)
- Association of Commercial Real Estate Professionals (ACRP)
- Commercial Real Estate Network (CREN)
- Society of Industrial and Office Realtors (SIOR)
- Institute of Real Estate Management (IREM)
- Urban Land Institute (ULI)
- National Association of Government Guaranteed Lenders (NAGGL)
- Houston Association of Government Guaranteed Lenders (HAGGL)
- North Texas Association of Government Guaranteed Lenders (NTAGGL)
- Central Texas Association of Government Guaranteed Lenders (CTAGGL)
- El Paso Texas Association of Government Guaranteed Lenders (EPAGGL)
- Texas Bankers Association (TBA)
- Independent Bankers Association of Texas (IBAT)
- National Registry of Environmental Professionals (NREP)
- Texas Association of Environmental Professionals (TAEP)
- Commercial Real Estate Association of Montgomery County (CREAM)
- Houston Realty Business Coalition (HRBC)
- Texas Affiliation Of Affordable Housing Providers (TAAHP)
- ASTM Committee D18 on Soil and Rock, Subcommittee on Geospatial Technology
- Geological Association of America (GSA), South-Central Section, Environmental & Engineering Geology Division
- Houston Geological Society (HGS), Environmental and Engineering Group
- Urban and Regional Information Systems Association (URISA)
Recognized Associations (continued)

- Texas Association of Environmental Professionals (TAEP)
- Texas Association Professional Geoscientists (TAPG)
- Texas Board of Professional Geoscientists (TBPG)
- American Institute of Professional Geologists (AIPG), Texas Section, AIPG
  District IV – Southeast Texas
Online Proposal Request

Our **online proposal request system** is designed with you in mind to streamline the proposal request process in order to efficiently and quickly get your proposal to you when submitted online by you.

Your success is our success, and this online process helps expedite getting your project underway and completed on time.

Proposal requests may be submitted online at [www.PhaseEngineering.com](http://www.PhaseEngineering.com).

1. Begin at our website at [www.PhaseEngineering.com](http://www.PhaseEngineering.com) to set up your own account.

2. At the bottom of the homepage, there is a section called "Request for Proposal". Below this heading (and below the log in username/password), you will see a link to create a "New user? Create an account here".

3. When you click on the link, your browser will take you to a new login page. On this page, you will see a section called "New Users".

4. Create your own username (preferably something that you will remember like your name [i.e. first initial and last name]) and your own password and insert your contact information.

5. Finally, click "Create Account".

Your account should be created, and you can go back to our homepage and order a proposal.

If you have any questions or comments, please contact Diana Hedrick at Diana@PhaseEngineering.com or Melanie Edmundson at Melanie@PhaseEngineering.com.

Phase Engineering’s quoted delivery for completed Phase I Environmental Site Assessments is approximately two weeks. Phase Engineering, Inc. does realize that there are circumstances when the client needs results faster and will work to accommodate. Rush reports can be prepared in approximately one week with an added rush fee (rush delivery may result in data gaps due to time constraints).

All pricing and delivery of services is generally on a site specific basis depending on the scope of the assignment with the clients required guidelines.

Pricing differentials may apply for large acreage or difficult properties.

**Competitive Pricing. Consistent Quality. Common Sense.**
[www.PhaseEngineering.com](http://www.PhaseEngineering.com)
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
BXS Insurance
3355 West Alabama Suite 850
Houston TX 77098

Insured
Phase Engineering, Inc
5524 Cominsh Street
Houston TX 77007

Coverages
Certificate Number: 185965321
Revision Number:

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.

Insr
Lia
Type of Insurance
Addl
Subro
PCTR
Policy Number
Policy Eff
Policy Exp
Limits
B
X
Commercial General Liability

Claims-Made
Occur

Genl Aggregate Limit Applies Per:

Policy
Proj
Loc

Other: Deductible

EV2018196102
6/30/2019
6/30/2020

Each Occurrence
Damage to Tenant's Premises (Ea occurrence)
Med Exp (Any one person)
Personal & Adv Injury
General Aggregate
Products - Comp/Op Agg

$3,000,000
$50,000
$5,000
$3,000,000
$5,000,000
$5,000,000
$25,000

A
Automobile Liability

Any Auto

Owned Autos Only
Hired Autos Only
Scheduled Autos
Non-Owned Autos Only

 Umbrella Liability

Excess Liability

DED
Retention

12308113
6/30/2019
6/30/2020

Combined Single Limit (Ea accident)
Bodily Injury (Per person)
Bodily Injury (Per accident)
Property Damage (Per accident)

$1,000,000
$
$
$

E.L. Each Accident
E.L. Disease - Ea Employee
E.L. Disease - Policy Limit

Y / N

Workers Compensation

Any Proprietor/Partner/Executive Officer/Member Excluded? (Mandatory in N.H)

If yes, describe under Description of Operations below

N / A

Description of Operations/Location/Vehicles (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General liability policy includes a blanket additional insured endorsement when required by written contract but only with respect to liability arising out of a named insured's work for additional insured including Products/Completed Operations coverage and in no way will the additional insured status exceed the limits, terms or conditions of the policy. Primary & Non-Contributory wording is included when required by written contract, but only with respect to coverage provided by this policy.

Auto liability policy includes certificate holder as an additional insured when required by written contract but only with respect to the legal responsibility for acts or omissions of a person for whom liability coverage is afforded under this policy but in no event shall such coverage exceed the limits, terms or conditions of the policy.

See Attached...

Certificate Holder

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.

Information Only

Authorized Representative

© 1988-2015 ACORD CORPORATION. All rights reserved.
## ADDITIONAL REMARKS SCHEDULE

<table>
<thead>
<tr>
<th>AGENCY</th>
<th>NAMED INSURED</th>
</tr>
</thead>
<tbody>
<tr>
<td>BXS Insurance</td>
<td>Phase Engineering, Inc</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>POLICY NUMBER</th>
<th>CARRIER</th>
<th>NAIC CODE</th>
<th>EFFECTIVE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**

**FORM NUMBER:** 25  **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

General Liability, Pollution Liability and Auto Liability policies include waiver of subrogation in favor of certificate holder when required by written contract but in no event shall such coverage exceed the limits, terms or conditions of the policy.

General Liability, Professional Liability and Contractor's Pollution coverage is in a combined policy which carries a $5,000,000 Total Policy Aggregate limit.

Professional Liability and Contractor's Pollution policy includes a blanket additional insured endorsement when required by written contract but only with respect to liability arising out of a named insured's work for additional insured including and in no way will the additional insured status exceed the limits, terms or conditions of the policy.

30 Day Notice of Cancellation is provided when required by written contract except in the event of cancellation for Non-Payment of Premium under the Auto policy.

All coverages shown are subject to the Terms, Conditions and Exclusions of the policies.
Janis Franklin, PG
Environmental Program Manager/Due Diligence Services

Professional Experience
Ms. Franklin is a Professional Geoscientist and Senior Project Manager for Phase Engineering, Inc. Over the last 25 years, she has conducted and/or managed over 12,000 Phase I Environmental Site Assessment (ESAs), 1,200 Phase II ESAs, over 200 petroleum storage tank (PST)/leaking petroleum storage tank (LPST) related projects and over 50 projects under regulatory oversight in multiple programs including the Superfund, Voluntary Cleanup Program (VCP) and Petroleum Storage Tank (PST) Program.

Licenses/Certifications
- Asbestos Inspector (Texas), License #603137
- Lead Inspector (Texas), #206233
- Corrective Action Project Manager CAPM #01209
- 40-Hour OSHA (HAZWOPER)
- Professional Geologist (Tennessee), License #TN4132
- Professional Geologist (Texas), License #1254

Education
- B.S. Geology, Austin Peay State University, Clarksville, TN
- M.S. Environmental Management, University of Houston, Clear Lake

Select Project Experience
**University of Houston, Houston, TX:** Performed subsurface investigations at several University owned properties that had underground storage tanks (USTs). For facilities where the USTs were determined to be leaking, performed investigations to determine the extent of affected soil and/or groundwater. Designed and implemented risk-based assessment plans. Prepared reimbursement packages and related documentation for submittal to the Texas Commission of Environmental Quality (TCEQ).

**City of Houston:** Involved in the implementation of city-wide investigation and corrective action for the City of Houston UST Program. Performed investigations at fire station and vehicle maintenance facilities at several sites throughout the city. Successfully prepared and presented risk-based assessment plans to the TCEQ.

**WEF Ltd.:** Performed Phase II site remediation which included geoprobe boring installations, soil and groundwater sampling for analysis, and soil bioremediation to reduce total petroleum hydrocarbon (TPH) contamination.

**TCEQ, South:** Involved in the implementation of Site Assessment Program tasks through approved work plans submitted to the Superfund, PST and VCP Divisions. Performed investigations at over 50 sites throughout south Texas.

**Texas Parks and Wildlife, La Porte, TX:** Managed a Scope of Work that included wastewater treatment plant sludge, soil and decontamination confirmation wipe sampling for analysis. Coordinated the decontamination and waste disposal activities.

**Suiza Foods, Southwest:** Developed stormwater pollution prevention plan for dairies in Louisiana and Texas. Prepared Notice of Intent (NOI) permits for the discharge of stormwater and submitted to the Louisiana Department of Environmental Quality (LDEQ) and/or Environmental Protection Agency (EPA). In addition, developed Storm
Water Pollution Protection Plans (SWPPP) and Spill Prevention, Control and Countermeasure (SPCC) plan protocols for use at all Suiza dairies.

**United States Postal Service, Nationwide:** Scope of Work included NEPA Environmental Assessments of properties in accordance with expansion and/or new construction requirements. Additional investigation and remediation work was authorized for properties with suspected environmental impairment.
Tracy Watson  
Environmental Professional / Vice President of Special Projects

Professional Experience
Ms. Watson is the Special Projects Manager for Phase Engineering, Inc. Over the last 17 years, her professional experience has included quality control, analytical chemistry, and environmental science. Ms. Watson has completed hundreds of Phase I and II Environmental Site Assessments (ESAs) and NEPA Environmental Reviews for commercial, residential, and municipal properties. She has developed a reputation among state and federal agencies including the Texas General Land Office (GLO), Texas Department of Housing and Community Affairs (TDHCA), U.S. Department of Housing and Urban Development (HUD), and U.S. Department of Agricultural Rural Development (USDA-RD) as a consultant capable of identifying solutions to complicated issues related to Environmental Reviews. In addition, Ms. Watson performs wetland determination and delineation assessments throughout the state of Texas.

Licenses/Certifications
- Asbestos Inspector (Texas), License #603452
- TCEQ Licensed Water Operator, License #WO0029615
- Radon Residential Measurement Provider, NRPP ID #109320 RT
- USACOE Certified Wetland Delineator, Received April 2014
- 40-Hour OSHA (HAZWOPER) and 8 Hour Annual Refreshers

Education
- BS Chemistry & Biology, University of Mary-Hardin Baylor, Belton, Texas
- USACOE Atlantic and Gulf Coast Regional Wetland Supplement Training (2015)
- USACOE Wetland Permitting Training (2015)

Professional Affiliations
- American Association of Radon Scientists and Technologists (AARST)
- Central Texas Association of Government Guaranteed Lenders (CTAGGL)
- Central Texas Commercial Association of Realtors (CTCAR)
- Certified Commercial Investment Member (CCIM)
- Professional Wetland Scientists (PWS)
- Real Estate Council of Austin (RECA)
- Risk Management Association (RMA)
- Texas Affiliation of Affordable Housing Providers (TAAHP)
- Texas Association of Local Housing Finance Agencies (TALHFA)

Select Project Experience
Explosive & Flammable Hazards: Phase Engineering, Inc., prepared an Acceptable Separation Distance evaluation for a proposed multifamily development seeking Low Income Housing Tax Credits (LIHTC) through the TDHCA. The project application was challenged by a competing developer which claimed that the proposed site location was located at an unsafe distance from a nearby fertilizer facility which stored hazardous Ammonia Nitrate (AN). We worked closely with the developer and Mr. Nelson Rivera, Environmental Engineer for HUD’s Environmental Planning Division in Washington, D.C. to develop a mitigation plan to reduce the explosion hazard for not only the proposed development but the surrounding community as well.
**Wetlands:** Ms. Watson completed an Environmental Review which included a Wetlands & Jurisdictional Waters of the US Determination Report for a proposed multi-family residential complex in Orange, Texas. She characterized vegetation communities on the Site and identified 79,366 square feet of wetlands as defined by the US Army Corps of Engineers. Survey results allowed project architect to modify design plans to entirely avoid any impacts to on-site wetlands, thus a USACOE Permit was not required.

**Historic Preservation:** Ms. Watson has successfully obtained environmental clearance for many historically significant properties proposed for substantial rehabilitation while ensuring historic preservation. Recent projects include the renovation or adaptive-reuse of the following properties:

- Beaumont Senior Citizens’ Y-House, Beaumont, Jefferson County, Texas
- Riverside Baptist Church, Fort Worth, Tarrant County, Texas
- Lee Hardware Lofts, Salina, Saline County, Kansas
- Pathways of Chalmers East, Austin, Travis County, Texas

**Environmental Justice:** Ms. Watson prepared an Environmental Assessment for a proposed 184-unit multifamily development utilizing CDBG-Disaster Recovery (Hurricane Ike) funding. The property included 30 acres located entirely within the 100-year floodplain and a wetland. In addition, the project was located in Port Arthur, Texas which has a high concentration of oil refineries and a history of poor air quality. Ms. Watson worked closely with the project owner, City of Port Arthur, and GLO to obtain the permits required and engage third party professionals in specialized air quality studies. Mitigation measures included the import of fill material to raise the building foundations above the FEMA Base Flood elevations and receipt of a Section 404 Standard Individual Permit from the Galveston District of the US Corps of Engineers.

**Endangered Species:** An Environmental Assessment for a proposed multifamily development in Dripping Springs, Texas was prepared by Phase Engineering, Inc., which included potential habitat for the Golden-cheeked warbler and Black-capped vireo. A Habitat Assessment was engaged through a third-party consulting firm which concluded that no potential suitable habitat was observed and no federally listed species were expected to occur on the subject property. The US Fish and Wildlife concurred with the findings of the report. In addition, a 250-gallon residential propane tank was identified on an adjacent parcel and within an unacceptable separation distance from the proposed development. We provided mitigation options to the developer which included working with the adjacent property owner to move the tank to a safer distance away from the subject property.

**GLO Disaster Recovery, Mixed-Use Housing in City of Houston:** Completed Phase I and II ESAs for a proposed mixed-use housing development in Houston which will be funded by a Disaster Recovery Grant through the GLO. Due to on-going environmental cleanup needs, the project entered into the Voluntary Cleanup Program (VCP) with the TCEQ. Ms. Watson directed the mitigation needs of the project which lead to environmental clearance and funding for the new development.

**COSA CIMS:** From 2009-2012, Ms. Watson was the project manager of a City of San Antonio Capital Improvement Management Systems (CIMS) drainage project along Zarzamora Creek titled Culebra 58F Phase IIA&B. The project scope included Phase I and II ESAs with surface and subsurface sampling by trenching to evaluate the extent of substantial dumping within the project area. She also provided the environmental oversight for the project on behalf of CIMS during the construction phase.

**COSA GMA:** From 2013-2014, Ms. Watson was the Program Manager for the On-Call Professional Environmental NEPA Services contract with the City of San Antonio Division of Grants Monitoring and Administration (GMA). She was responsible for the coordination and completion of many Environmental Reviews required in the various HUD-funded programs supported by GMA.

**Cellular Wi-Fi NEPA Compliance.** Ms. Watson managed the completion of approximately 1,000 desktop NEPA compliance reviews of existing buildings proposed for the installation or upgrades of Wi-Fi antennas for a major telecommunication company. The buildings were located nationwide and included hotels, hospitals, McDonald’s restaurants, and retail stores.
Zahir Jamal  
Senior Staff Environmental Scientist

Professional Experience

Mr. Zahir Jamal is a Professional Environmental Project Manager for Phase Engineering, Inc. Over the last 20 years, he has conducted and/or managed over 10,000 Phase I Environmental Site Assessment (ESAs) and Phase II Environmental Site Assessment (ESAs)

Licenses/Certifications

- 40-Hour OSHA (HAZWOPER)

Education

- B.E. (Bachelor of Engineering) N E D University, Karachi, Pakistan
- M.S. Environmental Engineer, University of Windsor, Windsor, Canada

Select Project Experience

City of Houston, Houston, TX: Performed subsurface investigations at several City of Houston owned properties that had underground storage tanks (USTs). For facilities where the USTs were determined to be leaking, performed investigations to determine the extent of affected soil and/or groundwater.

Performed Phase II site remediation which included geoprobe boring installations, soil and groundwater sampling for analysis, and soil bioremediation to reduce total petroleum hydrocarbon (TPH) contamination.

Private and Industrial Clients: Performed several Phase I Environmental Site Assessment (ESAs) involving field investigations and report writing.
Sheila Aslani  
Staff Environmental Scientist

**Professional Experience**

Ms. Aslani is an Environmental Scientist and Research Analyst for Phase Engineering, Inc. Her time is used in the research department conducting analyses on Environmental Data Risk Reviews (EDRRs), Record Search with Risk Assessment (RSRAs), and Phase I Environmental Site Assessments (ESAs).

**Education**

- B.S. Environmental Science, University of St. Thomas, Houston, TX

**Select Project Experience**

**University of St. Thomas, Houston, TX:** Completed a Bachelor’s Thesis on Water Quality Analysis of Japhet Creek Linear Park. Tested the water quality of the area in question and formulated a written report of all the findings. Utilized the Texas Commission of Environmental Quality (TCEQ) rules and regulations to determine whether the area was contaminated or not.
Veronica Pearson
Staff Environmental Scientist

Professional Experience

Ms. Pearson is a technical writer and Staff Environmental Scientist at Phase Engineering gathering research data for Phase 1 Environmental Site Assessments, Record Search with Risk Assessment Reports, and Environmental Data Risk Reviews. She started at Phase in 2019 and in that time has gained experience writing technical reports, creating inquiries for Public Information Requests to public entities, searching historical street directories, as well as, in ArcGIS creating physical setting, topographic, and aerial imagery maps.

Education

- B.S. Environmental Science, University of Houston-Clear Lake, Houston, TX

Select Project Experience

**University of Houston-Clear Lake:** Coursework included Organic Chemistry, Environmental Safety and Health, Environmental Toxicology, Environmental Microbiology, Environmental Geology, Environmental Biology, Soils in the Environment, Environmental Chemistry, Seminar in Biology and Environmental Sampling and Monitoring. Environmental Sampling and Monitoring included writing and carrying-out standard operating procedures for soil, water, and air sampling.
APPENDIX VIII

REFERENCE SOURCES
REFERENCE SOURCES

- Site Sketch Maps: http://services.arcgisonline.com/arcgis/services.
- Texas Major & Minor Aquifers Geodatabase (Updated December, 2006): Texas Water Development Board (TWDB) GIS Data, [http://www.twdb.state.tx.us/mapping/gisdata]_
- Texas Major & Minor Aquifers Geodatabase (Updated October, 2013): Texas Water Development Board (TWDB) GIS Data, [http://www.twdb.state.tx.us/mapping/gisdata].
- FEMA NFHL (National Flood Hazard Layer) Web Map Service (WMS) [https://hazards.fema.gov/gis/nfhl/services].
- The Railroad Commission of Texas, Geographic Information System – Oil and Gas Well Digital Data Acquisition. Oil and gas well data and pipeline data were obtained from public records at the Railroad Commission of Texas (the Commission) [http://www.rrc.state.tx.us].
- AAI Environmental Data, 5524 Cornish Street, Houston, Texas 77007, [http://aaidata.com/]
- Texas Commission on Environmental Quality (TCEQ) Central Registry Database Search, [http://www12.tceq.state.tx.us/crpub/]
- EPA Envirofacts Warehouse, [http://www.epa.gov/enviro/facts/qmr.html]
- EPA Enforcement & Compliance History Online (ECHO) [http://www.epa-echo.gov/echo]