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. 202001167  
1501 and 1515 Fort Worth Avenue, Dallas, Dallas County, Texas 75208

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

1501 and 1515 Fort Worth Avenue, Dallas, Dallas County, Texas 75208

February 17, 2020
PEI Project No.: 202001167

Prepared for:

TGO Villas at WH 20, LP
and
Texas Department of Housing and Community Affairs (TDHCA)

Prepared by:

Phase Engineering, Inc.
5524 Cornish Street
Houston, Texas 77007
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## Executive Summary

### Site Summary

<table>
<thead>
<tr>
<th>Site Element</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property Address</td>
<td>1501 and 1515 Fort Worth Avenue, Dallas, Dallas County, Texas 75208</td>
</tr>
<tr>
<td>Current Use of Subject Property</td>
<td>Vacant warehouse buildings and single family residential property</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Part of Lots 1 and 2, Block 15/3976, Flanders Heights Addition, Abstract 290, out of the William Coombs Survey (per client provided title commitment)</td>
</tr>
<tr>
<td>Current Owner</td>
<td>ADC Fort Worth LLC</td>
</tr>
<tr>
<td>Current Uses of Adjoining</td>
<td>North: Sidney Lanier Vanguard School and Castle Street&lt;br&gt;East: Universal Vehicle Sales, a residence, vacant land and North Windomere Avenue&lt;br&gt;South: Zamora’s Tax Service, vacant land, Shady Oaks Motel, A3 Urban Storage, Mexsnax and Fort Worth Avenue&lt;br&gt;West: Dallas Lite &amp; Barricade, residences and North Montclair Avenue</td>
</tr>
<tr>
<td>Properties:</td>
<td></td>
</tr>
<tr>
<td>Site Reconnaissance Date</td>
<td>February 6, 2020</td>
</tr>
</tbody>
</table>

### Physical Setting

- **Topography**: Elevation: Approximately 490-500 feet above mean sea level (msl)<br>General Area Topographic Downgradient: Southeast
- **Groundwater Flow Direction**: Assumed to be consistent with topographic gradient (See Section 5.3 for more information)
- **Depth to Groundwater**: Approximately 30-35 feet below ground surface (bgs)
- **Sub-Surface Geology**: Austin Chalk (Kau) and Terrace Deposits (Qt)
- **Underlying Aquifer(s)**: Trinity Aquifer and Woodbine Aquifer
- **Near Surface Soils**: Eddy-Urban land complex, 4 to 8 percent slopes (32), Stephen-Urban land complex, 1 to 4 percent slopes (69) and Lewisville-Urban land complex, 4 to 8 percent slopes (50)

### 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>1920s - Early-1940s</td>
<td>Single family residential property and undeveloped land</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td>Year Range</td>
<td>Property Use(s)</td>
<td>Aerial Photos</td>
<td>Topo Maps</td>
<td>Fire Insurance Maps</td>
<td>Street Directories</td>
<td>Interviews</td>
<td>Regulatory Files / Prior Reports</td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------------------------------------------------------------------</td>
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<td>----------------------------------</td>
</tr>
<tr>
<td>Early-1940s - Late-1960s</td>
<td>Single family residential property, motels, a truck sales and service facility, auto tire and repair shops, watch shop, industrial equipment manufacturing facility and realtor offices</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Late-1960s - Mid-1980s</td>
<td>Single family residential property, commercial warehouse, boat sales and service facility, an industrial bakery facility, La Estrellita Ballroom, an appliance sales facility, electrical contractors and a truck rental yard</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Mid-1980s - Late-2000s</td>
<td>Single family residential property, auto repair and body shops and auto tire shops</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Late-2000s - 2020</td>
<td>Single family residential property, All Seasons Feeders, an equipment storage and service yard and vacant warehouse buildings</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Historical Use Adjoining Properties

<table>
<thead>
<tr>
<th>Direction</th>
<th>Historical Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Adjoining Property</td>
<td>Castle Street (Louis Avenue) and school property</td>
</tr>
</tbody>
</table>
### Historical Use Adjoining Properties

<table>
<thead>
<tr>
<th>Direction</th>
<th>Historical Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Adjoining Property</td>
<td>North Windomere Avenue (Maggie Street), auto sales lots, vacant land, an upholstery shop, a storage lot, an investment advisory service, printing shops, a hardware store, Magic Line Product, construction contractors and undeveloped land</td>
</tr>
<tr>
<td>South Adjoining Property</td>
<td>Fort Worth Avenue, Zamora’s Tax Service, vacant land, motels, A3 Urban Storage, Mexsnax, single and multi-family residential properties, a veterinary supply company, a pharmacy, plumbing contractors, retail/supply shops for fans/motors/tools, an audio products store, a tourist camp, social service facilities, school property, construction contractors, truck and trailer sales/service facilities, a chemical testing laboratory, United Portrait Album, United Marketing Service, Wig Fashion International, automotive tire and repair shops, a welding shop, a restaurant, Diversified Manager, Dibrell Food Corporation, a trailer welding and sales shop, a metal pipe and fencing welding/fabrication shop and unoccupied land</td>
</tr>
<tr>
<td>West Adjoining Property</td>
<td>North Montclair Avenue (Nahant Avenue), a road barricade fabrication and supply facility, single family residential property, trailer sales lots, a trailer park, auto repair and body shops 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>Phase II ESA</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>
<tr>
<td>Report Section</td>
<td>No Further Action Necessary</td>
<td>Further Action Necessary</td>
<td>Suggested Action</td>
<td></td>
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<tr>
<td>---------------------------------------------------------</td>
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<td>-----------------------------------------------------------------------------------</td>
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<td></td>
</tr>
<tr>
<td>14.1 Asbestos-Containing Building Materials</td>
<td></td>
<td>✔</td>
<td>Sampling of suspect asbestos containing materials prior to any renovation and/or demolition activities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.2 Cultural and Historical Resources</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.3 Endangered Species</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.4 Lead-Based Paint</td>
<td></td>
<td>✔</td>
<td>Survey of Lead-based paint is recommended if the on-site structures will be renovated</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.5 Lead in Drinking Water</td>
<td></td>
<td>✔</td>
<td>Testing for lead in the drinking water is recommended if any of the existing plumbing systems are planned for use in future development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.6 Radon</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.7 FEMA Flood Map</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.8 Wetlands</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.9 Vapor Encroachment Screening</td>
<td></td>
<td>✔</td>
<td>Tier II Vapor Encroachment Screening as part of the Phase II ESA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.10 Noise Study</td>
<td></td>
<td>✔</td>
<td>Noise mitigation measures may be required</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.11 Explosive Hazards</td>
<td></td>
<td>✔</td>
<td></td>
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<td></td>
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</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>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Title / Deed Records</td>
<td>5.4.1.4</td>
<td>No</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>No</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>No</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>Yes</td>
<td>Access to the interior of the onsite residential building was unavailable.</td>
<td>No</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>No property owner information provided.</td>
<td>No</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:

<table>
<thead>
<tr>
<th>FINDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities conducting auto/boat/equipment service, repair and body shop activities, manufacturing activities, industrial bakery activities and welding shop activities have been located on the subject property.</td>
</tr>
</tbody>
</table>

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

No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

### Records Review
Historical street directories, fire insurance maps and aerial photographs indicate that the subject property, addressed as 1501 and 1515 Fort Worth Avenue, was occupied by commercial and industrial facilities of potential environmental concern for an extended period of time, including the following:

- An oil/gas equipment manufacturing facility under the names Eastmen Oil Well Survey Company and Eastmen Manufacturing Company during the early-1940s.
- Truck repair and service facilities from the early-1950s to the late-1960s.
- Automotive tire shops under the names Anderson Tires and Tire Town during the late-1950s.
- A boat sales and service facility under the name National Boat Mart from the late-1960s to the early-1970s.
- A rental truck service facility under the name U Haul Company during the mid-1970s.
- An industrial bakery facility under the name American Bakers Company during the mid-1970s.
- Automotive tire, repair and body shops under the names Acapulco Tire Shop, Bertos Garage and Mikes Auto Body Works from the early-1990s to the mid-2000s.
- An equipment storage yard with service and storage related warehouses from the mid to late-2010s.

Industrial equipment manufacturing facilities, automotive and truck repair shops, tire shops, boat service facilities, industrial bakeries, auto body shops and equipment service facilities are known to store, use and dispose of hazardous substances and petroleum products possibly including degreaser solvents, paints, paint thinners, detergents, wash water, metal flux, cutting fluid, coolants, oil, hydraulic oil, lubricants, gasoline and diesel.

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

### Site Reconnaissance

Vacant warehouses were observed at the subject property at the time of the site visit. Features of potential environmental concern were observed onsite in connection with former commercial/industrial activities, including the following:

- A 55-gallon drum of unknown contents was observed inside a warehouse on the subject property.
- An open 55-gallon drum of miscellaneous debris was observed on the west portion of the property.
- Discarded cylinders for pressurized welding gases and pressurized fire suppression materials were observed interior and exterior of the onsite buildings.
- A floor drain was observed in the ground along north entrance to southeastern onsite warehouse building.

No staining was observed in the area of the noted features.

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

### Interviews and/or Inquiries

Building records received from the City of Dallas indicated that the subject property was occupied by auto service facilities in 1986 and 1999.

See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

### OPINION
Phase Engineering, Inc. has the opinion that based on the length of time the subject property was occupied by commercial businesses of potential environmental concern (approximately 80 years), the subject property may have been impacted as the result of cumulative undocumented hazardous substance or petroleum product releases. This represents a recognized environmental condition.

### FINDING

The east adjoining property was historically occupied by facilities conducting printing shop activities.

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

No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

#### Records Review

Historical street directories indicate that the east adjoining property across North Montclair Avenue, addressed as 1405 and 1411 Fort Worth Avenue, was occupied by printing shops under the names Empire Publishing Company, Steves Enterprises and Empire Printing & Lithography House from the mid-1960s to the mid-1970s. Printing facilities are typically associated with storage and usage of hazardous substances and petroleum products possibly including chlorinated printing press cleaner solvents and oil based printing inks. No reported releases were found in connection with this facility during records review conducted for this assessment. According to topographic maps, these facilities were down-gradient from the subject property; therefore, any releases at these facilities were unlikely to migrate to the subject property. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

#### Site Reconnaissance

No features were observed to be associated with this finding during the site reconnaissance. 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. See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.

### OPINION

Phase Engineering, Inc. has the opinion that based on lack of reported releases, the limited duration of operations and direction, the subject property does not appear likely to have been impacted by printing shop activities at the east adjoining property. This does not represent a recognized environmental condition.

### FINDING

The south adjoining properties were historically occupied by automotive repair and body shop, welding shop, auto tire/service shop, metal fabrication, chemical testing and printing shop activities.

#### Standard Environmental Record Sources, Federal, State & Tribal
No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

**Records Review**

Historical street directories, fire insurance maps and aerial photographs indicate that commercial businesses of potential environmental concern were located at the south adjoining properties, including the following:

- The south adjoining property across Fort Worth Avenue, addressed as 1526 Fort Worth Avenue, was occupied by truck/trailer sales and repair facilities under the names Kliff Motor Truck Company, GMC Truck Division and Dallas Truck & Trailer Service Company from the early-1950s to the late-1960s and under the names Advanced Transportation Service and Perrys Trailer Repair during the late-1990s.
- The south adjoining property across Fort Worth Avenue, addressed as 1526 Fort Worth Avenue, was occupied by a chemical testing laboratory under the name United Laboratories Of America Incorporated from the mid-1970s to the early-1990s.
- The south adjoining property across Fort Worth Avenue, addressed as 1522 Fort Worth Avenue, was occupied by a tire shop under the name Densmore Tire Shop during the mid-1930s.
- The south adjoining property across Fort Worth Avenue, addressed as 1520 Fort Worth Avenue, was occupied by a welding shop under the name Morgan Welding Works from the mid-1930s to the early-1940s.
- The south adjoining property across Fort Worth Avenue, addressed as 1500 Fort Worth Avenue, was occupied by printing shops under the names Jet Typesetting Company and SW Law Press from the mid-1960s to the mid-1970s.
- The south adjoining property across Fort Worth Avenue, addressed as 1408 Fort Worth Avenue, was occupied by an auto repair shop under the name B & B Garage during the late-1940s.
- The south adjoining property across Fort Worth Avenue, addressed as 1408 Fort Worth Avenue, was occupied by a trailer welding and sales shop under the name A-One Trailer Company during the early-1950s.
- The south adjoining property across Fort Worth Avenue, addressed as 1408 Fort Worth Avenue, was occupied by a metal pipe and fencing welding/fabrication shop under the name Harrison Fence & Pipe Company from the mid-1960s to the early-1970s.
- The south adjoining property across Fort Worth Avenue, addressed as 1408 Fort Worth Avenue, was occupied by auto repair shops under the names Handworks Unlimited Service and JJs Classics from the early-1990s to the mid-2000s.

Auto repair and body shops, welding shops, auto service/tire shops, metal fabrication shops, chemical testing laboratories and printing shops are known to store, use and dispose of hazardous substances and petroleum products possibly including chlorinated printing press cleaner solvents, oil based printing inks, degreaser solvents, paints, paint thinners, metal flux, coolants, oil, hydraulic oil, lubricants, gasoline, diesel and small amounts of laboratory chemicals. No reported releases were found in connection with these facilities during records review conducted for this assessment. Historical documentation indicates that operational areas at these facilities were located approximately 100 feet from the boundary of the subject property. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

**Site Reconnaissance**
No features were observed to be associated with this finding during the site reconnaissance. 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. See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

**OPINION**

Phase Engineering, Inc. has the opinion that based on lack of reported releases, distance from operational areas, direction and current site conditions, the subject property does not appear likely to have been impacted by these facilities. This does not represent a recognized environmental condition.

**FINDING**

The west adjoining properties were historically occupied by automotive repair and body shop and metal fabrication facilities.

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

The west adjoining property across North Montclair Avenue, addressed as 1607 Fort Worth Avenue under the name Dallas Lite & Barricade, is a registered Underground Storage Tank (UST) facility and a Release Determination Report (RDR) submittal site. A 2,000 gallon gasoline UST was reported to have been installed at this facility prior to 1974 and was removed from the ground in June 2001. A minor release of petroleum products was detected in tank pit soils at the time of UST removal in 2001 which was determined not to have exceeded Texas Natural Resource Conservation Commission (TNRCC, now the TCEQ) regulatory action limits. No groundwater was encountered or sampled during UST removal or released investigation activities. The TCEQ issued a “No Further Action” letter for removal of the UST in February 2003. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

**Records Review**
Historical street directories, fire insurance maps and aerial photographs indicate that commercial businesses of potential environmental concern were located at the west adjoining properties, including the following:

- The west adjoining property across North Montclair Avenue, addressed as 1607 Fort Worth Avenue, was occupied by a road barricade fabrication and supply facility under the name Dallas Lite & Barricade Incorporated from the early-1980s to the late-2010s.
- The west adjoining property across North Montclair Avenue, addressed as 1615 North Montclair Avenue, was occupied by auto repair and body shops under the names Lees R P Auto Works and Ronnies Body & Frame Repair from the late-1940s to the mid-1980s.

Metal products fabrication shops and auto repair and body shops are known to store, use and dispose of hazardous substances and petroleum products possibly including degreaser solvents, paints, paint thinners, metal flux, coolants, oil, hydraulic oil, lubricants, gasoline and diesel. No reported releases were found in connection with these facilities during records review conducted for this assessment. Historical documentation indicates that operational areas at these facilities were located approximately 120 feet from the boundary of the subject property.

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

### Site Reconnaissance

The west adjoining property across North Montclair Avenue, addressed as 1607 Fort Worth Avenue, was occupied by a traffic barricade fabrication and supply company under the name Dallas Lite & Barricade at the time of the site visit. No indications of a release were observed in association with this facility.

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.

See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

### OPINION

Phase Engineering, Inc. has the opinion that based on lack of reported or detected releases, distance from operational areas and current site conditions, the subject property does not appear likely to have been impacted by these facilities. This does not represent a recognized environmental condition.

### FINDING

The subject property was identified within an area of investigation associated with a Superfund site related release.

Standard Environmental Record Sources, Federal, State & Tribal
The subject property is located in the area of concern associated with an aerial release of lead and arsenic dust from the RSR Corporation Superfund site. A lead smelting plant was historically located at the intersection of Westmoreland Road and Singleton Boulevard from the 1930s to the 1980s, approximately 1.8 miles northwest of the subject property. Lead smelting activities historically conducted at this facility resulted in the emissions of lead particles to the air, which affected an area of approximately 13.6 square miles around the site. This site was listed on the NPL in 1995. Areas of impact and waste disposal associated with this site were divided into five Operable Units. The region impacted by widespread dispersal of lead and arsenic via air emissions was identified as Operable Unit 1, which includes the subject property and adjoining properties. The EPA issued a letter indicating that no further action was necessary at Operable Unit 1 on May 9, 1995. The Texas Natural Resource Conservation Commission (TNRCC, now the TCEQ) concurred with this decision. The next closest Operable Unit to the subject property is located approximately 7,300 feet from the boundary of the subject property.

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

### Records Review

The Texas Water Development Board (TWDB) map indicates that the subject property and adjoining properties are located within an area of concern associated with a Superfund site. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

### Site Reconnaissance

No features were observed to be associated with this finding during the site reconnaissance. 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. See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.

### OPINION

Phase Engineering, Inc. has the opinion that based on lack of documented impact to sub-surface soils or groundwater near the subject property, distance from the points of release associated with the RSR Corporation Superfund site and closure issued by state and national environmental regulatory agencies with no further action required, air dispersed impact from lead and arsenic particulate matter appears to represent a Historical Recognized Environmental Condition at the subject property.

### 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, except for the following:

- Conditions indicative of a hazardous substance (degreaser solvent, metals) or petroleum product (gasoline, diesel, oil) release to the environment associated with long term use of the subject property for commercial and industrial activities of environmental concern.

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, except for the following:

- A prior incident associated with an aerial release of lead and arsenic particulate matter release was identified at a Superfund site area of concern including the subject property. The incident received closure from the national and state environmental regulatory agencies with no required post closure care or any known or implied institutional control or engineering controls.

*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><strong>Recommendations</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>It is the professional opinion of Phase Engineering, Inc. that additional appropriate investigation is necessary to detect the presence or likely presence of hazardous substances or petroleum products at the subject property under conditions that indicate an existing release or a material threat of a release. Further investigation would be necessary to determine potential impact to the subject property from cumulative undocumented releases caused by long term use of the subject property for auto repair/body shop, boat service, industrial bakery, industrial equipment manufacturing and equipment service activities.</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>1501 and 1515 Fort Worth Avenue, Dallas, Dallas County, Texas 75208</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>Part of Lots 1 and 2, Block 15/3976, Flanders Heights Addition, Abstract 290, out of the William Coombs Survey (per client provided title commitment)</td>
</tr>
<tr>
<td>Current Owner(s)</td>
<td>ADC Fort Worth LLC</td>
</tr>
</tbody>
</table>

3.2 Current Use of Subject Property

| Current Use of the Property | Vacant warehouse buildings and single family residential property |

3.3 Current Uses of Adjoining Properties

<table>
<thead>
<tr>
<th>Adjoining Property Uses</th>
<th>Sidney Lanier Vanguard School and Castle Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>To the North</td>
<td>Universal Vehicle Sales, a residence, vacant land and North Windomere Avenue</td>
</tr>
<tr>
<td>To the East</td>
<td>Zamora's Tax Service, vacant land, Shady Oaks Motel, A3 Urban Storage, Mexsnax and Fort Worth Avenue</td>
</tr>
<tr>
<td>To the South</td>
<td>Dallas Lite &amp; Barricade, residences and North Montclair Avenue</td>
</tr>
<tr>
<td>To the West</td>
<td></td>
</tr>
</tbody>
</table>

3.4 Description of Onsite Structures, Roads and Other Improvements

3.4.1 Onsite Structures

The following structures are located at the subject property:

<table>
<thead>
<tr>
<th>Southeastern Warehouse Building</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Approximate Age</td>
<td>51</td>
</tr>
<tr>
<td>Number of Floors</td>
<td>One (1)</td>
</tr>
<tr>
<td>Foundation Type</td>
<td>Slab-on-grade</td>
</tr>
<tr>
<td>Exterior Finish Type(s)</td>
<td>Masonry</td>
</tr>
<tr>
<td>Heating Fuel Source</td>
<td>Electric</td>
</tr>
<tr>
<td>Description of Building Use / Occupant</td>
<td>Southeastern vacant warehouse building</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Southwestern Warehouse Building</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Approximate Age</td>
<td>80</td>
</tr>
</tbody>
</table>
Number of Floors | One (1)
---|---
Foundation Type | Slab-on-grade
Exterior Finish Type(s) | Masonry
Heating Fuel Source | Electric
Description of Building Use / Occupant | Southwestern vacant warehouse building

**Central Warehouse Building**

Approximate Age | 60
---|---
Number of Floors | One (1)
Foundation Type | Slab-on-grade
Exterior Finish Type(s) | Masonry
Heating Fuel Source | Electric
Description of Building Use / Occupant | Central vacant warehouse building

**Western Open-sided Warehouse Building**

Approximate Age | 55
---|---
Number of Floors | One (1)
Foundation Type | Slab-on-grade
Exterior Finish Type(s) | Masonry
Heating Fuel Source | Not Applicable
Description of Building Use / Occupant | Open-sided warehouse building/storage cover on the west portion of the property

**Northwestern Residential Building**

Approximate Age | 85
---|---
Number of Floors | One (1)
Foundation Type | Pier-and-beam
Exterior Finish Type(s) | Wood
Heating Fuel Source | Gas fired
Description of Building Use / Occupant | Residence

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>Castle Street</td>
</tr>
<tr>
<td>North Windomere Avenue</td>
</tr>
<tr>
<td>Fort Worth Avenue</td>
</tr>
<tr>
<td>North Montclair Street</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>Municipal water system</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanitary Sewer Source</td>
<td>Onsite septic system</td>
</tr>
<tr>
<td>Other Improvements</td>
<td>A former storage area related metal canopy</td>
</tr>
</tbody>
</table>
4.0 User Provided Information

4.1 User Responsibilities Information

User(s) of this report: TGO Villas at WH 20, LP and Texas Department of Housing and Community Affairs (TDHCA)

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.

The following information was provided by Donna Rickenbacker - Purchaser.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).</td>
<td>No</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</td>
</tr>
<tr>
<td>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)).</td>
<td>No</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</td>
</tr>
<tr>
<td>3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).</td>
<td>No</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</td>
</tr>
<tr>
<td>4. Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).</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>Yes</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</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
(b.) Do you know of specific chemicals that are present or once were present at the property? No
(c.) Do you know of spills or other chemical releases that have taken place at the property? No
(d.) Do you know of any environmental cleanups that have taken place at the property? 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? No

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>3</td>
<td>3</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA***</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</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 CORRACRT</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>ENSNS</td>
<td>Subject Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

| State and Tribal Sites | | | | | | |
| TCEQ | SPL (NPL/CERCLIS) | 1.000 | 0 | 0 | 0 | 0 | 0 |
| TCEQ | MSW | 0.500 | 0 | 0 | 0 | - | 0 |
| TCEQ | CLI | 0.500 | 0 | 0 | 0 | - | 0 |
| TCEQ | AST | Adjoining* | 0 | 0 | - | - | 0 |
| TCEQ | UST | Adjoining* | 0 | 4 | - | - | 4 |
| TCEQ | LPST | 0.500 | 0 | 0 | 3 | - | 3 |
| TCEQ | RDR | Adjoining* | 0 | 1 | - | - | 1 |
| TCEQ | IOP | 0.500 | 0 | 0 | 0 | - | 0 |
| TCEQ | VCP | 0.500 | 0 | 0 | 2 | - | 2 |
| RRC TX | RRC-VCP | 0.500 | 0 | 0 | 0 | - | 0 |
| TCEQ | BROWNFIELD | 0.500 | 0 | 0 | 1 | - | 1 |
| TCEQ | IHW | Adjoining* | 0 | 0 | - | - | 0 |
| TCEQ | IHWCA | 0.500 | 0 | 0 | 0 | - | 0 |
| RRC TX | RRC-BRP | 0.500 | 0 | 0 | 0 | - | 0 |

| Supplemental Databases | | | | | | |
| TCEQ | MSD | 1.000 | 0 | 0 | 1 | 4 | 5 |
| TCEQ | DCR | 0.500 | 0 | 0 | 0 | - | 0 |
| TCEQ | DCRP | 0.500 | 0 | 0 | 0 | - | 0 |
| NRC | ACRES | 0.500 | 0 | 0 | 1 | - | 1 |

*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

| UNGEOCODED SITES | | | |
|Environmental Records | ASTM Search Distance (miles) | Total Identified |
| Federal / State/ Tribal | Subject Property - 1.0 mile | One (1) |

**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.
Based on additional research conducted, the ungeocoded site does not appear to have environmentally impacted the subject property.

**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 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.

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. ERNS 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>UST</td>
<td>20536</td>
<td>DALLAS LITE &amp; BARRICADE</td>
<td>1607 FORT WORTH AVE DALLAS,TX 75208</td>
<td>0.03 SW</td>
<td>No</td>
<td>See information in table below</td>
</tr>
<tr>
<td>2</td>
<td>RDR</td>
<td>2050</td>
<td>DALLAS LITE &amp; BARRICADE</td>
<td>1607 FT WORTH AVE DALLAS,TX 75208</td>
<td>0.03 SW</td>
<td>No</td>
<td>See information in table below</td>
</tr>
<tr>
<td>3</td>
<td>UST</td>
<td>44023</td>
<td>FT WORTH AVE FINA</td>
<td>1310 FORT WORTH AVE DALLAS,TX 75208</td>
<td>0.12 E</td>
<td>No</td>
<td>Distance</td>
</tr>
<tr>
<td>4</td>
<td>UST</td>
<td>6330</td>
<td>FT WORTH AVE FINA 80181</td>
<td>1310 FORT WORTH AVE DALLAS,TX 75208</td>
<td>0.12 E</td>
<td>No</td>
<td>Distance</td>
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<tr>
<td>5</td>
<td>UST</td>
<td>12304</td>
<td>LOOMIS ARMORED DALLAS</td>
<td>1655 VILBIG RD DALLAS,TX 75208</td>
<td>0.22 W</td>
<td>No</td>
<td>Distance</td>
</tr>
<tr>
<td>6</td>
<td>ACRES</td>
<td>110035229419</td>
<td>WOOTEN METAL WORKS</td>
<td>919 FORT WORTH AVE DALLAS,TX 752081710</td>
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<td>Distance</td>
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<tr>
<td>7</td>
<td>BROWN</td>
<td>176</td>
<td>Wooten Metal Works</td>
<td>919 Fort Worth Avenue Dallas,TX</td>
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<td>Distance</td>
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<tr>
<td>8</td>
<td>MSD</td>
<td>176</td>
<td>Quality Ironworks</td>
<td>1607 W COMMERCE ST Dallas,TX 75208</td>
<td>0.41 N</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>
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<tr>
<td>9</td>
<td>VCP</td>
<td>2317</td>
<td>Quality Ironworks Inc.</td>
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<tr>
<td>10</td>
<td>VCP</td>
<td>2986</td>
<td>1211 WEST COMMERCE</td>
<td>1211 W COMMERCE ST DALLAS, TX 75208</td>
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<td>11</td>
<td>LPST</td>
<td>119550</td>
<td>FLASH MART SYLVAN</td>
<td>1805 SYLVAN AVE DALLAS, TX</td>
<td>0.44 E</td>
<td>No</td>
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<td>12</td>
<td>LPST</td>
<td>120800</td>
<td>7-ELEVEN STORE 38432</td>
<td>1805 SYLVAN AVE DALLAS, TX</td>
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<tr>
<td>13</td>
<td>LPST</td>
<td>118314</td>
<td>DAIRY MART 3</td>
<td>1802 SYLVAN AVE DALLAS, TX</td>
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<td>Distance</td>
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<td>14</td>
<td>MSD</td>
<td>317</td>
<td>Dallas Housing Authority Central Maintenance</td>
<td>2055 &amp; 2075 West Commerce Street Dallas, TX</td>
<td>0.76 NW</td>
<td>No</td>
<td>Distance</td>
</tr>
<tr>
<td>15</td>
<td>MSD</td>
<td>32</td>
<td>Austin International Vestors</td>
<td>900,1000,1160 Singleton Blvd., 905,1300 Duluth St., and 2625 Borger St. Dallas, TX</td>
<td>0.800</td>
<td>No</td>
<td>Distance</td>
</tr>
<tr>
<td>16</td>
<td>SEMS</td>
<td>TXD98802720</td>
<td>SUNBELT ENVIRONMENT SOLUTIONS</td>
<td>621 FABRICATION ST DALLAS, TX 75212</td>
<td>0.85 NE</td>
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<tr>
<td>17</td>
<td>SEMS</td>
<td>TXD98051491</td>
<td>AIDES IND DISP</td>
<td>1926 SINGLETON BLVD DALLAS, TX 75212</td>
<td>0.86 NW</td>
<td>No</td>
<td>Distance</td>
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</table>
### Site Summary Table

<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>18</td>
<td>MSD</td>
<td>65</td>
<td>Holman Boiler Works</td>
<td>1956 SINGLETON BLVD Dallas, TX 75212</td>
<td>0.86 NW</td>
<td>No</td>
<td>Distance</td>
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<tr>
<td>19</td>
<td>SEMS</td>
<td>TX617002277D</td>
<td>DALLAS NAVAL WEAPONS IND. RES. PLT.</td>
<td>LTV-P O BOX 225907-CODE-041 DALLAS, TX 75222</td>
<td>0.88 E</td>
<td>No</td>
<td>Distance</td>
</tr>
<tr>
<td>20</td>
<td>MSD</td>
<td>2</td>
<td>Goodwill Industries of Dallas</td>
<td>2800 N HAMPTON RD Dallas, TX 75212</td>
<td>0.92 NW</td>
<td>No</td>
<td>Distance</td>
</tr>
</tbody>
</table>

### Summary of Critical Identified Sites

The west adjoining property across North Montclair Avenue, addressed as 1607 Fort Worth Avenue under the name Dallas Lite & Barricade, is a registered Underground Storage Tank (UST) facility and a Release Determination Report (RDR) submittal site. A 2,000 gallon gasoline UST was reported to have been installed at this facility prior to 1974 and was removed from the ground in June 2001. A minor release of petroleum products was detected in tank pit soils at the time of UST removal in 2001 which was determined not to have exceeded Texas Natural Resource Conservation Commission (TNRCC, now the TCEQ) regulatory action limits. No groundwater was encountered or sampled during UST removal or released investigation activities. The TCEQ issued a “No Further Action” letter for removal of the UST in February 2003.

The subject property is located in the area of concern associated with an aerial release of lead and arsenic dust from the RSR Corporation Superfund site. A lead smelting plant was historically located at the intersection of Westmoreland Road and Singleton Boulevard from the 1930s to the 1980s, approximately 1.8 miles northwest of the subject property. Lead smelting activities historically conducted at this facility resulted in the emissions of lead particles to the air, which affected an area of approximately 13.6 square miles around the site. This site was listed on the NPL in 1995. Areas of impact and waste disposal associated with this site were divided into five Operable Units. The region impacted by widespread dispersal of lead and arsenic via air emissions was identified as Operable Unit 1, which includes the subject property and adjoining properties. The EPA issued a letter indicating that no further action was necessary at Operable Unit 1 on May 9, 1995. The Texas Natural Resource Conservation Commission (TNRCC, now the TCEQ) concurred with this decision. The next closest Operable Unit to the subject property is located approximately 7,300 feet from the boundary of the subject property.
<table>
<thead>
<tr>
<th>Summary of Critical Identified Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

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 Dallas, Texas 2016</td>
</tr>
</tbody>
</table>
## Topographic and Hydrogeologic Settings

<table>
<thead>
<tr>
<th>Source Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current USGS Topographic Map</td>
<td>Elevation: Approximately 490-500 feet above mean sea level (msl) General Area Surface Gradient: Southeast</td>
</tr>
</tbody>
</table>

## Groundwater Information

<table>
<thead>
<tr>
<th>Source Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Texas Water Development Board (TWDB) Submitted Driller's Database</td>
<td>Depth: 30-35 feet below ground surface (bgs) Hydraulic Direction: Assumed to be consistent with topographic gradient</td>
</tr>
</tbody>
</table>

## Geologic Formation

<table>
<thead>
<tr>
<th>Formation Name</th>
<th>Formation Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austin Chalk (Kau)</td>
<td>&quot;In Eastern part of Trans-Pecos Texas and High Plains- Chalk and marl; chalk mostly microgranular calcite with minor foraminifera tests and Inoceramun prisms, averages about 85 percent calcium carbonate, ledge forming, grayish white, white; alternates with marl, bentonitic seams locally recessive; medium gray; pyrite nodules common, weather to limonite; thickness 325-420 ft. In East Texas and Gulf Coast to Rio Grande and In north, central, and south Texas including Quaternary for all of west Texas- Chalk, massive, some interbeds and partings of calcar. clay, lt. gray; middle part mostly thin-bedded marl with interbeds of massive chalk, hard lime mudstone to soft chalk; lt. gray; weathers white; marine megafossils scarce; chalk is mostly microgranular calcite with minor foraminifer tests and Inoceramus prisms, local thin bentonitic beds in lower part, thickness 600 +- ft. thickness 1,200 ft in Crystal City-Eagle Pass Sheet (1976). Ouachita tectonic belt province, Fort Worth syncline. Unit is below Taylor Marl, Ozan Formation, Upson clay, Anacacho Limestone, or Pecan Gap Chalk and is above Eagle Ford Formation or Boquillas Flags.&quot;</td>
</tr>
</tbody>
</table>

Phase Engineering, Inc. 202001167
<table>
<thead>
<tr>
<th>Formation Name</th>
<th>Formation Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Terrace Deposits (Qt)</td>
<td>&quot;Sand, silt, clay, and gravel in various proportions, with gravel more predominant in older, higher terrace deposits. Locally indurated with calcium carbonate (caliche) in terraces along streams. Along Colorado River clasts mostly limest., chert, quartz, and various igneous and metamorphic rocks from Llano region and Edwards Plateau. Includes point bar, natural levee, stream channel deposits along valley walls; probably in large part correlatives of Deweyville, Beaumont, Lissie, and Willis deposits. In upland regions (Rolling Plains, Edwards Plateau, etc.) unit includes fluvial terrace deposits, undivided. Light-brown, reddishbrown, gray, or yellowish-brown, gravelly quartz and lithic sand and silt to sandy gravel (Moore and Wermund, 1993). Deposits become increasingly fine grained on Coastal and Nueces Plains. Locally, calcium carbonate-cemented quartz sand, silt, clay, and gravel intermixed and interbedded. Low terraces of major rivers are capped by 2-4 m of clayey sand and silt. Sandy gravel on higher terraces varies somewhat in composition from river to river. Gravel commonly is rounded to angular limestone and chert pebbles and cobbles, some boulders, sparse igneous pebbles along Brazos river in places. In Bastrop Co., a deposit 27 m above Colorado River contains the Lava Creek B (Pearlette O) volcanic ash (age 0.6 Ma). Along the Frio, Leona, and Sabinal Rivers east of Uvalde, gravel is chiefly basalt and pyclastic clasts, locally cemented by iron oxide. Gravel along the Rio Grande is subrounded clasts of locally derived limestone and chert and rounded clasts of basalt, volcanic porphyry, quartzite, milky quartz, and banded chalcedony derived from the west.&quot;</td>
</tr>
</tbody>
</table>

Source: Geologic Database of Texas compiled by the USGS, TWDB, BEG (2007)  
<table>
<thead>
<tr>
<th>Aquifer Name</th>
<th>Aquifer Description</th>
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</thead>
</table>
| Trinity Aquifer      | "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."
<table>
<thead>
<tr>
<th>Underlying Aquifer(s)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Aquifer Name</strong></td>
<td><strong>Aquifer Description</strong></td>
</tr>
<tr>
<td>Woodbine Aquifer</td>
<td>&quot;The Woodbine Aquifer is a minor aquifer located in northeast Texas. The aquifer overlies the Trinity Aquifer and consists of sandstone interbedded with shale and clay that form three distinct water-bearing zones. The Woodbine Aquifer reaches 600 feet in thickness in subsurface areas, and freshwater saturated thickness averages about 160 feet. Water quality and yield varies with the depth of the aquifer. The lower zones of the aquifer typically yield the most water, while the upper zone yields limited water that tends to be very high in iron. In general, water to a depth of 1,500 feet is fresh, containing less than 1,000 milligrams per liter of total dissolved solids. Water at depths below 1,500 feet contains slightly to moderately saline water, ranging from 1,000 to 4,000 milligrams per liter of total dissolved solids. The aquifer provides water for municipal, industrial, domestic, livestock, and small irrigation supplies. Large water level declines, due to heavy municipal and industrial pumping in the Sherman-Denison area of Grayson County, have moderated in the past decade as suppliers have switched to surface water. The planning groups recommended several water management strategies that use the Woodbine Aquifer, including constructing new wells, pumping more water from existing wells, developing supplemental wells to maintain current supplies, overdrafting, and reallocating supplies.&quot;</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Flood Zone(s)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zone Designation</strong></td>
<td><strong>Zone Description</strong></td>
</tr>
<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>

**Source:** Federal Emergency Management Agency (FEMA) Dallas 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.
<table>
<thead>
<tr>
<th>Soil Name(s)</th>
<th>Soil Description</th>
</tr>
</thead>
</table>
| Eddy-Urban land complex, 4 to 8 percent slopes (32) | Component: Eddy (50%)  
The Eddy component makes up 50 percent of the map unit. Slopes are 4 to 8 percent. This component is on ridges on dissected plains. The parent material consists of residuum weathered from Austin chalk. Depth to a root restrictive layer, bedrock, paralithic, is 3 to 15 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 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 1 percent. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 60 percent.  
Component: Urban land (30%)  
Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.                                                                                                                                                                                                                                                                                                                                                                         |
| Stephen-Urban land complex, 1 to 4 percent slopes (69) | Component: Stephen (60%)  
The Stephen component makes up 60 percent of the map unit. Slopes are 1 to 4 percent. This component is on ridges on dissected plains. The parent material consists of residuum weathered from Austin chalk formation. Depth to a root restrictive layer, bedrock, paralithic, is 7 to 20 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 very 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 3 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 23 percent.  
Component: Urban land (30%)  
Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
Near Surface Soils

<table>
<thead>
<tr>
<th>Soil Name(s)</th>
<th>Soil Description</th>
</tr>
</thead>
</table>
| Lewisville-Urban land complex, 4 to 8 percent slopes (50) | Component: Lewisville (60%)

The Lewisville component makes up 60 percent of the map unit. Slopes are 4 to 8 percent. This component is on stream terraces on river valleys. The parent material consists of alluvium of Quaternary age derived from mixed sources. Depth to a root restrictive layer is greater than 60 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 high. Shrink-swell potential is high. 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.

Component: Urban land (30%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.


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>Commercial, residential and storage lot related improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>Aerial Photograph Year(s)</td>
<td>Improvement Type(s)</td>
<td>Identified Area(s) of Concern</td>
</tr>
<tr>
<td>--------------------------</td>
<td>----------------------------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>1968, 1952, 1942</td>
<td>Commercial and residential improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>North Property</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>East Property</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1996, 1984</td>
<td>Residential improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1972, 1968</td>
<td>Commercial and residential improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1952</td>
<td>Residential and storage lot related improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1942</td>
<td>Residential improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>South Property</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>West Property</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Aerial Photograph Year(s) | Improvement Type(s) | Identified Area(s) of Concern
---|---|---

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 available for the subject property area.

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Indicated Use(s)</th>
<th>Indication of Environmental Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1969 Fire Insurance Rate Map</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>1414-1420 Castle Street-dwellings 1507-1515 Fort Worth Avenue-commercial warehouse and Boat Sales and Service 1532 North Montclair Avenue-NL</td>
<td>Boat repair operations were noted on this map.</td>
</tr>
<tr>
<td>To the North</td>
<td>No address-Sidney Lanier Public School</td>
<td>No indication of environmental concerns were noted at this property.</td>
</tr>
<tr>
<td>To the East</td>
<td>1411 Fort Worth Avenue-Upholstering 1335 Castle Street-dwelling</td>
<td>No indication of environmental concerns were noted at this property.</td>
</tr>
<tr>
<td>To the South</td>
<td>1500 Fort Worth Avenue-printing business 1512 Fort Worth Avenue- Alada Courts Motel 1526 Fort Worth Avenue- truck sales and service 1530 Fort Worth Avenue-dwelling 1540 Fort Worth Avenue- motor repair 1602 Fort Worth Avenue-clay moulding business</td>
<td>Printing operations and automotive repair operations were noted at this property.</td>
</tr>
<tr>
<td>To the West</td>
<td>1603 Fort Worth Avenue-trailer sales lot 1615-1651 North Montclair Avenue-dwelling 1703 North Montclair Avenue-dwelling and auto garage</td>
<td>No indication of environmental concerns were noted at this property.</td>
</tr>
</tbody>
</table>
### 1965 Fire Insurance Rate Map

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Indicated Use(s)</th>
<th>Indication of Environmental Concerns</th>
</tr>
</thead>
</table>
| Subject Property        | 1414-1420 Castle Street-dwellings and auto garages  
1507 Fort Worth Avenue-Town & Country Motel  
1515 Fort Worth Avenue-Tire Sales and Service  
1532 North Montclair Avenue-dwelling and auto garage | Automotive repair operations were noted on this map. |
| To the North            | No address-Sidney Lanier Public School                                           | No indication of environmental concerns were noted at this property. |
| To the East             | 1411 Fort Worth Avenue-store front  
1335 Castle Street-dwelling and auto garage | No indication of environmental concerns were noted at this property. |
| To the South            | 1500 Fort Worth Avenue-printing business  
1510 Fort Worth Avenue-dwellings  
1512 Fort Worth Avenue- Alada Courts Motel  
1526 Fort Worth Avenue- truck sales and service  
1530 Fort Worth Avenue-dwelling  
1540 Fort Worth Avenue- motor repair  
1602 Fort Worth Avenue-NL | Printing and automotive repair operations were noted at this property. |
| To the West             | 1603 Fort Worth Avenue-trailer sales lot  
1615-1651 North Montclair Avenue-dwelling  
1703 North Montclair Avenue-dwelling and auto garage | No indication of environmental concerns were noted at this property. |

### 1952 Fire Insurance Rate Map

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Indicated Use(s)</th>
<th>Indication of Environmental Concerns</th>
</tr>
</thead>
</table>
| Subject Property        | 1420 Castle Street-dwellings and auto garages  
1507 Fort Worth Avenue-Rivera Tourist Court  
1515 Fort Worth Avenue-Truck sales/repair and a watch shop  
1532 North Montclair Avenue-dwelling and auto garage | Automotive repair operations were noted on this map. |
<p>| To the North            | No address-Sidney Lanier Public School                                           | No indication of environmental concerns were noted at this property. |</p>
<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Indicated Use(s)</th>
<th>Indication of Environmental Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>To the East</td>
<td>1335 Castle Street-dwelling and auto garage</td>
<td>No indication of environmental concerns were noted at this property.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>To the South</td>
<td>1500 Fort Worth Avenue-restaurant</td>
<td>Automotive repair operations were noted on this map.</td>
</tr>
<tr>
<td></td>
<td>1510 Fort Worth Avenue-dwellings</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1512 Fort Worth Avenue- Alada Courts Motel</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1526 Fort Worth Avenue- truck sales and service</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1530 Fort Worth Avenue-dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1540 Fort Worth Avenue- motor repair</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1602 Fort Worth Avenue- clay moulding business</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>To the West</td>
<td>1603 Fort Worth Avenue-trailer sales lot</td>
<td>No indication of environmental concerns were noted at this property.</td>
</tr>
<tr>
<td></td>
<td>1615-1651 North Montclair Avenue-dwellings</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1703 North Montclair Avenue-dwelling and auto garage</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1950 Fire Insurance Rate Map</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>1420 Castle Street-dwellings and auto garages</td>
<td>Automotive repair operations were noted on this map.</td>
</tr>
<tr>
<td></td>
<td>1507 Fort Worth Avenue-Rivera Tourist Court</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1515 Fort Worth Avenue-Truck sales/repair and watch shop</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1532 North Montclair Avenue-dwelling and auto garage</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>To the North</td>
<td>No address-Sidney Lanier Public School</td>
<td>No indication of environmental concerns were noted at this property.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>To the East</td>
<td>1335 Castle Street-dwelling and auto garage</td>
<td>No indication of environmental concerns were noted at this property.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>To the South</td>
<td>1504 Fort Worth Avenue-restaurant</td>
<td>No indication of environmental concerns were noted at this property.</td>
</tr>
<tr>
<td></td>
<td>1510 Fort Worth Avenue-apartments</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1522 Fort Worth Avenue- Alada Courts Motel</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1526 Fort Worth Avenue- trailer sales and dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1540 Fort Worth Avenue-store front</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1602 Fort Worth Avenue- dwelling</td>
<td></td>
</tr>
</tbody>
</table>
5.4.1.3 Property Tax Files

Dallas County Appraisal District tax records show that the subject property is owned by ADC Fort Worth LLC. The property tax records are located in the Appendix.

5.4.1.4 Land Title Records & Environmental Lien Searches

A title commitment prepared by Chicago Title Insurance Company, dated December 9, 2019 was provided by the user of this report. No recorded environmental liens, environmentally related activity, use limitations (AULs) or other environmental concerns were noted in the title commitment. A portion of the title commitment is located in the Appendix.

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>Year</th>
<th>Indication of Environmental Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>1973, 1968, 1958, 1927,</td>
<td></td>
</tr>
<tr>
<td>1893</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 Fourny'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>1501 Fort Worth Avenue</td>
<td>No listings (1914-1971); American Bakers Company (1974); Vacant (1981-1982); La Estrellita Ballroom (1985); Vacant (1990-1991); No listings (1997-2018)</td>
</tr>
<tr>
<td>1503-1505 Fort</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>Worth Avenue</td>
<td></td>
</tr>
<tr>
<td>1507 Fort Worth Avenue</td>
<td>No listings (1914-1925); Residential (1930); No listings (1934-1940); Rivera Courts (1947-1952); Town &amp; Country Motel/ Town &amp; Country Restaurant (1957)</td>
</tr>
<tr>
<td></td>
<td>Town &amp; Country Motel (1965); No listings (1970-2018)</td>
</tr>
<tr>
<td>1509 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1511 Fort Worth Avenue</td>
<td>No listings (1914-1925); West Dallas Cemetery (1930); No listings (1934-2018)</td>
</tr>
<tr>
<td>1513 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1515 Fort Worth Avenue</td>
<td>No listings (1914-1925); Residential (1930-1935); Eastmen Oil Well Survey Company/ Eastmen Manufacturing Company (1940); Vacant (1947-1948); Coleman Bill Real Estate Company (1952); Anderson Tires/ Tire Town (1957); Vacant (1965); National Boat Mart (1970-1971); Hamilton Home Furnishings/ C H Hawes Electric/ U Haul Company (1974); No listings (1981-1985); Acapulco Tire Shop (1990-1991); No listing (1997); Residential (2000); Bertos Garage/ Mikes Auto Body Works (2005); No listings (2010-2018)</td>
</tr>
<tr>
<td>1414 Castle Street</td>
<td>No listings (1914-1952); Residential (1957-1965); No listings (1970-2018)</td>
</tr>
<tr>
<td>1416 Castle Street</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1418 Castle Street</td>
<td>No listings (1914-1935); Residential (1940-1982); No listings (1985-2018)</td>
</tr>
<tr>
<td>1420 Castle Street</td>
<td>No listings (1914-1935); Residential (1940-1965); Vacant (1970-1971); No phone (1974); No listings (1981-2018)</td>
</tr>
<tr>
<td>1532 North Montclair</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>Avenue</td>
<td></td>
</tr>
</tbody>
</table>
### North Adjoining Property

<table>
<thead>
<tr>
<th>Address</th>
<th>Listing Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>1400 Walmsley Avenue</td>
<td>No listings (1914-1948); Lanier Sidney School (1952-2018)</td>
</tr>
<tr>
<td>1415 Castle Street</td>
<td>No listings (1914-1925); Lanier Sidney School (1930-1952); No listings (1957-2018)</td>
</tr>
</tbody>
</table>

### East Adjoining Property

<table>
<thead>
<tr>
<th>Address</th>
<th>Listing Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>1313 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1315 Fort Worth Avenue</td>
<td>No listings (1914-1935); Howard Noble B Auto Tires (1940); Vacant (1947-1948); No listings (1952-2018)</td>
</tr>
<tr>
<td>1317 Fort Worth Avenue</td>
<td>No listings (1914-1940); Residential (1947-1948); D &amp; D Grocery Market (1952); No listing (1957); Vacant (1965); No listings (1970-12018)</td>
</tr>
<tr>
<td>1319 Fort Worth Avenue</td>
<td>No listings (1914-1940); Dallas Trailer Sales &amp; Service (1947-1948); No listings (1952-2018)</td>
</tr>
<tr>
<td>1321 Fort Worth Avenue</td>
<td>No listings (1914-1952); B &amp; B Alignment &amp; Welding/ Works Car Company (1957); Vacant (1965); Montex Welding (1970-1971); Roys Used Cars (1974); No listings (1981-2018)</td>
</tr>
<tr>
<td>1323 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1325 Fort Worth Avenue</td>
<td>No listings (1914-1930); Gulf Refining Company Station (1934-1935); Residential (1940); Elmore Service Station (1947-1948); Conocco Service Station (1952); No listing (1957); Smith I D Service Station/ U Haul Rental Trailers (1965-1974); No listing (1974); Roys Used Cars (1981-1982); Vacant (1985); No listings (1990-2000); Gigante Auto Sales (2005); Americas Title Service (2010); No listing (2016); N Motors (2018)</td>
</tr>
<tr>
<td>1327 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1329 Fort Worth Avenue</td>
<td>No listings (1914-1930); Gulf Refining Company Station (1930); No listings (1934-2018)</td>
</tr>
<tr>
<td>1331-1399 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1401 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1403 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1405 Fort Worth Avenue</td>
<td>No listings (1914-1952); Don Graham &amp; Company (1957); Empire Publishing Company (1965); Steves Enterprises (1970-1971); No listings (1974); Vacant (1981-1982); No listings (1985-2018)</td>
</tr>
<tr>
<td>Address</td>
<td>Listing Summary</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>1407-1409 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1411 Fort Worth Avenue</td>
<td>No listings (1914-1948); Harrison Fence &amp; Hardware (1952); Magic Line Product (1957); Empire Printing &amp; Lithography House (1965-1974); Vacant (1981-1982); No listings (1985-2000); Ciers Auto Sales/ Ventura Auto Sales/ Weatherford Construction (2005); Azteca Auto Sales/ Cosmes Auto Sales/ Francos Auto Sales/ La Esquina Auto Sales (2010); Azteca Auto Sales/ Cosmes Auto Sales/ La Esquina Auto Sales (2016); Azteca Auto Sales/ Cosmes Auto Sales/ M&amp;M Auto Sales/ Zubiri Auto Sales LLC (2018)</td>
</tr>
<tr>
<td>1335 Castle Street</td>
<td>No listings (1914-1925); Residential (1930-2018)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Listing Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Adjoining Property</td>
<td></td>
</tr>
<tr>
<td>1408 Fort Worth Avenue</td>
<td>No listings (1914-1930); Residential (1934-1940); B &amp; B Garage (1947-1948); A-One Trailer Company (1952); No listings (1957); Harrison Fence &amp; Pipe Company (1965-1971); No listing (1974); Vacant (1981-1982); No listing (1985); Handworks Unlimited Service (1990-1997); JJs Classics (2000-2005); No listings (2010-2018)</td>
</tr>
<tr>
<td>1410-1424 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1426 Fort Worth Avenue</td>
<td>No listings (1914-1925); Residential (1930); No listings (1934-2018)</td>
</tr>
<tr>
<td>1440 Fort Worth Avenue</td>
<td>No listings (1914-1925); Residential (1930); No listings (1934-2018)</td>
</tr>
<tr>
<td>1446 Fort Worth Avenue</td>
<td>No listings (1914-1925); Residential (1930); No listings (1934-2018)</td>
</tr>
<tr>
<td>1448-1498 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1500 Fort Worth Avenue</td>
<td>No listings (1914-1948); The Chefs Secrets Restaurant (1952); Diversified Manager/ Dibrell Food Corporation (1957); Vacant (1965); Jet Typesetting Company (1970-1971); Jet Typesetting Company/ SW Law Press (1974); No listings (1981-2018)</td>
</tr>
<tr>
<td>1502 Fort Worth Avenue</td>
<td>No listings (1914-1925); Residential (1930); No listings (1934-2018)</td>
</tr>
<tr>
<td>1504 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1506 Fort Worth Avenue</td>
<td>No listings (1914-1925); Residential (1930); No listings (1934-1940); Vacant (1947-1948); No listings (1952-2018)</td>
</tr>
<tr>
<td>1508 Fort Worth Avenue</td>
<td>No listings (1914-1982); Spencer Concrete Construction (1985); No listings (1990-2018)</td>
</tr>
<tr>
<td>1510 Fort Worth Avenue</td>
<td>No listings (1914-1925); Residential (1930-1957); Vacant (1965); No listing (1970-1971); R L Williams (1974); No listings (1981-2018)</td>
</tr>
<tr>
<td>1512 Fort Worth Avenue</td>
<td>No listings (1914-1940); Alada Courts (1947-1952); Shady Oaks Motel (1957-2018)</td>
</tr>
<tr>
<td>1514 Fort Worth Avenue</td>
<td>No listings (1914-1925); Residential (1930); No listings (1934-2018)</td>
</tr>
<tr>
<td>Address</td>
<td>Listing Summary</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>----------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>1516 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1518 Fort Worth Avenue</td>
<td>No listings (1914-1925); Residential (1930-1935); No listings (1940-2018)</td>
</tr>
<tr>
<td>1520 Fort Worth Avenue</td>
<td>No listings (1914-1930); Morgan Welding Works (1934-1940); No listings (1947-2018)</td>
</tr>
<tr>
<td>1522 Fort Worth Avenue</td>
<td>No listings (1914-1930); Densmore Tire Shop (1934-1935); Vacant (1940); No listings (1947-2018)</td>
</tr>
<tr>
<td>1524 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1526 Fort Worth Avenue</td>
<td>No listings (1914-1930); Residential (1934-1940); No listing (1947-1948); Kliff Motor Truck Company (1952); GMC Truck Division (1957); Dallas Truck &amp; Trailer Service Company (1965); United Portrait Album (1970-1971); United Laboratories Of America Incorporated/ United Portrait Album/ United Marketing Service/ Wig Fashion International (1974); United Laboratories Of America Incorporated/ United Portrait Album (1981-1982); United Laboratories Of America Incorporated (1985-1991); Advanced Transportation Service/ Perrys Trailer Repair (1997); Dallas Metro Ministries (2000-2005); Dallas Dream Center/ Dallas Metro Ministries/ Springhill Montessori School (2010-2018)</td>
</tr>
<tr>
<td>1528 Fort Worth Avenue</td>
<td>No listings (1914-1935); Rollin Home Tourist Camp (1940); No listings (1947-2018)</td>
</tr>
<tr>
<td>1530 Fort Worth Avenue</td>
<td>No listings (1914-1940); Residential (1947-1957); No listings (1965-2018)</td>
</tr>
<tr>
<td>1532 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1534 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1536 Fort Worth Avenue</td>
<td>No listings (1914-1930); Residential (1934-1940); No listings (1947-1957); Audio Products Company (1965); Residential (1970-1974); No listings (1981-1982); Vacant (1985); No listings (1990-2018)</td>
</tr>
<tr>
<td>1538 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1542-1600 North Montclair Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1602 North Montclair Avenue</td>
<td>No listings (1914-2018)</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>
</tbody>
</table>
### Address Listing Summary

<table>
<thead>
<tr>
<th>Address</th>
<th>Listing Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>1603 Fort Worth Avenue</td>
<td>No listings (1914-1940); Brassfield &amp; Jordan Trailer Sales (1947-1948); Best Trailer Coach Company (1952); Lone Star Trailer Sales/ Kosters Trailer Sales (1957); Lone Star Trailer Sales (1965-1971); No listings (1974-2018)</td>
</tr>
<tr>
<td>1605 Fort Worth Avenue</td>
<td>No listings (1914-2018)</td>
</tr>
<tr>
<td>1607 Fort Worth Avenue</td>
<td>No listings (1914-1935); Hanway Trailer Camp (1940); Texas Trailer Park (1947-1948); No listings (1952-1974); Dallas Lite &amp; Barricade Incorporated (1981-2018)</td>
</tr>
<tr>
<td>1615 North Montclair Avenue</td>
<td>No listings (1914-1930); Residential (1934-1940); Lees R P Auto Works (1947-1982); Ronnies Body &amp; Frame Repair (1985); Residential (1990-2018)</td>
</tr>
<tr>
<td>1617-1651 North Montclair Avenue</td>
<td>No listings (1914-1925); Residential (1930-2018)</td>
</tr>
<tr>
<td>1703 North Montclair Avenue</td>
<td>No listings (1914-1948); Residential (1952-2018)</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:

<table>
<thead>
<tr>
<th>Oil and Gas Well Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item of Concern</td>
</tr>
<tr>
<td>---------------------</td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td>Oil / gas well(s)</td>
</tr>
<tr>
<td>Plugged well(s)</td>
</tr>
<tr>
<td>Permitted location(s)</td>
</tr>
<tr>
<td>Dry hole(s)</td>
</tr>
<tr>
<td>Pipeline(s)</td>
</tr>
<tr>
<td>Other notable features</td>
</tr>
<tr>
<td><strong>Adjoining Properties</strong></td>
</tr>
<tr>
<td>Oil / gas well(s)</td>
</tr>
<tr>
<td>Plugged well(s)</td>
</tr>
<tr>
<td>Permitted location(s)</td>
</tr>
<tr>
<td>Dry hole(s)</td>
</tr>
<tr>
<td>Pipeline(s)</td>
</tr>
<tr>
<td>Other notable features</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.
The subject property and adjoining properties are mapped within the boundaries of a Superfund site.

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>1920s - Early-1940s</td>
<td>Single family residential property and undeveloped land</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 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>Early-1940s - Late-1960s</td>
<td>Single family residential property, motels, a truck sales and service facility, auto tire and repair shops, watch shop, industrial equipment manufacturing facility and realtor offices</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Late-1960s - Mid-1980s</td>
<td>Single family residential property, commercial warehouse, boat sales and service facility, an industrial bakery facility, La Estrellita Ballroom, an appliance sales facility, electrical contractors and a truck rental yard</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mid-1980s - Late-2000s</td>
<td>Single family residential property, auto repair and body shops and auto tire shops</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Late-2000s - 2020</td>
<td>Single family residential property, All Seasons Feeders, an equipment storage and service yard and vacant warehouse buildings</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>Historical Use Adjoining Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direction</strong></td>
</tr>
<tr>
<td>North Adjoining Property</td>
</tr>
<tr>
<td>East Adjoining Property</td>
</tr>
<tr>
<td>South Adjoining Property</td>
</tr>
<tr>
<td>West Adjoining Property</td>
</tr>
</tbody>
</table>

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

Historical street directories, fire insurance maps and aerial photographs indicate that the subject property, addressed as 1501 and 1515 Fort Worth Avenue, was occupied by commercial and industrial facilities of potential environmental concern for an extended period of time, including the following:

- An oil/gas equipment manufacturing facility under the names Eastmen Oil Well Survey Company and Eastmen Manufacturing Company during the early-1940s.
- Truck repair and service facilities from the early-1950s to the late-1960s.
- Automotive tire shops under the names Anderson Tires and Tire Town during the late-1950s.
- A boat sales and service facility under the name National Boat Mart from the late-1960s to the early-1970s.
- A rental truck service facility under the name U Haul Company during the mid-1970s.
- An industrial bakery facility under the name American Bakers Company during the mid-1970s.
- Automotive tire, repair and body shops under the names Acapulco Tire Shop, Bertos Garage and Mikes Auto Body Works from the early-1990s to the mid-2000s.
- An equipment storage yard with service and storage related warehouses from the mid to late-2010s.

Industrial equipment manufacturing facilities, automotive and truck repair shops, tire shops, boat service facilities, industrial bakeries, auto body shops and equipment service facilities are known to store, use and dispose of hazardous substances and petroleum products possibly including degreaser solvents, paints, paint thinners, detergents, wash water, metal flux, cutting fluid, coolants, oil, hydraulic oil, lubricants, gasoline and diesel.
**Summary of Environmental Concerns Identified During Historical and Other Records Review**

| Historical street directories indicate that the east adjoining property across North Montclair Avenue, addressed as 1405 and 1411 Fort Worth Avenue, was occupied by printing shops under the names Empire Publishing Company, Steves Enterprises and Empire Printing & Lithography House from the mid-1960s to the mid-1970s. Printing facilities are typically associated with storage and usage of hazardous substances and petroleum products possibly including chlorinated printing press cleaner solvents and oil based printing inks. No reported releases were found in connection with this facility during records review conducted for this assessment. According to topographic maps, these facilities were down-gradient from the subject property; therefore, any releases at these facilities were unlikely to migrate to the subject property. |
**Summary of Environmental Concerns Identified During Historical and Other Records Review**

Historical street directories, fire insurance maps and aerial photographs indicate that commercial businesses of potential environmental concern were located at the south adjoining properties, including the following:

- The south adjoining property across Fort Worth Avenue, addressed as 1526 Fort Worth Avenue, was occupied by truck/trailer sales and repair facilities under the names Kliff Motor Truck Company, GMC Truck Division and Dallas Truck & Trailer Service Company from the early-1950s to the late-1960s and under the names Advanced Transportation Service and Perrys Trailer Repair during the late-1990s.
- The south adjoining property across Fort Worth Avenue, addressed as 1526 Fort Worth Avenue, was occupied by a chemical testing laboratory under the name United Laboratories Of America Incorporated from the mid-1970s to the early-1990s.
- The south adjoining property across Fort Worth Avenue, addressed as 1522 Fort Worth Avenue, was occupied by a tire shop under the name Densmore Tire Shop during the mid-1930s.
- The south adjoining property across Fort Worth Avenue, addressed as 1520 Fort Worth Avenue, was occupied by a welding shop under the name Morgan Welding Works from the mid-1930s to the early-1940s.
- The south adjoining property across Fort Worth Avenue, addressed as 1500 Fort Worth Avenue, was occupied by printing shops under the names Jet Typesetting Company and SW Law Press from the mid-1960s to the mid-1970s.
- The south adjoining property across Fort Worth Avenue, addressed as 1408 Fort Worth Avenue, was occupied by an auto repair shop under the name B & B Garage during the late-1940s.
- The south adjoining property across Fort Worth Avenue, addressed as 1408 Fort Worth Avenue, was occupied by a trailer welding and sales shop under the name A-One Trailer Company during the early-1950s.
- The south adjoining property across Fort Worth Avenue, addressed as 1408 Fort Worth Avenue, was occupied by a metal pipe and fencing welding/fabrication shop under the name Harrison Fence & Pipe Company from the mid-1960s to the early-1970s.
- The south adjoining property across Fort Worth Avenue, addressed as 1408 Fort Worth Avenue, was occupied by auto repair shops under the names Handworks Unlimited Service and JJs Classics from the early-1990s to the mid-2000s.

Auto repair and body shops, welding shops, auto service/tire shops, metal fabrication shops, chemical testing laboratories and printing shops are known to store, use and dispose of hazardous substances and petroleum products possibly including chlorinated printing press cleaner solvents, oil based printing inks, degreaser solvents, paints, paint thinners, metal flux, coolants, oil, hydraulic oil, lubricants, gasoline, diesel and small amounts of laboratory chemicals. No reported releases were found in connection with these facilities during records review conducted for this assessment. Historical documentation indicates that operational areas at these facilities were located approximately 100 feet from the boundary of the subject property.
Summary of Environmental Concerns Identified During Historical and Other Records Review

Historical street directories, fire insurance maps and aerial photographs indicate that commercial businesses of potential environmental concern were located at the west adjoining properties, including the following:

- The west adjoining property across North Montclair Avenue, addressed as 1607 Fort Worth Avenue, was occupied by a road barricade fabrication and supply facility under the name Dallas Lite & Barricade Incorporated from the early-1980s to the late-2010s.
- The west adjoining property across North Montclair Avenue, addressed as 1615 North Montclair Avenue, was occupied by auto repair and body shops under the names Lees R P Auto Works and Ronnies Body & Frame Repair from the late-1940s to the mid-1980s.

Metal products fabrication shops and auto repair and body shops are known to store, use and dispose of hazardous substances and petroleum products possibly including degreaser solvents, paints, paint thinners, metal flux, coolants, oil, hydraulic oil, lubricants, gasoline and diesel. No reported releases were found in connection with these facilities during records review conducted for this assessment. Historical documentation indicates that operational areas at these facilities were located approximately 120 feet from the boundary of the subject property.

The Texas Water Development Board (TWDB) map indicates that the subject property and adjoining properties are located within an area of concern associated with a Superfund site.
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 February 6, 2020, the subject property was visually and physically observed and walked by Elijah Luna 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 February 6, 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 1501 and 1515 Fort Worth Avenue, Dallas, Texas and the current use(s) was/were observed to be Vacant warehouse buildings and single family residential property.

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>East</td>
</tr>
<tr>
<td>South</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>Residential Uses</td>
</tr>
<tr>
<td>Multi-family</td>
</tr>
<tr>
<td>Commercial</td>
</tr>
<tr>
<td>Civic Uses</td>
</tr>
</tbody>
</table>

Phase Engineering, Inc. 202001167 54
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:

**Observation Summary**

<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>Yes</td>
<td>No</td>
<td>The west adjoining property was occupied by a traffic barricade fabrication facility.</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>Yes</td>
<td>No</td>
<td>No</td>
<td>A 55-gallon drum of unknown contents was observed inside a warehouse on the subject property. No signs of spillage or staining was noted. An open 55-gallon drum of miscellaneous debris was observed on the west portion of the property. Discarded cylinders for pressurized welding gases and pressurized fire suppression materials were observed interior and exterior of the onsite buildings.</td>
</tr>
<tr>
<td>Item of Concern</td>
<td>Observed Onsite</td>
<td>Observed Offsite</td>
<td>Release Indicated</td>
<td>Comments</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>-----------------</td>
<td>------------------</td>
<td>-------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Potential PCB Containing Equipment</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>A pole-mounted transformer was observed on the south boundary of the subject property. No signs of staining was noted.</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>Yes</td>
<td>No</td>
<td>No</td>
<td>Scattered miscellaneous and building related debris was observed in the onsite buildings.</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>
<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**

Vacant warehouses were observed at the subject property at the time of the site visit. Features of potential environmental concern were observed onsite in connection with former commercial/industrial activities, including the following:

- A 55-gallon drum of unknown contents was observed inside a warehouse on the subject property.
- An open 55-gallon drum of miscellaneous debris was observed on the west portion of the property.
- Discarded cylinders for pressurized welding gases and pressurized fire suppression materials were observed interior and exterior of the onsite buildings.
- A floor drain was observed in the ground along north entrance to southeastern onsite warehouse building.

No staining was observed in the area of the noted features.

The west adjoining property across North Montclair Avenue, addressed as 1607 Fort Worth Avenue, was occupied by a traffic barricade fabrication and supply company under the name Dallas Lite & Barricade at the time of the site visit. No indications of a release were observed in association with this facility.
7.0 Interviews

7.1 Owner, Key Property Manager and / or Occupant Interviews

<table>
<thead>
<tr>
<th>Date</th>
<th>Name</th>
<th>Relationship to Property</th>
<th>Method of Contact</th>
<th>Response Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/06/20</td>
<td>Zack Krochtengel</td>
<td>Key Manager</td>
<td>Onsite Interview</td>
<td>Received</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

Zack Krochtengel, representative of Marque Consultants, indicated the following:

- No environmental conditions are known to exist in connection with the subject property or surrounding area.
- Mr. Krochtengel has been associated with the property for multiple years.
- No USTs or ASTs are known to have previously or currently been located at the subject property.
- The subject property is several vacant warehouse buildings and a vacant residence.
- Prior tenant was a deer feeding retail company.

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>Date</th>
<th>Name / Entity</th>
<th>Method of Contact</th>
<th>Response Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/28/20</td>
<td>City of Dallas - Open Records Request</td>
<td>E-mail</td>
<td>Pending</td>
</tr>
<tr>
<td>01/28/20</td>
<td>City of Dallas - Open Records Request</td>
<td>E-mail</td>
<td>Pending</td>
</tr>
<tr>
<td>02/07/20</td>
<td>City of Dallas - Open Records Request</td>
<td>E-mail</td>
<td>Received</td>
</tr>
<tr>
<td>01/28/20</td>
<td>City of Dallas - GIS Zoning Map</td>
<td>Website</td>
<td>Received</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

Fire department records have been requested from City of Dallas - 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.
Health / Environmental department records have been requested from City of Dallas - 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 Dallas - Open Records Request. Building records reviewed for the subject property indicated that the subject property was occupied by auto service facilities in 1986 and 1999.

The subject is zoned Planned Development Districts (PD).

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>Building records received from the City of Dallas indicated that the subject property was occupied by auto service facilities in 1986 and 1999.</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>Facilities conducting auto/boat/equipment service, repair and body shop activities, manufacturing activities, industrial bakery activities and welding shop activities have been located on the subject property.</td>
</tr>
</tbody>
</table>

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

No regulatory agency listings were found in connection with this finding.  
See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

**Records Review**

Historical street directories, fire insurance maps and aerial photographs indicate that the subject property, addressed as 1501 and 1515 Fort Worth Avenue, was occupied by commercial and industrial facilities of potential environmental concern for an extended period of time, including the following:

- An oil/gas equipment manufacturing facility under the names Eastmen Oil Well Survey Company and Eastmen Manufacturing Company during the early-1940s.
- Truck repair and service facilities from the early-1950s to the late-1960s.
- Automotive tire shops under the names Anderson Tires and Tire Town during the late-1950s.
- A boat sales and service facility under the name National Boat Mart from the late-1960s to the early-1970s.
- A rental truck service facility under the name U Haul Company during the mid-1970s.
- An industrial bakery facility under the name American Bakers Company during the mid-1970s.
- Automotive tire, repair and body shops under the names Acapulco Tire Shop, Bertos Garage and Mikes Auto Body Works from the early-1990s to the mid-2000s.
- An equipment storage yard with service and storage related warehouses from the mid to late-2010s.

Industrial equipment manufacturing facilities, automotive and truck repair shops, tire shops, boat service facilities, industrial bakeries, auto body shops and equipment service facilities are known to store, use and dispose of hazardous substances and petroleum products possibly including degreaser solvents, paints, paint thinners, detergents, wash water, metal flux, cutting fluid, coolants, oil, hydraulic oil, lubricants, gasoline and diesel.  
See Section 5.4 for more information regarding historical sources reviewed during this assessment.

**Site Reconnaissance**
Vacant warehouses were observed at the subject property at the time of the site visit. Features of potential environmental concern were observed onsite in connection with former commercial/industrial activities, including the following:

- A 55-gallon drum of unknown contents was observed inside a warehouse on the subject property.
- An open 55-gallon drum of miscellaneous debris was observed on the west portion of the property.
- Discarded cylinders for pressurized welding gases and pressurized fire suppression materials were observed interior and exterior of the onsite buildings.
- A floor drain was observed in the ground along north entrance to southeastern onsite warehouse building.

No staining was observed in the area of the noted features. See Section 6.0 for more information regarding observations noted during the site reconnaissance.

<table>
<thead>
<tr>
<th>Interviews and/or Inquiries</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building records received from the City of Dallas indicated that the subject property was occupied by auto service facilities in 1986 and 1999.</td>
</tr>
<tr>
<td>See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.</td>
</tr>
</tbody>
</table>

**OPINION**

Phase Engineering, Inc. has the opinion that based on the length of time the subject property was occupied by commercial businesses of potential environmental concern (approximately 80 years), the subject property may have been impacted as the result of cumulative undocumented hazardous substance or petroleum product releases. This represents a recognized environmental condition.

**FINDING**

The east adjoining property was historically occupied by facilities conducting printing shop activities.

<table>
<thead>
<tr>
<th>Standard Environmental Record Sources, Federal, State &amp; Tribal</th>
</tr>
</thead>
<tbody>
<tr>
<td>No regulatory agency listings were found in connection with this finding.</td>
</tr>
<tr>
<td>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>Historical street directories indicate that the east adjoining property across North Montclair Avenue, addressed as 1405 and 1411 Fort Worth Avenue, was occupied by printing shops under the names Empire Publishing Company, Steves Enterprises and Empire Printing &amp; Lithography House from the mid-1960s to the mid-1970s. Printing facilities are typically associated with storage and usage of hazardous substances and petroleum products possibly including chlorinated printing press cleaner solvents and oil based printing inks. No reported releases were found in connection with this facility during records review conducted for this assessment. According to topographic maps, these facilities were down-gradient from the subject property; therefore, any releases at these facilities were unlikely to migrate to the subject property.</td>
</tr>
<tr>
<td>See Section 5.4 for more information regarding historical sources reviewed during this assessment.</td>
</tr>
<tr>
<td>Site Reconnaissance</td>
</tr>
<tr>
<td>--------------------</td>
</tr>
<tr>
<td>No features were observed to be associated with this finding during the site reconnaissance.</td>
</tr>
<tr>
<td>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>
<tr>
<td>See Section 7.0 for more information regarding interviews and inquiries conducted during 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 lack of reported releases, the limited duration of operations and direction, the subject property does not appear likely to have been impacted by printing shop activities at the east adjoining property.</td>
</tr>
<tr>
<td>This does not represent a recognized environmental condition.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FINDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>The south adjoining properties were historically occupied by automotive repair and body shop, welding shop, auto tire/service shop, metal fabrication, chemical testing and printing shop activities.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Standard Environmental Record Sources, Federal, State &amp; Tribal</th>
</tr>
</thead>
<tbody>
<tr>
<td>No regulatory agency listings were found in connection with this finding.</td>
</tr>
<tr>
<td>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>
</table>
Historical street directories, fire insurance maps and aerial photographs indicate that commercial businesses of potential environmental concern were located at the south adjoining properties, including the following:

- The south adjoining property across Fort Worth Avenue, addressed as 1526 Fort Worth Avenue, was occupied by truck/trailer sales and repair facilities under the names Kliff Motor Truck Company, GMC Truck Division and Dallas Truck & Trailer Service Company from the early-1950s to the late-1960s and under the names Advanced Transportation Service and Perrys Trailer Repair during the late-1990s.
- The south adjoining property across Fort Worth Avenue, addressed as 1526 Fort Worth Avenue, was occupied by a chemical testing laboratory under the name United Laboratories Of America Incorporated from the mid-1970s to the early-1990s.
- The south adjoining property across Fort Worth Avenue, addressed as 1522 Fort Worth Avenue, was occupied by a tire shop under the name Densmore Tire Shop during the mid-1930s.
- The south adjoining property across Fort Worth Avenue, addressed as 1520 Fort Worth Avenue, was occupied by a welding shop under the name Morgan Welding Works from the mid-1930s to the early-1940s.
- The south adjoining property across Fort Worth Avenue, addressed as 1500 Fort Worth Avenue, was occupied by printing shops under the names Jet Typesetting Company and SW Law Press from the mid-1960s to the mid-1970s.
- The south adjoining property across Fort Worth Avenue, addressed as 1408 Fort Worth Avenue, was occupied by an auto repair shop under the name B & B Garage during the late-1940s.
- The south adjoining property across Fort Worth Avenue, addressed as 1408 Fort Worth Avenue, was occupied by a trailer welding and sales shop under the name A-One Trailer Company during the early-1950s.
- The south adjoining property across Fort Worth Avenue, addressed as 1408 Fort Worth Avenue, was occupied by a metal pipe and fencing welding/fabrication shop under the name Harrison Fence & Pipe Company from the mid-1960s to the early-1970s.
- The south adjoining property across Fort Worth Avenue, addressed as 1408 Fort Worth Avenue, was occupied by auto repair shops under the names Handworks Unlimited Service and JJs Classics from the early-1990s to the mid-2000s.

Auto repair and body shops, welding shops, auto service/tire shops, metal fabrication shops, chemical testing laboratories and printing shops are known to store, use and dispose of hazardous substances and petroleum products possibly including chlorinated printing press cleaner solvents, oil based printing inks, degreaser solvents, paints, paint thinners, metal flux, coolants, oil, hydraulic oil, lubricants, gasoline, diesel and small amounts of laboratory chemicals. No reported releases were found in connection with these facilities during records review conducted for this assessment. Historical documentation indicates that operational areas at these facilities were located approximately 100 feet from the boundary of the subject property.

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

<table>
<thead>
<tr>
<th>Site Reconnaissance</th>
</tr>
</thead>
<tbody>
<tr>
<td>No features were observed to be associated with this finding during the site reconnaissance.</td>
</tr>
<tr>
<td>See Section 6.0 for more information regarding observations noted during the site reconnaissance.</td>
</tr>
</tbody>
</table>

Interviews and/or Inquiries
No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment. See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

**OPINION**

Phase Engineering, Inc. has the opinion that based on lack of reported releases, distance from operational areas, direction and current site conditions, the subject property does not appear likely to have been impacted by these facilities. This does not represent a recognized environmental condition.

---

**FINDING**

The west adjoining properties were historically occupied by automotive repair and body shop and metal fabrication facilities.

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

The west adjoining property across North Montclair Avenue, addressed as 1607 Fort Worth Avenue under the name Dallas Lite & Barricade, is a registered Underground Storage Tank (UST) facility and a Release Determination Report (RDR) submittal site. A 2,000 gallon gasoline UST was reported to have been installed at this facility prior to 1974 and was removed from the ground in June 2001. A minor release of petroleum products was detected in tank pit soils at the time of UST removal in 2001 which was determined not to have exceeded Texas Natural Resource Conservation Commission (TNRCC, now the TCEQ) regulatory action limits. No groundwater was encountered or sampled during UST removal or released investigation activities. The TCEQ issued a “No Further Action” letter for removal of the UST in February 2003. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

**Records Review**

Historical street directories, fire insurance maps and aerial photographs indicate that commercial businesses of potential environmental concern were located at the west adjoining properties, including the following:

- The west adjoining property across North Montclair Avenue, addressed as 1607 Fort Worth Avenue, was occupied by a road barricade fabrication and supply facility under the name Dallas Lite & Barricade Incorporated from the early-1980s to the late-2010s.
- The west adjoining property across North Montclair Avenue, addressed as 1615 North Montclair Avenue, was occupied by auto repair and body shops under the names Lees R P Auto Works and Ronnies Body & Frame Repair from the late-1940s to the mid-1980s.

Metal products fabrication shops and auto repair and body shops are known to store, use and dispose of hazardous substances and petroleum products possibly including degreaser solvents, paints, paint thinners, metal flux, coolants, oil, hydraulic oil, lubricants, gasoline and diesel. No reported releases were found in connection with these facilities during records review conducted for this assessment. Historical documentation indicates that operational areas at these facilities were located approximately 120 feet from the boundary of the subject property. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

**Site Reconnaissance**
The west adjoining property across North Montclair Avenue, addressed as 1607 Fort Worth Avenue, was occupied by a traffic barricade fabrication and supply company under the name Dallas Lite & Barricade at the time of the site visit. No indications of a release were observed in association with this facility. 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. See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

**OPINION**

Phase Engineering, Inc. has the opinion that based on lack of reported or detected releases, distance from operational areas and current site conditions, the subject property does not appear likely to have been impacted by these facilities. This does not represent a recognized environmental condition.

**FINDING**

The subject property was identified within an area of investigation associated with a Superfund site related release.

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

The subject property is located in the area of concern associated with an aerial release of lead and arsenic dust from the RSR Corporation Superfund site. A lead smelting plant was historically located at the intersection of Westmoreland Road and Singleton Boulevard from the 1930s to the 1980s, approximately 1.8 miles northwest of the subject property. Lead smelting activities historically conducted at this facility resulted in the emissions of lead particles to the air, which affected an area of approximately 13.6 square miles around the site. This site was listed on the NPL in 1995. Areas of impact and waste disposal associated with this site were divided into five Operable Units. The region impacted by widespread dispersal of lead and arsenic via air emissions was identified as Operable Unit 1, which includes the subject property and adjoining properties. The EPA issued a letter indicating that no further action was necessary at Operable Unit 1 on May 9, 1995. The Texas Natural Resource Conservation Commission (TNRCC, now the TCEQ) concurred with this decision. The next closest Operable Unit to the subject property is located approximately 7,300 feet from the boundary of the subject property. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

**Records Review**

The Texas Water Development Board (TWDB) map indicates that the subject property and adjoining properties are located within an area of concern associated with a Superfund site. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

**Site Reconnaissance**

No features were observed to be associated with this finding during the site reconnaissance. 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.
See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

<table>
<thead>
<tr>
<th>OPINION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase Engineering, Inc. has the opinion that based on lack of documented impact to sub-surface soils or groundwater near the subject property, distance from the points of release associated with the RSR Corporation Superfund site and closure issued by state and national environmental regulatory agencies with no further action required, air dispersed impact from lead and arsenic particulate matter appears to represent a Historical Recognized Environmental Condition at the subject property.</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, except for the following:

• Conditions indicative of a hazardous substance (degreaser solvent, metals) or petroleum product (gasoline, diesel, oil) release to the environment associated with long term use of the subject property for commercial and industrial activities of environmental concern.

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, except for the following:

• A prior incident associated with an aerial release of lead and arsenic particulate matter release was identified at a Superfund site area of concern including the subject property. The incident received closure from the national and state environmental regulatory agencies with no required post closure care or any known or implied institutional control or engineering controls.

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>It is the professional opinion of Phase Engineering, Inc. that additional appropriate investigation is necessary to detect the presence or likely presence of hazardous substances or petroleum products at the subject property under conditions that indicate an existing release or a material threat of a release. Further investigation would be necessary to determine potential impact to the subject property from cumulative undocumented releases caused by long term use of the subject property for auto repair/body shop, boat service, industrial bakery, industrial equipment manufacturing and equipment service activities.</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:

Elijah Luna

Prepared By:

Thomas Buechele

Reviewed By:

Janis Franklin, P.G.

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.

Reviewed By:

Ryan Starr
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 any of six naturally occurring fibrous minerals found in certain types of rock formations. Of the six, the minerals chrysotile, amosite, and crocidolite have been most commonly used in building products. When mined and processed, asbestos is typically separated into very thin fibers. Because asbestos is strong, incombustible, and corrosion resistant, asbestos was used in many commercial products beginning early in the 1900s and peaking in the period from World War II into the 1970’s. When inhaled or ingested, it has been determined that asbestos fibers can cause serious health problems.

In 1989 the Environmental Protection Agency imposed a ban to phase out asbestos products; however, the United States Supreme Court overturned this ban in October 1991. Asbestos products, such as floor tiles, adhesives (mastic), and roofing materials, to name a few, can still be purchased.
The HUD MAP guide requires a comprehensive building asbestos survey be conducted for any structures built before 1978 which are to be demolished. The survey must be performed by a qualified asbestos inspector and pursuant to the "pre-construction survey" requirements of ASTM E2356-10, "Standard Practice for Comprehensive Building Asbestos Surveys". For structures built before 1978 which are not to be demolished, a baseline comprehensive building asbestos survey pursuant to ASTM E2356 shall be conducted. Per HUD regulations, no survey is specifically required for structures built after 1978.

The on-site buildings were constructed between the 1935 and 1965, thus a visual asbestos inspection was conducted by Phase Engineering, Inc. Potential asbestos containing building materials (ACBMs) in the form of wall material, ceiling material and miscellaneous building materials in good non-friable condition were observed at the subject property. No potential suspect damaged friable ACBMs were observed. No asbestos sampling was performed as part of this ESA and no previous asbestos inspection reports or abatement reports were provided to Phase Engineering, Inc.

In the event of renovation and / or demolition, sampling may be required of suspect asbestos containing materials prior to these activities to satisfy the Environmental Protection Agency (EPA), Occupational Safety and Health Administration (OSHA) and the Texas Department of State Health Services (TDSHS) rules and regulations at that time.

The Texas Department of State Health Services (TDSHS) Demolition/Renovation Notification form combines the requirements of the National Emission Standards for Hazardous Air Pollutants, 40 CFR, Subpart M (NESHAP) and the Texas Asbestos Health Protection Rules (TAHPR). Both of these regulations require that written notification be submitted before beginning renovation projects that include the disturbance of any asbestos-containing material in a facility. A notification form is required before the demolition of a building or facility, even when no asbestos is present. This form must be used to fulfill either of these requirements. Please call either 512-834-6610 or 1-800-572-5548 (within Texas), or your local regional office for assistance in completing this form.

During renovation or demolition activities, care should be exercised in dealing with all construction materials even those shown to be non-asbestos containing (this would include materials technically considered as non-asbestos containing because they are below the one percent limit). If these non-asbestos materials are to be disturbed, work practices should be used that will limit exposure to dust and debris. Contractors performing this work should conform to OSHA regulations outlined in 29 CFR 1926.55 (exposure limits can be found in 29 CFR 1910.1000 Table Z-3).

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.

### Cultural and Historical Resources Summary

<table>
<thead>
<tr>
<th>Type of Feature</th>
<th>Method of Feature Identification</th>
<th>Detail of Identified Historical Feature</th>
<th>Recommended Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Archeological Survey</td>
<td>Published Documentation / Map</td>
<td>Atlas number 3300029013 Object ID 37008</td>
<td>No further action appears to be necessary</td>
</tr>
<tr>
<td>Archeological Survey</td>
<td>Published Documentation / Map</td>
<td>Atlas number 3300029002 Object ID 36997</td>
<td>No further action appears to be necessary</td>
</tr>
</tbody>
</table>

#### 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. 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. Lead-containing paint was outlawed in 1978.

Since the subject property consists of residential and commercial buildings that were built prior to 1978, lead-based paint may be present on painted surfaces of the building. No paint chips were noted on the ground during the site inspection. No lead-based paint sampling was performed as part of this ESA and no previous lead-based paint inspection reports or abatement reports were provided to Phase Engineering, Inc.

Per EPA and HUD regulations, in the event of total demolition no further sampling or lead abatement is required. However, the use of lead-safe practices is recommended during the demolition activities in order to minimize exposure to lead dust.

In the event of renovation, further sampling may be required prior to these activities to satisfy the Environmental Protection Agency (EPA), Occupational Safety and Health Administration (OSHA) and Texas Department of Health (TDH) rules and regulations at that time.
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 Dallas.

Since the on-site buildings were constructed prior to 1986, testing for lead in the drinking water is recommended if any of the existing plumbing systems are planned for use in future development of the subject property.

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>Preliminary Radon Results Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPA Radon Zone Designation</td>
</tr>
<tr>
<td>Dallas County</td>
</tr>
<tr>
<td>Zone 3 - Low Potential (&lt;2 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 4811C0340J, with an effective date of August 23, 2001. 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 does 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>
</tr>
</thead>
<tbody>
<tr>
<td>Databases</td>
</tr>
<tr>
<td>Federal NPL (Superfund)</td>
</tr>
<tr>
<td>Federal CERCLA (Active)</td>
</tr>
<tr>
<td>Federal Resource Conservation and Recovery Act (RCRA) CORRACTS facilities</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.

Automotive/boat/equipment repair, an industrial bakery, and manufacturing activities were conducted onsite for many years. Any potential undocumented release of solvents or petroleum products may present a vapor concern to the subject property.

Based on resources reviewed, it is the opinion of Phase Engineering, Inc. a VEC does may exist due to the potential for COC vapors to be present in the subsurface of the target property caused by a release of vapors from impacted soil or groundwater or both on the subject property as identified by the Tier 1 VES procedures. Additional Vapor Encroachment Screening procedures are 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>
<th>Source Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Road(s)</td>
<td></td>
</tr>
</tbody>
</table>
### Identified Noise Sources

<table>
<thead>
<tr>
<th>Source Name</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two major roads were identified within 1,000 feet from the subject property: Fort Worth Avenue and IH 30</td>
<td></td>
</tr>
<tr>
<td><strong>Railroad(s)</strong></td>
<td></td>
</tr>
<tr>
<td>One railroad was identified within 3,000 feet from the subject property: Union Pacific Railroad Company</td>
<td></td>
</tr>
<tr>
<td><strong>Airport(s)</strong></td>
<td></td>
</tr>
<tr>
<td>Two major civil airport and no military airports were identified within 15 miles from the subject property: Dallas Fort Worth International and Dallas Love Field</td>
<td></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-southern boundary</td>
<td>71.18</td>
</tr>
<tr>
<td>NAL # 2-northern boundary</td>
<td>67.25</td>
</tr>
</tbody>
</table>

All 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 IH 30, located to the south. 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
GWBN – Groundwater Bearing Zone
HREC – Historical recognized environmental condition
IC – Institutional Control
IHWH – Industrial Hazardous Waste
IOP – Innocent Owner / Operator Program
LPST – Leaking Petroleum Storage Tank
MUD – Municipal Utility District
MSD – Municipal Setting 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
SVOC – 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 Map
SITE SKETCH-2018 Aerial Imagery

Subject Property

Location: 1501 and 1515 Fort Worth Avenue
Dallas, TX 75208
Dallas County
PEI Project No: 202001167
2018 NAIP Orthoimagery

Source: USGS Earth Explorer

Copyright ©2016 Phase Engineering, Inc.

PEI Project No: 202001167
2008 TOP Orthoimagery

Source: TNRIS WMS

Copyright ©2016 Phase Engineering, Inc.
1996 TOP Orthoimagery

Source: TNRIS WMS

Copyright © 2016 Phase Engineering, Inc.

PEI Project No: 20200167
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
Dallas, 2016
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.

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USGS 7.5 Minute Topographic Series
Dallas, 2012
Topographic Map

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USGS 7.5 Minute Topographic Series
Dallas, 1995
Topographic Map

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USGS 7.5 Minute Topographic Series
Dallas, 1981
Topographic Map

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USGS 7.5 Minute Topographic Series
Dallas, 1973
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.

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USGS 7.5 Minute Topographic Series
Dallas, 1968
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.

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USGS 7.5 Minute Topographic Series
Dallas, 1958
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.

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USGS 30 Minute Topographic Series
Dallas, 1927
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.

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USGS 30 Minute Topographic Series
Dallas, 1893
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 Q3 Flood Data

The FEMA Q3 Flood data were developed by scanning the existing FIRM hardcopies that were generated in the mid 1980s. Most have never been updated. Only 133 out of 254 counties in Texas were mapped. The maps should be considered an advisory tool for general hazard awareness, education, and flood plain management.

**Zones A, AE, AH, V and VE**
Special Flood Hazard Areas subject to inundation by the 1% Annual Chance Flood Event. The 1% annual chance is also known as the 100-year flood or base flood and has a 1% chance of being equaled or exceeded in any given year.

**Zone X500**
Other Flood 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 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.

**Zone X**
Other Areas - Areas determined to be outside the 0.2% (500-year) annual chance floodplain.

**Area Not Included**

Source: TNRIS

PEI Project No: 202001167
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
- Cancelled Location
- Injection/Disposal 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
- Water Supply Well
- Water Supply from Oil
- Water Supply from Gas
- Water Supply from Oil/Gas
- Injection/Disposal from Storage
- Injection/Disposal from Storage/Oil
- Injection/Disposal from Storage/Gas
- Injection/Disposal from Storage/Oil/Gas
- Observation Well
- Observation from Oil
- Observation from Gas
- Observation from Oil/Gas
- Horizontal Drainhole
- Sidetrack Well Surface Location
- Service Well
- Service from Oil
- Service from Oil/Gas
- Service from Storage/Gas
- Service from Storage
- Service from Storage/Oil
- Service from Storage/Gas
- Service from Storage/Oil/Gas
- Plugged Storage
- Plugged Storage/Gas
- Plugged Storage/Oil
- Plugged Storage/Oil/Gas
- Brine Mining from Oil
- Brine Mining from Oil/Gas
- Injection/Disposal from Brine Mining
- Injection/Disposal from Brine Mining/Gas
- Injection/Disposal from Storage
- Injection/Disposal from Storage/Gas
- Injection/Disposal from Storage/Oil
- Injection/Disposal from Storage/Gas
- Injection/Disposal from Storage/Oil/Gas
- Observation from Storage
- Observation from Storage/Gas
- Observation from Storage/Oil
- Observation from Storage/Gas
- Observation from Storage/Oil/Gas
- Observation from Storage
- Observation from Storage/Gas
- Observation from Storage/Oil
- Observation from Storage/Gas
- Observation from Storage/Oil/Gas
- Observation from Storage
- Observation from Storage/Gas
- Observation from Storage/Oil
- Observation from Storage/Gas
- Observation from Storage/Oil/Gas
- Service from Brine Mining
- Service from Brine Mining
- Service from Brine Mining
- Plugged Brine Mining
- Storage/Brine Mining
- Storage/Brine Mining
- Injection/Disposal from Storage/Brine Mining
- Injection/Disposal from Storage/Brine Mining
- Plugged Storage/Brine Mining

Digital Pipeline Mapping

- AA ANHYDROUS AMMONIA
- CO2 CARBON DIOXIDE
- CRO CRUDE OIL
- CRL CRUDE OIL
- CFL CRUDE OIL
- CRL CRUDE FWS
- HVL HIGHLY VOLATILE LIQUID
- OGGG OTHER GAS
- PRD REFINED LIQUID PRODUCT
- EMT EMPTY

Source: Texas Railroad Commission (RRC)

1:12,000 Copyright © 2020 Phase Engineering, Inc.
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 - Closed
  - NFA
  - NFA/IC
  - Non-NFA
- RRC Operator Cleanup Program Sites - Active

Source: TxRRC, TNRIS DataHub

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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 8,959 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**
  TCEQ Superfund Sites 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.

Source: USGS NWS, TCEQ, TWDB.

Property boundary and locations are representative only.

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PEI Project No: 202001167
SB 202001167
1515 Fort Worth Avenue
Dallas, TX 75208

Inquiry Number: 5965649.1
February 10, 2020

Certified Sanborn® Map Report
The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Phase Engineering, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

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

**Certified Sanborn® Map Report**

<table>
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<th>Client Name:</th>
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<tr>
<td>SB 202001167</td>
<td>Phase Engineering, Inc.</td>
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<tr>
<td>1515 Fort Worth Avenue</td>
<td>5524 Cornish Street</td>
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<tr>
<td>Dallas, TX 75208</td>
<td>Houston, TX 77007</td>
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<td>Contact: Sheila Aslani</td>
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The Sanborn Library LLC Since 1866™

**Certified Sanborn Results:**

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**Maps Provided:**

- 1969
- 1965
- 1952
- 1950
- 1922

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Sanborn Sheet Key

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

1969 Source Sheets

Volume 5, Sheet 581 1969
Volume 5, Sheet 585g 1969
Volume 5, Sheet 585h 1969

1965 Source Sheets

Volume 5, Sheet 581 1965
Volume 5, Sheet 585g 1965
Volume 5, Sheet 585h 1965

1952 Source Sheets

Volume 5, Sheet 581 1952
Volume 5, Sheet 585g 1952
Volume 5, Sheet 585h 1952

1950 Source Sheets

Volume 5, Sheet 581 1950
Sanborn Sheet Key

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

1922 Source Sheets

Volume 5, Sheet 581
1922
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume 5, Sheet 585h
Volume 5, Sheet 585g
Volume 5, Sheet 581
APPENDIX II

PHOTO GALLERY
1. View of subject property to the northwest

2. View of south boundary of subject property to the east
3. View of south adjoining property (Shady Oaks Motel)

4. View of south adjoining property (vacant land)
5. View of south adjoining property (Zamora's Tax Service)

6. View of east adjoining property (Universal Vehicle Sales)
7. View of east boundary of subject property to north

8. View of pole-mounted transformer located on south boundary of subject property
9. View of west boundary of subject property to north

10. View of west adjoining property (residences)
11. View of vacant storage area

12. View of vacant storage area
13. View of unlabeled 55-gallon drum

14. View of vacant storage area
15. View of subject property to the south

16. View of north boundary of subject property to west
17. View of north adjoining property (Sidney Lanier Vanguard)

18. View of northeast adjoining property (residence)
19. View of vacant storage building

20. View of vacant storage area
21. View of residence located on northwestern portion of subject property

22. View of subject property to the northeast
23. View of west adjoining property (Dallas Lite & Barricade)

24. View of south adjoining property (Mexsnax)
25. View of south adjoining property (A3 Urban Storage)

26. Open drum of miscellaneous debris
27. Discarded cylinders for pressurized gases

28. Cylinders of fire suppressant
29. Storage area canopy

30. Floor drain
31. Front view of residence on northwest portion of subject property
APPENDIX III

OWNERSHIP & PUBLIC DOCUMENTATION
Commercial Account #0000029614000000

Location (Current 2020)
Address: 1515 FORT WORTH AVE
Market Area: 0
Mapsco: 44-T (DALLAS)

DCAD Property Map

View Photo

2019 Appraisal Notice

Electronic Documents (ENS)
Print Homestead Exemption Form

Owner (Current 2020)
ADC FORT WORTH LLC
% AUSTRAL–ASIATIC CAPITAL LLC
1800 N JULIAN ST
DENVER, COLORADO 802040000

Multi-Owner (Current 2020)

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Legal Desc (Current 2020)
1: FLANDERS HEIGHTS REV
2: BLK 15/3976 LT 2 PT LT 1
3: 3.6587 ACS
4: INT201900271144 DD10082019 CO-DC
5: 3976 015 00100 2003976 015
   Deed Transfer Date: 10/9/2019

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Revaluation Year: 2019
Previous Revaluation Year: 2018

Improvements (Current 2020)

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<tr>
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|    | **Physical:** 60%       |                        |                  |
|    | **Functional:** + 0%    |                        |                  |
|    | **External:** + 0%      |                        |                  |
|    | **Total:** = 60%        |                        |                  |
|    | **Quality:** LOW COST   |                        |                  |
|    | **Condition:** AVERAGE  |                        |                  |
Land (2019 Certified Values)

<table>
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<th>State Code</th>
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<th>Frontage (ft)</th>
<th>Depth (ft)</th>
<th>Area</th>
<th>Pricing Method</th>
<th>Unit Price</th>
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* All Exemption information reflects 2019 Certified Values. *

Exemptions (2019 Certified Values)

No Exemptions

Estimated Taxes (2019 Certified Values)

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<th>School</th>
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<th>Hospital</th>
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<td>DALLAS ISD</td>
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Total Estimated Taxes: **$11,344.10**

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an official tax bill from the appropriate agency when they are prepared. Please note that if there is an Over 65 or Disabled Person Tax Ceiling displayed above, it is NOT reflected in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the official tax bill. To see a listing of agencies that collect taxes for your property. Click Here

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios, like a tax ceiling, etc. If you wish to calculate taxes yourself, you may use the Tax Calculator to assist you.

Building Footprint (Current 2020)
This website is for informational purposes only. Title research should be performed at the appropriate County Clerks office. This is not deemed a legal document.

Account History #00000299614000000

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| 1: | FLANDERS HEIGHTS REV  
2: | BLK 15/3976 PT LTS 1 & 2  
3: | ACS 3.5123  
4: | VOL89125/3150 CO-DALLAS  
5: | 3976 015 00100 2003976 015  
Deed Transfer Date: 6/28/1989 |
| 2018  | DALLAS LITE & 1607 FT WORTH AVE  
DALLAS, TEXAS 752081508 |
| 1: | FLANDERS HEIGHTS REV  
2: | BLK 15/3976 PT LTS 1 & 2  
3: | ACS 3.5123  
4: | VOL89125/3150 CO-DALLAS  
5: | 3976 015 00100 2003976 015  
Deed Transfer Date: 6/28/1989 |
| 2017  | DALLAS LITE & 1607 FT WORTH AVE  
DALLAS, TEXAS 752081508 |
| 1: | FLANDERS HEIGHTS REV  
2: | BLK 15/3976 PT LTS 1 & 2  
3: | ACS 3.5123  
4: | VOL89125/3150 CO-DALLAS  
5: | 3976 015 00100 2003976 015  
Deed Transfer Date: 6/28/1989 |
| 2016  | DALLAS LITE & 1607 FT WORTH AVE  
DALLAS, TEXAS 752081508 |
| 1: | FLANDERS HEIGHTS REV  
2: | BLK 15/3976 PT LTS 1 & 2  
3: | ACS 3.5123  
4: | VOL89125/3150 CO-DALLAS  
5: | 3976 015 00100 2003976 015  
Deed Transfer Date: 6/28/1989 |
| 2015  | DALLAS LITE & 1010 N CENTER ST STE 200  
ARLINGTON, TEXAS 760118411 |
| 1: | FLANDERS HEIGHTS REV  
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3: | ACS 3.5123  
4: | VOL89125/3150 CO-DALLAS  
5: | 3976 015 00100 2003976 015  
Deed Transfer Date: 6/28/1989 |
| 2014  | DALLAS LITE & 1010 N CENTER ST STE 200  
ARLINGTON, TEXAS 760118411 |
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2: | BLK 15/3976 PT LTS 1 & 2  
3: | ACS 3.5123  
4: | VOL89125/3150 CO-DALLAS  
5: | 3976 015 00100 2003976 015  
Deed Transfer Date: 6/28/1989 |
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ARLINGTON, TEXAS 760118411 |
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2: | BLK 15/3976 PT LTS 1 & 2  
3: | ACS 3.5123  
4: | VOL89125/3150 CO-DALLAS  
5: | 3976 015 00100 2003976 015  
Deed Transfer Date: 6/28/1989 |
| 2012  | DALLAS LITE & 1010 N CENTER ST STE 200  
ARLINGTON, TEXAS 760118411 |
| 1: | FLANDERS HEIGHTS REV BLK 15/3976  
2: | PT LTS 1 & 2-125,996 SQ FT  
3: | FT WORTH-MONTCLAIR  
4: | VOL89125/3150 CO-DALLAS  
5: | 3976 015 001 2003976 015  
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### Taxable Value

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<tr>
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<tr>
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<td>No Exemptions</td>
<td></td>
<td></td>
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<td></td>
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<td>2002</td>
<td>No Exemptions</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2001</td>
<td>No Exemptions</td>
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<td></td>
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<tr>
<td>2000</td>
<td>No Exemptions</td>
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<td></td>
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<td></td>
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<tr>
<td>1999</td>
<td>No Exemptions</td>
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<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
Residential Account #00000299617000000

Location  Owner  Legal Desc  Value  Main Improvement  Additional Improvements  Land  Exemptions  Estimated Taxes  History

Property Location (Current 2020)
Address:  1418 CASTLE ST
Neighborhood:  4DSD35
Mapco:  44-S (DALLAS)

DCAD Property Map
2019 Appraisal Notice

Electronic Documents (ENS)
File Homestead Exemption Online
Print Homestead Exemption Form

Owner (Current 2020)
ADC FORT WORTH LLC
% AUSTRAL-ASIAN CAPITAL LLC
1800 N JULIAN STVE
DENVER, COLORADO 802040000

Multi-Owner (Current 2020)

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>Ownership %</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADC FORT WORTH LLC</td>
<td>100%</td>
</tr>
</tbody>
</table>

Legal Desc (Current 2020)
1:  FLANDERS HEIGHTS REV
2:  BLK 15/3976 NW PT LT 1 ACS 0.2064
3:  
4:  INT201900271144 DD10082019 CO-DC
5:  3976 015 00101 2003976 015
Deed Transfer Date:  10/9/2019

Value

<table>
<thead>
<tr>
<th>2019 Certified Values</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improvement:</td>
</tr>
<tr>
<td>Land:</td>
</tr>
<tr>
<td>Market Value:</td>
</tr>
<tr>
<td>$21,290</td>
</tr>
<tr>
<td>+ $93,710</td>
</tr>
<tr>
<td>= $115,000</td>
</tr>
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Revaluation Year:  2019
Previous Revaluation Year:  2017

Main Improvement (Current 2020)

<table>
<thead>
<tr>
<th>Building Class</th>
<th>Construction Type</th>
<th>FRAME</th>
<th># Baths (Full/Half)</th>
<th>2/ 0</th>
</tr>
</thead>
<tbody>
<tr>
<td>02</td>
<td>FRAME</td>
<td>POST</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>1936</td>
<td>POST</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Effective Year Built</td>
<td>1936</td>
<td>Roof Type</td>
<td>GABLE</td>
<td># Bedrooms</td>
</tr>
<tr>
<td>----------------------</td>
<td>------</td>
<td>-----------</td>
<td>-------</td>
<td>------------</td>
</tr>
<tr>
<td>Actual Age</td>
<td>84 years</td>
<td>Roof Material</td>
<td>COMP SHINGLES</td>
<td># Wet Bars</td>
</tr>
<tr>
<td>Desirability</td>
<td>FAIR</td>
<td>Fence Type</td>
<td>CHAIN</td>
<td># Fireplaces</td>
</tr>
<tr>
<td>Living Area</td>
<td>1,472 sqft</td>
<td>Ext. Wall Material</td>
<td>FRAME</td>
<td>Sprinkler (Y/N)</td>
</tr>
<tr>
<td>Total Area</td>
<td>1,472 sqft</td>
<td>Basement</td>
<td>NONE</td>
<td>Deck (Y/N)</td>
</tr>
<tr>
<td>% Complete</td>
<td>100%</td>
<td>Heating</td>
<td>CENTRAL FULL</td>
<td>Spa (Y/N)</td>
</tr>
<tr>
<td># Stories</td>
<td>ONE STORY</td>
<td>Air Condition</td>
<td>CENTRAL FULL</td>
<td>Pool (Y/N)</td>
</tr>
<tr>
<td>Depreciation</td>
<td>60%</td>
<td></td>
<td></td>
<td>Sauna (Y/N)</td>
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</table>
### Additional Improvements (Current 2020)

<table>
<thead>
<tr>
<th>#</th>
<th>Improvement Type</th>
<th>Construction</th>
<th>Floor</th>
<th>Exterior Wall Area (sqft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>ENCLOSED PATIO</td>
<td>UNASSIGNED</td>
<td>UNASSIGNED</td>
<td>160</td>
</tr>
<tr>
<td>2</td>
<td>DETACHED GARAGE</td>
<td>UNASSIGNED</td>
<td>UNASSIGNED</td>
<td>324</td>
</tr>
</tbody>
</table>

### Land (2019 Certified Values)

<table>
<thead>
<tr>
<th>#</th>
<th>State Code</th>
<th>Zoning</th>
<th>Frontage (ft)</th>
<th>Depth (ft)</th>
<th>Area (sqft)</th>
<th>Pricing Method</th>
<th>Unit Price</th>
<th>Market Adjustment</th>
<th>Adjusted Price</th>
<th>Ag Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>MFR - DUPLEXES</td>
<td>SINGLE FAMILY DISTRICT 7,500 S</td>
<td>59</td>
<td>54</td>
<td>9,371.0000 SQUARE FEET</td>
<td>STANDARD</td>
<td>$10.00</td>
<td>0%</td>
<td>$93,710</td>
<td>N</td>
</tr>
</tbody>
</table>

* All Exemption information reflects 2019 Certified Values. *

### Exemptions (2019 Certified Values)

No Exemptions

### Estimated Taxes (2019 Certified Values)

<table>
<thead>
<tr>
<th>Taxing Jurisdiction</th>
<th>City</th>
<th>School</th>
<th>County and School Equalization</th>
<th>College</th>
<th>Hospital</th>
<th>Special District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DALLAS</td>
<td>DALLAS ISD</td>
<td>DALLAS COUNTY</td>
<td>DALLAS CO COMMUNITY COLLEGE</td>
<td>PARKLAND HOSPITAL</td>
<td>UNASSIGNED</td>
</tr>
<tr>
<td>Tax Rate per $100</td>
<td>$0.7766</td>
<td>$1.310385</td>
<td>$0.2531</td>
<td>$0.124</td>
<td>$0.2695</td>
<td>N/A</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$115,000</td>
<td>$115,000</td>
<td>$115,000</td>
<td>$115,000</td>
<td>$115,000</td>
<td>$0</td>
</tr>
<tr>
<td>Estimated Taxes</td>
<td>$893.09</td>
<td>$1,506.94</td>
<td>$291.07</td>
<td>$142.60</td>
<td>$309.93</td>
<td>N/A</td>
</tr>
<tr>
<td>Tax Ceiling</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Total Estimated Taxes: **$3,143.62**

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an official tax bill from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person Tax Ceiling displayed above, it is NOT reflected in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the official tax bill. To see a listing of agencies that collect taxes for your property, [Click Here](#).

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the Tax Calculator to assist you.

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This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
COMMITMENT FOR TITLE INSURANCE   T-7
Issued By
Chicago Title Insurance Company

SCHEDULE A

Effective Date: December 9, 2019, 8:00 am
GF No. PL19-25692

Commitment No. _______________________, issued December 19, 2019, 8:00 am

1. The policy or policies to be issued are:

   a. OWNER’S POLICY OF TITLE INSURANCE (Form T-1)
      (Not applicable for improved one-to-four family residential real estate)
      Policy Amount: $7,500,000.00
      PROPOSED INSURED: HTC Land Holdings, LLC, a Texas limited liability company

   b. TEXAS RESIDENTIAL OWNER’S POLICY OF TITLE INSURANCE
      ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
      Policy Amount:
      PROPOSED INSURED:

   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
      Binder Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   f. OTHER
      Policy Amount:
      PROPOSED INSURED:

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

3. Record title to the land on the Effective Date appears to be vested in:
   ADC FORT WORTH, LLC, a Texas limited liability company

4. Legal description of land:
   SEE ATTACHED EXHIBIT "A"

Countersigned
Benchmark Title, LLC

By __________________________
EXHIBIT "A"

TRACT 1

Being a 159,371 square feet (3.6587 acres) tract of land situated in the William Coombs Survey, Abstract No. 290 in the City of Dallas, Dallas County, Texas, also being a part of Lots 1 and Lot 2, Block 15/3976 of Flanders Heights, an addition to the City of Dallas, Texas, according to the Plat thereof recorded in Volume 90, Page 20 of the Deed Records, Dallas County, Texas, being that same tract of land conveyed to Dallas Lite and Barricade, Inc. by deed recorded in Volume 89125, Page 3150 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod being the Northwest intersection of Fort Worth Avenue (called 100 foot right-of-way) and N. Windomere Avenue (called 66 foot right-of-way), also being the Southeast corner of the herein described tract, common with the Southeast corner of said Lot 2;

THENCE South 66 degrees 21 minutes 38 seconds West, along the southerly line of the herein described tract, common with the northerly right-of-way line of Fort Worth Avenue, a distance of 291.33 feet to a found mag nail at the beginning of a tangent curve to the right having a radius 904.93 feet;

THENCE along said tangent curve to the right having a delta angle of 04 degrees 32 minutes 45 seconds, a chord that bears South 68 degrees 37 minutes 58 seconds West, a chord distance of 71.78 feet, and an arc length of 71.80 feet to a set mag nail at the end of said curve;

THENCE North 52 degrees 26 minutes 22 seconds West, a distance of 11.09 feet to a set mag nail lying on the easterly right-of-way line of N. Montclair Avenue (called 39 foot right-of-way);

THENCE North 03 degrees 53 minutes 58 seconds East, along the westerly line of the herein described tract, common with the easterly right-of-way line of said N. Montclair Avenue, a distance of 445.86 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for the most westerly Northwest corner of the herein described tract, common with the Northwest corner of a 8,991 square foot (0.2064 acres) tract of land conveyed to Dallas Lite and Barricade, Inc. by General Warranty Deed recorded in Document No. 201500194130 of the Official Public Records of Dallas County, Texas, from which a found 5/8 inch rod reference bears South 22 degrees 34 minutes 27 seconds West, a distance of 5.52 feet;

THENCE South 86 degrees 06 minutes 02 seconds East, departing the easterly right-of-way line of said N. Montclair Avenue, along the southerly line of said Dallas Lite and Barricade, Inc. (8,991 square feet) tract, a distance of 59.00 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for an interior ell corner, from which a found 5/8 inch rod reference bears South 07 degrees 06 minutes 23 seconds West, a distance of 4.19 feet;

THENCE North 03 degrees 53 minutes 58 seconds East, along the most interior westerly line of the herein described tract common with the easterly line of said Dallas Lite and Barricade, Inc. (8,991 square feet) tract, a distance of 154.79 feet to a found 5/8 inch iron rod for the most northerly Northwest corner of the herein described tract, common with the Northeast corner of said Dallas Lite and Barricade, Inc. (8,991 square feet) tract, lying on the southerly right-of-way line of Castle Street (called 66 foot right-of-way);

THENCE North 89 degrees 15 minutes 38 seconds East, along the northerly line of the herein described tract, common with the southerly right-of-way line of said Castle Street, a distance of 231.22 feet to a found 1/2 inch iron rod for the Northeast corner of the herein described tract, common with the Southwest intersection of said Castle Street and said N. Windomere Avenue;

THENCE South 01 degrees 26 minutes 22 seconds East, departing the southerly right-of-way line of said Castle Street, along the easterly line of the herein described tract, common with the westerly right-of-way line of said N. Windomere Avenue, a distance of 462.16 feet to the PLACE OF BEGINNING and containing 159,371 square feet or 3.6587 acres of land, more or less.
TRACT 2
Being an 8,991 square feet (0.264 acres) tract of land situated in the William Coombs Survey, Abstract No. 290 in the City of Dallas, Dallas County, Texas, also being a part of Lot 1, Block 15/3976 of Flanders Heights, an addition to the City of Dallas, Texas, according to the Plat thereof recorded in Volume 90, Page 20 of the Deed Records, Dallas County, Texas, being that same tract of land conveyed to Dallas Lite and Barricade, Inc. by General Warranty Deed recorded in Document No. 201500194130 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/4 inch iron rod being the Northwest corner of the herein described tract, common with the Southeast intersection of N. Montclair Avenue, (called 39 foot right-of-way) and Castle Street (called 66 foot right-of-way);

THENCE North 89 degrees 15 minutes 38 seconds East, departing the easterly right-of-way line of said N. Montclair Avenue, along the northerly line of the herein described tract, common with the southerly right-of-way line of said Castle Street, a distance of 59.19 feet to a found 5/8 inch iron rod for the Northeast corner of the herein described tract, common with the most northwesterly corner of a tract of land conveyed to Dallas Lite and Barricade, Inc. (159,371 square feet) by deed recorded in Volume 89125, Page 3150 of the Deed Records of Dallas County, Texas;

THENCE South 03 degrees 53 minutes 58 seconds West, departing the southerly right-of-way line of said Castle Street, along the easterly line of the herein described, a distance of 154.79 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for the Southeast corner of the herein described tract from which a found 5/8 inch rod reference bears South 07 degrees 06 minutes 23 seconds West, a distance of 4.19 feet;

THENCE North 86 degrees 06 minutes 02 seconds West, along the southerly line of the herein described tract, a distance of 59.00 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for the Southwest corner of the herein described tract, lying on the easterly right-of-way line of said N. Montclair Avenue from which a found 5/8 inch rod reference bears South 22 degrees 34 minutes 27 seconds West, a distance of 5.52 feet;

THENCE North 03 degrees 53 minutes 58 seconds East, along the westerly line of the herein described tract, common with the easterly right-of-way line of said N. Montclair Avenue, a distance of 150.00 feet to the PLACE OF BEGINNING and containing 8,991 square feet or 0.2064 acre of land, more or less.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.
COMMITMENT FOR TITLE INSURANCE  T-7
Issued By
Chicago Title Insurance Company

SCHEDULE B

EXCEPTIONS FROM COVERAGE

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

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

   Item 1 of Schedule B is hereby deleted in its entirety.

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

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

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

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

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

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

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

   a. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.

   b. All, leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

   c. The following as shown on survey dated November 29, 2017, prepared by Raul Dominguez Reyes, Registered Professional Land Surveyor No. 5390, Job No. 1702800:
   
   Fences off property lines;
   Overhead power lines;
   Grate inlet.

   d. Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the Insured against loss, if any, sustained by the Insured under this Policy if such liens have been filed with the County Clerk of Dallas County, Texas, prior to the date hereof.

   Liability hereunder at the date hereof is limited to $_______. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the Insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or printed provision of this policy.

   (OWNER'S POLICY ONLY)
   (EXCEPTION MAY BE DELETED IF PROPOSED TRANSACTION DOES NOT INCLUDE COST OF CONTEMPLATED IMPROVEMENTS, CONSTRUCTION OR REPAIRS).

   e. Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the Insured against loss, if any, sustained by the Insured under this Policy if such liens have been filed with the County Clerk of Dallas County, Texas, prior to the date hereof.

   Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increases as each disbursement is made in good faith and without knowledge of any defects in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.

   (LOAN POLICY ONLY)
   (EXCEPTION MAY BE DELETED IF PROPOSED TRANSACTION DOES NOT INCLUDE COST OF CONTEMPLATED IMPROVEMENTS, CONSTRUCTION OR REPAIRS AND LOAN PROCEEDS ARE FULLY DISBURSED).
COMMITMENT FOR TITLE INSURANCE  T-7
Issued By
Chicago Title Insurance Company

SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

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

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

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

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

5. Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated October 8, 2019, filed October 9, 2019, recorded under Clerk's File No. 201900271145 of the Official Public Records of Dallas County, Texas, executed by ADC Fort Worth, LLC, a Texas limited liability company, to Chicago Title Insurance Company, Trustee, securing THISTLE CREEK PARTNERS, L.P., a Delaware limited partnership, in the payment of one Note of even date therewith in the principal sum of $4,715,000.00, due and payable and bearing interest as therein provided; and subject to all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

6. Subordinate Lien Deed of Trust, Security Agreement and Fixture Filing dated October 8, 2019, filed November 7, 2019, recorded under Clerk's File No. 201900300341 of the Official Public Records of Dallas County, Texas, executed by ADC Fort Worth, LLC, a Texas limited liability company, to Phillip J. F. Geheb, Trustee, securing DALLAS LITE & BARRICADE, INC., a Texas corporation, in the payment of one Note of even date therewith in the principal sum of $500,000.00, due and payable and bearing interest as therein provided; and subject to all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

7. Provide a copy of the Articles of Organization, and all amendments and supplements thereto, together with proof of registration with the State of Texas, and compliance therewith as to person(s) authorized to act on behalf of ADC Fort Worth, LLC, a Texas limited liability company.

8. INFORMATIONAL NOTES
Vesting deed:

Special Warranty Deed executed by Dallas Lite & Barricade, Inc., a Texas corporation, to ADC Fort Worth, LLC, a Texas limited liability company, dated October 8, 2019, filed October 9, 2019, recorded under Clerk's File No. 201900271144, Official Public Records, Dallas County, Texas.

9. The title insurance policy being issued to you contains an arbitration provision. It allows you or the Company to require arbitration if the amount of insurance is $2,000,000.00 or less. If you want to retain your rights to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provisions before the policy is issued. If you are the purchaser of lender in the transaction and request deletion of the arbitration provision, please advise us so prior to closing by executing the Addendum to this Commitment and returning it to us, or inform us in your closing instructions.

10. Notice to all Buyers, Sellers, Borrowers, Lenders and all parties having a vested interest in the transaction covered by this Commitment. The following constitutes a major change in the procedures and requirements for disbursement of funds by the Title Agent pursuant to this transaction. Effective August 1, 1988, The State Board of Insurance has adopted Procedural Rule P-27, which will require that "Good Funds" be received and deposited before a Title Agent may disburse from this Trust Fund Account. "Good Funds" is defined as: (1) Cash or wire transfers; (2) Certified funds, including certified checks and cashier's checks; (3) Uncertified funds in amounts less than $1,500.00, including checks, traveler's checks, money orders and negotiable orders of withdrawal; provided multiple items shall not be used to avoid the $1,500.00 limitation; and (4) Uncertified funds in amounts of $1,500.00 or more, drafts and any other item when collected by the Financial Institution.

11. Our office may require an Affidavit as to Debts and Liens, Survey Affidavit and Waiver of Inspection to be executed at closing.

12. Except in an exempt transaction, the Company must be furnished with seller's social security number or taxpayer identification number and all other information necessary to complete IRS form 1099S.

13. Whereas a general mineral exclusion has been included on Schedule B as promulgated by the Texas Department of Insurance under Procedural Rule P-5.1, upon request together with Underwriter approval and payment of the applicable premium, a T-19.2 or a T-19.3 endorsement, as applicable, may be issued. For deletion of this general mineral exclusion, a complete mineral search, provided by an approved vendor, will need to be submitted, subject to the cost of said search, at which time this Commitment may be subject to further exceptions and/or requirements as disclosed by said search.
COMMITMENT FOR TITLE INSURANCE  T-7

SCHEDULE D

GF No.  PL19-25692  Effective Date: December 9, 2019, 8:00 am

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

   Chicago Title Insurance Company, a Nebraska corporation

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

   Shareholders: Fidelity National Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.
   Officers: President, Raymond Randall Quirk, Executive Vice President, Anthony John Park, Secretary Michael Louis Gravelle, Treasurer, Daniel Kennedy Murphy.

2. The following disclosures are made by Benchmark Title, LLC (Title Insurance Agent) issuing this commitment:

   a. A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium. Benchmark Bank, a Texas banking association, owns 100% of Benchmark Title, LLC.

   b. A listing of each shareholder, owner, partner, or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium. Quinlan Bancshares, Inc., a Texas corporation, owns 100% of Benchmark Bank, which owns 100% of Benchmark Title, LLC.

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

      Jonathan Filgo - Sole Manager
      Benjamin Murphy - President
      Ben Gibbins - Executive Vice President
      Ann Gurza - Senior Vice President
      Belinda F. Teague - Senior Vice President
      Kiley McGuire - Vice President
      Audra J. Murphy - Vice President

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

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

   You are further advised that the estimated title premium is:

   Owner's Policy $31,820.00
   Loan Policy $0.00
   Endorsement Charges $0.00
   Other $0.00
   Total $31,820.00

   Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:
"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."
Title insurance insures you against loss resulting from certain risks to your title.
The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.
El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

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

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

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

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

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

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

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

- CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at (800) 654-7041 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

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

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

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy. The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.
DELETION OF ARBITRATION PROVISION  
(Not applicable to the Texas Residential Owner's Policy)

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

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

The arbitration provision in the Policy is as follows:

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

________________________________ ______________________________  
SIGNATURE DATE
## Chicago Title Insurance Company

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Regulatory Database Search

Job Number: 202001167
Report Date: February 6, 2020

Property:
202001167
1501 and 1515 Fort Worth Avenue
Dallas, TX 75208

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

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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: 1501 and 1515 Fort Worth Avenue
Location: Dallas, TX 75208
Job Number: 202001167

Scale: 1:10,128

Note: Property location and boundaries are representative only.
Hazard Map

Note: Property location and boundaries are representative only.

Site Location:
1501 and 1515 Fort Worth Avenue
Dallas, TX 75208

Job Number: 202001167

Scale: 1:5,457

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

**Job Number:** 202001167

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*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:** 202001167

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<td>Current Status Date:</td>
<td>06/08/2001</td>
</tr>
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</table>

### COMPARTMENT DETAILS:

<table>
<thead>
<tr>
<th>Compartment ID:</th>
<th>A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Substance Stored 1:</td>
<td>GASOLINE</td>
</tr>
<tr>
<td>Substance Stored 2:</td>
<td></td>
</tr>
<tr>
<td>Substance Stored 3:</td>
<td></td>
</tr>
<tr>
<td>Capacity (in gallons):</td>
<td>2000</td>
</tr>
<tr>
<td>MAP ID</td>
<td>HAZARD TYPE:</td>
</tr>
<tr>
<td>--------</td>
<td>--------------</td>
</tr>
<tr>
<td>2</td>
<td>RDR</td>
</tr>
<tr>
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<tr>
<td>MAP ID</td>
<td>HAZARD TYPE: UST</td>
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**FACILITY INFORMATION:**

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<tr>
<th>Facility ID:</th>
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<tr>
<td>Facility Name:</td>
<td>FT WORTH AVE FINA</td>
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<tr>
<td>Facility Type:</td>
<td>UNKNOWN</td>
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<tr>
<td>Facility Begin Date:</td>
<td>02/06/1987</td>
</tr>
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<td>Facility Status:</td>
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<tr>
<td>Number of Active USTs:</td>
<td>0</td>
</tr>
<tr>
<td>Number of Active ASTs:</td>
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</tr>
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</table>

| Facility Contact: | MELVIN WILLIAMS |
| Facility Contact Title: | DEALER |
| Facility Contact Phone: | 2147491909 |

**OWNER INFORMATION:**

| Owner Name: | TRIPLE A FUELS INC |
| Owner Type: | CO |
| Contact Mailing Address: | , |

| Owner ID: | CN600505481 |

**OPERATOR INFORMATION:**

| Operator CN: | |
| Operator Name: | |

**TANK DETAILS:**

| UST ID: | 170679 |
| Tank ID: | 1 |
| Number of Compartments: | 1 |
| Tank Capacity (in gallons): | 55 |
| Tank Status: | IN USE |
| Tank Installation Date: | 08/31/1987 |
| Tank Registration Date: | 11/07/1986 |
| Current Status Date: | 08/31/1987 |

**COMPARTMENT DETAILS:**

<p>| Tank ID: | 1 |
| Compartment ID: | A |
| Capacity (in gallons): | 55 |
| Substance Stored 1: | HYDRAULIC LIFT OIL |
| Substance Stored 2: | |
| Substance Stored 3: | |</p>
<table>
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<tr>
<th>MAP ID</th>
<th>HAZARD TYPE</th>
<th>FACILITY ADDRESS</th>
<th>DISTANCE</th>
<th>LOCATION</th>
</tr>
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<tbody>
<tr>
<td>4</td>
<td>UST</td>
<td>1310 FORT WORTH AVE</td>
<td>0.119 E</td>
<td>DALLAS, TX 75208</td>
</tr>
</tbody>
</table>

### FACILITY INFORMATION:
- **Facility ID:** 6330
- **Facility Name:** FT WORTH AVE FINA 80181
- **Facility Type:** RETAIL
- **Facility Begin Date:** 07/02/1986
- **Facility Status:** INACTIVE
- **Number of Active USTs:** 0
- **Number of Active ASTs:** 0

### OWNER INFORMATION:
- **Owner Name:** TRIPLE A FUELS INC
- **Owner ID:** CN600505481
- **Owner Type:** CO
- **Contact Mailing Address:**
- **Contact Phone:** 2147491909

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

### TANK DETAILS:
- **UST ID:** 16332
- **Tank ID:** 4
- **Number of Compartments:** 1
- **Tank Capacity (in gallons):** 560
- **Tank Status:** REMOVED FROM GROUND

#### COMPARTMENT DETAILS:
- **Tank ID:** 4
- **Compartment ID:** A
- **Capacity (in gallons):** 560
- **Substance Stored 1:** USED OIL

### TANK DETAILS:
- **UST ID:** 16333
- **Tank ID:** 3
- **Number of Compartments:** 1
- **Tank Capacity (in gallons):** 2000
- **Tank Status:** REMOVED FROM GROUND

#### COMPARTMENT DETAILS:
- **Tank ID:** 3
- **Compartment ID:** A
- **Capacity (in gallons):** 2000
- **Substance Stored 1:** GASOLINE

### TANK DETAILS:
- **UST ID:** 16334
- **Tank ID:** 2
- **Number of Compartments:** 1
- **Tank Capacity (in gallons):** 1000
- **Tank Status:** REMOVED FROM GROUND
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<thead>
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<th>COMPARTMENT DETAILS</th>
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<tbody>
<tr>
<td>4</td>
<td>UST</td>
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**FACILITY ADDRESS:**

1310 FORT WORTH AVE  
DALLAS, TX  75208

**COMPARTMENT DETAILS:**

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<th>Compartment ID</th>
<th>Capacity (in gallons)</th>
<th>Substance Stored 1</th>
<th>Substance Stored 2</th>
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<tbody>
<tr>
<td>2</td>
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<th>Number of Compartments</th>
<th>Tank Capacity (in gallons)</th>
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<tr>
<td>16335</td>
<td>1</td>
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<td>3000</td>
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<td>01/01/1961</td>
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**COMPARTMENT DETAILS:**

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<th>Capacity (in gallons)</th>
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<th>Substance Stored 3</th>
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<tr>
<td>1</td>
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<td>GASOLINE</td>
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# Facility Information

**Facility ID:** 12304  
**Facility Name:** LOOMIS ARMORED DALLAS  
**Facility Type:** FLEET REFUELLING  
**Facility Begin Date:** 09/01/1987  
**Facility Status:** INACTIVE  
**Number of Active USTs:** 0  
**Number of Active ASTs:** 0

## Owner Information

**Owner Name:** LOOMIS ARMORED US INC  
**Owner ID:** CN600277073  
**Owner Type:** CO

## Operator Information

**Operator CN:**  
**Operator Name:**  
**Effective Date:**

## Tank Details

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<thead>
<tr>
<th>UST ID: 32156</th>
<th>Tank Installation Date: 01/01/1983</th>
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<tbody>
<tr>
<td>Tank ID: 3</td>
<td>Tank Registration Date: 05/08/1986</td>
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<tr>
<td>Number of Compartments: 1</td>
<td>Current Status Date: 04/20/1993</td>
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<tr>
<td>Tank Capacity (in gallons): 550</td>
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<td>Tank Status: REMOVED FROM GROUND</td>
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### Compartment Details

- **Compartment ID:** A  
- **Capacity (in gallons):** 550  
- **Substance Stored 1:** USED OIL

## Tank Details

<table>
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<tr>
<td>Number of Compartments: 1</td>
<td>Current Status Date: 04/20/1993</td>
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<tr>
<td>Tank Capacity (in gallons): 12000</td>
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<tr>
<td>Tank Status: REMOVED FROM GROUND</td>
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</table>

### Compartment Details

- **Compartment ID:** A  
- **Capacity (in gallons):** 12000  
- **Substance Stored 1:** DIESEL

## Tank Details

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<tr>
<td>6</td>
<td>DISTANCE:</td>
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## FACILITY INFORMATION:

- **EPA Registry ID:** 110035229419
- **Primary Name:** WOOTEN METAL WORKS
- **Location Address:** 919 FORT WORTH AVE
- **PGM SYS ID:** 13942
- **Interest Type:** BROWNFIELDS PROPERTY
- **Facility URL**: [http://oaspub.epa.gov/enviro/fac_gateway.main?p_regid=110035229419](http://oaspub.epa.gov/enviro/fac_gateway.main?p_regid=110035229419)

*Follow this link to the Information System ID/Report link to view: 1) Assessment and Cleanup activities 2) Progress Summary*
HAZARD TYPE: BROWNFIELD
FACILITY ADDRESS: 919 Fort Worth Avenue
DISTANCE: 0.382 E

MAP ID: 7

FACILITY INFORMATION:
Site Name: WOOTEN METAL WORKS
RN: RN100518679
Brownfield ID: G005
BSA Received: 05/30/2001
Phase: COMPLETED
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<tr>
<td><strong>MAP ID</strong></td>
<td><strong>HAZARD TYPE:</strong> MSD</td>
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<tr>
<td><strong>FACILITY ADDRESS:</strong> 1607 W COMMERCE ST</td>
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<tr>
<td><strong>DISTANCE:</strong> 0.41 N</td>
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<tr>
<td><strong>Dallas, TX 75208</strong></td>
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<table>
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<tr>
<th><strong>FACILITY INFORMATION:</strong></th>
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<tbody>
<tr>
<td><strong>Applicant:</strong> QUALITY IRONWORKS INC</td>
</tr>
<tr>
<td><strong>Address:</strong> 1607 W COMMERCE ST</td>
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<tr>
<td><strong>MSD Property:</strong> QUALITY IRONWORKS</td>
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<tr>
<td><strong>MSD ID:</strong> 176</td>
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<tr>
<td><strong>RN Number:</strong> RN102864220</td>
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<td><strong>CN Number:</strong> CN602858417</td>
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<td><strong>Acres:</strong> 6.6542</td>
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<td><strong>TCEQ Program PM:</strong> APRICE</td>
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<th><strong>FACILITY INFORMATION:</strong></th>
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<tr>
<td><strong>Top of Groundwater:</strong> 0</td>
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<tr>
<td><strong>Bottom of Groundwater:</strong> 200</td>
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<tr>
<td><strong>Contaminates:</strong> CHLORINATED SOLVENTS</td>
</tr>
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<table>
<thead>
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<tbody>
<tr>
<td><strong>Status:</strong> INACTIVE</td>
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<tr>
<td><strong>Certification Date:</strong> 11/15/2011</td>
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<td><strong>Denial Date:</strong></td>
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<td><strong>Withdrawal Date:</strong></td>
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<tr>
<td><strong>Associated Programs:</strong> VCP 2317</td>
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<td><strong>Municipality Name:</strong> DALLAS</td>
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<tr>
<td><strong>Restrictive Covenant?:</strong> NO</td>
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<tr>
<td><strong>Ordinance?:</strong> YES</td>
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<tr>
<td><strong>Resolution Support:</strong></td>
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<td>MAP ID</td>
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**FACILITY INFORMATION:**

- **VCP ID:** 2317
- **RN Number:** RN102864220
- **PCA Number:** 34510
- **Associated VCP IDs:** 2317
- **Site Name:** QUALITY IRONWORKS
- **Current Facility Type:** PROPERTY
- **Previous Facility Type:**
- **Acres:** 5.07
- **Project Manager:** RBRYANT
- **Project Phase:** COMPLETED
- **Status:** INACTIVE
- **Application Accepted Date:** 5/12/2010
- **VCP Accepted Date:** 07/30/2010

**Air Contaminants:**

Air Remediation:
- **Air IC/EC Controls**

**Groundwater Contaminants:** VOCS; METALS
- **Groundwater IC/EC Controls**

**Surface Water Contaminants:**
- **Surface Water IC/EC Controls**

**Soil Contaminants:** VOCS; METALS
- **Soil IC/EC Controls**

**Sediment Contaminants:**
- **Sediment IC/EC Controls**

**REMEDiation AND CLOSEuR:**

- **Rule Type:** Data Unavailable
- **Closing Standard/Tier:** Standard B
- **Type of Remedy:**
- **Certificate Date:** 10/16/2013

**Air Remediation:**

- **Groundwater Remediation:**

**Surface Water Remediation:**

**Soil Remediation:**

**Sediment Remediation:**

**CONTACT INFORMATION**

- **Contact:**
- **Contact Title:**
- **Role:**
- **Organization:**
- **CN Number:**
FACILITY ADDRESS:
1211 W COMMERCE ST
DALLAS, TX 75208

FACILITY INFORMATION:
VCP ID: 2986
RN Number: RN104193842
PCA Number: 68281
Associated VCP IDs: 2986
Site Name: 1211 WEST COMMERCE
Current Facility Type: WAREHOUSE/STORAGE
Previous Facility Type: 
Acres: 1.35
Project Manager: RJAYASUR
Project Phase: INVESTIGATION
Contamination Onsite?: 

REMEDIATION AND CLOSURE:
Rule Type: Chapter 350 Texas Risk Reduction Program (TRRP) Rules
Closing Standard/Tier: Standard A Tier 1
Type of Remedy: 
Certificate Date: 
Air Contaminants: Air Remediation:
Air IC/EC Controls

Groundwater Contaminants:
Groundwater IC/EC Controls:
Surface Water Contaminants:
Surface Water IC/EC Controls:
Soil Contaminants: METALS
Soil IC/EC Controls:

Sediment Contaminants:
Sediment IC/EC Controls:

CONTACT INFORMATION
Contact: JACKSON, BRENT
Contact Title: MANAGER
Role: Applicant
Organization: WILLIEJAXON IV LLC
CN Number: CN605627959
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<tbody>
<tr>
<td>11</td>
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<td>1805 SYLVAN AVE</td>
<td>0.438 E</td>
<td>LPST</td>
<td>1805 SYLVAN AVE</td>
<td>0.438 E</td>
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**LPST INFORMATION:**

- **LPST ID:** 119550
- **Facility Name:** FLASH MART SYLVAN
- **TCEQ Reference Number:** RN101570737
- **Facility ID:** 72629
- **Discovered:** 07/14/2014
- **Reported:** 07/14/2014
- **Date Entered:** 01/15/2015
- **Closure Date:** 07/23/2018
- **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
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<th>FACILITY ADDRESS</th>
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<tbody>
<tr>
<td>12</td>
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<td>1805 SYLVAN AVE</td>
<td>0.438 E</td>
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**LPST INFORMATION:**

- **LPST ID:** 120800
- **Facility Name:** 7-ELEVEN STORE 38432
- **TCEQ Reference Number:** RN101570737
- **Facility ID:** 72629
- **Discovered:** 11/19/2018
- **Reported:** 06/06/2019
- **Date Entered:** 09/19/2019
- **Closure Date:** 12/31/3000
- **TCEQ Region:** REGION 04 - DFW METROPLEX
- **Priority Code:** 4.0 - ASSESSMENT INCOMPLETE NO APPARENT RECEPTORS IMPACTED
- **Status Code:** 1 - RELEASE DETERMINATION
- **Program Area:** 1 - RPR
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<tr>
<td>13</td>
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**Distance:** 0.490 E

**FACILITY INFORMATION:**

- **LPST ID:** 118314
- **Facility Name:** DAIRY MART 3
- **TCEQ Reference Number:** RN101556033
- **Facility ID:** 69156
- **Discovered:** 11/18/2009
- **Reported:** 11/19/2009
- **Date Entered:** 05/20/2010
- **Closure Date:** 07/20/2011
- **TCEQ Region:** REGION 04 - DFW METROPLEX
- **Priority Code:** 4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
- **Status Code:** 6P - FINAL PENDING WELL PLUG
- **Program Area:** 1P - PRIVATIZATION CONTRACTOR
FACILITY ADDRESS: 2055 & 2075 West Commerce Street
Dallas, TX

HAZARD TYPE: MSD
DISTANCE: 0.764 NW

FACILITY INFORMATION:

Applicant: DALLAS HOUSING AUTHORITY
MSD Property: DALLAS HOUSING AUTHORITY CENTRAL MAINTENANCE

Address:
MSD ID: 317
RN Number: RN110080074
CN Number: CN600612451
County: DALLAS
Acres: 7.67
TCEQ Program PM: JMANNING

Top of Groundwater: 6
Bottom of Groundwater: 14.5
Contaminates: VOCS; CHLORINATED SOLVENTS

Status: INACTIVE
Certification Date: 5/20/2016
Denial Date:
Withdrawal Date:
Associated Programs: VCP 879

MUNICIPALITY INFORMATION:

Municipality Name: DALLAS
Restrictive Covenant?: NO
Ordinance?: YES
Resolution Support:
Retail Public Utility:
**FACILITY INFORMATION:**

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<tr>
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<th>AUSTIN INTERNATIONAL VENTURES INC</th>
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<tbody>
<tr>
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<tr>
<th>Top of Groundwater</th>
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<tbody>
<tr>
<td>Bottom of Groundwater</td>
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| Contaminates       | CHLORINATED SOLVENTS; VOCS                   |

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| TCEQ Program PM    | MFREW                                       |

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**MUNICIPALITY INFORMATION:**

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<th>Resolution Support</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Public Utility</td>
<td></td>
</tr>
</tbody>
</table>
FACILITY INFORMATION

EPA ID Number: TXD988027207
Site ID Number: 0604506
Site Name: SUNBELT ENVIRONMENTAL SOLUTIONS
Site Status: Archived
County: DALLAS
Federal Facility Indicator: N
NPL Status: Not on the NPL
Non-NPL Status: NFRAP-Site does not qualify for the NPL based on existing information
Superfund Alternative Agreement?: N

Site Discovery Assessment 2:

ACTION DETAILS:

<table>
<thead>
<tr>
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<th>Action Code</th>
<th>Action Name</th>
<th>Start Date:</th>
<th>Finish Date:</th>
<th>Quality:</th>
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<tbody>
<tr>
<td>00</td>
<td>BB</td>
<td>PRP RV</td>
<td>1/5/1993</td>
<td>8/15/1993</td>
<td>C</td>
<td>EPA Ovrsht</td>
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<tr>
<td>00</td>
<td>RV</td>
<td>RMVL</td>
<td>3/14/1992</td>
<td>1/5/1993</td>
<td>S</td>
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<tr>
<td>00</td>
<td>PA</td>
<td>PA</td>
<td>7/1/1997</td>
<td>7/17/1997</td>
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</table>

NPL SITE DETAILS

NPL Site Type: Not an NPL Site

SMELTER RELATED OPERATIONS

<table>
<thead>
<tr>
<th>Contaminant Name</th>
<th>Chain of Custody Indicator</th>
<th>NPL Status</th>
<th>Native American Interest?</th>
<th>Federal Facility?</th>
<th>Primary Site Subtype</th>
<th>Non-Primary Site Subtype</th>
<th>Special Initiative</th>
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</table>

RECORDS OF DECISION:

<table>
<thead>
<tr>
<th>Action Name</th>
<th>Operable Unit Name</th>
<th>Sequence ID</th>
<th>Actual Completion Date</th>
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</tr>
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REMEDY COMPONENT DATA FOR DECISION DOCUMENTS BY MEDIA:

<table>
<thead>
<tr>
<th>For Year</th>
<th>Decision Document Type</th>
<th>Actual Completion Date</th>
<th>Media</th>
<th>Remedy Component</th>
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</table>
### FACILITY INFORMATION
- **EPA ID Number:** TXD980514913
- **Site ID Number:** 0602501
- **Site Name:** AIDES IND DISP
- **County:** DALLAS
- **Federal Facility Indicator:** N
- **NPL Status:** Not on the NPL
- **Non-NPL Status:** NFRAP-Site does not qualify for the NPL based on existing information
- **Superfund Alternative Agreement?:** N
- **Site Discovery Assessment 1:**
- **Site Discovery Assessment 2:**

### ACTION DETAILS:

<table>
<thead>
<tr>
<th>Operating Unit</th>
<th>Action Code</th>
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<th>Finish Date</th>
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<tbody>
<tr>
<td>00</td>
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<td>PA</td>
<td>11/1/1980 5:00:00 AM</td>
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<tr>
<td>00</td>
<td>DS</td>
<td>DISCVRY</td>
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### NPL SITE DETAILS
- **NPL Site Type:** Not an NPL Site

### SMELTER RELATED OPERATIONS

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<tr>
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<th>Special Initiative</th>
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### RECORDS OF DECISION:

<table>
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### REMEDY COMPONENT DATA FOR DECISION DOCUMENTS BY MEDIA:

<table>
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<th>Media</th>
<th>Remedy Component</th>
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</table>
FACILITY ADDRESS: 1956 SINGLETON BLVD
Dallas, TX 75212

MAP ID: 18

HAZARD TYPE: MSD
DISTANCE: 0.861 NW

FACILITY INFORMATION:
Applicant: CLEAVER-BROOKS SALES AND SERVICE INC
MSD Property: HOLMAN BOILER WORKS
Address: 1956 SINGLETON BLVD

Top of Groundwater: 13
Bottom of Groundwater: 30
Contaminates: METALS; CHLORINATED SOLVENTS; VOCS

MSD ID: 65
RN Number: RN102469038
CN Number: CN601272297
County: DALLAS
Acres: 14.53

Status: INACTIVE
Certification Date: 3/25/2008
Withdrawal Date:
Associated Programs: VCP 1847

TCEQ Program PM: MFREW

MUNICIPALITY INFORMATION:
Municipality Name: DALLAS
Restrictive Covenant?: NO
Ordinance?: YES
Resolution Support:
Retail Public Utility:
FACILITY INFORMATION
EPA ID Number: TX6170022770
Site ID Number: 0603605
Site Name: DALLAS NAVAL WEAPONS IND. RES. PLT.
Site Status: Archived
County: DALLAS
Federal Facility Indicator: Y
NPL Status: Not on the NPL
Non-NPL Status: NFRAP-Site does not qualify for the NPL based on existing information
Superfund Alternative Agreement?: N

ACTION DETAILS:

<table>
<thead>
<tr>
<th>Operating Unit</th>
<th>Action Code</th>
<th>Action Name</th>
<th>Start Date</th>
<th>Finish Date</th>
<th>Quality</th>
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<tr>
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<td>OO</td>
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NPL SITE DETAILS
NPL Site Type: Not an NPL Site

SMELTER RELATED OPERATIONS

<table>
<thead>
<tr>
<th>Contaminant Name</th>
<th>Chain of Custody Status</th>
<th>Native American Interest?</th>
<th>Federal Facility?</th>
<th>Primary Site Subtype</th>
<th>Non-Primary Site Subtype</th>
<th>Special Initiative</th>
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RECORDS OF DECISION:

<table>
<thead>
<tr>
<th>Action Name</th>
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<th>Non NPL Status</th>
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REMEDY COMPONENT DATA FOR DECISION DOCUMENTS BY MEDIA:
**FACILITY INFORMATION:**

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>GOODWILL INDUSTRIES OF DALLAS INC</td>
</tr>
<tr>
<td>MSD Property</td>
<td>GOODWILL INDUSTRIES OF DALLAS</td>
</tr>
<tr>
<td>Address</td>
<td>2800 N HAMPTON RD</td>
</tr>
<tr>
<td>Top of Groundwater</td>
<td>0</td>
</tr>
<tr>
<td>Bottom of Groundwater</td>
<td>50</td>
</tr>
<tr>
<td>Contaminates</td>
<td>TPH; CHLORINATED SOLVENTS</td>
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<tr>
<td>Status</td>
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<td>Acres</td>
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<tr>
<td>Associated Programs</td>
<td>VCP 1669</td>
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**MUNICIPALITY INFORMATION:**

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<tbody>
<tr>
<td>Municipality Name</td>
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<tr>
<td>Restrictive Covenant?</td>
<td>YES</td>
</tr>
<tr>
<td>Ordinance?</td>
<td>YES</td>
</tr>
<tr>
<td>Resolution Support</td>
<td></td>
</tr>
<tr>
<td>Retail Public Utility</td>
<td></td>
</tr>
</tbody>
</table>
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 75208 75212

<table>
<thead>
<tr>
<th>Facility ID</th>
<th>Type</th>
<th>Facility Name</th>
<th>Street Address</th>
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</thead>
<tbody>
<tr>
<td>2792</td>
<td>VCP</td>
<td>TURNPIKE 1,2,5,7,7A, AND 8</td>
<td>3522 LA REUNION PKWY, 2104 FRENCH SETTL</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, NFRAF 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 redevelopment 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.

**ERSS Emergency Response Notification System** – is the database used to store information on notifications of oil discharges and hazardous substances release in the United States. The ERS 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). ERSN provides the most comprehensive data compiled on notifications of oil discharges and hazardous substances releases. The types of release reports that are available in ERSN 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. EARSN 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 such as the Regional Solid Waste Plan and the Municipal Solid Waste (MSW) Plan.
- MWS-Closed (MSW-C) - Issued permits and other authorizations for municipal landfills and processing facilities that have closed.

**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 (IHW) – 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: RN101565935  
Name: DALLAS LITE & BARRICADE  
Primary Business: FLEET REFUELING  
Street Address: 1607 FORT WORTH AVE, DALLAS TX 75208 1508  
County: DALLAS  
Nearest City: No near city on file.  
State: TX  
Near ZIP Code: 75208  
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>CN600829600</td>
<td>DALLAS LITE &amp; BARRICADE INC</td>
<td>OWNER</td>
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Industry Type Codes

<table>
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<tr>
<th>Code</th>
<th>Classification</th>
<th>Name</th>
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</thead>
<tbody>
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<td></td>
<td>No NAICS or SIC Codes on file.</td>
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</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>
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<th>ID Number</th>
<th>ID Status</th>
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<tr>
<td>PETROLEUM STORAGE TANK REGISTRATION</td>
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<td>20536</td>
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<td>PETROLEUM STORAGE TANK STAGE II</td>
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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: Petroleum Storage Tank Registration 20536
For: DALLAS LITE & BARRICADE (RN101565935)
1607 FORT WORTH AVE, DALLAS
Registration Status: INACTIVE
Held by: DALLAS LITE & BARRICADE INC (CN600829600) View 'Issued To' History
OWNER Since 09/10/1986
Now Known As: Dallas Lite and Barricade, Inc.
Mailing Address: 1607 FORT WORTH AVE DALLAS, TX 75208 -1508

Related Information:

Registration Information

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

Commissioners' Actions
Correspondence Tracking
Effective Enforcement Orders
Criminal Convictions
Proposed Enforcement Orders
Complaints
Discharges
Emergency Response Events
Emission Events
Fish Kills
Other Incidents
Investigations
Periodic Reports
Table 1. Underground Storage Tank Summary

<table>
<thead>
<tr>
<th>Tank</th>
<th>Capacity (Gallons)</th>
<th>Date Installed</th>
<th>Status</th>
<th>Substance Stored</th>
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<tr>
<td>1</td>
<td>2000</td>
<td>01/01/1974</td>
<td>Removed from Ground (06/08/2001)</td>
<td>A: Gasoline</td>
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Table 2. Tank Details

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<tr>
<th>Tank</th>
<th>Design &amp; Materials</th>
<th>Corrosion Protection</th>
<th>Release Detection</th>
<th>Spill Containment and Overfill Prevention</th>
<th>Installation Contractor</th>
<th>Installer</th>
<th>Test Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>( Steel )</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Tank Tested</td>
</tr>
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</table>

Table 3. Compartment Details

<table>
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<tr>
<th>Tank</th>
<th>Compartment</th>
<th>Capacity (gallons)</th>
<th>Principal Substance</th>
<th>Other Substance</th>
<th>Release Detection</th>
<th>Spill Containment and Overfill Prevention</th>
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</thead>
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<tr>
<td>1</td>
<td>A</td>
<td>2000</td>
<td>Gasoline</td>
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Table 4. Piping Systems

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<th>Type of Piping</th>
<th>Piping Material</th>
<th>Design and External Containment</th>
<th>Connectors and valves</th>
<th>Corrosion Protection</th>
<th>Release Detection</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Steel</td>
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Table 5. Vapor Recovery Systems

<table>
<thead>
<tr>
<th>Tank</th>
<th>Type of Stage 1</th>
<th>Date Installed</th>
<th>Type of Stage 2</th>
<th>Date Installed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Not Reported</td>
<td></td>
<td></td>
<td></td>
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</table>
PST CLOSED SITES (PETROLEUM STORAGE TANKS)

APP# 0020536

FILE TYPE: RP

VOL# 001

INCLUSIVE DATES: 2001-2003

Media Code/Format: M □ Microfiche □ Roll Microfilm
NOTICE
OF
DOCUMENT QUALITY

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

PST / CLOSED SITES
(Petroleum Storage Tanks)

THE QUALITY OF THE FOLLOWING DOCUMENT(S) IS SUCH THAT ALL OR PORTIONS OF THE MICROFILMED IMAGE MAY BE DIFFICULT TO READ OR ILLEGIBLE.

Some reasons for poor quality:

There are multiple densities per page, different types of ink, faded document, and some documents are different colors. Many of the photographs are of poor quality.
February 19, 2003

Mr. Shane Howell  
Dallas Lite & Barricade, Inc.  
1607 Ft. Worth Ave.  
Dallas, Texas 75208

Re: Release Determination Activities at Dallas Lite & Barricade, Inc., 1607 Ft. Worth Ave., Dallas (Dallas County), Texas  
(Facility ID No. 0020536); R-6

Dear Mr. Howell:

We have completed our review of the investigation and release determination activities conducted at the above-referenced facility as provided in the report(s) submitted to our Office. Based upon the information submitted to us, we concur with the conclusion of your Corrective Action Specialist (CAS) or Licensed On-Site Supervisor (LOSS) that there does not appear to have been a release in excess of action levels from the storage tank system(s) where the data were gathered. With the provision that the submitted information is correct and representative of actual site conditions, as attested to by your CAS or LOSS, no further action is required regarding this release determination activity described in the Release Determination Report dated June 26, 2001. This letter does not address any additional environmental data collected at the above-referenced site.

Please note that there may be additional requirements regarding any existing underground or aboveground storage tanks at this site, including tank registration and technical standards provisions.

Should you have any questions, please contact Mr. Steve Waugh of my staff at 512/239-2200. Your cooperation in this matter has been appreciated.

Sincerely,

Alan R. Batcheller, Manager  
PST Responsible Party Remediation Section  
Remediation Division

ARB/SAW/hmc  
0020536.nol
July 2, 2001

Texas Natural Resource Conservation Commission (TNRCC)
Petrolem Storage Tank Division
MC 137
P. O. Box 13087
Austin, Texas 78711-3087

Dallas Lite & Barricade, Inc., Dallas, Texas
Facility ID No.: 20563, W&M Project #: 222-01

Dear TNRCC Coordinator:

Enclosed is the tank removal letter report and Release Determination Report (RDR) for Dallas Lite & Barricade, Inc., located at 1607 Ft. Worth Avenue in Dallas, Texas (Site). The tank removal report and RDR were completed by Whitehead & Mueller, Inc. (W&M) to document tank removal activities conducted at the Site.

W&M appreciates the opportunity to be of service to you. If you have any questions regarding the RDR or the Site, please contact Michael Whitehead or myself.

Very truly,
WHITEHEAD & MUELLER, INC.

Mark Gilbreath
Project Manager

cc: TNRCC – Arlington
Mr. Shane Howell, Dallas Lite & Barricade, Inc.

Enclosure

1612 Avenue J • Plano • Texas • 75074 • Office: 972-633-3810 • FAX: 972-633-3910
PETROLEUM STORAGE TANK REMOVAL REPORT

DALLAS LITE & BARRICADE, INC.
DALLAS, TEXAS
June 26, 2001

Texas Natural Resource Conservation Commission
PST Division
MC 137
P.O. Box 13087
Austin, Texas 78711-3087

RE: Petroleum Storage Tank Removal Report
Dallas Lite & Barricade, Inc.
Facility ID No. 20536

Dear Madam or Sir:

This letter report details the removal of one petroleum storage tank (PST) at the Dallas Lite & Barricade, Inc. (DLB) facility in Dallas, Texas (Site). The facility is owned and operated by DLB. One 2,000-gallon gasoline underground storage tank (UST) was removed from the Site.

Introduction

Whitehead & Mueller, Inc. (W&M) was contracted by Mr. Shane Howell of DLB to remove the UST located at the Site. The facility is located at 1607 Ft. Worth Avenue in Dallas, Texas, as presented in Figure 1. The UST, which was located east of the on-Site offices and shop (Figure 2), was installed in 1974 and was not in compliance with current technical requirements regarding leak detection, corrosion protection, and spill/overflow prevention. The UST was registered with the Texas Natural Resource Conservation Commission (TNRCC) under facility identification number 20536. An updated registration form (Appendix A) was submitted to comply with the requirements in Chapter 334 of the Texas Administrative Code, placing the UST system permanently out of service. W&M is a TNRCC licensed UST Contractor (CRP 001350) and Mr. Mark Gilbreath of W&M is a licensed On-Site Supervisor (ILP 002256). W&M removed the tanks and associated piping permanently from the ground on June 8, 2001.

Tank Removal and Sampling Activities

Prior to removal, a 30-day written notification (attached in Appendix B) was submitted to the TNRCC office in Austin and the Arlington district office was notified within 72 hours of the tank removal. Texas Excavation Safety Service cleared the utilities at the Site and the flammable liquids and excavation permits were obtained from the City of Dallas (Appendix C). The Dallas Fire Department (DFD) was notified of the proposed activity and Officer Roberto Salazar of the DFD was present to witness the testing and removal activities.

The area in which the tanks were located was covered with
four-inch thick concrete pavement. The concrete was removed from the surface area and approximately 25 cubic yards of coarse sand backfill was removed from the tank pit and stockpiled on poly-plastic adjacent to the excavated area. The fueling suction, fill, and vent lines were disconnected at the tank. The suction line extended approximately 15 feet from the edge of the tank pit to the dispenser location. The tank was rinsed with a dispersant utilizing a high-pressure washer and the fluid in the tank was removed with a vacuum truck. Approximately 87 gallons of product and rinse water were removed from the tank, the waste manifest is included in Appendix D. The tank was inerted with dry ice and the atmosphere inside the tank was tested for the presence of explosive vapors, after which it was determined that the tank was safe for removal. The tank and piping were removed, inspected, and loaded for transport and disposal. Small corrosion holes were noted in the south (half-inch diameter) and north (one-quarter inch diameter) end of the tank. The tank destroyal certificate is attached in Appendix E. The remaining backfill was removed and the tank hold was excavated to the native soil. The approximate dimensions of the final excavation area were 15 feet length by 10 feet width, and 6 feet below ground surface (BGS). The side walls of the tank pit consisted of silty clay from the ground surface to 2 feet BGS, weathered limestone with traces of silty clay from 2 feet BGS to 3 feet BGS, and native limestone from 3 feet to 6 feet BGS. No groundwater was encountered during the excavation.

No dark-stained soil or fuel odors were observed in the tank pit, however, the backfill material had a slight gasoline odor, but was not stained. Four soil samples were collected from the sidewalls of the excavation pit (Figure 2). These soil samples were labeled DLB-CS-01 through DLB-CS-04. The native soil from which the samples were collected consisted of weathered limestone with traces of silty clay. The sidewall samples were collected at a depth of 3 feet BGS. One soil sample was collected from the floor of the pit directly beneath the tank at six feet BGS and labeled DLB-CS-05. One soil sample was collected from the pipe chase approximately halfway (8 feet) between the dispenser and tank locations. The pipe chase sample consisted of coarse sand and was labeled DLB-CS-06. The coarse sandy soil beneath the former dispenser location was sampled and labeled DLB-CS-07. A five-part composite sample of coarse sand was collected from the stockpiled backfill material and labeled DLB-CS-08. One duplicate soil sample was collected from the stockpiled backfill material for quality assurance/quality control (QA/QC) purposes and labeled DLB-CS-09. The samples were placed on ice and subsequently submitted to TTI Environmental Laboratories in Arlington, Texas for analysis of total petroleum hydrocarbons (TPH, Texas Method 1005) along with benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX, Environmental Protection Agency [EPA] Method 8021). The samples were additionally analyzed for methyl tertiary butyl ether (MTBE, EPA Method 8021).

**Analytical Results**

The results of the soil samples collected on June 8, 2001 are summarized in Table 1. The complete analytical package is presented in Appendix F. BTEX was detected in four of the confirmation soil samples collected from the tank pit and stockpiled backfill material, but only sample DLB-CS-03 contained benzene (0.006 mg/kg). No TPH or BTEX was detected in the pipe chase or dispenser locations. TPH was detected in five of the nine soil samples collected, the highest concentration being in DLB-CS-03 (east wall) at 2.095 mg/kg. Sample DLB-CS-03 was additionally analyzed for poly-aromatic hydrocarbons (PAH, EPA Method 8100), low
concentrations of fluorene (0.013 mg/kg), naphthalene (0.127 mg/kg), and phenanthrene (0.018 mg/kg) were detected. The concentrations of TPH were 16 mg/kg in DLB-CS-01 (north wall), 21 mg/kg in DLB-CS-02 (south wall), 421 mg/kg in DLB-CS-05 (pit floor), and 297 mg/kg in DLB-CS-08 (stockpile). The detection limit for TPH was 10 mg/kg, while the detection limits for BTEX ranged from 0.002 to 0.04 mg/kg. No MTBE was detected in any of the confirmation soil samples (detection limit 0.005 mg/kg). Ethylbenzene (0.079 mg/kg) and xylenes (1.288 mg/kg) were detected in the duplicate soil sample (DLB-CS-09), indicating a relative percent difference (RPD) of 16.4 percent for ethylbenzene, 107 percent for xylenes, and 24 percent for TPH.

Conclusions

The UST formerly used for fleet vehicle refueling at the Site located in Dallas, Texas has been permanently removed from the ground. Appendix G contains a photographic log of the Site activities. Soil samples collected from the tank pit and backfill material detected low concentrations of gasoline-related volatile organic compounds. The TPH and BTEX data indicated that there was evidence of a release from the former gasoline UST, but the extent of the release was very minor and concentrations were below the TNRCC action levels. The Release Determination Report is attached in Appendix H. Based on inspection of the tank pit and the confirmation soil sampling results, no further action is necessary at this Site. Consequently, W&M requests that the Site be closed.

If you have any questions or comments regarding this project, please contact us.

Very truly,

WHITEHEAD & MUELLER, INC.

Mark Gilbreath
Project Manager

Enclosures

cc: Mr. Shane Howell, Dallas Lite & Barricade, Inc
Texas Natural Resource Conservation Commission Region 4 – Arlington Office
FIGURE 2
SITE LAYOUT
1607 FORT WORTH AVE.
DALLAS, TEXAS
WHITEHEAD & MUELLER, INC.
### TABLE 1
SOIL SAMPLING RESULTS
DALLAS LITE & BARRICADE, INC.
1607 FT. WORTH AVENUE, DALLAS, TEXAS

<table>
<thead>
<tr>
<th>Sample ID</th>
<th>Location</th>
<th>TPH (mg/kg)</th>
<th>BTEX (mg/kg)</th>
<th>MTBE (mg/kg)</th>
<th>PAH (mg/kg)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>C_{6}-C_{10}</td>
<td>C_{10}-C_{23}</td>
<td>C_{24}-C_{36}</td>
<td>Benzene</td>
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<tr>
<td>DLB-CS-01</td>
<td>North Wall</td>
<td>&lt;10</td>
<td>16</td>
<td>16</td>
<td>&lt;0.002</td>
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<tr>
<td>DLB-CS-02</td>
<td>South Wall</td>
<td>&lt;10</td>
<td>21</td>
<td>21</td>
<td>&lt;0.002</td>
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<tr>
<td>DLB-CS-03</td>
<td>East Wall</td>
<td>1078</td>
<td>1017</td>
<td>2095</td>
<td>&lt;0.04</td>
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<tr>
<td>DLB-CS-04</td>
<td>West Wall</td>
<td>&lt;10</td>
<td>&lt;10</td>
<td>&lt;10</td>
<td>&lt;0.002</td>
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<tr>
<td>DLB-CS-05</td>
<td>Floor</td>
<td>179</td>
<td>242</td>
<td>421</td>
<td>&lt;0.002</td>
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<tr>
<td>DLB-CS-06</td>
<td>Pipe Chase</td>
<td>&lt;10</td>
<td>&lt;10</td>
<td>&lt;10</td>
<td>&lt;0.002</td>
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<tr>
<td>DLB-CS-07</td>
<td>Dispenser</td>
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<td>&lt;10</td>
<td>&lt;10</td>
<td>&lt;0.002</td>
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<tr>
<td>DLB-CS-08</td>
<td>Stockpile</td>
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<td>200</td>
<td>297</td>
<td>0.006</td>
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<td>DLB-CS-09</td>
<td>Stockpile</td>
<td>232</td>
<td>149</td>
<td>381</td>
<td>&lt;0.04</td>
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<td>Action Level</td>
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<td>100</td>
<td>100</td>
<td>100</td>
<td>0.5</td>
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**Notes:**
- TPH - Total petroleum hydrocarbons, Texas Method 1005
- BTEX - EPA Method 8021
- MTBE - Methyl Tertiary Butyl Ether, EPA Method 8021
- PAH - Polynuclear Aromatic Hydrocarbons - EPA Method 8100
- mg/kg - milligrams per kilogram, parts per million (ppm)
- Blank cells indicate sample not analyzed for parameter
PST CLOSED SITES (PETROLEUM STORAGE TANKS)

APP# 0020536

FILE TYPE: CO

VOL# 001

INCLUSIVE DATES: 1986-2001

Media Code/Format: M □ Microfiche
☑ Roll Microfilm
NOTICE
OF
DOCUMENT
QUALITY

TEXAS COMMISSION ON
ENVIRONMENTAL QUALITY

PST / CLOSED SITES
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There are multiple densities per page, different types of ink, faded document, and some
documents are different colors. Many of the photographs are of poor quality.
**TNRCQ - UNDERGROUND STORAGE TANK REGISTRATION & SELF-CERTIFICATION FORM**

For Use in TEXAS

Texas Natural Resource Conservation Commission

*Please mail completed form to:*

Petroleum Storage Tank Registration Program (MC-138)
Texas Natural Resource Conservation Commission
P. O. Box 13087
Austin, Texas 78711-3087
(512) 239-2160

Please refer to accompanying instruction sheet while completing this form. For the filing of revised UST registration information not specifically related to UST compliance self-certification, TNRCQ will not issue an amended Delivery Certificate.

### I. TANK OWNER INFORMATION

<table>
<thead>
<tr>
<th>TANK OWNER NAME</th>
<th>TYPE OF TANK OWNER</th>
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<tbody>
<tr>
<td>Dallas Lite &amp; Barricade, Inc.</td>
<td>Corporation</td>
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<th>LOCATION OF RECORDS</th>
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<tbody>
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<td>1607 Ft. Worth Avenue</td>
<td>At facility</td>
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</table>

<table>
<thead>
<tr>
<th>CITY</th>
<th>ZIP CODE</th>
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</thead>
<tbody>
<tr>
<td>Dallas</td>
<td>75208</td>
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</tbody>
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<table>
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<tr>
<th>OWNER AUTHORIZED REPRESENTATIVE</th>
<th>TITLE</th>
<th>TELEPHONE NO</th>
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<tbody>
<tr>
<td>Shane Howell</td>
<td>V.P./G.M.</td>
<td>214 748-5791</td>
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</tbody>
</table>

### II. FACILITY INFORMATION

<table>
<thead>
<tr>
<th>FACILITY NAME</th>
<th>TYPE OF FACILITY</th>
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<td>Aircraft Refueling</td>
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<th>PHYSICAL ADDRESS</th>
<th>NUMBER OF REGULATED USTs AT THIS FACILITY</th>
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<tbody>
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<td>1607 Ft. Worth Avenue</td>
<td>0</td>
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</table>

<table>
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<th>CITY</th>
<th>ZIP CODE</th>
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<tbody>
<tr>
<td>Dallas</td>
<td>75208</td>
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<table>
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<tr>
<th>ON-SITE CONTACT PERSON</th>
<th>TITLE</th>
<th>TELEPHONE NO</th>
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</thead>
<tbody>
<tr>
<td>Shane Howell</td>
<td>V.P./G.M.</td>
<td>214 748-5791</td>
</tr>
</tbody>
</table>

### III. TANK OPERATOR INFORMATION

☑️ (mark here if same as owner)

<table>
<thead>
<tr>
<th>OPERATOR ID NO.</th>
<th>TYPE OF TANK OPERATOR</th>
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</thead>
<tbody>
<tr>
<td>(Assigned by TNRCQ)</td>
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</table>

<table>
<thead>
<tr>
<th>DO NOT LIST EMPLOYEES OF OPERATOR</th>
<th>DATE LISTED PERSON BECAME OPERATOR</th>
</tr>
</thead>
<tbody>
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<td></td>
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<tr>
<th>REASON FOR THIS FILING</th>
<th>CERTIFICATION INFORMATION</th>
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<td>(Mark all that apply)</td>
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<th>OPERATOR INFORMATION</th>
<th>FACILITY INFORMATION</th>
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<tr>
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<td>☐ Operator Information</td>
<td>☐ Facility Information</td>
</tr>
<tr>
<td>☐ New Owner</td>
<td>☐ Operator Information</td>
<td>☐ Facility Information</td>
</tr>
<tr>
<td>☐ Operator Information</td>
<td>☐ Operator Information</td>
<td>☐ Facility Information</td>
</tr>
</tbody>
</table>

Section sheet for assistance in completing Part A

Section sheet for assistance in completing Part B
**V. SELF-CERTIFICATION OF COMPLIANCE WITH UST REQUIREMENTS**

Important: Completion of this section is required before TNRCC issues a UST Delivery Certificate. Delivery of regulated substances into regulated USTs is prohibited by state law unless a valid, current Delivery Certificate is available and/or displayed at the UST facility. Any responses marked "NO," or any incomplete submittal, will result in non-issuance of a Delivery Certificate for this facility. For non-motor fuel UST systems, certification requirements are effective under the schedule in §334.816(2).

*INDICATE RESPONSES TO EACH QUESTION BY MARKING X IN THE APPROPRIATE SPACE AT THE RIGHT.*

<table>
<thead>
<tr>
<th>FORM</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
</table>

**REGISTRATION**

- For the regulated UST systems at this facility which are indicated below, is the registration information filed with the TNRCC pursuant to §334.7 of the TNRCC rules (including information in this filing) complete, accurate, and up-to-date? [ ]

**FACILITY FEES**

- For the regulated UST systems at this facility which are indicated below, have all facility fees billed to date to the current owner been paid in full? [ ] annual fees plus all late fees, penalties, and interest? [ ] (Does not apply to common carrier railroads)

**FINANCIAL ASSURANCE**

- For the regulated UST systems at this facility which are indicated below does Financial Assurance coverage meet TNRCC requirements, as described in Chapter 37 Subchapter I of TNRCC rules, for first-party corrective action, third-party bodily-injury, and third-party property damage in the event of a petroleum release from these UST systems? [ ]

**TECHNICAL STANDARDS**

- For the regulated UST systems at this facility which are indicated below are all in compliance with technical standards, as described in TNRCC rules in §334.49 (including Third Party Corrective Action, Third Party Bodily Injury, and Third Party Property Damage in the event of a Petroleum Release from these UST Systems)? [ ]

I am certifying that the following UST systems at this facility are in compliance. Tank ID # as numbered on Pages 3 and 4 of this form. If certifying more UST systems, please list additional ID #s on an attached page.

**VI. TANK OWNER/OPERATOR SELF-CERTIFICATION**

I hereby certify under penalty of law to the following:

- I am the owner, [ ] operator of the regulated underground storage tank (UST) systems at this facility.
- [ ] I have personally examined and am familiar with the information included in Sections I through V, AND
- Based on my current knowledge and understanding, the submitted information is true, accurate, and complete, AND
- I understand that any person who intentionally or knowingly submits false information on this form is subject to criminal prosecution.

**Printed Name of Owner/Operator (or Authorized Representative)**

Shane Howell

**Signature of Owner/Operator (or Authorized Representative)**

Shane Howell

**Date of Signature (please print)**

6/12/60

**VII. TANK OWNER/OPERATOR REGISTRATION**

I hereby represent the following:

- I am the owner, [ ] operator of the regulated underground storage tank (UST) systems at this facility.
- [ ] I have personally examined and am familiar with the information included in Sections I through V, AND
- Based on my current knowledge and understanding, the submitted information is true, accurate, and complete, AND
- I understand that any person who intentionally or knowingly submits false information on this form is subject to criminal prosecution.

**Printed Name of Owner/Operator (or Authorized Representative)**

Shane Howell

**Signature of Owner/Operator (or Authorized Representative)**

Shane Howell

**Date of Signature (please print)**

6/12/60

**VIII. INSTALLER/ON-SITE SUPERVISOR CERTIFICATION**

**NOTE:** This section must be completed and signed by the installer or On-Site Supervisor. Leave blank if no tank or underground line installation activity is involved.

**Was tank and/or line testing completed during and after installation?**

[ ] Yes [ ] No

**Date(s) Installation Activities Performed**

**Contractor (Company or Firm)**

**TNRCC CRP No.**

**TNRCC LP No.**

**Individual Installer/On-Site Supervisor**

**Signature of Installer/Supervisor**

**Date of Signature**

6/12/60

**TNRCC CRP No.**

**TNRCC LP No.**
## IX. FINANCIAL ASSURANCE INFORMATION

Financial Assurance (Petroleum USTs only)

Does this facility meet Financial Assurance (FA) requirements for 1st party corrective action?  □ Yes  □ No

□ Yes, identify FA mechanism(s): □ Letter of credit □ Guarantee □ Trust fund □ Financial test □ Insurance (for risk retention group)
□ Surety bond □ Local Gov fin. test □ Local Gov bond rating test □ Local Gov guarantee □ Local Gov fund

Letter of Credit, Surety Bond & Guarantee methods must also include a stand-by trust fund

Mechanisms available only for local governments (e.g. counties, municipalities, and special districts)

Information pertaining to the financial assurance mechanism(s) used to demonstrate financial assurance under Chapter 37, Subchapter I of Title 30, Texas Administrative Code is as follows:

<table>
<thead>
<tr>
<th>Name of issuer</th>
<th>Address of issuer</th>
<th>Phone # of issuer</th>
<th>Type of Mechanism and Identifying #</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Coverage period</th>
<th>Coverage Amount for Corrective Action</th>
<th>Coverage Amount for Third Party Liability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning: ______</td>
<td>$_________</td>
<td>$_________</td>
</tr>
<tr>
<td>Ending: _________</td>
<td>$_________</td>
<td>$_________</td>
</tr>
</tbody>
</table>

**For questions regarding Financial Assurance, call the Financial Assurance Section at (512) 239-0300**

Important: The information in the following sections regarding the UST system(s) at this facility must be properly completed in sufficient detail to support registration. UST owners & operators are encouraged to examine their UST records and/or consult with their UST equipment installers, service technicians, and/or insurance providers to ensure that this information is accurate and complete.

## X. TANK IDENTIFICATION/DESCRIPTION

Tank identification Number each tank compartment at your site consistent with Rule 334.8(c)(5)(C).

<table>
<thead>
<tr>
<th>Tank Installation Date (Month/day/year)</th>
<th>1-1-1974</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tank Capacity (in U.S. gallons)</td>
<td>2000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tank Status (Mark One &amp; Indicate Date)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-CURRENTLY IN USE</td>
</tr>
<tr>
<td>2-TEMPORARILY OUT OF SERVICE-DATE</td>
</tr>
<tr>
<td>3-PERM FILL IN PLACE-W/ SAND, CONCRETE, ETC (DATE)</td>
</tr>
<tr>
<td>4-PERMANENTLY REMOVED FROM GROUND (DATE)</td>
</tr>
</tbody>
</table>

Current/Last Substance Stored (Mark 1 per compartment):

<table>
<thead>
<tr>
<th>1-GLASSINE</th>
<th>4-NEW OIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-DIESEL</td>
<td>5-USED OIL</td>
</tr>
<tr>
<td>3-KEROSENE</td>
<td>6-OTHER</td>
</tr>
<tr>
<td>4-USED OIL</td>
<td>PETROLEUM</td>
</tr>
<tr>
<td>5-NEW OIL</td>
<td>SUBSTANCE</td>
</tr>
<tr>
<td>6-OTHER PETROLEUM SUBSTANCE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7a-CERCLA HAZARDOUS SUBSTANCE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7b-ABSTRACT SERVICE (CAS) NO (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7c-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7d-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7e-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7f-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7g-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7h-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7i-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7j-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7k-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7l-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7m-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7n-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7o-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7p-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7q-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7r-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7s-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7t-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7u-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7v-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7w-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7x-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7y-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
<tr>
<td>7z-HAZARDOUS SUBSTANCES MIXTURE (SPECIFY)</td>
<td>B-0</td>
</tr>
</tbody>
</table>

## XI. UST SYSTEM TECHNICAL INFORMATION

<table>
<thead>
<tr>
<th>Design (Mark One)</th>
<th>Tank</th>
<th>Piping</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>□</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Equipment (Mark all that apply)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-METAL JACKET</td>
</tr>
<tr>
<td>2-PVC/PVC TRENCH LINER</td>
</tr>
<tr>
<td>3-PLASTIC/PVC TRENCH LINER</td>
</tr>
<tr>
<td>4-STEEL JACKET</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Indicate date</th>
<th>Tank</th>
<th>Piping</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>□</td>
</tr>
</tbody>
</table>
### Tank Identification (e.g., 1, 2, 3, 4, etc.)

<table>
<thead>
<tr>
<th>Tank &amp; Piping Materials (Mark all that apply)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1-Steel</strong></td>
</tr>
<tr>
<td><strong>2-FRP (fiberglass-reinforced plastic)</strong></td>
</tr>
<tr>
<td><strong>3-Composite tank (steel w/external FRP cladding)</strong></td>
</tr>
<tr>
<td><strong>4-Concrete</strong></td>
</tr>
<tr>
<td><strong>5a-Jacketed (steel w/external nonmetallic jacket)</strong></td>
</tr>
<tr>
<td><strong>5b-Coated (steel w/external polyurethane cladding)</strong></td>
</tr>
<tr>
<td><strong>5c-Nonmetallic flexible piping</strong></td>
</tr>
<tr>
<td><strong>5d-Other (specify)</strong></td>
</tr>
<tr>
<td><strong>Piping Connectors &amp; Valves (Mark all that apply)</strong></td>
</tr>
<tr>
<td><strong>6-Shear/Impact Valves</strong> (under dispenser)</td>
</tr>
<tr>
<td><strong>7-Steel swing-joints (at ends of piping)</strong></td>
</tr>
<tr>
<td><strong>8-Flexible connectors (at ends of piping)</strong></td>
</tr>
</tbody>
</table>

### Tank/Piping Corrosion Protection (Mark all that apply)

<table>
<thead>
<tr>
<th>Tank/Piping Corrosion Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1-External dielectric coating/laminate/tape/wrap</strong></td>
</tr>
<tr>
<td><strong>2a-Listed/certified factory-built cathodic protection</strong></td>
</tr>
<tr>
<td><strong>2b-Certified field-installed cathodic protection</strong></td>
</tr>
<tr>
<td><strong>3a-Listed composite tank (steel w/FRP external laminate)</strong></td>
</tr>
<tr>
<td><strong>3b-Listed coated tank (steel w/external polyurethane laminate)</strong></td>
</tr>
<tr>
<td><strong>4a-Listed FRP tank or piping (noncorrosible)</strong></td>
</tr>
<tr>
<td><strong>4b-Listed nonmetallic flexible piping (noncorrosible)</strong></td>
</tr>
<tr>
<td><strong>5a-Listed/certified external nonmetallic jacket</strong></td>
</tr>
<tr>
<td><strong>5b-Isolated in open-area (e.g., sump, pool, etc.)</strong></td>
</tr>
<tr>
<td><strong>5c-Other (specify)</strong></td>
</tr>
</tbody>
</table>

### Tank/Piping Release Detection (Mark all that apply)

<table>
<thead>
<tr>
<th>Tank/Piping Release Detection</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1-External vapor/tracer monitoring</strong></td>
</tr>
<tr>
<td><strong>2-External groundwater monitoring</strong></td>
</tr>
<tr>
<td><strong>3-Monitoring of secondary containment barrier</strong></td>
</tr>
<tr>
<td><strong>4-Automatic tank gauge test &amp; inv control</strong></td>
</tr>
<tr>
<td><strong>5-Interstitial monitoring within secondary wall/jacket</strong></td>
</tr>
<tr>
<td><strong>6a-Monthly piping tightness test (at 0.2 gph)</strong></td>
</tr>
<tr>
<td><strong>6b-Annual piping tightness test (at 0.1 gph)</strong></td>
</tr>
<tr>
<td><strong>6c-Triennial tightness test (for suction/gravity piping)</strong></td>
</tr>
<tr>
<td><strong>6d-Auto line leak detector (3 gph for pressure piping)</strong></td>
</tr>
<tr>
<td><strong>7a-Weekly manual tank gauging (tanks &gt; 1,000 gal)</strong></td>
</tr>
<tr>
<td><strong>7b-Monthly tank gauging (for emergency generator tanks)</strong></td>
</tr>
<tr>
<td><strong>8-SIR-Statistical Inventory Reconciliation &amp; inv control</strong></td>
</tr>
<tr>
<td><strong>9-Other (specify)</strong></td>
</tr>
</tbody>
</table>

### Spill Containment & Overfill Prevention Equipment

<table>
<thead>
<tr>
<th>Spill Containment &amp; Overfill Prevention Equipment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1-Tight-fill fitting</strong></td>
</tr>
<tr>
<td><strong>2-Factory-built spill container/bucket/sump</strong></td>
</tr>
<tr>
<td><strong>3a-Delivery shut-off valve (set @ 95% capacity)</strong></td>
</tr>
<tr>
<td><strong>3b-Flow restrictor, e.g., vent ball-float (set @ 90% cap)</strong></td>
</tr>
<tr>
<td><strong>3c-Alarm (set @ 90%), w/3a or 3b (set @ 98% cap)</strong></td>
</tr>
<tr>
<td><strong>4- N/A - All deliveries to tank are &lt; 25 gal each</strong></td>
</tr>
</tbody>
</table>

### Stage 1/Stage 2 Vapor Recovery (Mark all that apply)

<table>
<thead>
<tr>
<th>Stage 1/Stage 2 Vapor Recovery</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1-Stage I (UST to tanker truck): Installation date</strong></td>
</tr>
<tr>
<td><strong>2-Stage II (vehicle to UST): Installation date</strong></td>
</tr>
</tbody>
</table>

***FOR ASSISTANCE WITH THIS FORM, PLEASE READ THE INSTRUCTION SHEET***
November 27, 2001

Texas Natural Resource Conservation Commission (TNRCC)
Financial Administration Division
MC 214
P. O. Box 13088
Austin, Texas 78711-3088

RE: Former Underground Storage Tank Fee
Dallas Lite & Barricade, Inc., Dallas, Texas
Facility ID No.: 20563, W&M Project #: 222-01

Dear Sir or Madam:

Dallas Lite & Barricade Inc. (Account # 09619) received your invoice for underground tank fees of $50.00 dated September 30, 2001 (Invoice No. UST0572714). An Underground Storage Tank (UST) Registration and Self Certification Form was submitted to document the removal of the tank and associated piping, performed on June 8, 2001 by Whitehead & Mueller, Inc. (W&M).

Based on the current status of the tanks, W&M and Dallas Lite & Barricade request that this invoice be rescinded. Please reference the enclosed UST Tank Registration and Self Certification Form for Dallas Lite & Barricade, Inc., located at 1607 Ft. Worth Avenue in Dallas, Texas (Site) that was submitted along with the removal from service report.

W&M appreciates the opportunity to be of service to you. If you have any questions regarding the Site, please contact Mark Gilbreath or myself.

Very truly,
WHITEHEAD & MUELLER, INC.

Nic Andreani
Environmental Specialist

cc: Mr. Shane Howell, Dallas Lite & Barricade, Inc.

Enclosure
DALLAS LITE & BARRICADE, INC.
1607 FT WORTH AVE
DALLAS TX 75208

Re: UST/AST removal at DALLAS LITE & BARRICADE, INC., 1607 FT WORTH AVE, DALLAS, TX: Activity scheduled on 05/27/2001; TNRCC PST Facility No. 0020536; Notification received by TNRCC on 05/02/2001.

DEAR SIR:

This letter acknowledges receipt by the Texas Natural Resource Conservation Commission (TNRCC) of notification for the referenced underground storage tank (UST) construction activity, as required by 30 TAC §334.6.

This letter does not constitute an official approval, permit or endorsement for the referenced activity or for any associated construction methods or equipment. A copy of your notification has been sent to the TNRCC regional office indicated below. The time and scope of this activity must be confirmed with the regional UST personnel 24 to 72 hours before the activity in order to arrange an inspection. Any rescheduling of the proposed construction must be coordinated and/or approved by authorized regional personnel.

Technical requirements which apply to various UST construction activities are included in 30 TAC §334, Subchapter C. Also, all UST installations, repairs, and removals must be conducted by a registered UST contractor who has a licensed installer or on-site supervisor at the site during all critical junctures, as required by 30 TAC Chapter 334, Subchapter I.

This letter also serves as a temporary delivery certificate to allow initial deliveries into any new or replacement UST system. This temporary delivery certificate is valid for no more than 90 days after the first delivery of regulated substances into the new or replacement UST system, after which a permanent TNRCC-issued delivery certificate must be posted or available at the UST facility.

Upon completion of construction, the attached UST Registration and Self-Certification form must be completed and returned to the referenced address on the form. For further assistance, please contact the PST Registration Team, at (512)239-2001, or the TNRCC regional UST personnel indicated below.

Sincerely,

Nancy Lara
Registration Coordinator
Registration, Review, and Reporting Division

Enclosures: TNRCC UST Registration & Self-Certification Form
M10502001/late

Regional Representative: Region 4, PST Team, (817)469-6750.
TEXAS NATURAL RESOURCE CONSERVATION COMMISSION
UNDERGROUND & ABOVEGROUND STORAGE TANK
CONSTRUCTION NOTIFICATION FORM

✓ Underground Storage Tank (UST)  Aboveground Storage Tank (AST)

Stage I  Stage II (Vapor Recovery) CARB Order #

TYPE OF CONSTRUCTION: (Indicate all that apply)

Installation  Replacement  Improvement
Removal  Abandonment  Other (Specify)

FACILITY LOCATION INFORMATION:

Facility Name: Dallas Lite & Barricade, Inc.
Address/Location: 1607 Ft. Worth Ave. (No P.O. Box)
County: Dallas  City: Dallas
Facility id. #: 20536  LPST # N/A
Telephone: 214-748-5791

CONSULTANT INFORMATION:

Company: Whitehead & Mueller, Inc.
Representative: Dan Mueller
Address: 1612 Ave. J
City/State/Zip: Plano, TX 75074
Telephone: 972/663-3810

OWNER INFORMATION:

Owner: Dallas Lite & Barricade, Inc.
Representative: Shane Howell
Address: 1607 Ft. Worth Ave.
City/State/Zip: Dallas, TX 75208
Telephone: 214-748-5791

CONTRACTOR INFORMATION:

Company: Whitehead & Mueller, Inc.
Representative: Dan Mueller
Address: 1612 Ave. J
City/State/Zip: Plano, TX 75074
Telephone: 972/663-3810
CRP#: 001350  ILP#: 002256

GENERAL DESCRIPTION OF PROPOSED UST/AST ACTIVITY:

Removal and disposal of one 2,000-gallon gasoline UST in accordance with TNRCC rules and regulations.

SCHEDULED DATES OF PROPOSED CONSTRUCTION: May 27, 2001
Or ASAP

SUBMITTED BY: (Signature)

MAIL COMPLETED FORM TO:
Texas Natural Resource Conservation Commission
Petroleum Storage Tank Division
MC-135
P.O. Box 13087
Austin, TX 78711-3087

TNRCC STAFF USE ONLY

Date Rec'd

5/1/01

Remarks

MAY 02 2001

Referral

m10502001

TR

Authorized By
Texas Natural Resource Conservation Commission
INTEROFFICE MEMORANDUM

TO:  Stage II Vapor Recovery Facility File No. 020536
    Facility Name (if changed): ____________________________
    Location (if changed): ________________________________

FROM:  PST Tech Services/Stage II Program:  □ Lott;  □ Williamson;  □ ______________

SUBJECT:  CHECKLIST FOR REVIEW OF STAGE II VAPOR RECOVERY EXEMPTION REQUEST.

- Request Format:  □ Exemption Confirmation Form  □ Letter w/data □ ______________
- Type of Request:  □ Original  □ Update/Revision  □ Additional Info □ ______________
- Date Rec'd:  10/01
- Basis for Claimed Exemption:  (Mark all that apply)

☐ A - No Gasoline Dispensing
☐ B - No Stat Tanks/On-Rd Vehicles
  □ B1 - No Stationary Tanks
  □ B2 - No On-Road Vehicles
☐ C - Gasoline Use Discontinued
  □ C1 - Dispensers Out of Use:
    □ C1a - Disp Permanently Removed
    □ C1b - Disp Temporarily Out of Use
  □ C2 - Tanks Out of Use:
    □ C2a - Tanks Permanently Removed
    □ C2b - Tanks Permanently Filled
    □ C2c - Tanks Empty & Out of Use
  □ C3 - Changed to Non-Gasoline Storage/Use

Remarks:  ________________________________

☐ GDF First Installed Before 11-15-92
  (Date: ______________) AND
  Gasoline Throughputs/Mo. after 11-15-92 are less than 10,000 gal/mo., AND
  throughputs from 01-01-91 to 11-15-92 are less than:

  □ E - 10,000 gal/mo. (each month).
  □ F - 10,000 gal/mo. (average).
  □ G - 10,000 gal/mo. w/emergency excess*
  □ H - 10,000 gal/mo. (aver) w/emergency excess
  □ I - Documentation of emergency submitted.

Remarks:  ________________________________

☐ This memorandum is to verify that I have reviewed & evaluated the "Stage II Vapor Recovery Exemption
  Confirmation Form" (and/or other additional information) submitted for the subject facility. Based on
  the information & data provided, I have determined that the current exemption status of the subject facility is:

☐ CONDITIONALLY EXEMPT.  ☐ See back side of page for justification/explanation.
☐ NOT EXEMPT.  ☐ See back side of page for justification/explanation.
☐ UNDETERMINED STATUS.  ☐ See back side of page for justification/explanation.
☐ OTHER:  ________________________________

Remarks:  ________________________________

☐ RECOMMENDED ACTION.

☐ If Conditionally EXEMPT (by TNRCC Rules), and If:
  □ Current: then send Exemption Confirmation/Acknowledgement (AK) Letter.
  □ Prior NQ Letter Sent: then send Cancellation (CN) Letter to Rescind Non-Qualification Letter.
  □ Tanks Removed/Filled/Changed to Non-Gasoline: then send Change in Classification (CC) letter, and
    route copy of tank change-in-status documentation to PST Registration Section.
  □ Other:  ________________________________

☐ If NOT EXEMPT (by TNRCC Rules), and If:
  □ Clearly Not Qualified: then send Exemption Non-Qualification (NQ) Letter.
  □ Rule Waiver Requested: then refer to Section Mgr. for Special Case (SC) Approval/Denial Letter.
  □ Stage II Installed and/or Exemption Claim Withdrawn: then send Change in Classification (CC) Letter.
  □ Other:  ________________________________

☐ If UNDETERMINED/DEFICIENT, and If:
  □ Minimal Information Needed: then Request Additional Information by Telephone (w/phone memo).
  □ Substantial Information Needed: then Request Additional Information by Letter or FAX.
  □ Other:  ________________________________

☐ If OTHER, then (specify):  ________________________________

- Reviewed by:  ________________________________
- Computer Data Entry by:  ________________________________
- Date:  ______________

TNRCC/PST-52/XMT-CKLT (04-25-96; Rev 01-30-99)
Memorandum to Stage II Vapor Recovery Facility File

Page 2 of 2

- BASED ON THE INFORMATION AND DATA PROVIDED TO DATE FOR THE REFERENCED FACILITY, THE FOLLOWING INDICATES THE CURRENT EXEMPTION STATUS AND THE JUSTIFICATION FOR SUCH STATUS:

- **Conditionally EXEMPT (by TNRCC Rules).**
  - Complete In Full. The exemption confirmation form (and/or other data) was essentially complete, and the reasons for claimed exemption were fully demonstrated as of the date of filing, AND the claimed qualifications for exemption were fully demonstrated through at least December 31 of the year preceding this filing.
  - Substantially Complete. The exemption confirmation form (and/or other data) was not completed in full; but the reasons and basis for exemption were substantially demonstrated as of the date of submittal, AND the claimed qualifications for exemption were substantially demonstrated through at least December 31 of the year preceding this filing.

**If "SUBSTANTIALLY COMPLETE": PROVIDE EXPLANATION/JUSTIFICATION FOR ACCEPTANCE OF INCOMPLETE INFORMATION:**

- Construction Date Omitted. The date of original construction of the gasoline dispensing equipment (§ III) was omitted. However, it is reasonable to assume that gasoline dispensing equipment was installed before 11-15-92 because:
  - Throughput Data. The throughput data (§ VI) indicates gasoline dispensing before 11-15-92;
  - TRACS Data. The UST/AST Registration Database (TRACS) indicates that gasoline storage tank(s) were initially installed or in use before 11-15-92, i.e., on (date): 
  - Exemption Reason Omitted. The specific reason/basis for exemption (§ V) was not indicated. However, the reported gasoline throughput information (§ VI) clearly indicates gasoline throughputs of less than 10,000 gal/mo. average from 01-01-91 to 11-15-92, & less than 10,000 gal for each calendar month after 11-15-92.
  - Some Throughput Omitted. Some of the gasoline throughput data from 01-01-91 to the date of submittal was omitted or questionable; however, the submitted data is considered acceptable because:
    - Reasonable Explanation Submitted. The owner/representative has submitted an acceptable signed statement explaining the omitted/questionable data;
    - Throughput Statement. The owner/representative has submitted a signed statement anestating that throughputs during the period(s)-in-question were not believed/know to have exceeded 10,000 gal/month;
    - Accepted w/o Explanation. The omitted information was for a period ending at least 2-yrs prior to the initial exemption request date, & later reported gasoline throughputs were substantially less than 10,000 gal/mo in all subsequent months.
  - Permanent System Removal. Gasoline tanks were reported as removed, filled in-place, or converted to non-gasoline use.
  - Other (specify): 

**NOT EXEMPT (by TNRCC Rules). (Mark all that apply)**

- Throughput Exceedance. The submitted data clearly indicates that the gasoline throughput exceeded:
  - 10,000 gal/month average from 01-01-91 thru 11-15-92, and/or
  - 10,000 gal during the following calendar months after 11-15-92

  - The exemption confirmation form indicates that the original construction of gasoline equipment at this facility did not begin until on or after 11-15-92.
  - TRACS Installation Date. The initial installation date for gasoline tank(s) shown in the UST/AST database (TRACS) for this facility is (date):

- Emergency Not Justified. The nature and scope of the Emergency or Natural Disaster which was claimed as the cause of any excess gasoline throughputs either was not provided or does not appear reasonable or valid.

- Exemption Reason Omitted. The submitted data did not specify any acceptable reason for an exemption.

- Data Not Current. The claimed qualifications for exemption were NOT fully demonstrated through at least December 31 of the year preceding this filing, and updated information is now due and required.

- No Response to Update (EU) Letter. Annual update letter was sent, but no response has been received.

- Not Exempt BY RULE - Waiver Requested. The exemption confirmation form did not reasonably demonstrate this facility’s qualifications for exemption under TNRCC rules, but the facility owner has included a written request for "special case" waiver of TNRCC rules due to special/unusual circumstances.

- Other (specify): 

**UNDETERMINED STATUS.** The exemption confirmation form did not include sufficient information to reasonably show whether or not the facility actually meets the TNRCC exemption requirements.

**REMARKS:**

---

**Waiver**

---

Determine **NO** "SUBSTANTIALLY COMPLETE": PROVIDE EXPLANATION / JUSTIFICATION FOR ACCEPTANCE OF INCOMPLETE INFORMATION:

- Construction Date Omitted. The date of original construction of the gasoline dispensing equipment (§ III) was omitted. However, it is reasonable to assume that gasoline dispensing equipment was installed before 11-15-92 because:
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  - Some Throughput Omitted. Some of the gasoline throughput data from 01-01-91 to the date of submittal was omitted or questionable; however, the submitted data is considered acceptable because:
    - Reasonable Explanation Submitted. The owner/representative has submitted an acceptable signed statement explaining the omitted/questionable data;
    - Throughput Statement. The owner/representative has submitted a signed statement anestating that throughputs during the period(s)-in-question were not believed/know to have exceeded 10,000 gal/month;
    - Accepted w/o Explanation. The omitted information was for a period ending at least 2-yrs prior to the initial exemption request date, & later reported gasoline throughputs were substantially less than 10,000 gal/mo in all subsequent months.
  - Permanent System Removal. Gasoline tanks were reported as removed, filled in-place, or converted to non-gasoline use.
  - Other (specify): 

**NOT EXEMPT (by TNRCC Rules). (Mark all that apply)**

- Throughput Exceedance. The submitted data clearly indicates that the gasoline throughput exceeded:
  - 10,000 gal/month average from 01-01-91 thru 11-15-92, and/or
  - 10,000 gal during the following calendar months after 11-15-92

  - The exemption confirmation form indicates that the original construction of gasoline equipment at this facility did not begin until on or after 11-15-92.
  - TRACS Installation Date. The initial installation date for gasoline tank(s) shown in the UST/AST database (TRACS) for this facility is (date):

- Emergency Not Justified. The nature and scope of the Emergency or Natural Disaster which was claimed as the cause of any excess gasoline throughputs either was not provided or does not appear reasonable or valid.

- Exemption Reason Omitted. The submitted data did not specify any acceptable reason for an exemption.

- Data Not Current. The claimed qualifications for exemption were NOT fully demonstrated through at least December 31 of the year preceding this filing, and updated information is now due and required.

- No Response to Update (EU) Letter. Annual update letter was sent, but no response has been received.

- Not Exempt BY RULE - Waiver Requested. The exemption confirmation form did not reasonably demonstrate this facility’s qualifications for exemption under TNRCC rules, but the facility owner has included a written request for "special case" waiver of TNRCC rules due to special/unusual circumstances.

- Other (specify): 

**UNDETERMINED STATUS.** The exemption confirmation form did not include sufficient information to reasonably show whether or not the facility actually meets the TNRCC exemption requirements.

**REMARKS:**

---
TO: TNRCC

ATTN: Jana Bowen

FROM: SHANE D. HOWELL

VICE PRESIDENT

MESSAGE: exemption form
Texas Natural Resource Conservation Commission (TNRCC)

STAGE II VAPOR RECOVERY EXEMPTION CONFIRMATION FORM

- **STAGE II VAPOR RECOVERY REQUIREMENTS:** Unless specifically exempted, most motor vehicle fuel dispensing facilities (public or private) must be fully equipped with acceptable Stage II vapor recovery equipment to control emissions of volatile organic compounds (VOCs) during the filling of motor vehicle fuel tanks, but only if the facility dispenses gasoline from stationary storage tanks into fuel tanks of on-road motor vehicles. AND only if the facility is located in one of the following 16 ozone nonattainment counties: Brazoria, Chambers, Collin, Dallas, Denton, El Paso, Fort Bend, Galveston, Hudspeth, Harris, Jefferson, Liberty, Montgomery, Orange, Tarrant and Waller.

- **EXEMPTION CONFIRMATION PROCEDURES:** If a facility owner owns one or more gasoline dispensing facilities in the above-listed areas that qualify for exemption from the TNRCC’s Stage II requirements, the owner should complete all applicable section of this form (front and back) for any exempt facility. A separate form should be completed and filed for each exempt facility.

- **EXEMPTION CONFIRMATION STATUS:** (Please mark the appropriate box.)
  - [ ] ORIGINAL FORM: If this is the first exemption form for this facility, please complete all applicable sections (front & back).
  - [ ] AMENDED FORM: If this is an annual update (or other amendment to a previous form), the applicant does not need to duplicate previous information. The applicant must only complete the following sections: I, II, IV, V, and VI (only for the previous year).

### (I) FACILITY INFORMATION

<table>
<thead>
<tr>
<th>Facility Name</th>
<th>Owner of Gasoline Dispensing System</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dallas City &amp; Barricade, Inc.</td>
<td>Same</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical Address</th>
<th>Mailing Address</th>
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</thead>
<tbody>
<tr>
<td>1607 W. WORTH AVE</td>
<td>Same</td>
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</tbody>
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<thead>
<tr>
<th>City</th>
<th>County</th>
<th>Zip Code</th>
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<tbody>
<tr>
<td>Dallas</td>
<td>Texas</td>
<td>75202</td>
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<thead>
<tr>
<th>Owner/Authorized Representative</th>
<th>Telephone No.</th>
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</thead>
<tbody>
<tr>
<td>Shane D. Howell</td>
<td>(214) 749-581</td>
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</tbody>
</table>

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<thead>
<tr>
<th>TNRCC PST Facility No. (Indicate No.)</th>
<th>TNRCC PST Owner No. (Indicate No.)</th>
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</thead>
<tbody>
<tr>
<td>0020536</td>
<td>064019</td>
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</table>

- **GASOLINE SYSTEM OWNERSHIP:** The above listed owner is owner of (Mark all that apply)
  - Underground tanks (USTs)
  - Aboveground dispensers
  - Aboveground tanks (ASTs)
  - Both dispensers and tanks

- **Indicate name of registered tank owner (if different from above):**

### (II) OWNER INFORMATION

### (III) DATE OF ORIGINAL CONSTRUCTION OF PERMANENT GASOLINE DISPENSING EQUIPMENT

- Date when this facility was first permanently equipped with gasoline dispensing equipment (if known):

### (IV) OWNER CERTIFICATION AND SIGNATURE

- I hereby certify that I am the legal owner (or a legally authorized agent or representative of the legal owner) of the gasoline dispensing equipment (tanks and/or dispensers) at the above described facility, and that the information included herein is true, accurate, and complete to the best of my knowledge. I also affirm that I understand that any Stage II equipment exemption authorized for this facility is valid only so long as the conditions for exemption (as indicated herein) remain applicable, and that acceptable Stage II equipment must be timely installed when such exemption conditions are no longer valid.

**Signature:**

**Title:**

**Date Signed:**

**Please Complete the Additional Information on the Back Side of This Form**
### Basis for Claimed Exemption from Stage II Vapor Recovery Equipment Requirements

- The following reasons for exemption from Stage II vapor recovery equipment installation requirements are applicable to the motor fuel dispensing facility described on the reverse side of this form. (Mark only those reasons that apply)

#### A. No Gasoline
- This facility has never dispensed gasoline from stationary storage tanks (USTs or ASTs) for any purpose.

#### B. No Dispensing from Stationary Tanks to On-Road Vehicles
- This facility stores and/or dispenses gasoline, but NOT from stationary tanks and/or NOT into fuel tanks of on-road motor vehicles. (Mark either of the following that apply)
- No Stationary Tanks: Gasoline is dispensed exclusively from non-stationary storage vessels (e.g., tanks affixed or mounted on trucks, trailers, or railcars; or movable mobile tanks which are not a permanent fixture at this facility).
- No On-Road Vehicles: Gasoline has never been dispensed into the fuel tanks of on-road motor vehicles, but is dispensed or used exclusively for the following other purpose(s):
  - [ ] For outdoor recreational use.
  - [ ] For off-road vehicles.
  - [ ] For indoor recreational use.
  - [ ] For industrial or commercial use.
  - [ ] For agricultural use.
  - [ ] For aircraft.
  - [ ] For watercraft.

#### C. Gasoline Dispensing Discontinued
- This facility previously dispensed gasoline from stationary tanks into motor vehicle fuel tanks, but all gasoline dispensing was permanently discontinued on (date).
  - [ ] Dispensers out of Use: Gasoline dispensers were:
    - [ ] Permanently removed on (date):
    - [ ] Temporarily shut-down on (date):
    - [ ] Permanently filled in-place on (date):
    - [ ] Permanently discontinued on (date):
  - [ ] Conversion to Non-Gasoline: Tanks dispensers were permanently converted to non-gasoline use on (date) (Indicate the name/typ of substance now stored and/or dispensed at this facility).

#### D. Exempt Use
- From an or before January 1, 1991 through the present, this facility has dispensed gasoline only for the following type(s) of vehicles (mark any that apply):
  - [ ] Aircraft
  - [ ] Watercraft
  - [ ] Implements of Agriculture

#### E. Low Monthly Gallons
- Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992, and this facility has never dispensed 10,000 gallons or more of gasoline in any one month since January 1, 1991

#### F. Low Average Gallons
- Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992, and during the period from January 1, 1991, through November 15, 1992, the average volume of gasoline dispensed was less than 10,000 gallons per month. AND During the subsequent period from November 16, 1992, through the present, this facility has never dispensed 10,000 gallons or more of gasoline in any one month.

#### G. Low Monthly Throughput with Emergency Exceedance
- Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992, AND During the period from January 1, 1993, through November 15, 1992, the monthly (or average monthly) volume of gasoline dispensed was less than 10,000 gallons. AND During the subsequent period from November 16, 1992, to the present, this facility did dispense 10,000 gallons or more of gasoline during one or more consecutive 30-day periods, but only due to a documented emergency or natural disaster. (Indicate date of original construction in Section III above, and monthly gasoline throughputs in Section VI below. On a separate sheet, describe the nature & scope of the emergency/natural disaster and how it caused the excess throughput(s).)

### Monthly Gasoline Throughput (or Sales) at this Facility Beginning January 1, 1992

If this is an update of a previous report, please include monthly data from the last month previously reported through the present.

<table>
<thead>
<tr>
<th>Year</th>
<th>Jan</th>
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<th>Apr</th>
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</table>

- please enter the amount of gasoline dispensed each month. if no gasoline was dispensed during the month, enter "0" for that month.
- upon completion, the facility owner should assure that legible copies of this form and any previous exemption forms are kept in a secure location at the facility, and should submit the original form to the TNRCC at the following address:
  
  **Texas Natural Resource Conservation Commission**
  
  PST Reimbursement, Technical Services, & Registration Section (MC-135)
  
  UST & Stag EII Technical Specialist Team; PO Box 13087, Austin, Texas 78711-3087
  
  for assistance, please call or FAX: Telephone: 512/239-2001, FAX: 512/239-1422
Texas Natural Resource Conservation Commission (TNRCC)

STAGE II VAPOR RECOVERY EXEMPTION CONFIRMATION FORM

- STAGE II VAPOR RECOVERY REQUIREMENTS: Unless specifically exempted, most motor vehicle fuel dispensing facilities (public & private) must be timely equipped with acceptable Stage II vapor recovery equipment to control emissions of volatile organic compounds (VOCs) during the filling of motor vehicle fuel tanks, but only if the facility dispenses gasoline from stationary storage tanks into the fuel tanks of on-road motor vehicles. AND only if the facility is located in one of the following 16 ozone nonattainment counties:
  - Brazoria, Chambers, Collin, Dallas, Denton, El Paso, Fort Bend, Galveston, Hardin, Harris, Jefferson, Liberty, Montgomery, Orange, Tarrant and Waller.

- EXEMPTION CONFIRMATION PROCEDURES: If a facility owner owns one or more gasoline dispensing facilities in the above-listed areas that qualify for exemption from the TNRCC's Stage II equipment requirements, the owner should complete all applicable sections of this form (front and back) for any exempt facility. A separate form should be completed and filed for each exempt facility.

- EXEMPTION CONFIRMATION STATUS: (Please mark the appropriate box.)
  - ORIGINAL FORM: If this is the first exemption form for this facility, please complete all applicable sections (front & back).
  - AMENDED FORM: If this is an annual update (or other amendment to a previous form), the applicant does not need to duplicate previous throughput information. The applicant must only complete the following sections: I, II, IV, V, and VI (only for the previous years throughput).

---

<table>
<thead>
<tr>
<th>I. FACILITY INFORMATION</th>
<th>II. OWNER INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FACILITY NAME:</strong> Dallas Lite &amp; Barracuda, Inc.</td>
<td><strong>NAME OF OWNER OF GASOLINE DISPENSING SYSTEM:</strong> SAME</td>
</tr>
<tr>
<td><strong>PHYSICAL ADDRESS:</strong> 1601 W WORTH AVE</td>
<td><strong>MAILING ADDRESS:</strong> SAME</td>
</tr>
<tr>
<td><strong>CITY:</strong> Dallas</td>
<td><strong>CITY:</strong> TEXAS</td>
</tr>
<tr>
<td><strong>ZIP CODE:</strong> 75207</td>
<td><strong>STATE:</strong> TEXAS</td>
</tr>
<tr>
<td><strong>COUNTY:</strong> Dallas</td>
<td><strong>ZIP CODE:</strong></td>
</tr>
<tr>
<td><strong>ON-SITE CONTACT PERSON:</strong> Shane Howell</td>
<td><strong>OWNERS AUTHORIZED REPRESENTATIVE:</strong> Shane D. Howell</td>
</tr>
<tr>
<td><strong>PHONE NO.:</strong> (214) 749-7979</td>
<td><strong>TITLE:</strong> GM</td>
</tr>
<tr>
<td><strong>TNRCC PST FACILITY NO. (INDICATE NO.):</strong> 0020536</td>
<td><strong>TNRCC PST OWNER NO. (INDICATE NO.):</strong> 09619</td>
</tr>
</tbody>
</table>

- **GASOLINE SYSTEM OWNERSHIP.** The above-listed owner is owner of: (Mark all that apply)
  - Underground tanks (USTs)
  - Aboveground dispensers
  - Aboveground tanks (ASTs)
  - Both dispensers and tanks

- Indicate name of registered tank owner (if different from above):

---

<table>
<thead>
<tr>
<th>III. DATE OF ORIGINAL CONSTRUCTION OF PERMANENT GASOLINE DISPENSING EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DATE WHEN THIS FACILITY WAS FIRST PERMANENTLY EQUIPPED WITH GASOLINE DISPENSING EQUIPMENT (IF KNOWN):</strong></td>
</tr>
<tr>
<td><strong>IF YOU ARE NOT SURE OF THE ABOVE DATE, PLEASE INDICATE THE EARLIEST DATE THAT YOU HAVE PERSONAL KNOWLEDGE (OR RECORDS) OF THIS FACILITY FIRST BEING PERMANENTLY EQUIPPED AND USED FOR GASOLINE STORAGE AND/OR GASOLINE DISPENSING PURPOSES:</strong></td>
</tr>
</tbody>
</table>

---

<table>
<thead>
<tr>
<th>IV. OWNER CERTIFICATION AND SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>I HEREBY CERTIFY THAT I AM THE LEGAL OWNER (OR A LEGALLY-AUTHORIZED AGENT OR REPRESENTATIVE OF THE LEGAL OWNER) OF THE GASOLINE DISPENSING EQUIPMENT (TANKS AND/OR DISPENSERS) AT THE ABOVE-DESCRIBED FACILITY, AND THAT THE INFORMATION INCLUDED HEREIN IS TRUE, ACCURATE, AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I ALSO AFFIRM THAT I UNDERSTAND THAT ANY STAGE II EQUIPMENT EXEMPTION AUTHORIZED FOR THIS FACILITY IS VALID ONLY SO LONG AS THE CONDITIONS FOR EXEMPTION (AS INDICATED HEREIN) REMAIN APPLICABLE, AND THAT ACCEPTABLE STAGE II EQUIPMENT MUST BE TIMELY INSTALLED WHEN SUCH EXEMPTION CONDITIONS ARE NO LONGER VALID.</strong></td>
</tr>
</tbody>
</table>

**PRINTED NAME OF OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE:** Shane D. Howell

**TITLE (PLEASE PRINT):** GM

**SIGNATURE:**

**DATE SIGNED (PLEASE PRINT):** 1/27/00

**PLEASE COMPLETE THE ADDITIONAL SECTIONS ON THE BACK SIDE OF THIS FORM**

TNRCC/XMT-FRM (Rev 12-06-00)
**V. BASIS FOR CLAIMED EXEMPTION FROM STAGE II VAPOR RECOVERY EQUIPMENT REQUIREMENTS**

- The following reasons for exemption from Stage II vapor recovery equipment installation requirements are applicable to the motor fuel dispensing facility described on the reverse side of this form. [Mark only those reasons that apply.]

| A | NO GASOLINE. This facility has never dispensed gasoline from stationary storage tanks (USTs or ASTs) for any purpose. |
| B | NO DISPENSING FROM STATIONARY TANKS TO ON-ROAD VEHICLES. This facility stores and dispenses gasoline, but NOT from stationary tanks and or NOT into fuel tanks of on-road motor vehicles. [Mark either of the following that apply.] |
| C | GASOLINE DISPENSING DISCONTINUED. This facility previously dispensed gasoline from stationary tanks into motor vehicle fuel tanks, but all gasoline dispensing was permanently discontinued on [date]. |
| D | EXEMPT USE. From on or before January 1, 1991 through the present, this facility has dispensed gasoline only for fueling the following types of vehicles (mark any that apply): □ Aircraft □ Watercraft □ Implements of Agriculture |
| E | LOW MONTHLY GALLONS. Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992, AND this facility never dispensed 10,000 gallons or more of gasoline in any one month since January 1, 1991. |
| F | LOW AVERAGE MONTHLY GALLONS. Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992, AND during the period from January 1, 1991, through November 15, 1992, the average volume of gasoline dispensed was less than 10,000 gallons per month. AND during the subsequent period from November 16, 1992, through the present, this facility has never dispensed 10,000 gallons or more of gasoline in any one month. |
| G | LOW MONTHLY THROUGHPUTS WITH EMERGENCY EXCEEDANCE. Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992, AND during the period from January 1, 1991, through November 15, 1992, the monthly (or average monthly) volume of gasoline dispensed was less than 10,000 gallons. AND during the subsequent period from November 16, 1992, to the present, this facility did dispense 10,000 gallons or more of gasoline during one or more consecutive 30-day periods, but only due to a documented emergency or natural disaster (indicate date of original construction in Section IIA above, and monthly gasoline throughputs in Section VI below). (On a separate sheet, describe the nature & scope of the emergency/natural disaster and how it caused the excess throughput(s).) |

**VI. MONTHLY GASOLINE THROUGHPUTS (OR SALES)* AT THIS FACILITY BEGINNING JANUARY 1, 1992**

* If this is an update of a previous report, please include monthly data from the last month previously reported through the present.

<table>
<thead>
<tr>
<th>JAN</th>
<th>FEB</th>
<th>MAR</th>
<th>APR</th>
<th>MAY</th>
<th>JUNE</th>
<th>JULY</th>
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<th>YR TOTAL</th>
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* Please enter the amount of gasoline dispensed each month. If no gasoline was dispensed during the month, enter 0 for that month.
* Upon completion, the facility owner should assure that legible copies of this form and any previous exemption forms are kept in a secure location at the facility, and should submit the original form to the TNRCC at the following address:

**TEXAS NATURAL RESOURCE CONSERVATION COMMISSION**
**PST REIMBURSEMENT, TECHNICAL SERVICES, & REGISTRATION SECTION (MC - 135)**
**UST & STAGE II TECHNICAL SPECIALIST TEAM: PO BOX 13087, AUSTIN, TEXAS 78711-3087**
* For assistance, please call or FAX: Telephone 512.239.2001 FAX 512.239-1422
DEAR MR. HOWELL:

This letter acknowledges TNRCC's receipt of your original or amended Stage II Vapor Recovery Exemption Confirmation Form (and/or other correspondence) declaring this facility's exemption from the TNRCC's Stage II vapor recovery equipment requirements. Based on the certified information provided, we concur that this facility now appears to qualify for this exemption. Therefore, the TNRCC has conditionally classified this facility as "exempt" from Stage II equipment requirements as of the effective date of the submitted data.

Under applicable TNRCC rules (30 TAC §§ 115.241 - 115.249), a gasoline dispensing facility located in a designated ozone nonattainment area is normally considered exempt from Stage II vapor recovery equipment requirements only when one or both of the following conditions continue to be met:

1) When the facility has never dispensed gasoline from stationary storage tanks (USTs or ASTs) into the fuel tanks of on-road motor vehicles on and after the facility's prescribed Stage II equipment compliance date; OR

2) When permanent gasoline dispensing equipment at the facility was originally constructed before November 15, 1992; AND the facility never dispensed an average of 10,000 gallons or more of gasoline per month between January 1, 1991, and November 15, 1992, AND never dispensed 10,000 gallons or more of gasoline during any one month since November 15, 1992 (except during emergencies or natural disasters).

If this facility ever ceases to meet TNRCC Stage II exemption qualifications (e.g., if the volume of gasoline dispensed at a motor-vehicle fueling facility is ever 10,000 gallons or more in any month), then this facility's "Stage II-exempt" status would be immediately void. If this occurs, an acceptable Stage II system must be installed within 120 days after the date that the facility's volume exceedance or other disqualification occurred.

As a condition for continuing the "Stage II exempt" classification, an annual update and reconfirmation of the facility's exemption qualifications should be filed with the TNRCC by January 31 of each year [TNRCC Rule 30 TAC §115.247(2)]. Failure to timely provide the annual exemption update or to include complete and accurate information could result in the TNRCC's cancellation of the "Stage II exempt" classification for this facility.

Please assure that legible copies of this letter together with all completed exemption forms, are kept in a secure location at this facility. Also, please assure that these records are available for review upon request by TNRCC and/or authorized city/county inspection personnel.

If you have any questions regarding the TNRCC's Stage II vapor recovery requirements or the Stage II exemption qualifications for this facility, please contact the UST & Stage II Technical Specialist Team at 512/239-2001. You may also contact the appropriate TNRCC regional Stage II program for your area.

Sincerely,

Jana D. Bowen

Jana D. Bowen, Engineering Specialist
PST- Reimbursement, Technical Services, & Registration Section

CC: TNRCC REGIONAL STAGE II VAPOR RECOVERY PROGRAM, REGION 04 (ARLINGTON)
# TNRCC - UNDE GROUND STORAGE TANK REGISTRATION FORM

**For Use in TEXAS**

**Texas Natural Resource Conservation Commission**

P.O. Box 13087, MC 138
Austin, TX 78711-3087  (512) 239-2160

---

## I. OWNER INFORMATION

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>Facility Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dallas Life &amp; Barfield, Inc</td>
<td>Dallas Life &amp; Barfield, Inc</td>
</tr>
</tbody>
</table>

### Mailing Address

1607 Ft. Worth Ave.

### City

Dallas

### County

Dallas

### Contact Person

Shane Howell

### Telephone

(214) 748-5791

---

## II. FACILITY INFORMATION

### Facility Name

Dallas Life & Barfield, Inc

### Physical Address

1607 Ft. Worth Ave.

### City

Dallas

### County

Dallas

### Contact Person

Shane Howell

### Telephone

(214) 748-5791

---

## III. REGISTRATION STATUS

### REASON FOR SUBMITTING FORM (Mark all that apply)

- Original Form
- Tank Information Update
- Owner Information Update
- Other (please specify)

---

## IV. FINANCIAL RESPONSIBILITY

**Does this facility meet financial responsibility requirements for corrective action?**

- Yes
- No

**Does this facility meet 3rd party liability requirements?**

- Yes
- No

If yes, please specify mechanism (Mark all that apply)

- Letter of Credit
- Trust Fund
- Insurance or Risk Retention Group
- PST Remediation Fund
- Bond Rating Test**
- Local Gov. Fund**

*Only an acceptable mechanism for Financial Assurance until September 1, 2001.

**For local government only.

---

## V. INSTALLER CERTIFICATION

NOTE: This section must be completed and signed by the Installer. Leave blank if no tank installation activity is involved.

I certify that the information provided concerning recent installations is true to the best of my belief and knowledge.

Was tank testing completed during and after installation?

- Yes
- No

Installation Company Name (print) | Contractor's Registration Number | CRP
---|---|---

Installer's Name (print) | Installer's License Number | ILP
---|---|---

Installer Signature | Date Signed
---|---

---

## VI. OWNER CERTIFICATION

I certify under penalty of law that I have personally examined and am familiar with the Information submitted in this and all attached documents, and based on my inquiry of those individuals immediately responsible for obtaining the Information, I believe that the submitted Information is true, accurate, and complete.

Owner or Owner's Authorized Representative (print) | Title (print) | Date Signed
---|---|---

Signature

---
<table>
<thead>
<tr>
<th>VII. DESCRIPTION OF UNDERGROUND STORAGE TANKS (UST's)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TANK ID</strong> (e.g. 1, 2, 3 or A, B, C)</td>
</tr>
<tr>
<td><strong>TANK STATUS</strong></td>
</tr>
<tr>
<td>Tank Installation Date (month/day/year)</td>
</tr>
<tr>
<td>Tank Capacity (gallons)</td>
</tr>
<tr>
<td>1. Currently In Use</td>
</tr>
<tr>
<td>2. Temporarily Out of Service (date)</td>
</tr>
<tr>
<td>3. Permanently Abandoned Out (date)</td>
</tr>
<tr>
<td>4. Permanently Removed from the Ground (date)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SUBSTANCE STORED</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Gasoline</td>
</tr>
<tr>
<td>2. Diesel</td>
</tr>
<tr>
<td>3. Kerosene</td>
</tr>
<tr>
<td>4. Other Petroleum Substance (please specify)</td>
</tr>
<tr>
<td>5. Hazardous Substance</td>
</tr>
<tr>
<td>a. Name of Principal CERCLA Substance</td>
</tr>
<tr>
<td>b. Chemical Abstract Service (CAS) No.</td>
</tr>
<tr>
<td>c. Mixture of Hazardous Substances (please specify)</td>
</tr>
<tr>
<td>6. Mixture of Petroleum &amp; Hazardous Substance</td>
</tr>
<tr>
<td>7. Other (please specify)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>UST CONSTRUCTION AND CONTAINMENT</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Single Wall (Mark all that apply)</td>
</tr>
<tr>
<td>2. Double Wall</td>
</tr>
<tr>
<td>3. External Jacket System</td>
</tr>
<tr>
<td>4. Excavatory/Trench Liner System</td>
</tr>
<tr>
<td>5. Piping System</td>
</tr>
<tr>
<td>a. Pressurized</td>
</tr>
<tr>
<td>b. Suction</td>
</tr>
<tr>
<td>c. Gravity</td>
</tr>
<tr>
<td>6. Other (please specify)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>MATERIAL OF CONSTRUCTION</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Steel</td>
</tr>
<tr>
<td>2. Fiberglass-Reinforced Plastic (FRP)</td>
</tr>
<tr>
<td>3. Composite (steel w/FRP laminate)</td>
</tr>
<tr>
<td>4. Concrete</td>
</tr>
<tr>
<td>5. Other (please specify)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>RELEASE DETECTION</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Vapor Monitoring</td>
</tr>
<tr>
<td>2. Groundwater Monitoring</td>
</tr>
<tr>
<td>3. Monitoring Above Excavation Liner</td>
</tr>
<tr>
<td>4. Automatic In-Tank Monitoring &amp; Inventory Control</td>
</tr>
<tr>
<td>5. Intersitial Monitoring for Double Wall UST's</td>
</tr>
<tr>
<td>6. Tightness Testing</td>
</tr>
<tr>
<td>7. Inventory Control</td>
</tr>
<tr>
<td>8. Statistical Inventory Reconciliation (SIR)</td>
</tr>
<tr>
<td>9. None</td>
</tr>
<tr>
<td>10. Line Leak Detectors</td>
</tr>
<tr>
<td>11. Other (please specify)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>CORROSION PROTECTION</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. External Deleterian</td>
</tr>
<tr>
<td>2. Cathodic Protection - Installation</td>
</tr>
<tr>
<td>3. Composite Tank (steel w/FRP cladding)</td>
</tr>
<tr>
<td>4. Noncorrosive Material (e.g., FRP)</td>
</tr>
<tr>
<td>5. Electrical Isolation</td>
</tr>
<tr>
<td>6. Other</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SPILL AND OVERFILL PREVENTION</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Tight Fill Fitting</td>
</tr>
<tr>
<td>2. Spill Container/Liquid-Tight Sump</td>
</tr>
<tr>
<td>3. Automatic Overfill Device</td>
</tr>
<tr>
<td>a. Shut Off Valve</td>
</tr>
<tr>
<td>b. Flow Restrictor Valve</td>
</tr>
<tr>
<td>c. Alarm with a. or b</td>
</tr>
<tr>
<td>4. None</td>
</tr>
</tbody>
</table>

Indicate VAPOR RECOVERY EQUIPMENT STATUS if gasoline is stored and dispensed at this facility, and if facility is located in an ozone nonattainment area.
Facility Information:

Registration No.: 0020536
LPST ID. No.: 
Facility Name: DALLAS LITE & BARRICADE
Address: 1607 FT. WORTH AVENUE
City: DALLAS
County: 057 DALLAS

Region/Inspector Info:

Region: 04 Arlington
Inspector: RSHARBER

Inspection/Activity Information:

Activity Type: CEIMOD
Date of Activity: 04/12/2000
Comments:

Additional Letter Information: (Optional - not required by Central Office)

Additional Letter Type: 
Additional Letter Date: 

Violation Information: Reg# will be completed automatically

Reg Number  Rule Citation  Enf Action  Date Action  Expected Compliance  Date Compliance  Category
0020536  334.47(a)(2)  120  04/21/2000  05/23/2000  C

RECEIVED
MAY 18 2000
ELD OPERATIONS DIV.
Mr. Shane Howell
Dallas Lite & Barricade
1607 Ft. Worth Avenue
Dallas, Texas 75208

Re: Notice of Violation for Out-of-Service Underground Storage Tanks at:
Dallas Lite & Barricade, 1607 Ft. Worth Avenue, Dallas (Dallas County), Texas
(Facility ID: 0020536)

Dear Mr. Howell:

On April 12, 2000, Mr. Ron Sharber of the Texas Natural Resource Conservation Commission Arlington Region 04 Office conducted an inspection of the above-referenced facility to evaluate compliance with applicable petroleum storage tank (PST) requirements. During the inspection, the inspector observed and documented conditions which indicate that the underground storage tank (UST) system at this facility is out-of-service. Our review of the TNRCC PST registration record for this facility reflects that the status of this facility has not been properly amended to reflect its temporarily out-of-service status, which is a violation of Title 30, Texas Administrative Code (Tex. Admin. Code) §334.7(d)(3) relating to Registration.

Please be advised that in accordance with Title 30, Tex. Admin. Code §334.47(a)(2), any existing UST system that was not brought into timely compliance with December 22, 1998 upgrade requirements shall be permanently removed from service no later than sixty (60) days after the prescribed implementation date. USTs may remain temporarily out-of-service indefinitely if the provisions of Title 30, Tex. Admin. Code §334.54(c) relating to protected and monitored systems are met. Out-of-service tanks are still subject to the TNRCC's underground storage tank fees as described in Title 30, Tex. Admin. Code §334.54(f)(3) and possibly subject to financial responsibility requirements as described in Title 30, Tex. Admin. Code §334, Subchapter E.
If your temporarily out-of-service UST system is not properly protected and monitored, options are limited to either: 1) permanent removal from service, or 2) request for variance in order to return the UST system to operation.

Permanent removal from service must be carried out by a TNRCC registered contractor, utilizing a TNRCC licensed on-site supervisor. There are three methods of permanent removal from service under TNRCC rules: 1) removal of the UST's from the ground, 2) abandonment-in-place of the USTs by cleaning out each tank and filling with solid, inert material, such as sand, gravel, or concrete slurry, or 3) change-in-service, where each UST is thoroughly cleaned and then converted for the storage of a non-regulated substance which will be utilized on a regular basis for beneficial purposes. All three methods must also include the performance of a comprehensive site assessment to determine whether any prior release has occurred. If it is determined that a release has occurred, it must be reported to the Arlington Region Office, within 24 hours, and corrective action must be in accordance with TNRCC regulations and directives.

Under the TNRCC's variance procedures, if you wish to return the UST system to operation, you must submit a written request for variance. This request must contain a detailed explanation and justification for the variance and with the results of a comprehensive site assessment which shows that no significant contamination from any prior regulated substance release is present. Also, it will be necessary to demonstrate that the UST system meets all the applicable technical standard requirements as referenced in 30 Tex. Admin. Code §334, Subchapter C. This request must be submitted in writing with all supporting documentation to the TNRCC, Registration and Evaluation Division, Petroleum Storage Tank (PST) Technical Services Section at P.O. Box 13087, Austin, Texas 78711-3087.

Although violations have been documented at your facility, the TNRCC has determined that formal enforcement action against you is not warranted at this time. **Within 30 days of receiving this letter, please submit to the Arlington Region office, a plan outlining how the facility will be brought into compliance.** Please be aware that, should similar violations be noted in future inspections, the TNRCC may take formal enforcement action.

The TNRCC recognizes that the great majority of the regulated community wants to prevent pollution and to comply with environmental laws. The TNRCC looks forward to working with you to resolve these matters.

Enclosed for your information and use are copies of the TNRCC's UST Construction Notification and UST Registration forms. Also, if you would like to obtain a copy of the applicable TNRCC rules, you may contact any of the sources listed in the enclosed brochure entitled "Obtaining TNRCC Rules."
If you have any questions regarding these matters, please feel free to contact Mr. Ron Sharber in the Arlington Region 04 Office at metro (817) 469-6750.

Sincerely,

[Signature]

Tony L. Walker
PST/Stage II Team Leader
Arlington Region Office

TLW/rgs

Enclosures: Obtaining TNRCC Rules
TNRCC PST Registration Form
Notice of Construction Form
## Facility Information

- **Facility Registration No.:** 0020536
- **Facility Name:** Dallas Lite + Barricade
- **Facility Address:** 1607 FT Worth Ave
- **City:** Dallas
- **County:** Dallas
- **On-site Contact:** Shane Howell
- **Title:** Vice Pres.
- **On-site Telephone No.:** (214) 748-5791

## Owner Information

- **Owner ID No.:** 96/19
- **Owner Name:** Dallas Lite + Barricade
- **Owner's Authorized Rep.:** Shane Howell
- **Title:** V.P.
- **Telephone No.:** (214) 748-5791
- **Owner's Address:** 1607 FT Worth Ave
- **City, State, Zip:** Dallas, TX 75208

**CHECK EACH BOX WHERE THERE IS A NON-COMPLIANCE**

### Retail Service Station Requirement

- **334.48(c):** Failure to conduct inventory volume measurements each operating day and monthly reconciliation of inventory control records for all USTs.

### No Release Detection Method

- **334.50(a)(1)(A):** Failure to have a release detection method capable of detecting a release from any portion of the UST system.

### Release Detection for Piping

- **334.50(b)(2):** Failure to perform tightness test for pressurized, suction, and/or gravity piping.
- **334.50(b)(2)(A)(i):** Failure to monitor piping for releases monthly.
- **334.50(b)(2)(A)(i)(III):** Failure to equip pressurized piping with an automatic line leak detector.
- **334.50(b)(2)(A)(i)(IV):** Failure to perform annual performance test on line leak detector.

### Release Detection for USTs

- **334.50(b)(1)(A):** Failure to monitor tanks for releases monthly.

### Monthly Tank Gauging for Emergency Generators

- **334.50(b)(1)(A):** Failure to gauge tank on a monthly basis.

---

**Inspector's Signature:** [Signature]

**Inspection / Review Date:** 4-12-00
## FACILITY INFORMATION:

<table>
<thead>
<tr>
<th>Facility Registration No.</th>
<th>Facility Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>0020536</td>
<td>Dallas U.S. Parkade</td>
</tr>
</tbody>
</table>

## RELEASE DETECTION FOR USTs (con't.)

### AUTOMATIC TANK GAUGING AND INVENTORY CONTROL

- **334.50(b)(1)(A)**: Failure to put the ATG into test mode once a month.
- **334.50(d)(1)(B)(iii)(I)**: Failure to conduct inventory volume measurements for regulated substance inputs, withdrawals, and amount still remaining in the tank each operating day.
- **334.50(d)(1)(B)(ii)**: Failure to reconcile inventory control records on a monthly basis which are sufficiently accurate to detect a release which equals or exceeds the sum of 1% of flow through plus 130 gallons.

### MANUAL TANK GAUGING

- **334.50(d)(2)(A)**: Failure to perform manual tank gauging.

### VAPOR MONITORING

- **334.50(b)(1)(A)**: Failure to monitor and record vapor readings monthly.
- **334.50(d)(5)(F)**: Failure to conduct a site assessment.

### GROUNDWATER MONITORING

- **334.50(b)(1)(A)**: Failure to monitor and record groundwater readings monthly.
- **334.50(d)(6)(D)**: Failure to conduct site assessment.

### INTERSTITIAL MONITORING FOR DOUBLE-WALLED USTs

- **334.50(b)(1)(A)**: Failure to monitor the interstitial space once a month and record results.

### MONITORING OF SYSTEMS WITH SECONDARY CONTAINMENT BARRIERS

- **334.50(b)(1)(A)**: Failure to monitor the containment barrier once a month and record the results.

### STATISTICAL INVENTORY CONTROL (SIR)

- **334.50(b)(1)(A)**: Failure to monitor a release at a frequency of at least once every month.

## SPILL and OVERFILL PROTECTION

- **334.51(b)(2)(A)**: Failure to equip fill pipe with a tight-fill fitting.
- **334.51(b)(2)(B)**: Failure to install Spill Containment Equipment.
- **334.51(b)(2)(C)**: Failure to install Overfill Prevention Equipment.
### FACILITY INFORMATION:

| Facility Registration No. | 0020536 | Facility Name | Dallas Life + Barricade |

### RECORDS

| 334.10(b)(1)(A) | Failure to have records available for inspection. |

### CORROSION PROTECTION

<table>
<thead>
<tr>
<th>System Installation Date</th>
<th>334.47(b)(1)(A)</th>
<th>Failure to have a tank integrity assessment (for systems installed prior to 12/22/88).</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>334.49(a)</td>
<td>Failure to have corrosion protection for the UST system.</td>
</tr>
<tr>
<td></td>
<td>334.49(e)</td>
<td>Failure to have appropriate corrosion protection records.</td>
</tr>
</tbody>
</table>

### FINANCIAL ASSURANCE

<table>
<thead>
<tr>
<th>334.93(a) &amp; (b)</th>
<th>Failure to demonstrate financial responsibility for taking corrective action and for compensating third parties for bodily injury and property damage caused by accidental releases arising from the operation of petroleum USTs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>334.105(a) &amp; (b)</td>
<td>Failure to maintain evidence of all financial mechanisms used to demonstrate financial responsibility (on TNRCC forms) - Record keeping.</td>
</tr>
</tbody>
</table>

### REGISTRATION

<table>
<thead>
<tr>
<th>334.7(a)(1)</th>
<th>Failure to register UST(s) with the Commission.</th>
</tr>
</thead>
<tbody>
<tr>
<td>334.7(d)(3)</td>
<td>Failure to amend, update, or change registration information.</td>
</tr>
</tbody>
</table>

### OUT OF SERVICE USTs

| 334.47(a)(2) | Failure to permanently remove any existing UST system that was not brought into timely compliance with upgrade requirements no later than sixty (60) days after the prescribed implementation date. |

### STAGE II VAPOR RECOVERY

| 115.241 | Failure to have Stage II installed. |
FACILITY INFORMATION:

<table>
<thead>
<tr>
<th>Facility Registration No.</th>
<th>Facility Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>020536</td>
<td>Dallas Life</td>
</tr>
</tbody>
</table>

COMMENTS SECTION

Tank is out of service and empty according to Steve Howell (Dallas Life). Raining, did not stick tank.

Customer survey given to Steve Howell.

4-25-00
TNRCC - UNDERGROUND STORAGE TANK REGISTRATION FORM

For Use in TEXAS

TNRCC - UNDERGROUND STORAGE TANK REGISTRATION FORM

For Use in TEXAS

Please mail completed form to:

Registration Section, PST Division
Texas Natural Resource Conservation Commission
P.O. Box 13387, MC 138
Austin, TX 78711-3387 (512) 239-2160

Facility ID Number (II known)
0020531
Owner ID Number (if known)
9619
Tax ID Number (Optional)

I. OWNER INFORMATION

Owner Name
Dallas Life & Erasmade, Inc

Mailing Address
1607 Ft. Worth Ave

City
Dallas

County
Dallas

Contact Person
Sharle Howell

Telephone
(214) 748-579

III. REGISTRATION STATUS

REASON FOR SUBMITTNG FORM (Mark all that apply)

☐ Original Form

☐ Facility Information Update

☐ Ownership Change (effective date __/__/___)

☐ Owner Information Update

☐ Tank Information Update (please complete back side of form)

☐ Other (please specify)

IV. FINANCIAL RESPONSIBILITY

Does this facility meet financial responsibility requirements for corrective action?  ☐ Yes  ☐ No

Does this facility meet 3rd party liability requirements?  ☐ Yes  ☐ No

If yes, please specify mechanism (Mark all that apply)

☐ Letter of Credit

☐ Trust Fund

☐ Insurance or Risk Retention Group

☐ PST Remediation Fund

☐ Standby Trust Fund

☐ Guarantee

☐ Financial Test

☐ Surety Bond

☐ Bond Rating Test

☐ Local Gov. Fund

* Only an acceptable mechanism for Financial Assurance until September 1, 2001. ** For local government only.

V. INSTALLER CERTIFICATION

NOTE: This section must be completed and signed by the Installer. Leave blank if no tank installation activity is involved.

I certify that the information provided concerning recent installations is true to the best of my belief and knowledge.

Was tank testing completed during and after installation?  ☐ Yes  ☐ No

Installation Company Name (print)__________________________

Installer's Name (print)__________________________

Installer Signature ____________________________ Date Signed ____________________________

VI. OWNER CERTIFICATION

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete.

Owner or Owner's Authorized Representative (print) Sharle D. Howell

Signature ____________________________ Date Signed 9-12-00
### VII. DESCRIPTION OF UNDERGROUND STORAGE TANKS (UST's)

**Tank ID** (e.g. 1, 2, 3 or A, B, C)

#### TANK STATUS
- Tank Installation Date (month/day/year)
- Tank Capacity (gallons)
- **Item**: 1. Currently In Use
- 2. Temporarily Out of Service (date)
- 3. Permanently Abandoned In-place (date)
- 4. Permanently Removed From the Ground (date)

#### SUBSTANCE STORED
- 1. Gasoline
- 2. Diesel
- 3. Kerosene
- 4. Other Petroleum Substance
- 5. Hazardous Substance
- a. Name of Principal CERCLA Substance
- b. Chemical Abstract Service (CAS) No
- c. Mixture of Hazardous Substances
- 6. Mix of Petroleum & Hazardous Substance

#### UST CONSTRUCTION AND CONTAINMENT
- 1. Single Wall
- 2. Double Wall
- 3. External Jacket System
- 4. Excavation/Trench Liner System
- 5. Piping System:
  - a. Pressurized
  - b. Suction
  - c. Gravity
- 6. Other (please specify)

#### MATERIAL OF CONSTRUCTION
- 1. Steel
- 2. Fiberglass-Reinforced Plastic (FRP)
- 3. Composite (steel w/FRP laminate)
- 4. Concrete
- 5. Other (please specify)

#### RELEASE DETECTION
- 1. Vapor Monitoring
- 2. Groundwater Monitoring
- 3. Monitoring Above Excavation Liner
- 4. Automatic In-Tank Monitoring & Inventory Control
- 5. Interstitial Monitoring for Double Wall UST's
- 6. Tightness Testing
- 7. Inventory Control
- 8. Statistical Inventory Reconciliation (SIR)
- 9. None
- 10. Line Leak Detectors
- 11. Other (please specify)

#### CORROSION PROTECTION
- 1. External Electrode
  - a. Coating Laminate Tape/Wrap
- 2. Cathodic Protection
  - a. Factory
  - b. Field
- 3. Composite Tank (steel w/FRP cladding)
- 4. Noncorrosive Material (e.g., FRP)
- 5. Electrical Isolation
- 6. None
- 7. Other (please specify)

#### SPILL AND OVERFILL PREVENTION
- 1. Tight-Fill Fitting
- 2. Spill Containment/Liquid-Tight Sump
- 3. Automatic Overfill Devices:
  - a. Shut-Off Valve
  - b. Flow Restrictor Valve
  - c. Alarm With a. or b
- 4. None

---

*Note: Indicate VAPOR RECOVERY EQUIPMENT STATUS if gasoline is stored and dispensed at this facility, and if facility is located in an ozone nonattainment area.*

- [ ] Stage II equipment installation date
- [ ] No Stage II equipment
- [ ] Exempt
- [ ] Qualified for ISBMG extension
January 13, 2000

RE: Acknowledgement of TNRCC Receipt of "Stage II Vapor Recovery Exemption Confirmation Form" (Received on 01/10/2000) for Gasoline Dispensing System at:

DALLAS LITE & BARRICADE, INC. (TNRCC FAC. NO. 0020536)
1607 FORT WORTH AVE. DALLAS, TX 75208 (DALLAS COUNTY)

DEAR MR. HOWELL:

This letter acknowledges TNRCC’s receipt of your original or amended Stage II Vapor Recovery Exemption Confirmation Form (and/or other correspondence) declaring this facility’s exemption from the TNRCC’s Stage II vapor recovery equipment requirements. Based on the certified information provided, we concur that this facility now appears to qualify for this exemption. Therefore, the TNRCC has conditionally classified this facility as “exempt” from Stage II equipment requirements, as of the effective date of the submitted data.

Under applicable TNRCC rules (30 TAC §§115.241-115.249), a gasoline dispensing facility located in a designated ozone nonattainment area is normally considered exempt from Stage II vapor recovery equipment requirements only when one or both of the following conditions continue to be met:

1) When the facility has never dispensed gasoline from stationary storage tanks (USTs or ASTs) into the fuel tanks of on-road motor vehicles on and after the facility’s prescribed Stage II equipment compliance date; OR

2) When permanent gasoline dispensing equipment at the facility was originally constructed before November 15, 1992; AND the facility never dispensed an average of 10,000 gallons or more of gasoline per month between January 1, 1991, and November 15, 1992, AND never dispensed 10,000 gallons or more of gasoline during any one month since November 15, 1992 (except during emergencies or natural disasters).

If this facility ever ceases to meet TNRCC Stage II exemption qualifications (e.g., if the volume of gasoline dispensed at a motor-vehicle fueling facility is ever 10,000 gallons or more in any month), then this facility’s "Stage II-exempt" status would be immediately void. If this occurs, an acceptable Stage II system must be installed within 120 days after the date that the facility’s volume exceedance or other disqualification occurred.

As a condition for continuing the "Stage II exempt" classification, an annual update and reconfirmation of the facility’s exemption qualifications should be filed with the TNRCC by January 31 of each year [TNRCC Rule 30 TAC §115.247(2)]. Enclosed is a TNRCC Stage II Vapor Recovery Exemption Confirmation Form (with explanation sheet) for your future use in updating the exemption qualifications for this facility, when required.

Failure to timely provide the annual exemption update or to include complete and accurate information could result in the TNRCC’s cancellation of the "Stage II exempt" classification for this facility.

Please assure that legible copies of this letter, together with all completed exemption forms, are kept in a secure location at this facility. Also, please assure that these records are available for review upon request by TNRCC and/or authorized city/county inspection personnel.

If you have any questions regarding the TNRCC’s Stage II vapor recovery requirements or the Stage II exemption qualifications for this facility, please contact the UST & Stage II Technical Specialist Team at 512/239-2038. You may also contact the appropriate TNRCC regional Stage II program for your area.

Sincerely,

Floyd Earl Lott, Engineering Specialist
PST- Reimbursement, Technical Services, & Registration Section

CC: TNRCC REGIONAL STAGE II VAPOUR RECOVERY PROGRAM, REGION 04 (ARLINGTON)

Enclosures

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: www.tnrcc.state.tx.us

Printed on recycled paper using soy-based ink
Texas Natural Resource Conservation Commission

INTEROFFICE MEMORANDUM

TO: Stage II Vapor Recovery Facility File No. 20536 DATE: 1-12-00

Facility Name (if changed):

Location (if changed): Co.: Dallas

FROM: PST Tech Services/Stage II Program: Lott: Williamson:

SUBJECT: CHECKLIST FOR REVIEW OF STAGE II VAPOR RECOVERY EXEMPTION REQUEST.

• Request Format: ☐ Exemption Confirmation Form ☐ Letter w/data ☐

• Type of Request: ☐ Original ☐ Update/Revision ☐ Additional Info ☐

• Date Rec'd: 10-00 Rec'd by: ☐ PST Tech Serv/Stage II ☐ Region ☐

• Basis for Claimed Exemption: (Mark all that apply)

☐ A - No Gasoline Dispensing
☐ B - No Stat Tks/On-Rd Vehicles
☐ D1 - Aircraft
☐ D2 - Watercraft
☐ D3 - Farm Implements
☐ C - Gasoline Use Discontinued
☐ C1a - Disp Permanently Removed
☐ C1b - Disp Temporarily Out of Use
☐ C2 - Tanks Out of Use:
☐ C2a - Tanks Permanently Removed
☐ C2b - Tanks Permanently Filled
☐ C2c - Tanks Empty & Out of Use
☐ D - Exempt Use
☐ D1 - Aircraft
☐ D2 - Watercraft
☐ D3 - Farm Implements
☐ B1 - No Stationary Tanks
☐ B2 - No On-Road Vehicles
☐ D1 - Aircraft
☐ D2 - Watercraft
☐ D3 - Farm Implements
☐ B1 - No Stationary Tanks
☐ B2 - No On-Road Vehicles
☐ B3 - No Tks/On-Rd Vehicles

Remarks:

- This memorandum is to verify that I have reviewed & evaluated the "Stage II Vapor Recovery Exemption Confirmation Form" (and/or other additional information) submitted for the subject facility. Based on the information & data provided, I have determined that the current exemption status of the subject facility is:

☐ CONDITIONALLY EXEMPT. ☐ NOT EXEMPT. ☐ UNDETERMINED STATUS. ☐ OTHER:

Remarks:

- RECOMMENDED ACTION.

☐ If Conditionally EXEMPT (by TNRCC Rules), and If:
  ☐ Current: then send Exemption Confirmation/Acknowledgement (AK) Letter.
  ☐ Prior NQ Letter Sent: then send Cancellation (CN) Letter to Rescind Non-Qualification Letter.
  ☐ Tanks Removed/Filled/Changed to Non-Gasoline: then send Change in Classification (CC) letter, and route copy of tank change-in-status documentation to PST Registration Section.
  ☐ Other:

☐ If NOT EXEMPT (by TNRCC Rules), and If:
  ☐ Clearly Not Qualified: then send Exemption Non-Qualification (NQ) Letter.
  ☐ Rule Waiver Requested: then refer to Section Mgr. for Special Case (SC) Approval/Denial Letter.
  ☐ Stage II Installed and/or Exemption Claim Withdrawn: then send Change in Classification (CC) Letter.
  ☐ Other:

☐ If UNDETERMINED/DEFICIENT, and If:
  ☐ Minimal Information Needed: then Request Additional Information by Telephone (w/phone memo).
  ☐ Substantial Information Needed: then Request Additional Information by Letter or FAX.

☐ If OTHER, then (specify):

- Reviewed by: Date: 1-12-00
- Computer Data Entry by: Date:

TNRCC/PST-52/XMT-CKLST (04-25-96; Rev 01-30-99)
Memorandum to Stage II Vapor Recovery Facility File

- BASED ON THE INFORMATION AND DATA PROVIDED TO DATE FOR THE REFERENCED FACILITY, THE FOLLOWING INDICATES THE CURRENT EXEMPTION STATUS AND THE JUSTIFICATION FOR SUCH STATUS:

- Conditionally EXEMPT (by TNRCC Rules).
  - Complete In Full. The exemption confirmation form (and/or other data) was essentially complete, and the reasons for claimed exemption were fully demonstrated as of the date of filing. AND the claimed qualifications for exemption were fully demonstrated through at least December 31 of the year preceding this filing.
  - Substantially Complete. The exemption confirmation form (and/or other data) was not completed in full, but the reasons and basis for exemption were substantially demonstrated as of the date of submittal, AND the claimed qualifications for exemption were substantially demonstrated through at least December 31 of the year preceding this filing.

  IF "SUBSTANTIALLY COMPLETE": PROVIDE EXPLANATION/JUSTIFICATION FOR ACCEPTANCE OF INCOMPLETE INFORMATION:
  - Construction Date Omitted. The date of original construction of the gasoline dispensing equipment (§ III) was omitted. However, it is reasonable to assume that gasoline dispensing equipment was installed before 11-15-92 because:
  - Throughput Data. The throughput data (§ VI) indicates gasoline dispensing before 11-15-92.
  - TRACS Data. The UST AST Registration Database (TRACS) indicates that gasoline storage tank(s) were initially installed or in use before 11-15-92, i.e., on (date).
  - Exemption Reason Omitted. The specific reason/basis for exemption (§ V) was not indicated. However, the reported gasoline throughput information (§ VI) clearly indicates gasoline throughputs of less than 10,000 gal/mo. average from 01-01-91 to 11-15-92, & less than 10,000 gal for each calendar month after 11-15-92.
  - Some Throughput Omitted. Some of the gasoline throughput data from 01-01-91 to the date of submittal was omitted or questionable; however, the submitted data is considered acceptable because:
  - Reasonable Explanation Submitted. The owner representative has submitted an acceptable signed statement explaining the omitted/questionable data.
  - Throughput Statement. The owner/representative has submitted a signed statement attesting that throughputs during the period(s)-in-question were not believed/know to have exceeded 10,000 gal/month.
  - Accepted w/o Explanation. The omitted information was for a period ending at least 2-yrs prior to the initial exemption request date, & later reported gasoline throughputs were substantially less than 10,000 gal/mo. in all subsequent months.
  - Permanent System Removal. Gasoline tanks were reported as removed, filled in-place, or converted to non-gasoline use.
  - Other (specify).

- NOT EXEMPT (by TNRCC Rules). (Mark all that apply)
  - Throughput Exceedance. The submitted data clearly indicates that the gasoline throughput exceeded:
    - 10,000 gal/month average from 01-01-91 thru 11-15-92, and/or
    - 10,000 gal during the following calendar months after 11-15-92.
    - The exemption confirmation form indicates that the original construction of gasoline equipment at this facility did not begin until on or after 11-15-92.
  - TRACS Installation Date. The initial installation date for gasoline tank(s) shown in the UST/AST database (TRACS) for this facility is (date).
  - Emergency Not Justified. The nature and scope of the Emergency or Natural Disaster which was claimed as the cause of any excess gasoline throughputs either was not provided or does not appear reasonable or valid.
  - Exemption Reason Omitted. The submitted data did not specify any acceptable reason for an exemption.
  - Data Not Current. The claimed qualifications for exemption were NOT fully demonstrated through at least December 31 of the year preceding this filing, and updated information is now due and required.
  - No Response to Update (EU) Letter. Annual-update letter was sent, but no response has been received.
  - Not Exempt BY RULE - Waiver Requested. The exemption confirmation form did not reasonably demonstrate this facility’s qualifications for exemption under TNRCC rules, but the facility owner has included a written request for “special case” waiver of TNRCC rules due to special/unsual circumstances.
    - Other (specify)

- UNDETERMINED STATUS. The exemption confirmation form did not include sufficient information to reasonably show whether or not the facility actually meets the TNRCC exemption requirements.

REMARKS:
**Texas Natural Resource Conservation Commission (NRCC)**

**STAGE II VAPOR RECOVERY EXEMPTION CONFIRMATION FORM**

- **Stage II Vapor Recovery Requirements:** Unless specifically exempted, most motor vehicle fuel dispensing facilities (public & private) must be timely equipped with acceptable Stage II vapor recovery equipment to control emissions of volatile organic compounds (VOCs) during the filling of motor vehicle fuel tanks, but only if the facility dispenses gasoline from tanks located in Texas fuel tanks of on-road motor vehicles. AND only if the facility is located in one of the following Texas Counties:
  - Houston/Galveston Area:
  - Beaumont/Port Arthur Area:
  - El Paso Area:
  - Dallas/Fort Worth Area:
  - Brazoria, Chambers, Fort Bend, Galveston, Harris, Montgomery, and Waller Counties.
  - Hardin, Jefferson, and Orange Counties.
  - El Paso County (only).
  - Collin, Dallas, Denton, and Tarrant Counties.

- **Exemption Confirmation Procedures:** If a facility owner owns one or more gasoline dispensing facilities in the above-listed areas that qualify for exemption from the TNRCC's Stage II equipment requirements, the owner should complete all applicable sections of this form (front and back) for each exempt facility. A separate form should be completed and filed for each exempt facility.

- **Exemption Confirmation Status:** (Please mark the appropriate box.)
  - **Original Form:** If this is the first exemption form for this facility, please complete all applicable sections (front & back).
  - **Amended Form:** If this is an annual update (or other amendment to a previous form), the owner does not need to duplicate previous throughput information. The owner should: (a) record the Facility Information (Section I) and Owner Information (Section II); (b) re-confirm the reason for Stage II equipment exemption (Section V); (c) record the monthly throughputs only since the last report (Section VI); (d) make any other pertinent revisions; and (e) sign and date the form (Section IV).

### I. Facility Information

<table>
<thead>
<tr>
<th>Facility Name</th>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dallas / Fort Worth</td>
<td>2000 State Highway 6, Dallas, TX 75214</td>
</tr>
<tr>
<td>Physical Address</td>
<td>1001 North Central Expressway, Dallas, TX 75243</td>
</tr>
<tr>
<td>City</td>
<td>TX</td>
</tr>
<tr>
<td>Zip Code</td>
<td>75214</td>
</tr>
<tr>
<td>County</td>
<td>Dallas</td>
</tr>
<tr>
<td>On-Site Contact Person</td>
<td>Dallas Office of Environmental Management</td>
</tr>
<tr>
<td>Telephone No</td>
<td>214-571-0400</td>
</tr>
</tbody>
</table>

### II. Owner Information

<table>
<thead>
<tr>
<th>Name of Owner of Gasoline Dispensing System</th>
<th>TNRCC PST Owner No. (Indicate No.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cyree Smith</td>
<td>1234567890</td>
</tr>
<tr>
<td>Owner's Authorized Representative</td>
<td>Title</td>
</tr>
<tr>
<td>Cyree Smith</td>
<td>Owner</td>
</tr>
</tbody>
</table>

### III. Date of Original Construction of Permanent Gasoline Dispensing Equipment

- Date when this facility was first permanently equipped with gasoline dispensing equipment (if known):
- If you are not sure of the above date, please indicate the earliest date that you have personal knowledge (or records) of this facility first being permanently equipped and used for gasoline storage and/or gasoline dispensing purposes:

### IV. Owner Certification and Signature

- I hereby certify that I am the legal owner (or a legally-authorized agent or representative of the legal owner) of the gasoline dispensing equipment (tanks and/or dispensers) at the above-described facility, and that the information included herein is true, accurate, and complete to the best of my knowledge. I also affirm that I understand that any Stage II equipment exemption authorized for this facility is valid only so long as the conditions for exemption (as indicated herein) remain applicable, and that acceptable Stage II equipment must be timely installed when such exemption conditions are no longer valid.

**Printed Name of Owner or Owner's Authorized Representative**

**Signature**

**Date Signed (Please Print)**

**PLEASE COMPLETE THE ADDITIONAL SECTIONS ON THE BACK SIDE OF THIS FORM**

TNRCC/RE-XMT-FRM (Rev 12-09-99)
V. BASIS FOR CLAIMED EXEMPTION FROM STAGE II VAPOR RECOVERY EQUIPMENT REQUIREMENTS

- The following reasons for exemption from Stage II vapor recovery equipment installation requirements are applicable to the motor fuel dispensing facility described on the reverse side of this form. [Mark only those reasons that apply.]

A  □ NO GASOLINE. This facility has never dispensed gasoline from stationary storage tanks (USTS or ASTS) for any purpose.

B  □ NO DISPENSING FROM STATIONARY TANKS TO ON-ROAD VEHICLES. This facility stores and or dispenses gasoline, but NOT from stationary tanks and or NOT into fuel tanks of on-road motor vehicles. (Mark either of the following that apply.)
   1. □ No Stationary Tanks. Gasoline is dispensed exclusively from non-stationary storage vessels (e.g. tanks affixed or mounted on trucks, trailers, or railcars, or moveable mobile tanks which are not a permanent fixture at this facility).
   2. □ No On-Road Vehicles. Gasoline has never been dispensed into the fuel tanks of on-road motor vehicles, but is dispensed or used exclusively for the following other purpose(s):

C  □ GASOLINE DISPENSING DISCONTINUED. This facility previously dispensed gasoline from stationary tanks into motor vehicle fuel tanks, but all gasoline dispensing was permanently discontinued on [date].
   1. □ Dispensers Out of Use. Gasoline dispensers were a □ Permanently removed on [date].
   2. □ Tanks Out of Use. Gasoline storage tanks were a □ Permanently removed on [date].
   3. □ Temporarily shut-down on [date].

D  □ EXEMPT USE. From on or before January 1, 1991 through the present, this facility has dispensed gasoline only for the following types of vehicles (mark any that apply)
   1. □ Aircraft  2. □ Watercraft  3. □ Implements of Agriculture

E  □ LOW MONTHLY GALLONS. Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992, AND this facility never dispensed 10,000 gallons or more of gasoline in any one month since January 1, 1991.

F  □ LOW AVERAGE MONTHLY GALLONS. Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992, AND during the period from January 1, 1991, through November 15, 1992, the average volume of gasoline dispensed was less than 10,000 gallons per month. AND during the subsequent period from November 16, 1992, through the present, this facility has never dispensed 10,000 gallons or more of gasoline in any one month.

G  □ LOW MONTHLY THROUGHPUTS WITH EMERGENCY EXCEEDANCE. Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992, AND during the period from January 1, 1991, through November 15, 1992, the monthly (or average monthly) volume of gasoline dispensed was less than 10,000 gallons. AND during the subsequent period from November 16, 1992, to the present, this facility did dispense 10,000 gallons or more of gasoline during one or more consecutive 30-day periods, but only due to a documented emergency or natural disaster. (Indicate date of original construction in Section 11 above, and monthly gasoline throughputs in Section 11 below. On a separate sheet, describe the nature & scope of the emergency/natural disaster and how it caused the excess throughput(s).)

VI. MONTHLY GASOLINE THROUGHPUTS (OR SALES)* AT THIS FACILITY BEGINNING JANUARY 1, 1991

- If this is an update of a previous report, please include monthly data from the last month previously reported through the present.

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<th>Year</th>
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* Please enter the amount of gasoline dispensed each month. If no gasoline was dispensed during the month, enter "0" for that month.

- Upon completion, the facility owner should assure that legible copies of this form and any previous exemption forms are kept in a secure location at the facility, and should submit the original form to the TNRCC at the following address:

Texas Natural Resource Conservation Commission
PST Reimbursement, Technical Services, & Registration Section (MC - 135)
UST & Technical Specialist Team; P. O. Box 13087, Austin, Texas 78711-3087

* For assistance, please call or FAX Telephone: 512/239-2038; FAX: 512/239-1422
December 31, 1999

RE: Reminder of Annual Information Update Requirement for Stage II Vapor Recovery Exemption for Gasoline Dispensing System at:

DALLAS LITE & BARRICADE, INC. (TNRCC FAC. NO. 0020536)
1607 FORT WORTH AVE ; DALLAS, TX 75208 (DALLAS COUNTY)

DEAR MR. HOWELL:

This letter is your reminder that the annual update and re-confirmation of this facility's Stage II vapor recovery exemption qualifications is required by January 31, 2000. To continue the "Stage II exempt" classification for a regulated gasoline dispensing facility in a designated ozone nonattainment area, an annual update and re-confirmation of the facility's exemption qualifications must be filed with the TNRCC by January 31 of each year.

Enclosed is a Stage II Vapor Recovery Exemption Confirmation Form for your use in updating the exemption qualifications for this facility. Failure to timely provide the annual exemption update or to include complete and accurate information could result in the revocation of the "Stage II exempt" classification for this facility. (Note: If this facility no longer qualifies for exemption, TNRCC rules require installation of acceptable Stage II vapor recovery equipment no later than 120 days after the facility first failed to meet exemption requirements.)

After completing and signing the attached Stage II Exemption Confirmation Form, the owner should keep a legible copy of the updated form with the permanent records at the facility, and should submit the original updated/signed form to the following address:

Texas Natural Resource Conservation Commission
PST- Reimbursement, Technical Services, & Registration Section (Mail Code 135)
P.O. Box 13087, Austin, Texas 78711-3087

(Please disregard this notice if an annual update for the period ending December 31, 1999, has already been filed. Also, please advise if an acceptable Stage II vapor recovery system has previously been installed, or if all gasoline dispensing equipment has been permanently removed at this facility.)

If you have any questions regarding the TNRCC Stage II vapor recovery requirements or the Stage II exemption qualifications related to your facility, please contact us at 512/239-2038.

Sincerely,

Floyd Earl Lott

Floyd E. Lott, Engineering Specialist
PST- Reimbursement, Technical Services & Registration Section

c: TNRCC REGIONAL STAGE II VAPOR RECOVERY PROGRAM, REGION 04 (ARLINGTON)
TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

February 23, 1999

DEAR MR. HOWELL:

This letter acknowledges TNRCC’s receipt of your original or amended Stage II Vapor Recovery Exemption Confirmation Form (and/or other correspondence) declaring this facility’s exemption from the TNRCC’s Stage II vapor recovery equipment requirements. Based on the certified information provided, we concur that this facility now appears to qualify for this exemption. Therefore, the TNRCC has conditionally classified this facility as "exempt" from Stage II equipment requirements, as of the effective date of the submitted data.

Under applicable TNRCC rules (30 TAC §§115.241-115.249), a gasoline dispensing facility located in a designated ozone nonattainment area is normally considered exempt from Stage II vapor recovery equipment requirements only when one or both of the following conditions continue to be met:

1) When the facility has never dispensed gasoline from stationary storage tanks (USTs or ASTs) into the fuel tanks of on-road motor vehicles on and after the facility’s prescribed Stage II equipment compliance date; OR
2) When permanent gasoline dispensing equipment at the facility was originally constructed before November 15, 1992; AND the facility never dispensed an average of 10,000 gallons or more of gasoline per month between January 1, 1991, and November 15, 1992, AND never dispensed 10,000 gallons or more of gasoline during any one month since November 15, 1992 (except during emergencies or natural disasters).

If this facility ever ceases to meet TNRCC Stage II exemption qualifications (e.g., if the volume of gasoline dispensed at a motor-vehicle fueling facility is ever 10,000 gallons or more in any month), then this facility’s “Stage II-exempt” status would be immediately void. If this occurs, an acceptable Stage II system must be installed within 120 days after the date that the facility’s volume exceedance or other disqualification occurred.

As a condition for continuing the “Stage II exempt” classification, an annual update and reconfirmation of the facility’s exemption qualifications should be filed with the TNRCC by January 31 of each year [TNRCC Rule 30 TAC §115.247(2)]. Enclosed is a TNRCC Stage II Vapor Recovery Exemption Confirmation Form (with explanation sheet) for your future use in updating the exemption qualifications for this facility, when required.

Failure to timely provide the annual exemption update or to include complete and accurate information could result in the TNRCC’s cancellation of the "Stage II exempt" classification for this facility.

Please assure that legible copies of this letter, together with all completed exemption forms, are kept in a secure location at this facility. Also, please assure that these records are available for review upon request by TNRCC and/or authorized city/county inspection personnel.

If you have any questions regarding the TNRCC’s Stage II vapor recovery requirements or the Stage II exemption qualifications for this facility, please contact me or my staff at 512/239-2038. You may also contact the appropriate TNRCC regional Stage II program for your area (as shown on the enclosed sheet).

Sincerely,

Allen G. Martinets, P.E.
Manager, PST Technical Services Section

CC: TNRCC REGIONAL STAGE II VAPOR RECOVERY PROGRAM, REGION 04 (ARLINGTON)

Enclosures
Texas Natural Resource Conservation Commission

INTEROFFICE MEMORANDUM

TO: Stage II Vapor Recovery Facility File No. 0020536  DATE: 2/17/96
Facility Name (if changed): ___________________________
Location (if changed): ___________________________
Co.: ___________________________

FROM: PST Tech Services/Stage II Program: ☐ Lott; ☑ Williamson: ☐

SUBJECT: CHECKLIST FOR REVIEW OF STAGE II VAPOR RECOVERY EXEMPTION REQUEST.

- Request Format: ☑ Exemption Confirmation Form ☐ Letter w/data ☐
- Type of Request: ☐ Original ☑ Update/Revision ☐ Additional Info ☐
- Date Rec'd: 2/1-96  Rec'd by: ☑ PST Tech Serv/Stage II ☐ Region __ ___

- Basis for Claimed Exemption: (Mark all that apply)
  ☑ CONDITIONALLY EXEMPT. ☐ NOT EXEMPT.
  ☐ UNDETERMINED STATUS. ☐ OTHER: ___________________________

- This memorandum is to verify that I have reviewed & evaluated the "Stage II Vapor Recovery Exemption Confirmation Form" (and/or other additional information) submitted for the subject facility. Based on the information & data provided, I have determined that the current exemption status of the subject facility is:

  ☑ CONDITIONALLY EXEMPT.  ☐ UNDETERMINED STATUS.  ☐ OTHER: ___________________________

RECOMMENDED ACTION.

- If Conditionally EXEMPT (by TNRCC Rules), and If:
  ☑ Prior NQ Letter Sent: then send Exemption Confirmation/Acknowledgement (AK) Letter.
  ☑ Tanks Removed/Filled/Changed to Non-Gasoline: then send Change in Classification (CC) Letter, and route copy of tank change-in-status documentation to PST Registration Section.
  ☐ Other:

- If NOT EXEMPT (by TNRCC Rules), and If:
  ☐ Clearly Not Qualified: then send Exemption Non-Qualification (NQ) Letter.
  ☐ Rule Waiver Requested: then refer to Section Mgr. for Special Case (SC) Approval/Denial Letter.
  ☐ Stage II Installed and/or Exemption Claim Withdrawn: then send Change in Classification (CC) Letter.
  ☐ Other:

- If UNDETERMINED/DEFICIENT, and If:
  ☐ Minimal Information Needed: then Request Additional Information by Telephone (w/phone memo).
  ☐ Substantial Information Needed: then Request Additional Information by Letter or FAX.

- If OTHER, then (specify):

  - Reviewed by: _______ Date: _______
  - Computer Data Entry by: _______ Date: _______
Memorandum to Stage II Vapor Recovery Facility File
Page 2 of 2

- **Based on the Information and Data Provided to Date for the Referenced Facility, the Following Indicates the Current Exemption Status and the Justification for Such Status:**

- **Conditionally EXEMPT (by TNRCC Rules).**
  - Complete In Full. The exemption confirmation form (and/or other data) was essentially complete, and the reasons for claimed exemption were fully demonstrated as of the date of filing, AND the claimed qualifications for exemption were essentially demonstrated through at least December 31 of the year preceding this filing.
  - Substantially Complete. The exemption confirmation form (and/or other data) was not completed in full; but the reasons and basis for exemption were substantially demonstrated as of the date of submittal. AND the claimed qualifications for exemption were substantially demonstrated through at least December 31 of the year preceding this filing.

**IF "SUBSTANTIALLY COMPLETE": PROVIDE EXPLANATION JUSTIFICATION FOR ACCEPTANCE OF INCOMPLETE INFORMATION:**

- **Construction Date Omitted.** The date of original construction of the gasoline dispensing equipment (§ III) was omitted. However, it is reasonable to assume that gasoline dispensing equipment was installed before 11-15-92 because:
  - Throughput Data. The throughput data (§ VI) indicates gasoline dispensing before 11-15-92.
  - TRACS Data. The UST AST Registration Database (TRACS) indicates that gasoline storage tank(s) were initially installed or in use before 11-15-92, i.e., on [date].

- **Exemption Reason Omitted.** The specific reason/basis for exemption (§ V) was not indicated. However, the reported gasoline throughput information (§ VI) clearly indicates gasoline throughputs of less than 10,000 gal mo. average from 01-01-91 to 11-15-92, & less than 10,000 gal for each calendar month after 11-15-92.

- **Some Throughput Omitted.** Some of the gasoline throughput data from 01-01-91 to the date of submittal was omitted or questionable; however, the submitted data is considered acceptable because:
  - Reasonable Explanation Submitted. The owner representative has submitted an acceptable signed statement explaining the omitted questionable data.
  - Throughput Statement. The owner representative has submitted a signed statement attesting that throughputs during the period(s) in question were not believed known to have exceeded 10,000 gal month.
  - Accepted w/o Explanation. The omitted information was for a period ending at least 2 yrs prior to the initial exemption request date, & later reported gasoline throughputs were substantially less than 10,000 gal mo. in all subsequent months.

- **Permanent System Removal.** Gasoline tanks were reported as removed, filled in-place, or converted to non-gasoline use.
- **Other (specify).**

- **NOT EXEMPT (by TNRCC Rules). (Mark all that apply)**
  - Throughput Exceedance. The submitted data clearly indicates that the gasoline throughput exceeded:
    - 10,000 gal month average from 01-01-91 thru 11-15-92, and/or
    - 10,000 gal during the following calendar months after 11-15-92.

    - The exemption confirmation form indicates that the original construction of gasoline equipment at this facility did not begin until on or after 11-15-92.
    - TRACS Installation Date. The initial installation date for gasoline tank(s) shown in the UST AST database (TRACS) for this facility is (date).

  - Emergency Not Justified. The nature and scope of the Emergency or Natural Disaster which was claimed as the cause of any excess gasoline throughputs either was not provided or does not appear reasonable or valid.

  - Exemption Reason Omitted. The submitted data did not specify any acceptable reason for an exemption.

  - Data Not Current. The claimed qualifications for exemption were NOT fully demonstrated through at least December 31 of the year preceding this filing, and updated information is now due and required.

  - No Response to Update (EU) Letter. Annual update letter was sent, but no response has been received.
  - Not Exempt BY RULE - Waiver Requested. The exemption confirmation form did not reasonably demonstrate this facility's qualifications for exemption under TNRCC rules, but the facility owner has included a written request for "special case" waiver of TNRCC rules due to special unusual circumstances.
  - Other (specify).

- **UNDETERMINED STATUS.** The exemption confirmation form did not include sufficient information to reasonably show whether or not the facility actually meets the TNRCC exemption requirements.

**Remarks:**

- **Remarking:**
- **Signature:**
- **Date:**
Texas Natural Resource Conservation Commission (TNRCC)

STAGE II VAPOR RECOVERY EXEMPTION CONFIRMATION FORM
(Rev 01/98)

- STAGE II VAPOR RECOVERY REQUIREMENTS: Unless specifically exempted, most motor vehicle fuel dispensing facilities (public & private) must be timely equipped with acceptable Stage II vapor recovery equipment to control emissions of volatile organic compounds (VOCs) during the refueling of motor vehicle fuel tanks, but only if the facility dispenses gasoline from stationary storage tanks into the fuel tanks of on-road motor vehicles, and only if the facility is located in one of the following Texas zone attainment areas:
  - Houston/Galveston Area: Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller Counties.
  - Beaumont/Port Arthur Area: Hardin, Jefferson, and Orange Counties.
  - El Paso Area: El Paso County (only).
  - Dallas/Fort Worth Area: Collin, Dallas, Denton, and Tarrant Counties.

- EXEMPTION CONFIRMATION PROCEDURES: If a facility owner owns one or more gasoline dispensing facilities in the above-listed areas that qualify for exemption from the TNRC's Stage II equipment requirements, the owner should complete all applicable sections of this form (front and back) for any exempt facility. A separate form should be completed and filed for each exempt facility.

- EXEMPTION CONFIRMATION STATUS: (Please mark the appropriate box)
  - ORIGINAL FORM: If this is the first exemption form for this facility, please complete all applicable sections (front & back).
  - AMENDED FORM: If this is an annual update (or other amendment to a previous form), the owner does not need to duplicate previous throughputs information. The owner should: (a) record the Facility Information (Section I) and Owner Information (Section II); (b) re-confirm the reason for Stage II equipment exemption (Section V); (c) record the monthly throughputs only since the last report (Section VI); (d) make any other pertinent revisions; and (e) sign and date the form (Section IV).

<table>
<thead>
<tr>
<th>I. FACILITY INFORMATION</th>
<th>II. OWNER INFORMATION</th>
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</thead>
<tbody>
<tr>
<td><strong>FACILITY NAME:</strong> Dallas Life &amp; Biscay Inc.</td>
<td><strong>NAME OF OWNER OF GASOLINE DISPENSING SYSTEM:</strong> Dallas Life &amp; Biscay Inc.</td>
</tr>
<tr>
<td><strong>PHYSICAL ADDRESS:</strong> 607 E. 69th Ave.</td>
<td><strong>MAILING ADDRESS:</strong> 607 E. 69th Ave.</td>
</tr>
<tr>
<td><strong>CITY:</strong> Dallas</td>
<td><strong>STATE:</strong> Texas</td>
</tr>
<tr>
<td><strong>ZIP CODE:</strong> 75216</td>
<td><strong>ZIP CODE:</strong> 75216</td>
</tr>
<tr>
<td><strong>OWNER/CONTACT PERSON:</strong> Gary Howell</td>
<td><strong>OWNER AUTHORIZED REPRESENTATIVE:</strong> Gary K. Howell</td>
</tr>
<tr>
<td><strong>TEL. NUMBER:</strong> 214-746-5711</td>
<td><strong>TOLL FREE #:</strong> 1-800-447-7700</td>
</tr>
<tr>
<td><strong>TNRCC PST Facility No. (Indicate No.):</strong> 20532</td>
<td><strong>TNRCC PST Owner No. (Indicate No.):</strong></td>
</tr>
</tbody>
</table>

- **FACILITY LOCATION:** (Mark any that apply)
  - On Indian Land 
  - In Unincorporated Area
  - In City Limits of (specify city): Dallas, Texas

- **TYPE OF FACILITY (Mark all that apply):**
  - Retail
  - Wholesale
  - Fleet Fueling
  - Gasoline System Ownership:
    - Above-listed owner is owner of:
      - Underground tanks (USTs)
      - Aboveground dispensers (aka pumps)
      - Aboveground tanks (ASTs)
      - Both dispensers and tanks

- **TYPE OF OWNER (Mark applicable box):**
  - Individual
  - Company
  - Federal Gov't
  - State Gov't
  - Local Gov't
  - Other (specify):

- **GASOLINE SYSTEM OWNERSHIP:** Above-listed owner is owner of:
  - Underground tanks (USTs)
  - Aboveground dispensers (aka pumps)
  - Aboveground tanks (ASTs)
  - Both dispensers and tanks

- **Indicate name of registered tank owner (if different from above):** Name

III. DATE OF ORIGINAL CONSTRUCTION OF PERMANENT GASOLINE DISPENSING EQUIPMENT

- Date when this facility was first permanently equipped with gasoline dispensing equipment (if known):

IV. OWNER CERTIFICATION AND SIGNATURE

- I hereby certify that I am the legal owner (or a legally-authorized agent or representative of the legal owner) of the gasoline dispensing equipment (tanks and/or dispensers) at the above-described facility, and that the information included herein is true, accurate, and complete to the best of my knowledge. I also affirm that I understand that any Stage II equipment exemption authorized for this facility is valid only so long as the conditions for exemption (as indicated herein) remain applicable, and that acceptable Stage II equipment must be timely installed when such exemption conditions are no longer valid.

**NAME PRINTED:**

**DATE SIGNED:** 1-26-99

PLEASE COMPLETE THE ADDITIONAL SECTIONS ON THE BACK SIDE OF THIS FORM

TNRCC/PST-52/002 (05-04-94, Rev 01-05-98)
V. BASIS FOR CLAIMED EXEMPTION FROM STAGE II VAPOR RECOVERY EQUIPMENT REQUIREMENTS

- The following reasons for exemption from Stage II vapor recovery equipment installation requirements are applicable to the motor fuel dispensing facility described on the reverse side of this form. [Mark only those reasons that apply.]

A ☐ NO GASOLINE. This facility has never dispensed gasoline from stationary storage tanks (USTs or ASTs) for any purpose

B ☐ NO DISPENSING FROM STATIONARY TANKS TO ON-ROAD VEHICLES. This facility stores and dispenses gasoline, but NOT from stationary tanks and/or NOT into fuel tanks of on-road motor vehicles. (Mark either of the following that apply)

1 ☐ NO STATIONARY TANKS. Gasoline is dispensed exclusively from non-stationary storage vessels (e.g., tanks affixed or mounted on trucks, trailers, or railcars, or moveable/mobile tanks which are not a permanent fixture at this facility)

2 ☐ NO ON-ROAD VEHICLES. Gasoline has never been dispensed into the fuel tanks of on-road motor vehicles, but is dispensed or used exclusively for the following purposes:

C ☐ GASOLINE DISPENSING DISCONTINUED. This facility previously dispensed gasoline from stationary fuel tanks, but all gasoline dispensing was permanently discontinued on (date). (For exemptions, this date must be prior to the TNRCC compliance date for Stage II installation at this facility) [Mark all of the following that apply]

1 ☐ DISPENSERS OUT OF USE. Gasoline dispensers were
   a ☐ Permanently removed on (date)
   b ☐ Temporarily shut-down on (date)

2 ☐ TANKS OUT OF USE. Gasoline storage tanks were
   a ☐ Permanently removed on (date)
   b ☐ Permanently filled-in-place on (date)
   c ☐ Emptied & use discontinued on (date)

3 ☐ CONVERSION TO NON-GASOLINE. Tanks dispensers were permanently converted to non-gasoline use on (date). Indicate the name/type of substance now stored and/or dispensed at this facility

D ☐ EXEMPT USE. From on or before January 1, 1991 through the present, this facility has dispensed gasoline only for fueling the following type(s) of vehicles (mark any that apply): ☐ Aircraft ☐ Watercraft ☐ Implements of Agriculture

F ☒ LOW MONTHLY GALLONS. Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992, AND this facility never dispensed 10,000 gallons or more of gasoline in any one month since January 1, 1991. (Indicate date of original construction in Section III above, and monthly gasoline throughputs in Section VI below)

F ☐ LOW AVERAGE MONTHLY GALLONS. Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992, AND
   - During the period from January 1, 1991, through November 15, 1992, the average volume of gasoline dispensed was less than 10,000 gallons per month. AND
   - During the subsequent period from November 16, 1992, through the present, this facility has never dispensed 10,000 gallons or more of gasoline in any one month

G ☐ LOW MONTHLY THROUGHPUTS WITH EMERGENCY EXCEEDANCE. Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992, AND
   - During the period from January 1, 1991, through November 15, 1992, the monthly (or average monthly) volume of gasoline dispensed was less than 10,000 gallons. AND
   - During the subsequent period from November 16, 1992, through the present, this facility did dispense 10,000 gallons or more of gasoline during one or more consecutive 30-day periods, but only due to a documented emergency or natural disaster

VI. MONTHLY GASOLINE THROUGHPUTS (OR SALES) AT THIS FACILITY BEGINNING JANUARY 1, 1991

- If this is an update of a previous report, please include monthly data from the last month previously reported through the present.

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* Please enter the amount of gasoline dispensed each month. If no gasoline was dispensed during any month, please enter "0" for that month.

* Upon completion, the facility owner should assure that legible copies of this form and any previous exemption forms are kept in a secure location at the facility, and should submit the original form to the TNRCC at the following address

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION
PETROLEUM STORAGE TANK DIVISION - STAGE II VAPOR RECOVERY PROGRAM (MC-135)
P. O. BOX 13087, AUSTIN, TEXAS 78711-3087

* For assistance, please call or FAX: Telephone 512/239-2038, FAX 512/239-1422
DEAR MR. HOWELL:

This letter is your reminder that the annual update and re-confirmation of this facility’s Stage II vapor recovery exemption qualifications is required by January 31, 1999. To continue the “Stage II exempt” classification for a regulated gasoline dispensing facility in a designated ozone nonattainment area, an annual update and re-confirmation of the facility’s exemption qualifications must be filed with the TNRCC by January 31 of each year.

Enclosed is a Stage II Vapor Recovery Exemption Confirmation Form for your use in updating the exemption qualifications for this facility. Failure to timely provide the annual exemption update or to include complete and accurate information could result in the revocation of the “Stage II exempt” classification for this facility. (Note: If this facility no longer qualifies for exemption, TNRCC rules require installation of acceptable Stage II vapor recovery equipment no later than 120 days after the facility first failed to meet exemption requirements.)

After completing and signing the attached Stage II Exemption Confirmation Form, the owner should keep a legible copy of the updated form with the permanent records at the facility, and should submit the original updated/signed form to the following address:

Texas Natural Resource Conservation Commission
PST Technical Services Section (Mail Code 135)
P.O. Box 13087, Austin, Texas 78711-3087

(Please disregard this notice if an annual update for the period ending December 31, 1998, has already been filed. Also, please advise if an acceptable Stage II vapor recovery system has previously been installed, or if all gasoline dispensing equipment has been permanently removed at this facility.)

If you have any questions regarding the TNRC Stage II vapor recovery requirements or the Stage II exemption qualifications related to your facility, please contact us at 512/239-2038. You may also contact the appropriate TNRC regional Stage II vapor recovery program for your area, as shown on the enclosed sheet.

Sincerely,

Floyd Earl Lott

Floyd E. Lott, Stage II Technical Coordinator
PST Technical Services Section

cc: TNRC REGIONAL STAGE II VAPOR RECOVERY PROGRAM, REGION 04 (ARLINGTON)
April 27, 1998

DEAR MR. HOWELL:

This letter acknowledges TNRCC’s receipt of your original or amended Stage II Vapor Recovery Exemption Confirmation Form (and/or other correspondence) declaring this facility’s exemption from the TNRCC’s Stage II vapor recovery equipment requirements. Based on the certified information provided, we concur that this facility now appears to qualify for this exemption. Therefore, the TNRCC has conditionally classified this facility as “exempt” from Stage II equipment requirements, as of the effective date of the submitted data.

Under applicable TNRCC rules (30 TAC §§115.241-115.249), a gasoline dispensing facility located in a designated ozone nonattainment area is normally considered exempt from Stage II vapor recovery equipment requirements only when one or both of the following conditions continue to be met:

1) When the facility has never dispensed gasoline from stationary storage tanks (USTs or ASTs) into the fuel tanks of on-road motor vehicles on and after the facility’s prescribed Stage II equipment compliance date; OR

2) When permanent gasoline dispensing equipment at the facility was originally constructed before November 15, 1992; AND the facility never dispensed an average of 10,000 gallons or more of gasoline per month between January 1, 1991, and November 15, 1992, AND never dispensed 10,000 gallons or more of gasoline during any one month since November 15, 1992 (except during emergencies or natural disasters).

If this facility ever ceases to meet TNRCC Stage II exemption qualifications (e.g., if the volume of gasoline dispensed at a motor-vehicle fueling facility is ever 10,000 gallons or more in any month), then this facility’s “Stage II-exempt” status would be immediately void. If this occurs, an acceptable Stage II system must be installed within 120 days after the date that the facility’s volume exceedance or other disqualification occurred.

As a condition for continuing the “Stage II exempt” classification, an annual update and reconfirmation of the facility’s exemption qualifications should be filed with the TNRCC by January 31 of each year (TNRCC Rule 30 TAC §115.247(2)). Enclosed is a TNRCC Stage II Vapor Recovery Exemption Confirmation Form (with explanation sheet) for your future use in updating the exemption qualifications for this facility, when required. Failure to timely provide the annual exemption update or to include complete and accurate information could result in the TNRCC’s cancellation of the “Stage II exempt” classification for this facility.

Please assure that legible copies of this letter, together with all completed exemption forms, are kept in a secure location at this facility. Also, please assure that these records are available for review upon request by TNRCC and/or authorized city/county inspection personnel.

If you have any questions regarding the TNRCC’s Stage II vapor recovery requirements or the Stage II exemption qualifications for this facility, please contact me or my staff at 512/239-2038. You may also contact the appropriate TNRCC regional Stage II program for your area (as shown on the enclosed sheet).

Sincerely,

Allen G. Martnetes, P.E.
Manager, PST Technical Services Section

Allen G. Martnetes, P.E.
Manager, PST Technical Services Section

CC: TNRCC REGIONAL STAGE II VAPOR RECOVERY PROGRAM, REGION 04 (ARLINGTON)

Enclosures

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: www.tnrcc.state.tx.us

Attn: TNRCC REGIONAL STAGE II VAPOR RECOVERY PROGRAM, REGION 04 (ARLINGTON)
Texas Natural Resource Conservation Commission

INTEROFFICE MEMORANDUM

TO: Stage II Vapor Recovery Facility File No. 0020536 DATE: 3/27/98

Facility Name (if changed):
Location (if changed):

FROM: PST Tech Services/Stage II Staff: □ Lott; □ Naik; □ Williamson; □
Co.: Dallas

SUBJECT: CHECKLIST FOR REVIEW OF STAGE II VAPOR RECOVERY EXEMPTION REQUEST.

• Request Format: □ Exemption Confirmation Form □ Letter w/data □

• Type of Request: □ Original □ Update/Revision □ Additional Information □

• Date Rec'd: 3/3/98 Rec'd by: □ PST Tech Serv/Stage II □ Region □

• Basis for Claimed Exemption:

□ A - No Gasoline Dispensing
□ B - No Fuel Tanks/On-Road Vehicles
□ B1 - No Stationary Tanks
□ B2 - No On-Road Vehicles
□ D - Exempt Use
□ D1 - Aircraft
□ D2 - Watercraft
□ D3 - Farm Implements
□ C - Gasoline Use Discontinued
□ C1 - Dispensers Out of Use
□ C1a - Disp Permanently Removed
□ C1b - Disp Temporarily Out of Use
□ C2 - Tanks Out of Use
□ C2a - Tanks Permanently Removed
□ C2b - Tanks Permanently Filled
□ C2c - Tanks Empty & Out of Use
□ C2d - Change to Non-Gasoline Storage/Use
□ GDF First Installed Before 11-15-92
□ Gasoline Thruput/No. after 11-15-92 are less than 10,000 gal/month, AND Thruput from 01-01-91 to 11-15-92 are less than:
□ E - 10,000 gal/mo. (each month).
□ F - 10,000 gal/mo. (average).
□ G - 10,000 gal/mo. (aver) w/emerg excess*.
□ Documentation for emergency submitted.

• Remarks:

- This memorandum is to verify that I have reviewed and evaluated the "Stage II Vapor Recovery Exemption Confirmation Form" (and/or other additional information) submitted for the subject facility. Based on the information and data provided, I have determined that the current exemption status of the subject facility is:

☐ CONDITIONALLY EXEMPT.   □ See back side of page for justification/explanation.
☐ NOT EXEMPT.   □ See back side of page for justification/explanation.
☐ UNDETERMINED STATUS.   □ See back side of page for justification/explanation.
☐ OTHER: ____________________

• Remarks: ____________________

RECOMMENDED ACTION

☑ If Conditionally EXEMPT (by TNRCC Rules), and If:
☑ Current: then send Exemption Confirmation/Acknowledgement (AK) Letter.
☑ Update Needed: then send Exemption Confirmation w/Update Request (EU) Letter.
☑ No Response to Update (EU) Letter: then send Exemption Update Overdue (OD) Letter.
☑ Prior NO Letter Sent: then send Cancellation (CN) Letter to Rescind Non-Qualification Letter.
☑ Tanks Removed/Filled/Changed to Non-Gasoline: then send Change in Classification (CC) letter, and route copy of tank change-in-status documentation to PST Registration Program.

☐ If NOT EXEMPT (by TNRCC Rules), and If:
☐ Clearly Not Qualified: then send Exemption Non-Qualification (NQ) Letter.
☐ Rule Waiver Requested: then refer to Section Manager for Special Case (SC) Approval/Denial Letter.
☐ Stage II Installed/Exemption Claim Withdrawn: then send Change in Classification (CC) Letter.

☐ If UNDETERMINED/DEFICIENT, and If:
☐ Minimal Information Needed: then Request Additional Information by Telephone (w/phone memo).
☐ Substantial Information Needed: then Request Additional Information by Letter.

☐ If OTHER, then (specify):

• Reviewed by: Manik M. Naik Date: 3/27/98
• Computer Data Entry by:      Date: 3/27/98

TNRCC/PST-52/XMTCLST (04-25-96, Rev 01-18-97)
Memorandum to Stage II Vapor Recovery Facility File

Page 2 of 2

- Based on the information and data provided to date for the referenced facility, the following indicates the current exemption status and the justification for such status:

☐ Conditionally EXEMPT (by TNRCC Rules).
  ☐ Complete In Full. The exemption confirmation form (and/or other data) was essentially complete, and the reasons for claimed exemption were fully demonstrated as of the date of filing; AND:
    ☐ Current. The claimed qualifications for exemption were fully demonstrated through at least December 31 of the year preceding this filing.
    ☐ Not Current. The claimed qualifications for exemption were NOT fully demonstrated through at least December 31 of the year preceding this filing, and updated information is now due and required.
    ☐ No Response to Update (EU) Letter. Previous update letter was sent, but no response has been received.
  ☐ Substantially Complete. The exemption confirmation form (and/or other data) was NOT completed in full; but the reasons & basis for exemption were substantially demonstrated as of the date of submittal, AND:
    ☐ Current. The claimed qualifications for exemption were substantially demonstrated through at least December 31 of the year preceding this filing.
    ☐ Not Current. The claimed qualifications for exemption were NOT substantially demonstrated through at least December 31 of the year preceding this filing, and updated information is now due and required.
    ☐ No Response to Update (EU) Letter. Previous update letter was sent, but no response has been received.

EXPLANATION/JUSTIFICATION FOR ACCEPTANCE OF INCOMPLETE INFORMATION:

☐ Construction Date Omitted. The date of original construction of the gasoline dispensing equipment (§ III) was omitted. However, it is reasonable to assume that dispensing equipment was installed before 11-15-92 because:
  ☐ Throughput Data. The throughput data (§ VI) indicates gasoline dispensing before 11-15-92;
  ☐ TRACS Data. The UST/AST Registration Database (TRACS) indicates that gasoline storage tank(s) were initially installed or in use before 11-15-92; i.e. on (date) ____________

☐ Exemption Reason Omitted. The specific reason or basis for exemption (§ V) was not indicated. However, the reported gasoline throughput information (§ VI) clearly indicates gasoline throughputs of less than 10,000 gal/month average from 1-1-91 to 11-15-92, and less than 10,000 gallons for each calendar month after 11-15-92.
  ☐ Some T-Put Omitted. Some of the gasoline throughput data from 1-1-91 to the date of submittal was omitted or questionable; however, the submitted data is considered acceptable because:
    ☐ Reasonable Explanation Submitted. The owner/representative has submitted an acceptable signed statement explaining the omitted/questionable data;
    ☐ T-Put Statement. The owner/representative has submitted a signed statement attesting that throughputs during the period(s)-in-question were not believed/know that have exceeded 10,000 gal/month.
    ☐ Accepted w/o Explanation. The omitted information was for a period ending at least two years prior to the initial exemption request date, and subsequent reported gasoline throughputs were substantially less than 10,000 gal/month in all subsequent months.
  ☐ Permanent System Removal. Gasoline tanks were reported as removed, filled in-place, or converted to non-gasoline use.
  ☐ Other (specify): ____________

☐ NOT EXEMPT (by TNRCC Rules).
  ☐ Throughput Exceedance. The submitted data clearly indicates that the gasoline throughput exceeded:
    ☐ 10,000 gal/month average from 1-1-91 thru 11-15-92; and/or
    ☐ 10,000 gal during the following calendar months after 11-15-92: ____________

☐ Constructed After 11-15-92. The exemption confirmation form indicates that the original construction of gasoline equipment at this facility did not begin until on or after 11-15-92.
  ☐ TRACS Installation Date. The initial installation date for gasoline tank(s) shown in the UST/AST database (TRACS) for this facility is (date): ____________

☐ Emergency Not Justified. The nature and scope of the Emergency or Natural Disaster which was claimed as the cause of any excess gasoline throughputs either was not provided or does not appear reasonable or valid.
  ☐ Exemption Reason Omitted. The submitted data did not specify any acceptable reason/basis for an exemption.
  ☐ Not Exempt BY RULE/Waiver Requested. The exemption confirmation form did not reasonably demonstrate this facility's qualifications for exemption under TNRCC rules, but the facility owner has included a written request for "special case" waiver of TNRCC rules due to special/unusual circumstances.
  ☐ Other (specify): ____________

☐ UNDETERMINED STATUS. The exemption confirmation form did not include sufficient information to reasonably show whether or not the facility actually meets the TNRCC exemption requirements.

REMARKS: ____________
**Texas Natural Resource Conservation Commission (TNRCC)**

**STAGE II VAPOR RECOVERY EXEMPTION CONFIRMATION FORM**

(Rev 01/98)

- **STAGE II VAPOR RECOVERY REQUIREMENTS:** Unless specifically exempted, most motor vehicle fuel dispensing facilities (public & private) must be timely equipped with acceptable Stage II vapor recovery equipment to control emissions of volatile organic compounds (VOCs) during the filling of motor vehicle fuel tanks, but only if the facility dispenses gasoline from stationary storage tanks into the fuel tanks of on-road motor vehicles, and only if the facility is located in one of the following Texas ozone non attainment areas:
  - HOUSTON/GALVESTON AREA: Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller Counties.
  - BEAUMONT/PORT ARTHUR AREA: Hardin, Jefferson, and Orange Counties.
  - EL PASO AREA: El Paso County (only).
  - DALLAS/FORT WORTH AREA: Collin, Dallas, Denton, and Tarrant Counties.

- **EXEMPTION CONFIRMATION PROCEDURES:** If a facility owner owns one or more gasoline dispensing facilities in the above-listed areas that qualify for exemption from the TNRCC's Stage II equipment requirements, the owner should complete all applicable sections of this form (front and back) for any exempt facility. A separate form should be completed and filed for each exempt facility.

- **EXEMPTION CONFIRMATION STATUS:** (Please mark the appropriate box.)
  - **ORIGINAL FORM:** If this is the first exemption form for this facility, please complete all applicable sections (front & back).
  - **AMENDED FORM:** If this is an annual update (or other amendment to a previous form), the owner does not need to duplicate previous throughput information. The owner should: (a) record the Facility Information (Section I) and Owner Information (Section II), (b) re-confirm the reason for Stage II equipment exemption (Section V), (c) record the monthly throughputs only since the last report (Section VI), (d) make any other pertinent revisions, and (e) sign and date the form (Section IV).

### I. FACILITY INFORMATION

<table>
<thead>
<tr>
<th>FACILITY NAME</th>
<th>NAME OF OWNER OF GASOLINE DISPENSING SYSTEM</th>
</tr>
</thead>
<tbody>
<tr>
<td>City:</td>
<td>Dallas</td>
</tr>
<tr>
<td>Physical Address:</td>
<td>624 E. 12th Ave.</td>
</tr>
<tr>
<td>ZIP Code:</td>
<td>75202</td>
</tr>
<tr>
<td>COUNTY:</td>
<td>DALLAS</td>
</tr>
<tr>
<td>Telephone No:</td>
<td>214-758-6300</td>
</tr>
<tr>
<td>On-Site Contact Person:</td>
<td>SALES MANAGER</td>
</tr>
</tbody>
</table>

- **TNRCC PST Facility No. (Indicate No.)**: MMN 3/7/98
- **Facility Location**: (Mark any that apply)
  - On Indian Land
  - In Unincorporated Area
  - In City Limits of (specify city)
- **Type of Facility**: (Mark all that apply)
  - Retail
  - Wholesale
  - Fleet Fueling
  - Industrial/Manufacturing/Chemical Plant
  - Watercraft Fueling

### II. OWNER INFORMATION

<table>
<thead>
<tr>
<th>NAME OF OWNER OF GASOLINE DISPENSING SYSTEM</th>
<th>OWNER'S AUTHORIZED REPRESENTATIVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td>Title:</td>
</tr>
<tr>
<td>Telephone No:</td>
<td></td>
</tr>
</tbody>
</table>

- **Type of Owner**: (Mark applicable box)
  - Individual
  - Company
  - Corporation
  - Federal Gov't
  - State Gov't
  - Local Gov't

- **Gasoline System Ownership**: Above-listed owner is owner of:
  - Underground tanks (USTs)
  - Aboveground dispensers (aka pumps)
  - Aboveground tanks (ASTs)
  - Both dispensers and tanks
  - Indicate name of registered tank owner (if different from above)
  - Name:

### III. DATE OF ORIGINAL CONSTRUCTION OF PERMANENT GASOLINE DISPENSING EQUIPMENT

- Date when this facility was first permanently equipped with gasoline dispensing equipment (if known):
- If you are not sure of the above date, please indicate the earliest date that you have personal knowledge (or records) of this facility first being permanently equipped and used for gasoline storage and/or gasoline dispensing purposes.

### IV. OWNER CERTIFICATION AND SIGNATURE

I hereby certify that I am the legal owner (or a legally-authorized agent or representative of the legal owner) of the gasoline dispensing equipment (tanks and/or dispensers) at the above-described facility, and that the information included herein is true, accurate, and complete to the best of my knowledge. I also affirm that I understand that any Stage II equipment exemption authorized for this facility is valid only so long as the conditions for exemption (as indicated herein) remain applicable, and that acceptable Stage II equipment must be timely installed when such exemption conditions are no longer valid.

**Printed Name of Owner or Owner's Authorized Representative**

**Signature**

Date Signed (Please Print)

**PLEASE COMPLETE THE ADDITIONAL SECTIONS ON THE BACK SIDE OF THIS FORM**
**V. BASIS FOR CLAIMED EXEMPTION FROM STAGE II VAPOR RECOVERY EQUIPMENT REQUIREMENTS**

- The following reasons for exemption from Stage II vapor recovery equipment installation requirements are applicable to the motor fuel dispensing facility described on the reverse side of this form. [Mark only those reasons that apply.]

  **A** NO GASOLINE. This facility has never dispensed gasoline from stationary storage tanks (USTs or ASTs) for any purpose.

  **B** NO DISPENSING FROM STATIONARY TANKS TO ON-ROAD VEHICLES. This facility stores and dispenses gasoline, but NOT from stationary tanks and/or NOT into fuel tanks of on-road motor vehicles. [Mark either of the following that apply.]
  1. **NO STATIONARY TANKS.** Gasoline is dispensed exclusively from non-stationary storage vessels (e.g., tanks affixed or mounted on trucks, trailers, or railcars or moveable mobile tanks which are not a permanent fixture at this facility).
  2. **NO ON-ROAD VEHICLES.** Gasoline has never been dispensed into the fuel tanks of on-road motor vehicles, but is dispensed or used exclusively for the following other purposes:

  **C** GASOLINE DISPENSING DISCONTINUED. This facility previously dispensed gasoline from stationary tanks into motor vehicle fuel tanks, but all gasoline dispensing was permanently discontinued on [date]. (For exemptions, this date must be prior to the TNRCC compliance date for Stage II installation at this facility.) [Mark all of the following that apply.]
  1. DISPENSERS OUT OF USE. Gasoline dispensers were
     a. Permanently removed on [date].
     b. Temporarily shut-down on [date].
  2. TANKS OUT OF USE. Gasoline storage tanks were
     a. Permanently removed on [date].
  3. CONVERSION TO NON-GASOLINE. Tanks dispensers were permanently converted to non-gasoline use on [date].

  (Indicate the name type of substance now stored and/or dispensed at this facility.)

  **D** EXEMPT USE. From on or before January 1, 1991 through the present, this facility has dispensed gasoline only for fueling the following types of vehicles (mark any that apply): [ ] Aircraft, [ ] Watercraft, [ ] Implement or Agriculture.

  **E** LOW MONTHLY GALLONS. Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992. AND this facility never dispensed 10,000 gallons or more of gasoline in any one month since January 1, 1991. [Indicate date of original construction in Section III above, and monthly gasoline throughputs in Section VI below.]

  **F** LOW AVERAGE MONTHLY GALLONS. Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992. AND
  - During the period from January 1, 1991, through November 15, 1992, the average volume of gasoline dispensed was less than 10,000 gallons per month. AND
  - During the subsequent period from November 16, 1992, through the present, this facility has never dispensed 10,000 gallons or more of gasoline in any one month. [Indicate date of original construction in Section III above, and monthly gasoline throughputs in Section VI below.]

  **G** LOW MONTHLY THROUGHPUTS WITH EMERGENCY EXCEEDANCE. Original construction of permanent gasoline dispensing equipment at this facility began before November 15, 1992. AND
  - During the period from January 1, 1991, through November 15, 1992, the monthly (or average monthly) volume of gasoline dispensed was less than 10,000 gallons. AND
  - During the subsequent period from November 16, 1992, to the present, this facility did dispense 10,000 gallons or more of gasoline during one or more consecutive 30-day periods, but only due to a documented emergency or natural disaster. [Indicate date of original construction in Section III above, and monthly gasoline throughputs in Section VI below.]

  On a separate sheet, describe the nature & scope of the emergency/natural disaster and how it caused the excess throughput(s).
Texas Natural Resource Conservation Commission (TNRCC)
Stage II Vapor Recovery Program (Mail Code 139)
UST & Stage II Team - Technical Service Section
Petroleum Storage Tank Division
P.O. Box 13087
Austin, TX 78711-3087
RE: Reminder of Annual Information Update Requirement for Stage II Vapor Recovery Exemption for Gasoline Dispensing System at:

DALLAS LITE & BARRICADE, INC. (TNRCC FAC. NO. 0020536)
1607 FORT WORTH AVE, DALLAS, TEXAS 75208 (DALLAS COUNTY)

DEAR MR. HOWELL:

This letter is your reminder that the annual update and re-confirmation of this facility’s Stage II vapor recovery exemption qualifications is required by January 31, 1998. To continue the "Stage II exempt" classification for a regulated gasoline dispensing facility in a designated ozone nonattainment area, an annual update and re-confirmation of the facility’s exemption qualifications must be filed with the TNRCC by January 31 of each year.

Attached is a Stage II Vapor Recovery Exemption Confirmation Form for your use in updating the exemption qualifications for this facility. Failure to timely provide the annual exemption update or to include complete and accurate information could result in the cancellation of the "Stage II exempt" classification for this facility. (Note: If this facility no longer qualifies for exemption, TNRCC rules require installation of acceptable Stage II vapor recovery equipment no later than 120 days after the facility first failed to meet exemption requirements.)

After completing and signing the attached Stage II Exemption Confirmation Form, the owner should keep a legible copy of the updated form with the permanent records at the facility, and should submit the original updated/signed form to the following address:

Texas Natural Resource Conservation Commission, Petroleum Storage Tank Division
Stage II Vapor Recovery Program (Mail Code 135)
P.O. Box 13087, Austin, Texas 78711-3087

(Please disregard this notice if an annual update for the period ending December 31, 1997, has already been filed. Also, please advise if an acceptable Stage II vapor recovery system has previously been installed for this facility.)

If you have any questions regarding the TNRCC Stage II vapor recovery requirements or the Stage II exemption qualifications related to your facility, please contact us at 512/239-2038. You may also contact the appropriate TNRCC regional Stage II vapor recovery program for your area, as shown on the attached sheet.

Sincerely,

Floyd E. Lott, Stage II Technical Coordinator
UST & Stage II Team, PST Technical Services Section

cc: TNRCC REGIONAL STAGE II VAPOR RECOVERY PROGRAM, REGION 04 (ARLINGTON)
May 14, 1997

RE: Acknowledgement of TNRCC Receipt of "Stage II Vapor Recovery Exemption Confirmation Form" (Received on 02/18/1997) for Gasoline Dispensing System at:

DALLAS LITE & BARRICADE, INC. (TNRCC FACILITY NO. 0020536)
1607 FORT WORTH AVE; DALLAS, TX 75208 (DALLAS COUNTY)

DEAR MR. HOWELL:

This letter acknowledges TNRCC’s receipt of your original or amended Stage II Vapor Recovery Exemption Confirmation Form (and/or other correspondence) declaring this facility’s exemption from the TNRCC’s Stage II vapor recovery equipment requirements. Based on the certified information provided, we concur that this facility now appears to qualify for this exemption. Therefore, the TNRCC has conditionally classified this facility as "exempt" from Stage II equipment requirements, as of the effective date of the submitted data.

Under applicable TNRCC rules (30 TAC §§115.241-115.249), a gasoline dispensing facility located in a designated ozone nonattainment area is normally considered exempt from Stage II vapor recovery equipment requirements only when one or both of the following conditions continue to be met:

1) When the facility has never dispensed gasoline from stationary storage tanks (USTs or ASTs) into the fuel tanks of on-road motor vehicles on and after the facility’s prescribed Stage II equipment compliance date; OR
2) When permanent gasoline dispensing equipment at the facility was originally constructed before November 15, 1992, AND the facility never dispensed an average of 10,000 gallons or more of gasoline per month between January 1, 1991, and November 15, 1992, AND never dispensed 10,000 gallons or more of gasoline during any one month since November 15, 1992 (except during emergencies or natural disasters).

If this facility ever ceases to meet TNRCC Stage II exemption qualifications (e.g., if the volume of gasoline dispensed at a motor-vehicle fueling facility is ever 10,000 gallons or more in any month), then this facility’s “Stage II-exempt” status would be immediately void. If this occurs, an acceptable Stage II system must be installed within 120 days after the date that the facility’s volume exceedance or other disqualification occurred.

As a condition for continuing the "Stage II exempt" classification, an annual update and reconfirmation of the facility’s exemption qualifications should be filed with the TNRCC by January 31 of each year [TNRCC Rule 30 TAC §115.247(2)]. Enclosed is a TNRCC Stage II Vapor Recovery Exemption Confirmation Form (with explanation sheet) for your future use in updating the exemption qualifications for this facility, when required. Failure to timely provide the annual exemption update or to include complete and accurate information could result in the TNRCC’s cancellation of the “Stage II exempt” classification for this facility.

Please assure that legible copies of this letter, together with all completed exemption forms, are kept in a secure location at this facility. Also, please assure that these records are available for review upon request by TNRCC and/or authorized city/county inspection personnel.

If you have any questions regarding the TNRCC’s Stage II vapor recovery requirements or the Stage II exemption qualifications for this facility, please contact me or my staff at 512/239-2038. You may also contact the appropriate TNRCC regional Stage II program for your area (as shown on the enclosed sheet).

Sincerely,

Allen G. Martinets, P.E.
Manager, PST Technical Services Section

CC: TNRCC REGIONAL STAGE II VAPOR RECOVERY PROGRAM, REGION 04 (ARLINGTON)

Enclosures
Texas Natural Resource Conservation Commission
INTEROFFICE MEMORANDUM

TO: Stage 11 Vapor Recovery Facility File No. 0020536 DATE: 3/11/97
Facility Name (if changed): ____________________________________________ Location (if changed): ____________________________________________

FROM: PST Tech Services/Stage 11 Staff: □ Lott; □ Naik; □ Williamson; □ 

SUBJECT: CHECKLIST FOR REVIEW OF STAGE II VAPOR RECOVERY EXEMPTION REQUEST.

• Request Format: ☑ Exemption Confirmation Form □ Letter w/data □ 
• Type of Request: □ Original ☑ Update/Revision □ Additional Information □ 
• Date Rec’d: 2/18/97 Rec’d by: ☑ PST Tech Serv/Stage 11 □ Region □ 

• Basis for Claimed Exemption:

□ A - No Gasoline Dispensing
□ B - No Stat Tanks/On-Road Vehicles
□ B1 - No Stationary Tanks
□ B2 - No On-Road Vehicles
□ D - Exempt Use
□ D1 - Aircraft
□ D2 - Watercraft
□ D3 - Farm Implements
□ C - Gasoline Use Discontinued
□ C1a - Disp Permanently Removed
□ C1b - Disp Temporarily Out of Use
□ C2a - Tanks Permanently Removed
□ C2b - Tanks Permanently Filled
□ C2e - Tanks Empty & Out of Use
□ C1 - Change to Non-Gasoline Storage/Use

Remarks: 

☐ This memorandum is to verify that I have reviewed and evaluated the "Stage II Vapor Recovery Exemption Confirmation Form" (and/or other additional information) submitted for the subject facility. Based on the information and data provided, I have determined that the current exemption status of the subject facility is:

☐ CONDITIONALLY EXEMPT. □ See back side of page for justification/explanation.
☐ NOT EXEMPT. □ See back side of page for justification/explanation.
☐ UNDETERMINED STATUS. □ See back side of page for justification/explanation.
☐ OTHER: ____________________________

• Remarks: ____________________________

RECOMMENDED ACTION

☐ If Conditionally EXEMPT (by TNRCC Rules), and If:
☑ Current: then send Exemption Confirmation/Acknow/edgement (AK) Letter.
□ Prior NQ Letter Sent: then send Cancellation (CN) Letter to Rescind Non-Qualification Letter.
☐ Tanks Removed/Filled/Changed to Non-Gasoline: then send Change in Classification (CC) letter, and route copy of tank change-in-status documentation to PST Registration Program.

☐ If NOT EXEMPT (by TNRCC Rules), and If:
□ Clearly Not Qualified: then send Exemption Non-Qualification (NQ) Letter.
□ Rule Waiver Requested: then refer to Section Manager for Special Case (SC) Approval/Denial Letter.
□ Stage II Installed/Exemption Claim Withdrawn: then send Change in Classification (CC) Letter.

☐ If UNDETERMINED/DEFICIENT, and If:
□ Minimal Information Needed: then Request Additional Information by Telephone (w/phone memo).
□ Substantial Information Needed: then Request Additional Information by Letter.

☐ If OTHER, then (specify): ____________________________

• Reviewed by: ____________________________ Date: 3/11/97
• Computer Data Entry by: ____________________________ Date: ____________________________
Memorandum to Stage II Vapor Recovery Facility File

Page 2 of 2

REMARKS:

- **BASED ON THE INFORMATION AND DATA PROVIDED TO DATE FOR THE REFERENCED FACILITY, THE FOLLOWING INDICATES THE CURRENT EXEMPTION STATUS AND THE JUSTIFICATION FOR SUCH STATUS:**

  - **Conditionally EXEMPT (by TNRCC Rules):**
    - Complete In Full. The exemption confirmation form (and/or other data) was essentially complete, and the reasons for claimed exemption were fully demonstrated as of the date of filing; AND:
      - **Current.** The claimed qualifications for exemption were fully demonstrated through at least December 31 of the year preceding this filing.
      - **Not Current.** The claimed qualifications for exemption were NOT fully demonstrated through at least December 31 of the year preceding this filing, and updated information is now due and required.
      - **No Response to Update (EU) Letter.** Previous update letter was sent, but no response has been received.
    - **Substantially Complete.** The exemption confirmation form (and/or other data) was NOT completed in full; but the reasons & basis for exemption were substantially demonstrated as of the date of submittal, AND:
      - **Current.** The claimed qualifications for exemption were substantially demonstrated through at least December 31 of the year preceding this filing.
      - **Not Current.** The claimed qualifications for exemption were NOT substantially demonstrated through at least December 31 of the year preceding this filing, and updated information is now due and required.
      - **No Response to Update (EU) Letter.** Previous update letter was sent, but no response has been received.

  - **EXPLANATION/JUSTIFICATION FOR ACCEPTANCE OF INCOMPLETE INFORMATION:**
    - **Construction Date Omitted.** The date of original construction of the gasoline dispensing equipment (§ III) was omitted. However, it is reasonable to assume that gasoline dispensing equipment was installed before 11-15-92 because:
      - **Throughput Data.** The throughput data (§ VI) indicates gasoline dispensing before 11-15-92;
      - **TRACS Data.** The UST/AST Registration Database (TRACS) indicates that gasoline storage tank(s) were initially installed or in use before 11-15-92, i.e. on (date).
    - **Exemption Reason Omitted.** The specific reason or basis for exemption (§ V) was not indicated. However, the reported gasoline throughput information (§ VI) clearly indicates gasoline throughputs of less than 10,000 gal/month average from 1-1-91 to 11-15-92, and less than 10,000 gallons for each calendar month after 11-15-92.
    - **Some T-Part Omitted.** Some of the gasoline throughput data from 1-1-91 to the date of submittal was omitted or questionable; however, the submitted data is considered acceptable because:
      - **Reasonable Explanation Submitted.** The owner/representative has submitted an acceptable signed statement explaining the omitted/questionable data:
      - **T-Part Statement.** The owner/representative has submitted a signed statement attesting that throughputs during the period(s)-in-question were not believed/know to have exceeded 10,000 gal/month.
    - **Accepted w/o Explanation.** The omitted information was for a period ending at least two years prior to the initial exemption request date, and subsequent reported gasoline throughputs were substantially less than 10,000 gal/month in all subsequent months.
    - **Automatic System Removal.** Gasoline tanks were reported as removed, filled in-place, or converted to non-gasoline use.
    - **Other (specify):**

  - **NOT EXEMPT (by TNRCC Rules):**
    - **Throughput Exceedance.** The submitted data clearly indicates that the gasoline throughput exceeded:
      - 10,000 gal/month average from 1-1-91 thru 11-15-92; and/or
      - 10,000 gal during the following calendar months after 11-15-92:
    - **Constructed After 11-15-92.** The exemption confirmation form indicates that the original construction of gasoline equipment at this facility did not begin until on or after 11-15-92.
    - **TRACS Installation Date.** The initial installation date for gasoline tank(s) shown in the UST/AST database (TRACS) for this facility is (date):
    - **Emergency Not Justified.** The nature and scope of the Emergency or Natural Disaster which was claimed as the cause of any excess gasoline throughputs either was not provided or does not appear reasonable or valid.
    - **Exemption Reason Omitted.** The submitted data did not specify any acceptable reason/basis for an exemption.
    - **Not Exempt BY RULE/Waiver Requested.** The exemption confirmation form did not reasonably demonstrate this facility's qualifications for exemption under TNRCC rules, but the facility owner has included a written request for "special case" waiver of TNRCC rules due to special/unusual circumstances.
    - **Other (specify):**

  - **UNDETERMINED STATUS.** The exemption confirmation form did not include sufficient information to reasonably show whether or not the facility actually meets the TNRCC exemption requirements.

REMARKS:
Texas Natural Resource Conservation Commission (TNRCC)

STAGE II VAPOR RECOVERY EXEMPTION CONFIRMATION FORM
(Rev 01/96)

- **STAGE II VAPOR RECOVERY REQUIREMENTS:** Unless specifically exempted, most motor vehicle fuel dispensing facilities (public and private) must now be equipped with acceptable Stage II vapor recovery equipment to control emissions of volatile organic compounds (VOCs) during the filling of motor vehicle fuel tanks, but only if the facility dispenses gasoline from stationary storage tanks into the fuel tanks of on-road motor vehicles. AND only if the facility is located in one of the following Texas ozone nonattainment areas:
  - Houston/Galveston Area
  - Beaumont/Port Arthur Area
  - El Paso Area
  - Dallas/Fort Worth Area

- **Exemption Confirmation Procedures:** If a facility owner owns one or more gasoline dispensing facilities at the above-listed areas that qualify for exemption from the TNRCC's Stage II equipment requirements, the owner should complete all applicable sections of his form (front & back) for any exempt facility. A separate form should be completed and filed for each exempt facility.

- **Exemption Confirmation Status:** (Please mark the appropriate box)
  - [ ] Original Form: If this is the first exemption form for this facility, please complete all applicable sections (front & back).
  - [ ] Amended Form: If this is an annual update or other amendment to a previous form, the owner does not need to duplicate previous throughput information. The owner should: (a) record the Facility Information (Section I) and Owner Information (Section II), (b) re-confirm the reason for Stage II equipment exemption (Section VI), (c) record the monthly throughputs only since the last report (Section VI), (d) make any other pertinent revisions; and (e) sign and date the form (Section IV).

### I. FACILITY INFORMATION

<table>
<thead>
<tr>
<th>Facility Name:</th>
<th>Dallas Site + Barrieade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Physical Address:</td>
<td>1007 W. Worth Ave</td>
</tr>
<tr>
<td>City:</td>
<td>Dallas</td>
</tr>
<tr>
<td>State:</td>
<td>TX</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>75208</td>
</tr>
<tr>
<td>On-Site Contact Person:</td>
<td>Gary Howell</td>
</tr>
<tr>
<td>Telephone No:</td>
<td>214-579-571</td>
</tr>
</tbody>
</table>

### II. OWNER INFORMATION

| Name of Owner of Gasoline Dispensing System: | Gary Howell |
| Mailing Address: | 1607 W. Worth Ave |
| City: | Dallas |
| State: | TX |
| Zip Code: | 75208 |
| Owner's Authorized Representative: | Gary Howell |
| Title: | VP/Full Man |
| Telephone No: | 214-579-571 |

- **Facility Location:** (Mark any that apply)
  - [ ] On Indian Land
  - [ ] In Unincorporated Area
  - [ ] In City Limits of (specify city): Dallas

- **Type of Facility:** (Mark all that apply)
  - [ ] Retail
  - [ ] Wholesale
  - [ ] Fleet Fueling
  - [ ] Industrial/Manufacturing/Chemical Plant

- **Type of Ownership:** (Mark applicable box)
  - [ ] Individual
  - [x] Corporation
  - [ ] Federal Gov't
  - [ ] State Gov't
  - [ ] Local Gov't
  - [ ] Other (specify):

- **Gasoline System Ownership:** Above-listed owner is owner of:
  - [x] Underground tanks (USTs)
  - [ ] Aboveground dispensers (aka pumps)
  - [ ] Aboveground tanks (ASTs)
  - [ ] Both dispensers & tanks
  - [ ] Indicate name of registered tank owner (if different from above):

### III. DATE OF ORIGINAL CONSTRUCTION OF GASOLINE DISPENSING EQUIPMENT

- Date when this facility was first permanently equipped with gasoline dispensing equipment (if known): 1/29/55
- If you are not sure of the above date, please indicate the earliest date that you have personal knowledge (or records) of this facility first being used for gasoline storage and/or gasoline dispensing purposes:

### IV. OWNER CERTIFICATION AND SIGNATURE

I hereby certify that I am the legal owner (or a legally-authorized agent or representative of the legal owner) of the gasoline dispensing equipment (tanks and/or dispensers) at the above-described facility, and that the information included herein is true, accurate, and complete to the best of my knowledge. I also affirm that I understand that any Stage II equipment exemption authorized for this facility is valid only so long as the conditions for exemption (as indicated herein) remain applicable, and that acceptable Stage II equipment must be timely installed when such exemption conditions are no longer valid.

**Signature:**

**Date Signed (Please Print):** 2/18/97

**PLEASE COMPLETE THE ADDITIONAL SECTIONS ON THE BACK SIDE OF THIS FORM**
V. BASIS FOR CLAIMED EXEMPTION FROM STAGE II VAPOR RECOVERY EQUIPMENT REQUIREMENTS

- The following reasons for exemption from Stage II vapor recovery equipment installation requirements are applicable to the motor fuel dispensing facility described on the reverse side of this form. [MARK ONLY THOSE REASONS THAT APPLY.]

A. **NO GASOLINE.** This facility has never dispensed gasoline from stationary storage tanks (USTs or ASTs) for any purpose.

B. **NOT DISPENSING FROM STATIONARY TANKS TO ON-ROAD VEHICLES.** This facility dispenses gasoline, but not from stationary tanks and/or not into fuel tanks of on-road motor vehicles. (Mark either of the following that apply):

1. **NO STATIONARY TANKS.** Gasoline is dispensed exclusively from non-stationary storage vessels (e.g. tanks affixed or mounted on trucks, trailers, or railcars, or movable mobile tanks which are not a permanent fixture at this facility).

2. **NO ON-ROAD VEHICLES.** Gasoline has never been dispensed into the fuel tanks of on-road motor vehicles, but is dispensed or used exclusively for the following other purposes:

- **GASOLINE DISPENSING DISCONTINUED.** This facility previously dispensed gasoline from stationary tanks into motor vehicle fuel tanks, but gasoline dispensing was permanently discontinued on date which was prior to the TNRCC compliance date for Stage II equipment installation at this facility. (Mark all of the following that apply):

- Dispensers Out of Use: Gasoline dispensers were
- Permanently removed on date
- Temporarily shut down on date
- Tanks Out of Use: Gasoline storage tanks were
- Permanently removed on date
- Permanently filled in place on
- Imploded & line discontinued...

C. **EXEMPT USE.** From on or before January 1, 1991 through the present, this facility has dispensed gasoline only for the following types of vehicles (mark any that apply):

- Aircraft
- Watercraft
- Implements of Agriculture

D. **LOW TOTAL MONTHLY GALLONS.** Original construction of this facility began before November 15, 1992, and for each month since January 1, 1991, this facility has never dispensed 10,000 gallons or more of gasoline in any one month.

- Indicate date of original construction in Section III above, and monthly gasoline throughput in Section VI below.

E. **LOW AVERAGE MONTHLY GALLONS.** Original construction of this facility began before November 15, 1992, and:

- During the period from January 1, 1991, through November 15, 1992, the average monthly volume of gasoline dispensed was less than 10,000 gallons per month, AND
- During the subsequent period from November 16, 1992, through the present, this facility has never dispensed 10,000 gallons or more of gasoline in any one month.

- Indicate date of original construction in Section III above, and monthly gasoline throughput in Section VI below.

F. **LOW MONTHLY TOTALS W/EMERGENCY FACEANCE.** Original construction of this facility began before 11-15-92, and:

- During the period from January 1, 1991, through November 15, 1992, this facility never dispensed 10,000 gallons or more of gasoline in any one month, AND
- During the subsequent period from November 16, 1992, to the present, this facility did dispense 10,000 gallons or more of gasoline during one or more consecutive 30-day periods, but only due to an emergency or natural disaster.

- Indicate date of original construction in Section III above, and monthly gasoline throughput in Section VI below. On a separate sheet, describe the nature and scope of the emergency/natural disaster and how it caused the excess throughput.

G. **LOW MONTHLY AVERAGE W/EMERGENCY FACEANCE.** Original construction of this facility began before 11-15-92, and:

- During the period from January 1, 1991, through November 15, 1992, the average monthly volume of gasoline dispensed was less than 10,000 gallons, AND
- During the subsequent period from November 16, 1992, to the present, this facility did dispense 10,000 gallons or more of gasoline during one or more consecutive 30-day periods, but only due to an emergency or natural disaster.

- Indicate date of original construction in Section III above, and monthly gasoline throughput in Section VI below. On a separate sheet, describe the nature and scope of the emergency/natural disaster and how it caused the excess throughput.

---

VI. MONTHLY GASOLINE THROUGHPUT (OR SALES) AT THIS FACILITY BEGINNING JANUARY 1, 1991

<table>
<thead>
<tr>
<th>YEAR</th>
<th>JAN</th>
<th>FEB</th>
<th>MAR</th>
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- Upon completion, the facility owner should assure that legible copies of this form and any previous exemption forms are kept in a secure location at the facility and submitted to the TNRCC at the address below.

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION
PETROLEUM STORAGE TANK DIVISION - STAGE II VAPOR RECOVERY SECTION (MC-140)
P. O. BOX 13087, AUSTIN, TEXAS 78711-3087

For assistance, please call or FAX: Telephone: 512-389-2033, FAX 512-389-1422
RE: Acknowledgement of TNRCC Receipt of "Stage II Vapor Recovery Exemption Confirmation Form" (Received on 05/01/1996) For Gasoline Dispensing System at:

DALLAS LITE & BARRICADE, INC. (TNRCC FACILITY NO. 0020536)
1607 FORT WORTH AVE; DALLAS, TEXAS 75208 (DALLAS COUNTY)

DEAR MR. HOWELL:

This letter acknowledges TNRCC’s receipt of your original or amended Stage II Vapor Recovery Exemption Confirmation Form (and/or other related correspondence) declaring this facility’s continued exemption from the TNRCC’s Stage II vapor recovery equipment requirements. We have reviewed this exemption request, and we agree that this facility appears to conditionally qualify for exemption from Stage II equipment requirements, based on the certified information provided. Therefore, the TNRCC has conditionally classified this facility as “exempt” from Stage II equipment requirements, as of the effective date of the submitted information.

Under applicable TNRCC rules (30 TAC §§115.241-115.249), a gasoline dispensing facility located in a designated ozone nonattainment area is normally considered exempt from Stage II vapor recovery equipment requirements only when one or both of the following conditions continue to be met:

1) When the facility has never dispensed gasoline from stationary storage tanks (USTs or ASTs) into the fuel tanks of on-road motor vehicles on and after the facility’s prescribed Stage II equipment compliance date; OR

2) When gasoline dispensing equipment at the facility was originally constructed before November 15, 1992; AND the facility never dispensed an average of 10,000 gallons or more of gasoline per month between January 1, 1991, and November 15, 1992, AND never dispensed 10,000 gallons or more of gasoline during any one month since November 15, 1992, except during documented emergencies or natural disasters.

If this facility ever ceases to meet TNRCC Stage II exemption qualifications [such as, if the volume of gasoline dispensed at a motor-vehicle fueling facility is ever 10,000 gallons or more in any month], then this facility would immediately cease to qualify for exemption. If this occurs, acceptable Stage II equipment must be installed at this facility within 120 days after the date that the volume exceedance or other disqualification occurred.

As a condition for continuing the “Stage II exempt” classification, an annual update and reconfirmation of the facility’s exemption qualifications should be filed with the TNRCC by January 31 of each year [TNRCC Rule 30 TAC §115.247(2)]. Enclosed is a TNRCC Stage II Vapor Recovery Exemption Confirmation Form (with explanation sheet) for your future use in updating the exemption qualifications for this facility, when required. Failure to timely provide the annual exemption update or to include complete and accurate information could result in the TNRCC’s cancellation of the “Stage II exempt” classification for this facility.

Please assure that legible copies of this letter, together with all completed exemption forms, are kept in a secure location at this facility. Also, please assure that these records are available for review upon request by TNRCC and/or authorized city/county inspection personnel.

If you have any questions regarding the TNRCC’s Stage II vapor recovery requirements or the Stage II exemption qualifications for this facility, please contact me or my staff at 512/239-2038. You may also contact the appropriate TNRCC regional Stage II program for your area (as shown on the enclosed sheet).

Sincerely,

Allen G. Martinets, P.E.
Manager, PST Stage II Vapor Recovery Section

CC: TNRCC REGIONAL STAGE II VAPOR RECOVERY PROGRAM, REGION 04 (ARLINGTON)

Enclosures
Texas Natural Resource Conservation Commission

INTEROFFICE MEMORANDUM

TO: Stage II Vapor Recovery Fac. File No. 0020526 DATE: 6/25/96
Facility Name: Dallas Lake and Barrenado, Inc.
Location: 1607 Fort Worth Ave., Dallas, TX 75228 Co.: Dallas

FROM: PST Stage II Section: ☑ LOTT; ☑ NAIR; ☑ REACH; ☑

SUBJECT: CHECKLIST FOR REVIEW OF STAGE II VAPOR RECOVERY EXEMPTION REQUEST.

- Request Format: ☑ Exemption Confirmation Form ☑ Letter w/data ☑ Additional Info ☑
- Type of Request: ☑ Original ☑ Update/Revision ☑ Additional Info ☑
- Date Rec'd: 5/1/96 Rec'd by: ☑ PST S2 Sec. ☑ Region ☑
- Basis for Claimed Exemption:

<table>
<thead>
<tr>
<th>A - No Gasoline Dispensing</th>
<th>B - No Stat Tanks/On-Road Vehicles</th>
<th>C - Gasoline Use Discontinued</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1 - No Stationary Tanks</td>
<td>B2 - No On-Road Vehicles</td>
<td>C1a - Disp Permanently Removed</td>
</tr>
<tr>
<td>D - Exempt Use</td>
<td>D1 - Aircraft</td>
<td>C1b - Disp Temporarily Out of Use</td>
</tr>
<tr>
<td>D2 - Watercraft</td>
<td>D3 - Farm Implements</td>
<td>C2a - Tanks Out of Use</td>
</tr>
<tr>
<td></td>
<td></td>
<td>C2b - Tanks Permanently Removed</td>
</tr>
</tbody>
</table>
<pre><code>                      |                                   | C2c - Tanks Empty &amp; Out of Use  |
</code></pre>

- This memorandum is to verify that I have reviewed & evaluated the "Stage II Vapor Recovery Exemption Confirmation Form" (and/or other additional information) submitted for the subject facility. Based on the information & data provided, I have determined that the current exemption status of the subject facility is:

☐ CONDITIONALLY EXEMPT. See back side of page for justification/explanation.
☐ NOT EXEMPT. See back side of page for justification/explanation.
☐ UNDETERMINED STATUS. See back side of page for justification/explanation.

- REMARKS:

- RECOMMENDED ACTION.

☐ If Conditionally EXEMPT (by TNRCC Rules), and If:
  ☑ Current: then send Exemption Confirmation/Acknowledgement (AK) Letter.
  ☑ Update Needed: then send Exemption Confirmation w/Update Request (EU) Letter.
  ☑ Prior NQ Letter Sent: then send Cancellation (CN) Letter to Rescind Non-Qualification Letter.
  ☑ Tanks Perm. Removed/Filled: then No Letter Needed, but Notify PST Registration Section.

☐ If NOT EXEMPT (by TNRCC Rules), and If:
  ☑ Clearly Not Qualified: then send Exemption Non-Qualification (NQ) Letter.
  ☑ Rule Waiver Requested: then Section Mgr. will send "Special Case (SC) Approval/Denial Letter."

☐ If UNDETERMINED/DEFICIENT, and If:
  ☑ Minimal Information Needed: then Request Additional Information by Telephone.
  ☑ Substantial Information Needed: then Request Additional Information by Letter.

☐ If OTHER, then (specify):

Reviewed by: Manik M. Nair Date: 7/25/96
Computer Data Entry by: Manik M. Nair Date: 7/25/96

TNRCC/PST-52/XMTCKLST (04-25-96)
Based on the information and data provided to date for the referenced facility, the following indicates the current exemption status and the justification for such status:

☐ Conditionally EXEMPT (by TNRCC Rules).

☐ Complete In Full. The exemption confirmation form (and/or other data) was essentially complete, and the reasons for claimed exemption were fully demonstrated as of the date of filing; AND:

☐ Current. The claimed qualifications for exemption were fully demonstrated through at least December 31 of the year preceding this filing.

☐ Not Current. The claimed qualifications for exemption were NOT fully demonstrated through at least December 31 of the year preceding this filing, and updated information is now due & required.

☐ Substantially Complete. The exemption confirmation form (and/or other data) was not completed in full; but the reasons & basis for exemption were substantially demonstrated as of the date of submittal, AND:

☐ Current. The claimed qualifications for exemption were substantially demonstrated through at least December 31 of the year preceding this filing.

☐ Not Current. The claimed qualifications for exemption were NOT substantially demonstrated through at least December 31 of the year preceding this filing, and updated information is now due & required.

☐ Explanation/Justification for Acceptance of Incomplete Information

☐ Construction Date Omitted. The date of original construction of the gasoline dispensing equipment (§ III) was omitted. However, it is reasonable to assume that gasoline dispensing equipment was installed before 11-15-92 because:

☐ T-Put Data. The throughput data (§ VI) indicates gasoline dispensing before 11-15-92.

☐ TRACS Data. The UST AST Registration Database (TRACS) indicates that gasoline storage tank(s) were initially installed/in use before 11-15-92, i.e. on [date].

☐ Exemption Reason Omitted. The specific reason or basis for exemption (§ V) was not indicated. However, the reported gasoline throughput information (§ VI) clearly indicates gasoline throughputs of less than 10,000 gal/month average from 1-1-91 to 11-15-92, and less than 10,000 gallons for each calendar month after 11-15-92.

☐ Some T-Put Omitted. Some of the gasoline throughput data from 1-1-91 to the date of submittal was omitted or questionable; however, the submitted data is considered acceptable because:

☐ Reasonable Explanation Submitted. The owner/representative has submitted an acceptable signed statement explaining the omitted/questionable data.

☐ T-Put Statement. The owner representative has submitted a signed statement attesting that throughputs during the period(s) in question were not believed known to have exceeded 10,000 gal/month.

☐ Accepted w/o Explanation. The omitted information was for a period ending at least two years prior to the initial exemption request date, and subsequent reported gasoline throughputs were substantially less that 10,000 gal/month in all subsequent months.

☐ Other (specify):

☐ NOT EXEMPT (by TNRCC Rules).

☐ Throughput Exceedance. The submitted data clearly indicates that the gasoline throughput exceeded:

☐ 10,000 gal/month average from 1-1-91 thru 11-15-92; and/or

☐ 10,000 gal during the following calendar months after 11-15-92.

☐ Constructed After 11-15-92. The exemption confirmation form indicates that the original construction of gasoline equipment at this facility did not begin until on or after 11-15-92.

☐ TRACS Installation Date. The initial installation date for gasoline tank(s) shown in the UST/AST database (TRACS) for this facility is [date].

☐ Emergency Not Justified. The nature & scope of the Emergency or Natural Disaster which was claimed as the cause of any excess gasoline throughputs either was not provided or does not appear reasonable or valid.

☐ Exemption Reason Omitted. The submitted data did not specify any acceptable reason/basis for an exemption.

☐ Not Exempt BY RULE/Waiver Requested. The exemption confirmation form did not reasonably demonstrate this facility's qualifications for exemption under TNRCC rules, but the facility owner has included a written request for "special case" waiver of TNRCC rules due to special/unusual circumstances.

☐ Other (specify):

☐ UNDETERMINED STATUS. The exemption confirmation form did not include sufficient information to reasonably show whether or not the facility actually meets the TNRCC exemption requirements.

Remarks:

[Additional remarks if any]
# STAGE II VAPOR RECOVERY REQUIREMENTS

Unless specifically exempted, most motor vehicle fuel dispensing facilities (public and private) must now be equipped with acceptable Stage II vapor recovery equipment to control emissions of volatile organic compounds (VOCs) during the filling of motor vehicle fuel tanks, but only if the facility dispenses gasoline from stationary storage tanks into the fuel tanks of on-road motor vehicles, AND only if the facility is located in one of the following Texas ozone nonattainment areas:

- **Houston/Galveston Area:** Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, & Waller Counties.
- **Beaumont/Port Arthur Area:** Hardin, Jefferson, and Orange Counties.
- **El Paso Area:** El Paso County (only).
- **Dallas/Fort Worth Area:** Collin, Dallas, Denton, and Tarrant Counties.

# EXEMPTION CONFIRMATION PROCEDURES

If a facility owner owns one or more gasoline dispensing facilities in the above-listed areas that qualify for exemption from the TNRCC's Stage II equipment requirements, the owner should complete all applicable sections of this form (front & back) for any exempt facility. A separate form should be completed and filed for each exempt facility.

# EXEMPTION CONFIRMATION STATUS

(Provide mark the appropriate box)
- **Original Form:** If this is the first exemption form for this facility, please complete all applicable sections (front & back).
- **Amended Form:** If this is an annual update (or other amendment to a previous form), the owner does not need to duplicate previous throughput information. The owner should: (a) record the Facility Information (Section I) and Owner Information (Section II); (b) re-confirm the reason for Stage II equipment exemption (Section V); (c) record the monthly throughputs only since the last report (Section VI); (d) make any other pertinent revisions; and (e) sign and date the form (Section IV).

## I. FACILITY INFORMATION

<table>
<thead>
<tr>
<th>FACILITY NAME:</th>
<th>NAME OF OWNER OF GASOLINE DISPENSING SYSTEM:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHYSICAL ADDRESS:</td>
<td>MAILING ADDRESS:</td>
</tr>
<tr>
<td>CITY:</td>
<td>ZIP CODE:</td>
</tr>
<tr>
<td>TEXAS</td>
<td>COUNTY:</td>
</tr>
<tr>
<td>On-Site Contact Person:</td>
<td>Telephone No:</td>
</tr>
</tbody>
</table>

- **TNRCC PST Facility No.** (Indicate No.): 11-05-36
- **TNRCC PST Owner No.** (Indicate No.):

## II. OWNER INFORMATION

<table>
<thead>
<tr>
<th>TYPE OF FACILITY (Mark all that apply):</th>
<th>OWNER'S AUTHORIZED REPRESENTATIVE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>CITY:</td>
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<tr>
<td>Wholesale</td>
<td>STATE:</td>
</tr>
<tr>
<td>Fleet Fueling</td>
<td>ZIP CODE:</td>
</tr>
<tr>
<td>Other (specify):</td>
<td>OWNED BY:</td>
</tr>
</tbody>
</table>

- **TYPE OF OWNER** (Mark applicable box): Individual, Company, Corporation, Federal Gov't, State Gov't, Local Gov't, Other (specify):
- **GASOLINE SYSTEM OWNERSHIP:** Above-listed owner is owner of:
  - [ ] Underground tanks (USTs)
  - [ ] Aboveground dispensers (aka pumps)
  - [ ] Aboveground tanks (ASTs)
  - [ ] Both dispensers & tanks
- [ ] Indicate name of registered tank owner (if different from above):
  - Name: 

## III. DATE OF ORIGINAL CONSTRUCTION OF GASOLINE DISPENSING EQUIPMENT

- Date when this facility was first permanently equipped with gasoline dispensing equipment (if known):
- If you are not sure of the above date, please indicate the earliest date that you have personal knowledge (or records) of this facility first being used for gasoline storage and/or gasoline dispensing purposes.

## IV. OWNER CERTIFICATION AND SIGNATURE

- I hereby certify that I am the legal owner (or a legally-authorized agent or representative of the legal owner) of the gasoline dispensing equipment (tanks and/or dispensers) at the above-described facility, and that the information included herein is true, accurate, and complete to the best of my knowledge. I also affirm that I understand that any Stage II equipment exemption authorized for this facility is valid only so long as the conditions for exemption (as indicated herein) remain applicable, and that acceptable Stage II equipment must be timely installed when such exemption conditions are no longer valid.

**PLEASE COMPLETE THE ADDITIONAL SECTIONS ON THE BACK SIDE OF THIS FORM**
V. BASIS FOR CLAIMED EXEMPTION FROM STAGE II VAPOR RECOVERY EQUIPMENT REQUIREMENTS

- The following reasons for exemption from Stage II vapor recovery equipment installation requirements are applicable to the motor fuel dispensing facility described on the reverse side of this form. [MARK ONLY THOSE REASONS THAT APPLY.]

A □ NO GASOLINE. This facility has never dispensed gasoline from stationary storage tanks (USTs or ASTs) for any purpose.

B □ NOT DISPENSING FROM STATIONARY TANKS TO ON-ROAD VEHICLES. This facility dispenses gasoline, but NOT from stationary tanks and/or not into fuel tanks of on-road motor vehicles. (Mark either of the following that apply.)
   1 □ No Stationary Tanks. Gasoline is dispensed exclusively from non-stationary storage vessels (e.g., tanks affixed or mounted on trucks, trailers, or railcars, or moveable mobile tanks which are not a permanent fixture at this facility).
   2 □ No On-Road Vehicles. Gasoline has never been dispensed into the fuel tanks of on-road motor vehicles, but is dispensed or used exclusively for the following other purposes:

C □ GASOLINE DISPENSING DISCONTINUED. This facility previously dispensed gasoline from stationary tanks into motor vehicle fuel tanks, but gasoline dispensing was permanently discontinued on [date], which was prior to the TNRCC compliance date for Stage II equipment installation at this facility. (Mark all of the following that apply.)
   1 □ Dispensers Out of Use. Gasoline dispensers were Permanently removed on [date].
   2 □ Tanks Out of Use. Gasoline storage tanks were Permanently removed on [date].
   3 □ Temporarily shut down on [date].

D □ EXEMPT USE. From on or before January 1, 1991 through the present, this facility has dispensed gasoline only for the following type(s) of vehicles (mark any that apply.)
   1 □ Aircraft
   2 □ Watercraft
   3 □ Implements of Agriculture

E □ LOW TOTAL MONTHLY GALLONS. Original construction of this facility began before November 15, 1992, AND for each month since January 1, 1991, this facility has never dispensed 10,000 gallons or more of gasoline in any one month. (Indicate date of original construction in Section III above, and monthly gasoline throughputs in Section VI below.)

F □ LOW AVERAGE MONTHLY GALLONS. Original construction of this facility began before November 15, 1992, AND:
   - During the period from January 1, 1991, through November 15, 1992, the average monthly volume of gasoline dispensed was less than 10,000 gallons per month, AND
   - During the subsequent period from November 16, 1992, through the present, this facility has never dispensed 10,000 gallons or more of gasoline in any one month. (Indicate date of original construction in Section III above, and monthly gasoline throughputs in Section VI below.)

G □ LOW MONTHLY TOTALS WITH EMERGENCY EXCEDEANCE. Original construction of this facility began before 11-15-92, AND:
   - During the period from January 1, 1991, through November 15, 1992, this facility never dispensed 10,000 gallons or more of gasoline in any one month, AND
   - During the subsequent period from November 16, 1992, to the present, this facility did dispense 10,000 gallons or more of gasoline during one or more consecutive 30-day periods, but only due to an emergency or natural disaster. (Indicate date of original construction in Section III above, and monthly gasoline throughputs in Section VI below.) On a separate sheet, describe the nature and scope of the emergency/natural disaster and how it caused the excess throughput(s).)

H □ LOW MONTHLY AVERAGE WITH EMERGENCY EXCEDEANCE. Original construction of this facility began before 11-15-92, AND:
   - During the period from January 1, 1991, through November 15, 1992, the average monthly volume of gasoline dispensed was less than 10,000 gallons, AND
   - During the subsequent period from November 16, 1992, to the present, this facility did dispense 10,000 gallons or more of gasoline during one or more consecutive 30-day periods but only due to an emergency or natural disaster. (Indicate date of original construction in Section III above, and monthly gasoline throughputs in Section VI below.) On a separate sheet, describe the nature and scope of the emergency/natural disaster and how it caused the excess throughput(s).)

VI. MONTHLY GASOLINE THROUGHPUT (OR SALES) AT THIS FACILITY BEGINNING JANUARY 1, 1991

<table>
<thead>
<tr>
<th>YEAR</th>
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- Upon completion, the facility owner should assure that legible copies of this form and any previous exemption forms are kept in a secure location AT THE FACILITY. and should submit the original form to the TNRCC at the following address.

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION
PETROLEUM STORAGE TANK DIVISION - STAGE II VAPOR RECOVERY SECTION
P. O. BOX 13087, AUSTIN, TEXAS 78711-3087

- For assistance, please call or FAX Telephone 512/239-2038 FAX 512/239-1422
April 2, 1996

DEAR MR. HOWELL:

This letter acknowledges TNRCC’s receipt of a Stage II Vapor Recovery Exemption Confirmation Form (and/or other related correspondence) declaring this facility’s exemption from the TNRCC’s requirement for Stage II vapor recovery equipment installation. Based on the certified information provided at the time of filing, this facility appeared to conditionally qualify for Stage II exemption under applicable TNRCC rules. Therefore, the TNRCC has conditionally classified this facility as “exempt” from Stage II equipment requirements, but only through the effective date of the previously-filed information.

As a condition for continuing the “Stage II exempt” classification for a regulated gasoline dispensing facility, an annual update and re-confirmation of the facility’s exemption qualifications should be filed with the TNRCC by January 31 of each year [TNRCC Rule 30 TAC §115.247(2)]. This letter is your notice that submittal of the latest annual exemption update for the above-referenced facility was required by January 31, 1996, and now appears to be overdue. Attached is a TNRCC Stage II Vapor Recovery Exemption Confirmation Form for your use in updating the exemption qualifications for this facility. Please review and follow the instructions for completing the form. The form should be completed and signed by the owner of the gasoline dispensing system (tanks and dispensers), or by a legally-authorized owner representative. The completed form should clearly indicate any changes or additions since the previous filing which affect the owner information, facility information, and/or the reasons for the claimed exemption. If the exemption for this facility is based on historical gasoline throughputs of less than 10,000 gallons/month, the owner must also include an updated accounting of this facility’s monthly gasoline throughputs from the last month previously reported through December 31, 1995. Failure to timely provide the annual exemption update or to include complete and accurate information could result in the TNRCC’s cancellation of the “Stage II exempt” classification for this facility. (Note: If this facility no longer qualifies for exemption, TNRCC rules require installation of acceptable Stage II vapor recovery equipment no later than 120 days after the facility first failed to meet exemption requirements.)

After completing and signing the form, the owner should keep a legible copy of the updated form with the permanent records at the facility, and should submit the original updated/signed form to the following address: Texas Natural Resource Conservation Commission, Petroleum Storage Tank Division, Stage II Vapor Recovery Section (Mail Code 140), P.O. Box 13087, Austin, Texas 78711-3087. (Please disregard this notice if an annual update for the period ending December 31, 1995, has already been filed, or if an acceptable Stage II vapor recovery system has previously been installed for this facility.)

If you have any questions regarding the TNRCC Stage II vapor recovery requirements or the Stage II exemption qualifications related to your facility, please contact me or my staff at 512/239-2038. You may also contact the appropriate TNRCC regional Stage II vapor recovery program for your area, as shown on the attached sheet.

Sincerely,

Allen G. Martinets, P.E.
Manager, PST Stage II Vapor Recovery Section

cc: TNRCC REGIONAL STAGE II VAPORECOVERY PROGRAM, REGION 04 (ARLINGTON)
**Texas Natural Resource Conservation Commission (TNRCC)**

**STAGE II VAPOR RECOVERY EXEMPTION CONFIRMATION FORM**

**STAGE II VAPOR RECOVERY REQUIREMENTS:** Unless specifically exempted, a "motor vehicle fuel dispensing facility" (put or private) must be timely equipped with acceptable Stage II vapor recovery equipment to control the emission of volatile organic compounds (VOCs) during the filling of motor vehicle fuel tanks. BUT ONLY IF the facility dispenses gasoline from stationary storage tanks into fuel tanks of on-road motor vehicles. AND IF the facility is located in one of the following Texas ozone "nonattainment areas":

- Houston/Galveston Area
- Beaumont/Port Arthur Area
- El Paso Area
- Dallas/Ft. Worth Area

**EXEMPTION CONFIRMATION PROCEDURES:** If a facility owner has one or more gasoline dispensing facilities in the above-listed areas that may be eligible for an exemption from the TNRCC's Stage II equipment requirement, the owner should complete the appropriate sections of this form. A separate form should be completed for each facility where an exemption is claimed.

**EXEMPTION CONFIRMATION STATUS:** (Please mark the appropriate box.)

- **Original Form:** If this is the first exemption form for this facility, please complete all applicable sections (front and back)
- **Amended Form:** If this is an annual update of throughput data (as required by TNRCC Rule 30 TAC §115.247(2)) or a previous amendment to a previously-filed exemption form, you do not need to submit all the same information again. Please complete only Sections I and II (Facility and Owner Information), plus any other sections that require revision, then sign and date the form.

### I. FACILITY INFORMATION

**Facility Name:** Dallas Lite & Bankside Inc

**Physical Address:** 1607 Ft Worth Ave

**ZIP Code:** 75208

**City:** Dallas

**County:** Dallas

**TelephoneNumber:** 214-748-5791

**Type of Facility:**
- [ ] Retail
- [ ] Wholesale
- [ ] Fleet Fueling
- [ ] Other (specify):

**Facility Location:**
- [ ] In Unincorporated Area
- [ ] Indian Land
- [ ] In City Limits of (specify city): Dallas

**TNRCC Facility Identification Nos. (if known):**
- [ ] PST Facility ID No.: 0020536
- [ ] Air Program (TACB) Account No.: 0020536

### II. OWNER INFORMATION

**Name of Owner of Gasoline Dispensing Equipment:** Dallas Lite & Bankside Inc

**Mailing Address:** 1607 Ft Worth Ave

**City:** Dallas

**State:** TX

**ZIP Code:** 75208

**Contact Person:** Gary K. Howell

**Telephone No.:** 214-748-5791

**Owner's Authorized Representative:** Gary K. Howell

**Title:** Vice President

**Telephone No.:** 214-748-5791

**Type of Owner:**
- [ ] Individual
- [ ] Company
- [ ] Federal Govt
- [ ] State Govt
- [ ] Local Govt
- [ ] Other (specify):

**TNRCC PST Owner Identification No. for Tanks at This Facility (if known):** 0020536

If the registered tank owner is not the same as the above-listed owner of the gasoline dispensing equipment, indicate the name of the registered tank owner in the space below and describe on a separate sheet the business relationship between the tank owner and the equipment owner.

### III. DATE OF ORIGINAL CONSTRUCTION OF GASOLINE DISPENSING EQUIPMENT

- **Date when original construction of this facility began (if known):** Unknown
- **Date when this facility was first equipped with gasoline dispensing equipment (if known):** Unknown

If you are not sure of the above dates, please indicate the earliest date that you have personal knowledge (or records) of this facility being used for gasoline storage and/or gasoline dispensing purposes: Dec 1988

**Signature:**

**Date Signed:** 7-6-95

### IV. OWNER CERTIFICATION AND SIGNATURE

I hereby certify that I am the owner (or the authorized agent/representative of the owner) of the gasoline dispensing equipment at the above-described facility, and that the information included herein is true, accurate, and complete to the best of my knowledge. I also certify that I understand that any Stage II equipment exemption authorized for this facility is valid only so long as the conditions for exemption (as indicated herein) remain applicable, and that acceptable equipment must be timely installed when such exemptions are no longer valid.

**Signature:**

**Date Signed:** 7-6-95
V. BASIS FOR CLAIMED EXEMPTION FROM STAGE II EQUIPMENT REQUIREMENTS

The following conditions for EXEMPTION from the Stage II vapor recovery equipment installation requirements are applicable to facility described on the reverse side of this form (mark ONLY those that apply):

A ☐ This facility has NEVER stored or dispensed gasoline from stationary storage tanks (USTs or ASTs) for any purposes.
B ☐ This facility does store or dispense gasoline. BUT the gasoline has never been dispensed from non-stationary storage tanks (UST or ASTs) into the fuel tanks of on-road motor vehicles [indicate any of the following that apply]
1 ☐ Gasoline is dispensed EXCLUSIVELY from non-stationary storage vessels (e.g., storage tanks affixed or mounted on trucks, trailers, or railcars, or moveable/mobile tanks which are not a permanent fixture of the facility).
2 ☐ Gasoline has never been dispensed into the fuel tanks of on-road motor vehicles, but is dispensed or used EXCLUSIVELY for the following other purposes.

C ☐ This facility has previously dispensed gasoline from stationary storage tanks (ASTs or USTs) into fuel tanks of on-road motor vehicles. BUT NO GASOLINE DISPENSING HAS OCCURRED SINCE [indicate date].

D ☐ Gasoline dispensing equipment was either
   a ☐ Permanently removed on: [date].
   b ☐ Temporarily shut-down on: [date].

E ☐ Gasoline storage tanks were either
   a ☐ Permanently removed on: [date].
   b ☐ Permanently filled in-place on: [date].
   c ☐ Emptyed & use discontinued on: [date].

F ☐ During the period from [date] to the present, this facility has dispensed gasoline EXCLUSIVELY for the fueling of the following type(s) of vehicles [mark any that apply]: 1Aircraft. 2 Watercraft. 3 Implements of agriculture.

G ☐ Original construction of this facility began PRIOR TO NOVEMBER 15, 1992, AND during the period from JANUARY 1, 1991, THROUGH NOVEMBER 15, 1992, the AVERAGE monthly volume of gasoline dispensed was less than 10,000 gallons, AND
   During the subsequent period from NOVEMBER 16, 1992, THROUGH THE PRESENT, this facility has NEVER dispensed 10,000 gallons or more of gasoline in any one calendar month.
   [Indicate date of original construction in Sec. III (above) and monthly gasoline throughputs in Sec. VI (below).]

H ☐ Original construction of this facility began PRIOR TO NOVEMBER 15, 1992, AND
   During the period from JANUARY 1, 1991, THROUGH NOVEMBER 15, 1992, the AVERAGE monthly volume of gasoline dispensed was less than 10,000 gallons, AND
   During the subsequent period from NOVEMBER 16, 1992, TO THE PRESENT, this facility did dispense 10,000 gallons or more of gasoline during one or more consecutive 30-day periods DUE SOLELY TO A BONA FIDE EMERGENCY CONDITION OR NATURAL DISASTER.
   [Indicate date of original construction in Sec. III (above) and monthly gasoline throughputs in Sec. VI (below). On a separate sheet, describe the nature and scope of the emergency/natural disaster and how it caused the excess throughput(s).]

VI. MONTHLY GASOLINE THROUGHPUT AT THIS FACILITY BEGINNING JANUARY 1, 1991

<table>
<thead>
<tr>
<th>YEAR</th>
<th>JAN</th>
<th>FEB</th>
<th>MAR</th>
<th>APR</th>
<th>MAY</th>
<th>JUNE</th>
<th>JULY</th>
<th>AUG</th>
<th>SEPT</th>
<th>OCT</th>
<th>NOV</th>
<th>DEC</th>
<th>TOTAL</th>
</tr>
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<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

Upon completion, the facility owner should keep a legible copy of this form as part of the facility's permanent ON-SITE record and should submit the original form to the TNRCC at the following address:

Texas Natural Resource Conservation Commission, Petroleum Storage Tank Division - Stage II Vapor Recovery Section
P. O. Box 13087, Austin, Texas 78711-3087; Telephone: 512/239-2038; FAX: 512/239-2177 [Toll Free Phone: 1-800-533-3247]
July 14, 1995

H. Gary Burlbaw, Manager
Air Pollution Control
Environmental and Health Services
320 E. Jefferson, Room LL13
Dallas, Texas 75203

Dear Mr. Burlbaw,

Attached is a copy of TNRCC form claiming exemption Stage II Vapor Recovery submitted in accordance with your letter of June 30, 1995. The original has been mailed to TNRCC in Austin.

Thank you and Ms. Jones for your assistance in this matter. If any additional information is required, please contact me.

Sincerely yours,

Gary K. Howell
Vice President/General Manager

CC: TNRCC
## TEXAS NATURAL RESOURCE CONSERVATION COMMISSION (TNRCC)

**STAGE II VAPOR RECOVERY EXEMPTION CONFIRMATION FORM**

### STAGE II VAPOR RECOVERY REQUIREMENTS:
Unless specifically exempted, a "motor vehicle fuel dispensing facility" (put or private) must be timely equipped with acceptable Stage II vapor recovery equipment to control the emission of volatile organic compounds (VOCs) during the filling of motor vehicle fuel tanks, BUT ONLY IF the facility dispenses gasoline from stationary storage tanks into fuel tanks of on-road motor vehicles. AND IF the facility is located in one of the following Texas ozone nonattainment areas:

- **HOUSTON/GALVESTON AREA:** Includes Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, & Waller counties.
- **BEAUMONT/PORT ARTHUR AREA:** Includes Hardin, Jefferson, and Orange Counties.
- **EL PASO AREA:** Includes El Paso County.
- **DALLAS/FORT WORTH AREA:** Includes Collin, Dallas, Denton, and Tarrant counties.

### EXEMPTION CONFIRMATION PROCEDURES:
If a facility owner has one or more gasoline dispensing facilities located in above-listed areas that may be eligible for an exemption from the TNRCC's Stage II equipment requirements, the owner should complete the appropriate sections of this form (front and back sides). A separate form should be completed for each facility where an exemption is claimed.

### EXEMPTION CONFIRMATION STATUS:
(Please mark the appropriate box.)

- [ ] ORIGINAL FORM: If this is the first exemption form for this facility, please complete all applicable sections (front and back)
- [ ] AMENDED FORM: If this is an annual update of throughput data [as required by TNRCC Rule 30 TAC §115.247(2)] or an amendment to a previously-filed exemption form, you do not need to submit all the same information again. Please complete only Sections I and II (Facility and Owner Information), plus any other sections that require revision, then sign and date the form.

### I. FACILITY INFORMATION

<table>
<thead>
<tr>
<th>FACILITY NAME</th>
<th>Dallas Lin &amp; Brauchle Inc</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHYSICAL ADDRESS</td>
<td>1601 Ft Worth Ave</td>
</tr>
<tr>
<td>CITY</td>
<td>Dallas</td>
</tr>
<tr>
<td>STATE</td>
<td>TX</td>
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<tr>
<td>ZIP CODE</td>
<td>75208</td>
</tr>
<tr>
<td>COUNTY</td>
<td>Dallas</td>
</tr>
<tr>
<td>TYPE CONTACT PERSON</td>
<td>Gary K Howell</td>
</tr>
<tr>
<td>TELEPHONE NO</td>
<td>748-5991</td>
</tr>
<tr>
<td>TYPE OF FACILITY (Mark all that apply):</td>
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</tr>
<tr>
<td>☐ Retail</td>
<td>☐ Wholesale</td>
</tr>
<tr>
<td>☐ Residential</td>
<td>☐ Aircraft Fueling</td>
</tr>
<tr>
<td>☒ Fleet Fueling</td>
<td>☒ Industrial/Manufacturing/Chemical Plant</td>
</tr>
<tr>
<td>☐ Other (specify):</td>
<td></td>
</tr>
<tr>
<td>FACILITY LOCATION:</td>
<td></td>
</tr>
<tr>
<td>☐ In Unincorporated Area</td>
<td>☐ In Indian Land</td>
</tr>
<tr>
<td>☒ In City Limits of (specify city): Dallas</td>
<td></td>
</tr>
</tbody>
</table>

### II. OWNER INFORMATION

<table>
<thead>
<tr>
<th>NAME OF OWNER OF GASOLINE DISPENSING EQUIPMENT</th>
<th>Dallas Lin &amp; Brauchle Inc</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAILING ADDRESS</td>
<td>1601 Ft Worth Ave</td>
</tr>
<tr>
<td>CITY</td>
<td>Dallas</td>
</tr>
<tr>
<td>STATE</td>
<td>TX</td>
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<tr>
<td>ZIP CODE</td>
<td>75208</td>
</tr>
<tr>
<td>TYPE OF OWNER (Mark applicable box):</td>
<td></td>
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<tr>
<td>☐ Individual</td>
<td>☐ Company</td>
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<tr>
<td>☐ Federal Govt</td>
<td>☐ State Govt</td>
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<td>☐ Local Govt</td>
<td></td>
</tr>
<tr>
<td>☐ Other (specify):</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>TRNCC PST OWNER IDENTIFICATION NO. (if known):</th>
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<tr>
<td>☐ PST Facility ID No.: 00205365</td>
</tr>
<tr>
<td>☐ Air Program (TACB) Account No.:</td>
</tr>
</tbody>
</table>

### III. DATE OF ORIGINAL CONSTRUCTION OF GASOLINE DISPENSING EQUIPMENT

Date when original construction of this facility began (if known): **Unknown**
Date when this facility was first equipped with gasoline dispensing equipment (if known): **Unknown**

If you are not sure of the above dates, please indicate the earliest date that you have personal knowledge (or records) of the facility being used for gasoline storage and/or gasoline dispensing purposes: **Dec 1988**

### IV. OWNER CERTIFICATION AND SIGNATURE

I hereby certify that I am the owner (or the authorized agent/representative of the owner) of the gasoline dispensing equipment at the above-described facility, and that the information included herein is true, accurate, and complete to the best of my knowledge. I also certify that I understand that any Stage II equipment exemption authorized for this facility is valid only so long as the conditions for exemption (as indicated herein) remain applicable, and that acceptable Stage II equipment must be timely installed when such exemptions no longer valid.

**Signature:**

**DATE SIGNED:**

**TITLE (PLEASE PRINT):**

**DATE:**

**PLEASE PRINT:**

**PLEASE PRINT:**

**PLEASE PRINT:**

**PLEASE PRINT:**

**PLEASE PRINT:**
V. BASIS FOR CLAIMED EXEMPTION FROM STAGE II EQUIPMENT REQUIREMENTS

The following conditions for EXEMPTION from the Stage II vapor recovery equipment installation requirements are applicable to this facility described on the reverse side of this form [mark ONLY those that apply]:

A □ This facility has NEVER stored or dispensed gasoline from stationary storage tanks (USTs or ASTs) for any purposes.

B □ This facility does store or dispense gasoline, BUT the gasoline has never been dispensed from stationary storage tanks (USTs or ASTs) into on-road motor vehicles [indicate any of the following that apply]
   1. □ Gasoline is dispensed EXCLUSIVELY from non-stationary storage vessels (e.g. storage tanks affixed to trucks, trailers, or railcars, or moveable/mobile tanks which are not a permanent fixture of this facility)
   2. □ Gasoline has never been dispensed into the fuel tanks of on-road motor vehicles, but is dispensed or used EXCLUSIVELY for the following other purposes:

C □ This facility has previously dispensed gasoline from stationary storage tanks (ASTs or USTs) into fuel tanks of on-road motor vehicles, BUT NO GASOLINE DISPENSING HAS OCCURRED SINCE [indicate date]
   - Gasoline dispensing equipment was either
     1a □ Permanently removed on [date]  
     1b □ Temporarily shut-down on [date]
   - Gasoline storage tanks were either
     2a □ Permanently removed on [date]  
     2b □ Permanently filled-in-place on [date]  
     2c □ Emptied & use discontinued on [date]

D □ During the period from [date] to the present, this facility has dispensed gasoline EXCLUSIVELY for the fueling of the following type(s) of vehicles [mark any that apply]:
   1. □ Aircraft
   2. □ Watercraft
   3. □ Implements of agriculture

E □ Original construction of this facility began PRIOR TO NOVEMBER 15, 1992, AND during the period from JANUARY 1, 1991, THROUGH THE PRESENT, this facility NEVER dispensed 10,000 gallons or more of gasoline in any one calendar month [indicate date of original construction in Sec. III (above) and monthly gasoline throughputs in Sec. VI (below)].

F □ Original construction of this facility began PRIOR TO NOVEMBER 15, 1992, AND
   - During the period from JANUARY 1, 1991, THROUGH NOVEMBER 15, 1992, the AVERAGE monthly volume of gasoline dispensed was less than 10,000 gallons, AND
   - During the subsequent period from NOVEMBER 16, 1992, THROUGH THE PRESENT, this facility has NEVER dispensed 10,000 gallons or more of gasoline in any one calendar month [indicate date of original construction in Sec. III (above) and monthly gasoline throughputs in Sec. VI (below)].

G □ Original construction of this facility began PRIOR TO NOVEMBER 15, 1992, AND
   - During the period from JANUARY 1, 1991, THROUGH NOVEMBER 15, 1992, this facility NEVER dispensed 10,000 gallons or more of gasoline in any one calendar month, AND
   - During the subsequent period from NOVEMBER 16, 1992, THROUGH THE PRESENT, this facility dispeased 10,000 gallons or more of gasoline during one or more consecutive 30-day periods DUE SOLELY TO A BONAFIDE EMERGENCY CONDITION OR NATURAL DISASTER [indicate date of original construction in Sec. III (above) and monthly gasoline throughputs in Sec. VI (below)]. On a separate sheet, describe the nature and scope of the emergency/natural disaster and how it caused the excess throughput(s).]

H □ Original construction of this facility began PRIOR TO NOVEMBER 15, 1992, AND
   - During the period from JANUARY 1, 1991, THROUGH NOVEMBER 15, 1992, the AVERAGE monthly volume of gasoline dispensed was less than 10,000 gallons, AND
   - During the subsequent period from NOVEMBER 16, 1992, THROUGH THE PRESENT, this facility dispeased 10,000 gallons or more of gasoline during one or more consecutive 30-day periods DUE SOLELY TO A BONAFIDE EMERGENCY CONDITION OR NATURAL DISASTER [indicate date of original construction in Sec. III (above) and monthly gasoline throughputs in Sec. VI (below)]. On a separate sheet, describe the nature and scope of the emergency/natural disaster and how it caused the excess throughput(s).]

VI. MONTHLY GASOLINE THROUGHPUT AT THIS FACILITY BEGINNING JANUARY 1, 1991

<table>
<thead>
<tr>
<th>YEAR</th>
<th>JAN</th>
<th>FEB</th>
<th>MAR</th>
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<th>MAY</th>
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<th>JULY</th>
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</table>

Specify the calendar year and complete the "PRIOR YEAR" information if this is an ANNUAL UPDATE of a previously filed exemption form and is for the reporting of the facility's prior year monthly throughputs per TNCC Rule 30 TAC §115.247(c).

Upon completion, the facility owner should keep a legible copy of this form as part of the facility's permanent ON-SITE record and should submit the original form to the TNCC at the following address:

Texas Natural Resource Conservation Commission, Petroleum Storage Tank Division - Stage II Vapor Recovery Section
P. O. Box 13087, Austin, Texas 78711-3087, Telephone: 512/239-2038, FAX: 512/239-2177 [Toll Free Phone: 1-800-533-3247]
**Notification for Underground Storage Tanks**

**FOR TANKS IN TX**

**RETURN COMPLETED FORM TO**

Underground Storage Tank Program
Texas Water Commission
PO. Box 13087
Austin, TX 78711

---

**GENERAL INFORMATION**

Notification is required by Federal law for all underground tanks that have been used to store regulated substances since January 1, 1974, that are in the ground as of May 8, 1986. The information required is obtained from Section 9002 of the Resource Conservation and Recovery Act (RCRA), as amended.

The primary purpose of this notification program is to locate and evaluate underground storage tanks that store or have stored petroleum or hazardous substances. It is expected that the information you provide will be on reasonably available records or in the absence of such records, your knowledge, belief, or recollection.

**Who Must Notify?** Section 9002 of RCRA as amended requires that unless exempted, owners of underground tanks that store regulated substances must notify designated State or local agencies of the existence of their tanks. Owner means (1) in the case of an underground storage tank in use on November 8, 1984, or brought into use after that date, any person who owns an underground storage tank used for the storage, use, or dispensing of regulated substances; and (2) in the case of any underground storage tank in use before November 8, 1984, but no longer in use on that date, any person who owns such a tank immediately before the discontinuation of its use.

**What Tanks Are Included?** An underground storage tank is defined as any one or combination of tanks that (1) is used to contain an accumulation of regulated substances, or (2) whose volume (including connected underground piping) is 10 or more beneath the ground. Some examples are underground tanks storing 1. gasoline, 2. fuel oil, 3. industrial solvents, 4. antifreeze, and 5. herbicides or fertilizers.

**What Tanks Are Excluded?** Tanks removed from the ground are not subject to notification. Other tanks excluded from notification are:
1. Farm or residential tanks of 1,000 gallons or less capacity used for storing motor fuel for non-commercial purposes.
2. Tanks used for storing heating oil for consumer use on the premises where stored. Others include:
- Tanks used for agricultural purposes.
- Tanks used for storage of liquid chlorine.

**INSTRUCTIONS**

Please type or print in ink all items except “signature” in Section V. This form must be completed for each location containing underground storage tanks. If more than 5 tanks are owned at this location, photocopy the reverse side, and staple continuation sheets to this form.

**I. OWNERSHIP OF TANK(S)**

<table>
<thead>
<tr>
<th>Owner Name (Corporation, Individual, Public Agency, or Other Entity)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DALLAS LITE &amp; BARRICADE, INC</strong></td>
<td>[ ]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1605 FOOTHILL AVE</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>County</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DALLAS</strong></td>
<td>[ ]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DALLAS</strong></td>
<td>TX</td>
<td>75208</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area Code</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>214</strong></td>
<td>748-5791</td>
</tr>
</tbody>
</table>

**Type of Owner (Mark all that apply):**

- [ ] Current
- [ ] Former

**II. LOCATION OF TANK(S)**

- [ ] If same as Section I, mark box here

<table>
<thead>
<tr>
<th>Facility Name or Company Site Identifier, as applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address or State Road, as applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>County</th>
<th>State</th>
<th>ZIP Code</th>
</tr>
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<tr>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>City (nearest)</th>
<th>State</th>
<th>ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

**III. CONTACT PERSON AT TANK LOCATION**

**Name (If same as Section I, mark box here):**

- [ ]

<table>
<thead>
<tr>
<th>Job Title</th>
<th>Area Code</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BILLY D. HOWELL</strong></td>
<td>[ ]</td>
<td>748-5791</td>
</tr>
</tbody>
</table>

**IV. TYPE OF NOTIFICATION**

- [ ] Mark box here only if this is an amended or subsequent notification for this location

**V. CERTIFICATION**

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete.

<table>
<thead>
<tr>
<th>Name and official title of owner or owner's authorized representative</th>
<th>Signature</th>
<th>Date Signed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>STEVE HUDNALL, VICE PRESIDENT</strong></td>
<td></td>
<td>3-31-86</td>
</tr>
</tbody>
</table>

**RETURN COMPLETED FORM TO**

Underground Storage Tank Program
Texas Water Commission
PO. Box 13087
Austin, TX 78711

**STATE USE ONLY**

**Date Received** 20536
### VI. DESCRIPTION OF UNDERGROUND STORAGE TANKS

(Complete for each tank at this location.)

<table>
<thead>
<tr>
<th>Tank Identification No. (e.g., ABC-123) or Arbitrarily Assigned Sequential Number (e.g., 1, 2, 3...)</th>
<th>Tank No.</th>
<th>Tank No.</th>
<th>Tank No.</th>
<th>Tank No.</th>
<th>Tank No.</th>
</tr>
</thead>
</table>

1. **Status of Tank**
   - (Mark all that apply X)
   - [ ] Currently in Use
   - [ ] Temporarily Out of Use
   - [ ] Permanently Out of Use
   - [ ] Brought into Use after 9/30

2. **Estimated Age (Years)**
   - [ ] 1
   - [ ] 2
   - [ ] 3
   - [ ] 4
   - [ ] 5
   - [ ] 6
   - [ ] 7
   - [ ] 8
   - [ ] 9
   - [ ] 10
   - [ ] 11
   - [ ] 12
   - [ ] 13
   - [ ] 14
   - [ ] 15
   - [ ] 16
   - [ ] 17
   - [ ] 18
   - [ ] 19
   - [ ] 20
   - [ ] 21
   - [ ] 22
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   - [ ] 24
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   - [ ] 26
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   - [ ] 47
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   - [ ] 81
   - [ ] 82
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   - [ ] 86
   - [ ] 87
   - [ ] 88
   - [ ] 89
   - [ ] 90
   - [ ] 91
   - [ ] 92
   - [ ] 93
   - [ ] 94
   - [ ] 95
   - [ ] 96
   - [ ] 97
   - [ ] 98
   - [ ] 99
   - [ ] 100

3. **Estimated Total Capacity (Gallons)**
   - [ ] 100
   - [ ] 200
   - [ ] 300
   - [ ] 400
   - [ ] 500
   - [ ] 600
   - [ ] 700
   - [ ] 800
   - [ ] 900
   - [ ] 1000
   - [ ] 1100
   - [ ] 1200
   - [ ] 1300
   - [ ] 1400
   - [ ] 1500
   - [ ] 1600
   - [ ] 1700
   - [ ] 1800
   - [ ] 1900
   - [ ] 2000
   - [ ] 2100
   - [ ] 2200
   - [ ] 2300
   - [ ] 2400
   - [ ] 2500
   - [ ] 2600
   - [ ] 2700
   - [ ] 2800
   - [ ] 2900
   - [ ] 3000
   - [ ] 3100
   - [ ] 3200
   - [ ] 3300
   - [ ] 3400
   - [ ] 3500
   - [ ] 3600
   - [ ] 3700
   - [ ] 3800
   - [ ] 3900
   - [ ] 4000
   - [ ] 4100
   - [ ] 4200
   - [ ] 4300
   - [ ] 4400
   - [ ] 4500
   - [ ] 4600
   - [ ] 4700
   - [ ] 4800
   - [ ] 4900
   - [ ] 5000
   - [ ] 5100
   - [ ] 5200
   - [ ] 5300
   - [ ] 5400
   - [ ] 5500
   - [ ] 5600
   - [ ] 5700
   - [ ] 5800
   - [ ] 5900
   - [ ] 6000
   - [ ] 6100
   - [ ] 6200
   - [ ] 6300
   - [ ] 6400
   - [ ] 6500
   - [ ] 6600
   - [ ] 6700
   - [ ] 6800
   - [ ] 6900
   - [ ] 7000
   - [ ] 7100
   - [ ] 7200
   - [ ] 7300
   - [ ] 7400
   - [ ] 7500
   - [ ] 7600
   - [ ] 7700
   - [ ] 7800
   - [ ] 7900
   - [ ] 8000
   - [ ] 8100
   - [ ] 8200
   - [ ] 8300
   - [ ] 8400
   - [ ] 8500
   - [ ] 8600
   - [ ] 8700
   - [ ] 8800
   - [ ] 8900
   - [ ] 9000
   - [ ] 9100
   - [ ] 9200
   - [ ] 9300
   - [ ] 9400
   - [ ] 9500
   - [ ] 9600
   - [ ] 9700
   - [ ] 9800
   - [ ] 9900
   - [ ] 10000

4. **Material of Construction**
   - (Mark one X)
   - [ ] Steel
   - [ ] Concrete
   - [ ] Fiberglass Reinforced Plastic
   - [ ] Anodized Aluminum
   - [ ] Unknown
   - [ ] Other, Please Specify

5. **Internal Protection**
   - (Mark all that apply X)
   - [ ] Cathode Protection
   - [ ] Interpreting Internal piping, joints, etc.
   - [ ] None
   - [ ] Unknown
   - [ ] Other, Please Specify

6. **External Protection**
   - (Mark all that apply X)
   - [ ] Cathode Protection
   - [ ] Painted in acrylic
   - [ ] Fiberglass Reinforced Plastic
   - [ ] None
   - [ ] Other, Please Specify

7. **Piping**
   - (Mark all that apply X)
   - [ ] Buried
   - [ ] Galvanized Steel
   - [ ] Copper, Brass, or Lead
   - [ ] Other, Please Specify

8. **Substance Currently or Last Stored in Greatest Quantity by Volume**
   - (Mark all that apply X)
   - [ ] a. Empty
   - [ ] b. Petroleum
   - [ ] c. Hazardous Substance
   - [ ] d. Unknown

9. **Additional Information (for tanks permanently taken out of service)**
   - a. Estimated Date Last used
   - b. Estimated Date Substances Moved
   - c. Mark box [X] if tank was filled with methanol
   - d. Unknown

---

Please return this form to: EPA, 8383 NE 57th Ave., Portland, OR 97218

- Chemical Abstract Service (CAS) No.
- Mark box [X] if tank stores a mixture of substances

---

EPA Form 7530-1 - 11-80 - Reverse

APPENDIX V

INTERVIEWS / ADDITIONAL INFORMATION
User Responsibilities Questionnaire

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 cleanup 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 land use (AUL’s) limitations that are in place on the property or that have been filed or recorded in a registry (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 on 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).
   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).
   Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property? □ 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. Please fax completed form back to Diana at (281) 200-0060. To submit this form via email, please send to: Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.

Property Address or Description: 1501 1515 Fort Worth Ave

Date: 1/27/20

Print Name: Donna Richter Backal
Company: TAI DEVE
Relation to property: Purchased

Signature: ___________________________ ( purchaser, lender, lessee, etc.)

© Phase Engineering, Inc. 5524 Cornish Street, Houston, TX 77007 (713) 476-9844
RECORD OF COMMUNICATION

Job #: 202001167

Job Address: 1501-1515 Fort Worth Avenue, Dallas, Texas

Contact: Zack Krochtengel (Marque Consultants – Site Contact)

Comments:
Phase Engineering Inc. conducted an onsite interview with Mr. Krochtengel in regards to the subject property during the site reconnaissance.
Mr. Krochtengel informed Phase Engineering, Inc. of the following:

- No environmental conditions are known to exist in connection with the subject property or surrounding area.
- Mr. Krochtengel been associated with the property for multiple years.
- No USTs or ASTs are known to have previously or currently been located at the subject property.
- The subject property is several vacant warehouse buildings and a vacant residence.
- Prior tenant was a deer feeding retail company.

Conducted By: Elijah Luna
Phase Engineering, Inc.
5524 Cornish Street
Houston, Texas 77007
elijah@phaseengineering.com
832-485-2248
This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)
(P) MF-4  Multiple-family district 4.
(Q) MH  Manufactured home district.
(R) A  Agricultural district.

(2) Nonresidential districts.
(A) O-1  Office district 1.
(B) O-2  Office district 2.
(C) NO  Neighborhood office matrix districts.
(D) LO  Limited office matrix districts.
(E) MO  Mid-range office matrix districts.
(F) GO  General office matrix districts.
(G) NS  Neighborhood service district.
(H) SC  Shopping center district.
(I) GR  General retail district.
(J) LC  Light commercial district.
(K) HC  Heavy commercial district.
(L) CA-1  Central area district 1.
(M) CA-2  Central area district 2.
(N) I-1  Industrial district 1.
(O) I-2  Industrial district 2.
(P) I-3  Industrial district 3.

(3) Special purpose districts.
(A) PD  Planned development districts.
(B) P  Parking district.
### Certificate of Occupancy

**Address:** 1501 Fort Worth Ave 75208

**Owner:** Jency Hill

**DBA:** 000000

**Address:** (6376) Warehouse

**Land Use:** Warehouse

**C.O. #:** 9104121089

**Issued Date:** 04/15/1991

This Certificate of Occupancy is a report from Building Inspections.
### Certificate of Occupancy

This Certificate of Occupancy is a report from Building Inspection Files.

<table>
<thead>
<tr>
<th>Land Use:</th>
<th>(6376) Warehouse</th>
</tr>
</thead>
<tbody>
<tr>
<td>DBA:</td>
<td>000000</td>
</tr>
<tr>
<td>Owner:</td>
<td>JENNY HILL</td>
</tr>
<tr>
<td>Address:</td>
<td>1001 FORT WORTH AVE 75208</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Includes Open Storages</th>
<th>DFW Enviro Master</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Dance Floor</strong></td>
<td><strong>OCC Load</strong></td>
</tr>
<tr>
<td>N</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Area</strong></td>
<td><strong>Occ Code</strong></td>
</tr>
<tr>
<td>0</td>
<td>B2</td>
</tr>
<tr>
<td><strong>Park Area</strong></td>
<td><strong>Lot Area</strong></td>
</tr>
<tr>
<td>N</td>
<td>0</td>
</tr>
<tr>
<td><strong>Park Amt</strong></td>
<td><strong>Reg Park</strong></td>
</tr>
<tr>
<td>N</td>
<td>0</td>
</tr>
<tr>
<td><strong>Sup</strong></td>
<td><strong>PDD</strong></td>
</tr>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Remarks:** DBA, DFW Enviro Master

**241-1841**

**Type Consr:** Sprinkler

**Dwg Units:** 0

**Consy Dist:** 0

**Historic Dist:** Block

**Lot:**
### Certificate of Occupancy

This Certificate of Occupancy is a reprint from Building Inspection Files.

**Total Parking Required on Lot 49:**

<table>
<thead>
<tr>
<th>Dance Floor</th>
<th>Alcohol</th>
<th>Lot Area: 0</th>
<th>Total Area: 0</th>
<th>Park Amount: N</th>
<th>Reg Park: 8</th>
<th>Pro Park: 8</th>
<th>PPD: 0</th>
<th>SUP:</th>
</tr>
</thead>
</table>

**Required 18 Display Car Spaces**

<table>
<thead>
<tr>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Display Car Spaces</td>
</tr>
</tbody>
</table>

**Issued Date:** 07/06/1999

**C.O. #:** 990414061

**Land Use:**

**DBA:** Sunrise Auto Motors

**Owner:**

**Address:**

**Citizen:**

**Type Cost:**

**Sprinkler:**

**Street:**

**Condo Dist:**

**Block:**

**Lot:**

**Historic Dist:**

**Type:**

**Units:**

**Code:**

**Zone:**

**Occupancy:**

**Vehicle Dealership and Service**

**Address:**

**1515 Fort Worth Ave Ste A 75208**

**001515 Fort Worth Av A Dallas TX 75208**

**DBA:** Sunrise Auto Motors
Certificate of Occupancy

Issued Date: 12/03/1996

C.O. #: 8612011099

Land Use: (6411) Auto Service Center

DBA:

Owner:

Address: 1515 Fort Worth Ave 75208

This certificate of occupancy is a reprint from Building Inspection files.
Date: 1/28/20

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

Requestor: Emily Schelnick

RE: Records Request
For: Phase Engineering Job: 202001167

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

1. Address: 1501 and 1515 Fort Worth Avenue, Dallas, TX 75208
2. Account: 00000299614000000
3. Mapsco: 44-T

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
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

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

Copyright ©2016 Phase Engineering, Inc.
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

Subject Property

100 Foot Area of Interest

Texas Historical Commission

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.
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”.

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
Why you’ve received this report
This report is produced to provide information about the City of Dallas water system including source water, the levels of detected contaminants and compliance with drinking water rules. This report is also produced in order to answer your water quality questions. City of Dallas Water Utilities (DWU) is a “Superior” Rated Water System, the highest rating of the Texas Commission on Environmental Quality (TCEQ). City of Dallas water meets or exceeds all State and Federal requirements for water quality, and is safe to drink. If you need more information, please call City of Dallas 311 Information Line.

All drinking water may contain contaminants.
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 U.S. Environmental Protection Agency (EPA) Safe Drinking Water Hotline (800-426-4791).

Cryptosporidium
Cryptosporidium is a tiny intestinal parasite found naturally in the environment. It is spread by human and animal waste. If ingested, cryptosporidium may cause cryptosporidiosis, an intestinal infection (symptoms include nausea, diarrhea, and abdominal cramps). Some of the ways cryptosporidium can be spread include drinking contaminated water, eating contaminated food that is raw or undercooked, exposure to the feces of animals or infected individuals (i.e. changing diapers without washing hands afterward), or exposure to contaminated surfaces. Not everyone exposed to the organism becomes ill.

During 2018, DWU continued testing for cryptosporidium in untreated water. DWU began monitoring for cryptosporidium in 1993. It has been found only in the untreated water supply. Cryptosporidium has not been found in City of Dallas treated drinking water. To protect your drinking water, City of Dallas...
works to protect the watershed from contamination and optimizes treatment processes. Although DWU’s water treatment process removes cryptosporidium, immunocompromised persons should consult their doctors regarding appropriate precautions to take to avoid infection. To request more information on cryptosporidium, please call the U.S. EPA’s Safe Drinking Water Hotline (800-426-4791) or visit [http://water.epa.gov/drink/hotline/index.cfm](http://water.epa.gov/drink/hotline/index.cfm).

**Lead and Copper**

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. DWU is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. If you are concerned about lead in your water, you may wish to have your water tested.

Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the U.S. EPA Safe Drinking Water Hotline 800-426-4791 or at [http://www.epa.gov/safewater/lead](http://www.epa.gov/safewater/lead).

**When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking.**

**Where your water comes from**

City of Dallas uses surface water from seven sources: the Elm Fork of the Trinity River and lakes Ray Roberts, Lewisville, Grapevine, Ray Hubbard, Tawakoni and Fork.
Source Water Assessment and Protection

TCEQ completed an assessment of City of Dallas source water and results indicate that some of our sources are susceptible to certain contaminants. The sampling requirements for City of Dallas water system are based on this susceptibility and previous sample data. Any detections of these contaminants will be found in this Consumer Confidence Report. For more information on source water assessments and protection efforts call City of Dallas 311 Information Line.

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

Contaminants that may be present in source water include:

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

Contaminants may be found in drinking water that may cause taste, color or odor problems. These types of problems are not necessarily cause for health concerns. For more information on taste, odor or color of drinking water, please contact City of Dallas Water Utilities at (214) 670-0915.

Water Loss

In the water loss audit submitted to the Texas Water Development Board for the time period of October 1, 2017 to September 30, 2018, DWU’s system lost an estimated 6.41% of the system input volume. If you have any questions about the water loss audit, please call City of Dallas 311 Information Line.

Water Treatment Process
Water Quality Data Report for 2018

This is a summary of water quality data for Dallas Water Utilities. The list includes parameters which DWU currently tests for, in accordance with Federal and State Water Quality Regulations. The frequency of testing varies depending on the parameters and are in compliance with established standards. Dallas Water Utilities is a "Superior" Rated Water System by Texas Commission on Environmental Quality. All three water treatment plants are optimized and certified by meeting the Texas Optimization Program and Partnership for Safe Drinking Water criteria. Dallas water exceeds Federal and State water quality parameters.

<table>
<thead>
<tr>
<th>CONTAMINANT</th>
<th>YEAR OF RANGE</th>
<th>LEVEL</th>
<th>Source of Contaminants</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Average</td>
<td>Minimum</td>
<td>Maximum</td>
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<td>Inorganic Contaminants</td>
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<tr>
<td>Fluoride</td>
<td>2018</td>
<td>0.027</td>
<td>0.392</td>
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<tr>
<td></td>
<td>Nitrate (as N)</td>
<td>2018</td>
<td>0.051</td>
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<tr>
<td></td>
<td>Nitrite (as N)</td>
<td>2013</td>
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<td></td>
<td>Cesium</td>
<td>2018</td>
<td>0.016</td>
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<tr>
<td></td>
<td>Barium</td>
<td>2018</td>
<td>3</td>
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<tr>
<td></td>
<td>Chromium (Total)</td>
<td>2018</td>
<td>0.027</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gross beta particle activity</td>
<td>2017</td>
</tr>
</tbody>
</table>

Organic Contaminants

| Alkane            | 2018          | 0.17             | 0.15    | 0.20 | 3     | 3      | ppb |
|                   | Simazine      | 2018             | 0.15    | 0.11 | 0.17 | 4     | 4    | ppb |

Disinfection By Products

| Total Haloacetic Acids***| 2018 | 27.1 | 5.3 | 27.4 | 80 | N/A | ppb |
| Total Trihalomethanes | 2018 | 28.2 | 5.8 | 25.2 | 80 | N/A | ppb |

Total Organic Carbon

| Total Organic Carbon | 2018 | 9.21 | 2.31 | 4.09 | 95% removed | 95% removed | 4.7 | ppm |

Disinfectant

| Total Chlorine Residual | 2018 | 2.27 | 2.05 | ppm  | 4* | 4* | ppm |

Lead and Copper

| Lead (as % of | 2018 | 8.0% | 0    | ppm  | 0  | 0  | ppm |
| Copper (as % of | 2018 | 0.380 | 0   | ppm  | 0  | 0  | ppm |

Turbidity

| Turbidity (NTU) | 2018 | 0.20 | 150  | NTU   | Not detected |

Total Coliforms

| Total Coliforms Bacteria | 2018 | 0.20 | 150  | NTU   | Not detected |

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. Any unregulated contaminants detected are reported in the following table. For additional information call the Safe Drinking Water Hotline at (800) 426-4791.

<table>
<thead>
<tr>
<th>CONTAMINANT</th>
<th>YEAR OF RANGE</th>
<th>LEVEL</th>
<th>Source of Contaminants</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Average</td>
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<td>Maximum</td>
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<tr>
<td>Chloroform</td>
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<tr>
<td>Bromodichloromethane</td>
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<tr>
<td>Bromine</td>
<td>2018</td>
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<td>Disinfectant</td>
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<td>3.41</td>
<td>2.79</td>
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</tbody>
</table>

UCMR A: Unregulated Contaminants Monitoring Rule 4

The UCMR program was developed in coordination with the Contaminant Candidate List (CCL). The CCL is a list of contaminants that are not regulated by the National Primary Drinking Water Regulations, are known or anticipated to occur at public water systems and may warrant regulation under the Safe Drinking Water Act. Data collected through UCMR are entered in the National Contaminant Occurrence Database (NOCOD) to support analysis and review of contaminant occurrence, to guide the CCL selection process and to support the Administrator's determination of whether to regulate a contaminant in the interest of protecting public health. For additional information visit https://www.epa.gov/waterscience/unregulated-contaminants-monitoring-rule.
Definitions

AL: Action Level is the concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

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

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

LRAA: Locational Running Annual Average is the average of sample analytical results for samples taken at a particular monitoring location during the previous four calendar quarters.

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

MCLG: Maximum Contaminant Level Goal is 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.

MRDLG: Maximum Residual Disinfectant Level Goal is 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.

MRDL: Maximum Residual Disinfectant Level is 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.

NTU: Nephelometric Turbidity Units is a measure of turbidity.

pCi/L: picocuries per liter is a measure of radioactivity.

ppb: parts per billion, or micrograms per liter (ug/L)

ppm: parts per million, or milligrams per liter (mg/L)

TT: Treatment Technique is a required process intended to reduce the level of a contaminant in drinking water.

Turbidity: A measure of the clarity of drinking water. The lower the turbidity, the better.

Your participation is welcome

Dallas Water Utilities is a not-for-profit department of the City of Dallas and is governed by the Dallas City Council. The City Council meets weekly on Wednesdays. For information about meetings and how to register as a speaker, contact the City Secretary’s office at 214-670-3738.

U.S. EPA Safe Drinking Water Hotline
800-426-4791 or visit http://water.epa.gov/drink/hotline/index.cfm

Other helpful phone numbers:

Questions or concerns about water quality:
City of Dallas 311 Information Line
Questions about your bill: 214-651-1441
Water conservation information: 214-670-3155

City of Dallas Water Quality Reports from previous years may be found here.
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 (pico curies/liter).

- **Low Potential**
  - Zone 3: Counties have a predicted average indoor radon screening level less than 2 pCi/L (pico curies/liter).
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US F&W 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 tuberficid 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.
WETLANDS AND DEEPWATER HABITATS CLASSIFICATION

System

M - Marine

Subsystem

1 - Subtidal

Class

RB – Rock Bottom
UB – Unconsolidated Bottom
AB – Aquatic Bed
RF – Reef

Subclass

1 Bedrock
2 Rubble
1 Cobble-Gravel
2 Sand
3 Mud
1 Algal
2 Rooted Vascular
3 Worn
1 Coral
2 Rooted Vascular
3 Worn
1 Bedrock
2 Rubble
1 Cobble-Gravel
2 Sand
3 Mud

2 - Intertidal

Class

AB – Aquatic Bed
RF – Reef
RS – Rocky Shore
US – Unconsolidated Shore

Subclass

1 Algal
2 Aquatic Moss
3 Rooted Vascular
1 Coral
2 Rooted Vascular
3 Worn
1 Bedrock
2 Rubble
1 Cobble-Gravel
2 Sand
3 Mud
4 Organic

E - Estuarine

Subsystem

1 - Subtidal

Class

RB – Rock Bottom
UB – Unconsolidated Bottom
AB – Aquatic Bed
RF – Reef
SB – Streambed
RS – Rocky Shore
US – Unconsolidated Shore
EM – Emergent
SS – Scrub-Shrub
FO – Forested

Subclass

1 Bedrock
2 Rubble
1 Cobble-Gravel
2 Sand
3 Mud
4 Organic
1 Algal
2 Rooted Vascular
3 Worn
1 Coral
2 Rooted Vascular
3 Worn
1 Bedrock
2 Rubble
1 Cobble-Gravel
2 Sand
3 Mud
4 Organic
5 Vegetated
1 Persistent
2 Non-persistent
3 Phragmites australis
1 Broad-Leaved
2 Deciduous
3 Needle-Leaved
Deciduous
1 Broad-Leaved
2 Deciduous
3 Needle-Leaved
Evergreen
3 Dead
4 Evergreen
5 Dead
6 Deciduous
7 Evergreen

R - Riverine

Subsystem

1 - Tidal

Class

RB** – Rock Bottom
UB** – Unconsolidated Bottom
AB** – Aquatic Bed
SB** – Streambed
RS – Rocky Shore
US – Unconsolidated Shore
EM – Emergent

Subclass

1 Bedrock
2 Rubble
1 Cobble-Gravel
2 Sand
3 Mud
4 Organic
1 Algal
2 Rooted Vascular
3 Worn
1 Coral
2 Rooted Vascular
3 Worn
1 Bedrock
2 Rubble
1 Cobble-Gravel
2 Non-persistent
2 Sand
3 Mud
4 Organic
5 Vegetated

2 – Lower Perennial

3 – Upper Perennial

4* - Intermittent

5* – Unknown Perennial

* Intermittent is limited to the Streambed Class;

** Rock Bottom is not permitted for the Lower Perennial Subsystem;

*** Streambed is limited to Tidal and Intermittent Subsystems

Classification of Wetlands and Deepwater Habitats of the United States, Cowardin et al. 1979

February, 2011
### WETLANDS AND DEEPWATER HABITATS CLASSIFICATION

#### Subsystem

1 - Limnetic

- **L - Lacustrine**
- **RB – Rock Bottom**
  - 1 Bedrock
  - 2 Rubble
- **UB – Unconsolidated Bottom**
  - 1 Cobble-Gravel
  - 2 Sand
  - 3 Mud
  - 4 Organic
- **AB – Aquatic Bed**
  - 1 Algal
  - 2 Aquatic Moss
  - 3 Rooted Vascular
  - 4 Floating Vascular

2 - Littoral

- **RS – Rocky Shore**
- **US – Unconsolidated Shore**
- **EM – Emergent**
- **SS – Scrub-Shrub**
- **FO – Forested**

#### System

1 - Limnetic

- **L - Lacustrine**
- **RB – Rock Bottom**
  - 1 Bedrock
  - 2 Rubble
- **UB – Unconsolidated Bottom**
  - 1 Cobble-Gravel
  - 2 Sand
  - 3 Mud
  - 4 Organic
- **AB – Aquatic Bed**
  - 1 Algal
  - 2 Aquatic Moss
  - 3 Rooted Vascular
  - 4 Floating Vascular
- **US – Unconsolidated Shore**
  - 1 Cobble-Gravel
  - 2 Sand
  - 3 Mud
  - 4 Organic
  - 5 Vegetated
- **ML – Moss-Lichen**
  - 1 Moss
  - 2 Lichen

2 - Littoral

- **RS – Rocky Shore**
- **US – Unconsolidated Shore**
- **EM – Emergent**
  - 1 Persistent
  - 2 Nonpersistent
  - 5 Phragmites australis
- **SS – Scrub-Shrub**
  - 1 Broad-Leaved Deciduous
  - 2 Needle-Leaved Deciduous
  - 3 Broad-Leaved Evergreen
  - 4 Needle-Leaved Evergreen
  - 5 Dead
  - 6 Deciduous
  - 7 Evergreen
- **FO – Forested**
  - 1 Broad-Leaved Deciduous
  - 2 Needle-Leaved Deciduous
  - 3 Broad-Leaved Evergreen
  - 4 Needle-Leaved Evergreen
  - 5 Dead
  - 6 Deciduous
  - 7 Evergreen

#### 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>Saltwater Tidal</th>
<th>Freshwater Tidal</th>
<th>Special Modifiers</th>
<th>Water Chemistry</th>
<th>Soil</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Temporarily Flooded</td>
<td>L Subtidal</td>
<td>S Temporarily Flooded-Tidal</td>
<td>b Beaver</td>
<td>Coastal Halinity</td>
<td>g Organic</td>
</tr>
<tr>
<td>B Saturated</td>
<td>M Irregularly Exposed</td>
<td>R Seasonally Flooded-Tidal</td>
<td>d Partly Drained/Ditched</td>
<td>Inland Salinity</td>
<td>n Mineral</td>
</tr>
<tr>
<td>C Seasonally Flooded</td>
<td>N Regularly Flooded</td>
<td>T Semipermanently Flooded-Tidal</td>
<td>f Farmed</td>
<td>pH Modifiers for all Fresh Water</td>
<td></td>
</tr>
<tr>
<td>E Seasonally Flooded/</td>
<td>P Irregularly Flooded</td>
<td>V Permanently Flooded-Tidal</td>
<td>h Diked/Impounded</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Saturated</td>
<td></td>
<td></td>
<td>i Artificial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>F Semipermanently Flooded</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>G Intermittently Exposed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H Permanently Flooded</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>J Intermittently Flooded</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>K Artificially Flooded</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This table includes information on water regime, saltwater tidal, freshwater tidal, special modifiers, water chemistry, and soil, allowing for a more detailed description of wetland and deepwater habitats.
Noise Sources Map

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

Note: Property location and boundary are representative only.

PEI Project No: 202001167
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.

**Subject Property**
- **Airports per NPIAS Report (updated 2017)**
- 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.

- **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

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**PEI Project No: 202001167**
Noise Assessment Location (NAL) Map

Note: Property location and boundary are representative only.

Copyright ©2016 Phase Engineering, Inc.
## 202001167 Noise Calculation Data

### Projected 2% Annual Growth 10-Year

<table>
<thead>
<tr>
<th>Road</th>
<th>Percent</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>Fort Worth Avenue</td>
<td></td>
<td>15952</td>
<td>16271</td>
<td>16596</td>
<td>16928</td>
<td>17267</td>
<td>17612</td>
<td>17965</td>
<td>18324</td>
<td>18690</td>
<td>19064</td>
<td>19445</td>
</tr>
<tr>
<td>35 mph</td>
<td></td>
<td>15430</td>
<td>15738</td>
<td>16053</td>
<td>16374</td>
<td>16702</td>
<td>17036</td>
<td>17377</td>
<td>17724</td>
<td>18079</td>
<td>18440</td>
<td>18809</td>
</tr>
<tr>
<td>Truck Traffic¹ =</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Medium Trucks</td>
<td>2%</td>
<td>392</td>
<td>399</td>
<td>407</td>
<td>416</td>
<td>424</td>
<td>432</td>
<td>441</td>
<td>450</td>
<td>459</td>
<td>468</td>
<td>477</td>
</tr>
<tr>
<td>Total Heavy Trucks</td>
<td>3%</td>
<td>1%</td>
<td>131</td>
<td>133</td>
<td>136</td>
<td>139</td>
<td>141</td>
<td>144</td>
<td>147</td>
<td>150</td>
<td>153</td>
<td>156</td>
</tr>
<tr>
<td>IH 30</td>
<td></td>
<td>119395</td>
<td>121783</td>
<td>124219</td>
<td>126703</td>
<td>129237</td>
<td>131822</td>
<td>134458</td>
<td>137147</td>
<td>139890</td>
<td>142688</td>
<td>145542</td>
</tr>
<tr>
<td>70 mph</td>
<td></td>
<td>110440</td>
<td>112649</td>
<td>114902</td>
<td>117200</td>
<td>119544</td>
<td>121935</td>
<td>124374</td>
<td>126861</td>
<td>129399</td>
<td>131986</td>
<td>134626</td>
</tr>
<tr>
<td>Truck Traffic¹ =</td>
<td></td>
<td>3%</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>Total Medium Trucks</td>
<td>6%</td>
<td>6716</td>
<td>6850</td>
<td>6987</td>
<td>7127</td>
<td>7270</td>
<td>7415</td>
<td>7563</td>
<td>7715</td>
<td>7869</td>
<td>8026</td>
<td>8187</td>
</tr>
<tr>
<td>Total Heavy Trucks</td>
<td>8%</td>
<td>2%</td>
<td>2239</td>
<td>2283</td>
<td>2329</td>
<td>2376</td>
<td>2423</td>
<td>2472</td>
<td>2521</td>
<td>2572</td>
<td>2623</td>
<td>2675</td>
</tr>
</tbody>
</table>

### Railroad

<table>
<thead>
<tr>
<th>Railroad</th>
<th>Train ATO</th>
<th>% Night Traffic</th>
<th>Typical Speed Over Crossing</th>
<th>Within 1/4 Mile of At-Grade Crossing?</th>
<th>Bolted Tracks?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Union Pacific</td>
<td>010</td>
<td>50%</td>
<td>50</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Airport

<table>
<thead>
<tr>
<th>Airport</th>
<th>Distance</th>
<th>Outside Noise Countours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dallas Fort Worth International</td>
<td>12 miles</td>
<td>Yes</td>
</tr>
<tr>
<td>NAS abandoned</td>
<td>6.3 miles</td>
<td>Unknown</td>
</tr>
<tr>
<td>Dallas Love Field</td>
<td>4.5 miles</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Noise Assessment Locations (NAL)

<table>
<thead>
<tr>
<th>Noise Sources</th>
<th>Effective Distance (feet)</th>
<th>10-year DNL</th>
<th>Effective Distance (feet)</th>
<th>10-year DNL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fort Worth Avenue</td>
<td>87.5</td>
<td>66.26</td>
<td>510</td>
<td>54.81</td>
</tr>
<tr>
<td>IH 30</td>
<td>637</td>
<td>68.87</td>
<td>1,101</td>
<td>65.3</td>
</tr>
<tr>
<td>Union Pacific</td>
<td>2,762</td>
<td>60.59</td>
<td>2,260</td>
<td>61.9</td>
</tr>
<tr>
<td>NAL Combined DNL:</td>
<td><strong>71.18</strong></td>
<td><strong>67.25</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

ADT = Average Daily Traffic Count
DNL = Day/Night Noise Level
1 = Percent of Truck Traffic is obtained from the TxDOT Statewide Planning Map
2 = Breakdown of Truck Traffic is assumed, 75% Medium Trucks and 25% Heavy Trucks
The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

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

DNL Calculator

<table>
<thead>
<tr>
<th>Site ID</th>
<th>202001167 NAL southern boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Record Date</td>
<td>02/12/2020</td>
</tr>
<tr>
<td>User's Name</td>
<td>Phase Engineering, Inc. SA</td>
</tr>
</tbody>
</table>

Road #1 Name: Fort Worth Avenue
### 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>88</td>
<td>88</td>
<td>88</td>
</tr>
<tr>
<td>Distance to Stop Sign</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Speed</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Average Daily Trips (ADT)</td>
<td>18809</td>
<td>477</td>
<td>159</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>63.3685</td>
<td>57.41</td>
<td>61.6574</td>
</tr>
</tbody>
</table>

- **Calculate Road #1 DNL**: 66.261
- **Reset**

### Road #2

**Road #2 Name**: IH 30

<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>637</td>
<td>637</td>
<td>637</td>
</tr>
<tr>
<td>Distance to Stop Sign</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Speed</td>
<td>70</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td>Average Daily Trips (ADT)</td>
<td>134626</td>
<td>8187</td>
<td>2729</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>65.0418</td>
<td>62.8818</td>
<td>64.0106</td>
</tr>
</tbody>
</table>

- **Calculate Road #2 DNL**: 68.8688
- **Reset**
## Rail #1 Track Identifier:

<table>
<thead>
<tr>
<th><strong>Train Type</strong></th>
<th><strong>Electric</strong></th>
<th><strong>Diesel</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Effective Distance</td>
<td></td>
<td>2762</td>
</tr>
<tr>
<td>Average Train Speed</td>
<td></td>
<td>50</td>
</tr>
<tr>
<td>Engines per Train</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Railway cars per Train</td>
<td></td>
<td>50</td>
</tr>
<tr>
<td>Average Train Operations (ATO)</td>
<td></td>
<td>40</td>
</tr>
<tr>
<td>Night Fraction of ATO</td>
<td></td>
<td>50</td>
</tr>
<tr>
<td>Railway whistles or horns?</td>
<td>Yes: ☑ No: ☐</td>
<td>Yes: ☑ No: ☐</td>
</tr>
<tr>
<td>Bolted Tracks?</td>
<td>Yes: ☑ No: ☐</td>
<td>Yes: ☑ No: ☐</td>
</tr>
</tbody>
</table>

### Train DNL

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Train DNL</strong></td>
<td>60.5934</td>
</tr>
</tbody>
</table>

**Calculate Rail #1 DNL**

60.5934

**Reset**

**Add Road Source**

**Add Rail Source**

**Airport Noise Level**

**Loud Impulse Sounds?**

Yes ☑ No ☐

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

71.1768

**Combined DNL including Airport**

N/A

**Site DNL with Loud Impulse Sound**

Calculate
Mitigation Options

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

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

Tools and Guidance

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

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

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

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

Guidelines

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

DNL Calculator

<table>
<thead>
<tr>
<th>Site ID</th>
<th>202001167</th>
</tr>
</thead>
<tbody>
<tr>
<td>Record Date</td>
<td>02/12/2020</td>
</tr>
<tr>
<td>User's Name</td>
<td>Phase Engineering, Inc. SA</td>
</tr>
<tr>
<td>Road #1 Name:</td>
<td>Fort Worth Avenue</td>
</tr>
</tbody>
</table>
### Road #1

<table>
<thead>
<tr>
<th>Vehicle Type</th>
<th>Cars ✓</th>
<th>Medium Trucks ✓</th>
<th>Heavy Trucks ✓</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effective Distance</td>
<td>510</td>
<td>510</td>
<td>510</td>
</tr>
<tr>
<td>Distance to Stop Sign</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Speed</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Average Daily Trips (ADT)</td>
<td>18809</td>
<td>477</td>
<td>159</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>51.9221</td>
<td>45.9637</td>
<td>50.2111</td>
</tr>
</tbody>
</table>

### Calculate Road #1 DNL

- 54.8146

### Road #2

<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>1101</td>
<td>1101</td>
<td>1101</td>
</tr>
<tr>
<td>Distance to Stop Sign</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Speed</td>
<td>70</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td>Average Daily Trips (ADT)</td>
<td>134626</td>
<td>8187</td>
<td>2729</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>61.4771</td>
<td>59.3171</td>
<td>60.4459</td>
</tr>
</tbody>
</table>

### Calculate Road #2 DNL

- 65.3041
### Rail #1

**Train Type**
- **Electric**: ☑️
- **Diesel**: ☐️

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effective Distance</td>
<td>2260</td>
</tr>
<tr>
<td>Average Train Speed</td>
<td>50</td>
</tr>
<tr>
<td>Engines per Train</td>
<td>2</td>
</tr>
<tr>
<td>Railway cars per Train</td>
<td>50</td>
</tr>
<tr>
<td>Average Train Operations (ATO)</td>
<td>40</td>
</tr>
<tr>
<td>Night Fraction of ATO</td>
<td>50</td>
</tr>
<tr>
<td>Railway whistles or horns?</td>
<td>Yes: ☑️ No: ☐️ Yes: ☑️ No: ☐️</td>
</tr>
<tr>
<td>Bolted Tracks?</td>
<td>Yes: ☑️ No: ☐️ Yes: ☑️ No: ☐️</td>
</tr>
</tbody>
</table>

**Train DNL**
- 61.9001

[Calculate Rail #1 DNL] 61.9001  [Reset]

### Add Road Source  Add Rail Source

**Airport Noise Level**

**Loud Impulse Sounds?**
- Yes: ☑️

Combined DNL for all Road and Rail sources
- 67.2458

Combined DNL including Airport
- N/A

Site DNL with Loud Impulse Sound
-
Mitigation Options

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

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
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  - 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/)
Noise Modeling Results and Land Use Impacts

Dallas Love Field 2016 Day-Night Average Sound Level Contours

Figure 16 2016 DNL Contours
### U.S. DOT CROSSING INVENTORY FORM

**DEPARTMENT OF TRANSPORTATION**

**FEDERAL RAILROAD ADMINISTRATION**

OMB No. 2130-0017

---

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

### Part I: Location and Classification Information

<table>
<thead>
<tr>
<th>1. Primary Operating Railroad</th>
<th>2. State</th>
<th>3. County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Union Pacific Railroad Company [UP]</td>
<td>TEXAS</td>
<td>DALLAS</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. City / Municipality</th>
<th>5. Street/Road Name &amp; Block Number</th>
<th>6. Highway Type &amp; No.</th>
<th>7. Do Other Railroads Operate a Separate Track at Crossing?</th>
</tr>
</thead>
<tbody>
<tr>
<td>DALLAS</td>
<td>VILBIG ROAD</td>
<td>ST 0000</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>8. Do Other Railroads Operate Over Your Track at Crossing?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9. Railroad Division or Region</th>
<th>10. Railroad Subdivision or District</th>
<th>11. Branch or Line Name</th>
<th>12. RR Milepost</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>TEXOMA</td>
<td>DALLAS SUB</td>
<td>0216.880</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>*</td>
<td>*</td>
<td>N/A</td>
<td>UP</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Highway</td>
<td>* At Grade</td>
<td>RR Under</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>21. Type of Train</th>
<th>22. Average Passenger Train Count Per Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freight</td>
<td>Less Than One Per Day</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>23. Type of Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>24. Is there an Adjacent Crossing with a Separate Number?</th>
<th>25. Quiet Zone (FRA provided)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>26. HSR Corridor ID</th>
<th>27. Latitude in decimal degrees</th>
<th>28. Longitude in decimal degrees</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>32.7739269</td>
<td>(WGS84 std: -nnn.nn)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>29. Lat/Long Source</th>
<th>30. A. Railroad Use</th>
<th>31. A. State Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actual</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>30.B. Railroad Use</th>
<th>31.B. State Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>30.C. Railroad Use</th>
<th>31.C. State Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>30.D. Railroad Use</th>
<th>31.D. State Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>32.A. Narrative (Railroad Use)</th>
<th>32.B. Narrative (State Use)</th>
</tr>
</thead>
<tbody>
<tr>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>33. Emergency Notification Telephone No. (posted)</th>
<th>34. Railroad Contact (Telephone No.)</th>
<th>35. State Contact (Telephone No.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>800-848-8715</td>
<td>402-544-3721</td>
<td>512-416-2635</td>
</tr>
</tbody>
</table>

---

### Part II: Railroad Information

<table>
<thead>
<tr>
<th>1. Estimated Number of Daily Train Movements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.A. Total Day Thru Trains (6 AM to 6 PM)</td>
</tr>
<tr>
<td>20</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1.C. Total Switching Trains</th>
<th>1.D. Total Transit Trains</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1.E. Check if Less Than One Movement Per Day</th>
<th>3. Speed of Train at Crossing</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>60</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Year of Train Count Data (YYYY)</th>
<th>3.A. Maximum Timetable Speed (mph)</th>
<th>3.B. Typical Speed Range Over Crossing (mph)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>60</td>
<td>From 25 to 50</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Type and Count of Tracks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main 1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. Train Detection (Main Track only)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Constant Warning Time</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7.B. Remote Health Monitoring</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

---

*Note: The text is a form and contains tables and sections for filling in specific information about crossing data and railroad information.*
### Part III: Highway or Pathway Traffic Control Device Information

1. **Are there Signs or Signals?**
   - Yes □ No □
2. **Types of Passive Traffic Control Devices associated with the Crossing**
   - 2.A. Crosswalk
     - Assemblies (count) □ 0
   - 2.B. STOP Signs (R1-1)
     - (count) □
   - 2.C. YIELD Signs (R1-2)
     - (count) □
   - 2.D. Advance Warning Signs (Check all that apply; include count)
     - □ W10-1 □ W10-3 □ W10-11 □ None
     - □ W10-2 □ W10-4 □ W10-12
   - 2.E. Low Ground Clearance Sign
     - (W10-5)
     - □ Yes □ (count) □ □ No
   - 2.F. Pavement Markings
     - □ Stop Lines □ Dynamic Envelope
     - □ RR Xing Symbols □ None
   - 2.G. Channelization Devices/Medians
     - □ All Approaches □ Median
     - □ One Approach □ None
   - 2.H. EXEMPT Sign
     - (R15-3) □ Yes □ No
   - 2.I. ENS Sign (l-13)
     - □ Yes □ No
   - 2.J. Other MUTCD Signs
     - □ Yes □ No
   - Specifying Type □ Count □
3. **Types of Train Activated Warning Devices at the Grade Crossing (specify count of each device for all that apply)**
   - 3.A. Gate Arms (count)
     - □ 2 Quad □ Full (Barrier) □
     - □ 3 Quad □ Resistance □
     - □ 4 Quad □ Median Gates □
   - 3.B. STOP Signs
     - □ Yes □ No
   - Specifying Type □ Count □
3. **Installation Date of Current Active Warning Devices**
   - (MM/YYYY)
   - □ Yes □ No
   - Specifying Type □ Count □
4. **Does nearby Hwy Traffic Signal have Interconnection**
   - □ Not Interconnected □ For Track Signals
   - □ Yes □ No
   - Specifying Type □ Count □
5. **Hwy Traffic Signal Preemption**
   - □ Yes □ No
   - Specifying Type □ Count □
6. **Highway Traffic Pre-Signals**
   - □ Yes □ No
   - Specifying Type □ Count □
7. **Highway Monitoring Devices**
   - (Check all that apply)
   - □ Yes - Photo/Video Recording □ Yes – Vehicle Presence Detection
   - □ No
8. **Exempt Sign**
   - □ Yes □ No
9. **LED Enhanced Signs (List types)**
   - □ Yes □ No
10. **Total Count of Flashing Light Pairs**
    - (count)

### Part IV: Physical Characteristics

1. **Traffic Lanes Crossing Railroad**
   - □ One-way Traffic □ Two-way Traffic
   - □ Divided Traffic □ Yes □ No
2. **Is Roadway/Pathway Paved?**
   - □ Yes □ No
3. **Does Track Run Down a Street?**
   - □ Yes □ No
4. **Is Crossing Illuminated?**
   - [Street lights within approx. 50 feet from nearest rail] □ Yes □ No
5. **Cantilevered (or Bridged) Flashing Light Structures (count)**
   - □ Over Traffic Lane □ Incandescent
   - □ Not Over Traffic Lane □ LED
6. **Wayside Horn**
   - □ Yes □ No
7. **Highway Traffic Signals Controlling Crossing**
   - □ Yes □ No
8. **Other Flashing Lights or Warning Devices**
   - □ Yes □ No

### Part V: Public Highway Information

1. **Highway System**
   - □ (01) Interstate Highway System □ (02) Other Nat Hwy System (NHS)
   - □ (03) Federal Aid, Not NHS □ (08) Non-Federal Aid
2. **Functional Classification of Road at Crossing**
   - □ (0) Rural □ (1) Urban
   - □ (1) Interstate □ (5) Major Collector
   - □ (2) Other Freeways and Expressways □ (6) Minor Collector
   - □ (3) Other Principal Arterial □ (7) Local
   - □ (4) Minor Arterial □ (08) Non-Federal Aid
3. **Is Crossing on State Highway System?**
   - □ Yes □ No
4. **Highway Speed Limit**
   - □ 30 □ 50 □ 70 MPH
   - □ Posted □ Statutory
5. **Linear Referencing System (LRS Route ID)**
   - □ Yes □ No
6. **LRS Milepost**
   - □ Yes □ No
7. **Annual Average Daily Traffic (AADT)**
   - Year □ 09 □ 10 □ 11
8. **Estimated Percent Trucks**
   - □ 03 □ %
9. **Regularly Used by School Buses?**
   - □ Yes □ No
10. **Emergency Services Route**
    - □ Yes □ No

### Submission Information - This information is used for administrative purposes and is not available on the public website.

Submitted by __________________________ Organization __________________________ Phone __________________________

Public reporting burden for this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. According to the Paperwork Reduction Act of 1995, a federal agency may not conduct or sponsor, and a person is not required to, nor shall a person be subject to a penalty for failure to comply with, a collection of information unless it displays a currently valid OMB control number. The valid OMB control number for information collection is 2130-0017. Send comments regarding this burden estimate or any other aspect of this collection, including for reducing this burden to: Information Collection Officer, Federal Railroad Administration, 1200 New Jersey Ave. SE, MS-25
Washington, DC 20590.
No explosive hazards were identified within 1/4 mile of the subject property

Explosive Hazards

Acceptable Separate Distance (ASD) from Explosive Hazards

Subject Property ASD for People 1/4 Mile Radius
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 vi)).**
   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

To: Texas Grey Oaks LLC
710 North Post Oak Road, Suite 400
Houston, TX 77044
Phone: (713) 560-0068 Fax: (713) 583-8858 Email: Steve@TexasGreyOaks.com

Property/Borrower Name or Reference #: Villas at Western Heights
Current Use: Industrial Buildings and Storage Yard
Address/Property Location: 1501 and 1515 Fort Worth Avenue
City: Dallas County: Dallas State: TX Zip: 75208

January 17, 2020

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: 1/27/20
Print Name: ___________________________
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.
1.15 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 contaminants 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

www.PhaseEngineering.com
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.

1. Begin at our website at 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.

### COVERAGE

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**DESCRIPTION OF OPERATIONS / LOCATIONS / 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**

[Signature]

© 1988-2015 ACORD CORPORATION. All rights reserved.
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**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.
Elijah Luna
Staff Environmental Scientist

Professional Experience

Mr. Luna has approximately 12 years of experience in implementing, performing, and completing environmental projects. Mr. Luna has performed hundreds of commercial, residential and undeveloped land parcel Phase I / Phase II Environmental Site Assessments. Mr. Luna has conducted numerous file reviews and multi-parcel site assessments including NPL facilities. Mr. Luna also supervised Indoor Air Quality Surveys including microbial investigations, air sampling, and air monitoring personnel. Mr. Luna has served as Project Manager on remediation projects and environmental investigations. In addition, he has experience in asbestos, lead, silica, welding fumes and respirable dust related monitoring projects.

Licenses/Certifications
- Asbestos Inspector (Texas), License #603334
- Asbestos Air Monitoring Technician (Texas), License #706981
- Asbestos Project Manager (Texas), License #501821
- NIOSH 582 Certified
- Phase I Environmental Site Assessments, Environmental Professional
- 40-Hour OSHA (HAZWOPER)
- OSHA 10 - Construction

Education
- B.S. Environmental Science, Sam Houston State University, Huntsville, TX

Select Project Experience

Exxon North American Growth Olefins Furnace (NAGOF) Baytown, TX: responsibilities included updating SWPPP reports, spill incidents and approving chemicals before allowed onto the facility.

West Ten Business Park, 470-Acres; Katy, TX: Environmental Scientist responsible for environmental site assessment.

City of Houston Department of Health and Human Resources Facility; Houston, TX: Environmental Scientist responsible for environmental site assessment.

Downtown Houston Blocks 50 & 51 for Minute Maid Stadium; Houston, TX: Environmental Scientist responsible for environmental site assessment

CityCentre Plaza; Houston, TX: Environmental Scientist responsible for environmental site assessment

Avondale Auto Mall, Avondale, AZ: Environmental Scientist responsible for environmental site assessment.

Gazelle Transportation Facility, Bakersfield, CA: Environmental Scientist responsible for environmental site assessment.
Professional Experience

Mr. Buechele is a technical writer and staff environmental scientist for Phase Engineering, Inc. Over the last 5 years, he has co-written, conducted research for and performed quality control on over 3,000 Phase I Environmental Site Assessment (ESAs). Mr. Buechele is experienced in fulfilling both scope and non-scope requirements for standard ESAs as well as those for the Texas Department of Housing and Community Affairs (TDHCA). In his work, Mr. Buechele has also researched numerous Phase II ESAs and petroleum storage tank (PST) / leaking petroleum storage tank (LPST) projects.

Licenses/Certifications

- 24-Hour OSHA (HAZWOPER)

Education

- B.S. Bioenvironmental Science, Texas A&M University, College Station, TX
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.
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
- 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.
- Certified Sanborn Map Report from Environmental Data Resources, Inc., 440 Wheelers Farms Road, Milford, Connecticut 06461
- 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 Enforcement & Compliance History Online (ECHO) http://www.epa-echo.gov/echo