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. 202002044
Approximately 8.274 Acres at the Southeast Corner of County Line Road and North Avenue C, Elgin, Bastrop County, Texas 78621

To Whom It May Concern,

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

The report fee is Phase Engineering, Inc.'s sole benefit and findings are not contingent on compensation from the client or its affiliates. Any person signing this report acknowledges that the Department may publish the full report on the Department's website, release the report in response to a request for public information and make other use of the report as authorized by law. Phase Engineering has read and understands the department rules regarding this report as found in 2020 Qualified Allocation Plan as codified in 10 Texas Administrative Code, Chapter 11, Subchapter D, Section 11.305: Environmental Site Assessment Rules and Guidelines.

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

Sincerely,

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

Approximately 8.274 Acres at the Southeast Corner of County Line Road and North Avenue C,

Elgin, Bastrop County, Texas 78621

February 26, 2020
PEI Project No.: 202002044

Prepared for:
Zieben Group
and
Texas Department of Housing and Community Affairs (TDHCA)

Prepared by:
Phase Engineering, Inc.
5524 Cornish Street, Houston, Texas 77007
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1.0 Executive Summary

1.1 Site Summary

<table>
<thead>
<tr>
<th>SITE SUMMARY</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Element</td>
<td>Site Element Comments</td>
</tr>
<tr>
<td>Subject Property Address</td>
<td>Approximately 8.274 Acres at the Southeast Corner of County Line Road and North Avenue C, Elgin, Bastrop County, Texas 78621</td>
</tr>
<tr>
<td>Current Use of Subject Property</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Part of Lot 1, Crescent Village Section One, Abstract 2018, Jonathon Burleson Survey (per client provided legal description))</td>
</tr>
<tr>
<td>Current Owner</td>
<td>Realtex Development Corporation</td>
</tr>
<tr>
<td>Current Uses of Adjoining Properties:</td>
<td>Northeast: Residential property and undeveloped land, Crescent Village Apartment Homes and residential property, A drainage easement, gas station and residential property, Agricultural and undeveloped land</td>
</tr>
<tr>
<td>Site Reconnaissance Date</td>
<td>February 13, 2020</td>
</tr>
</tbody>
</table>

Physical Setting

| Topography | Elevation: Approximately 540 feet above mean sea level (msl) |
| General Area Topographic Downgradient: | Southeast |
| Groundwater Flow Direction | Assumed to follow surface topography (See Section 5.3 for more information) |
| Depth to Groundwater | Approximately 30 feet below ground surface (bgs) |
| Sub-Surface Geology | Midway Group (Emi) |
| Underlying Aquifer(s) | Trinity Aquifer (subcrop) |
| Near Surface Soils | BsB - Burleson clay, 1 to 3 percent slopes and HfB - Behring clay, 1 to 3 percent slopes |

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>
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</thead>
<tbody>
<tr>
<td>Mid-1900s to late-1920s</td>
<td>Residential property</td>
<td>✔️</td>
<td>✔️</td>
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<tr>
<td>Late-1940s to late-2010</td>
<td>Agricultural and undeveloped land</td>
<td>✔️</td>
<td>✔️</td>
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</table>

Historical Use Adjoining Properties

<table>
<thead>
<tr>
<th>Direction</th>
<th>Historical Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northeast Adjoining Property</td>
<td>North Avenue C, Farm to Market 1100, residential property and agricultural and undeveloped land</td>
</tr>
<tr>
<td>Southeast Adjoining Property</td>
<td>Residential property and agricultural and undeveloped land</td>
</tr>
<tr>
<td>Southwest Adjoining Property</td>
<td>Texaco, Elgin Food Mart, residential property and agricultural and undeveloped land</td>
</tr>
<tr>
<td>Northwest Adjoining Property</td>
<td>County Line Road and agricultural and undeveloped land</td>
</tr>
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</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>
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<tbody>
<tr>
<td>1.0 Current Use of Subject Property</td>
<td>✔</td>
<td></td>
<td></td>
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<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>
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<td></td>
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<tr>
<td>5.1 Standard Environmental Record Sources</td>
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<tr>
<td>5.4.1 Historical Information on Subject Property</td>
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<td></td>
<td></td>
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<tr>
<td>5.4.3 Historical Information on Adjoining Properties</td>
<td>✔</td>
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<td></td>
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<tr>
<td>6.0 Site Reconnaissance</td>
<td>✔</td>
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<td></td>
</tr>
<tr>
<td>7.0 Interviews</td>
<td>✔</td>
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### Non-ASTM Scope Considerations

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<th>Further Action Necessary</th>
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<tr>
<td>14.1 Asbestos-Containing Building Materials</td>
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<tr>
<td>14.2 Cultural and Historical Resources</td>
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<td>14.3 Endangered Species</td>
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<td>14.4 Lead-Based Paint</td>
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<tr>
<td>14.5 Lead in Drinking Water</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.6 Radon</td>
<td>✔</td>
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<tr>
<td>14.7 FEMA Flood Map</td>
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<td></td>
<td></td>
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<tr>
<td>14.8 Wetlands</td>
<td>✔</td>
<td></td>
<td></td>
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<tr>
<td>14.9 Vapor Encroachment Screening</td>
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<td>14.10 Noise Study</td>
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<tr>
<td>14.11 Explosive Hazards</td>
<td>✔</td>
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</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>
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<tr>
<td><strong>User Responsibilities</strong></td>
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<tr>
<td>Completion of User Questionnaire</td>
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<td>Land Title / Deed Records</td>
<td>5.4.1.4</td>
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<tr>
<td><strong>Regulatory Agency Records</strong></td>
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<tr>
<td>Standard Federal, State, Tribal and Local Records Review</td>
<td>5.1</td>
<td>No</td>
<td></td>
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<tr>
<td>Additional Federal, State, Tribal and Local Records Review</td>
<td>5.2</td>
<td>No</td>
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<tr>
<td><strong>Historical Sources</strong></td>
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<tr>
<td>Aerial Photographs</td>
<td>5.4.1.1</td>
<td>Yes</td>
<td>No aerial photographs were available for review prior to 1953.</td>
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<tr>
<td>Fire Insurance Rate Maps</td>
<td>5.4.1.2</td>
<td>N/A</td>
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<tr>
<td>Property Tax Records</td>
<td>5.4.1.3</td>
<td>No</td>
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</tr>
<tr>
<td>Land Title Records</td>
<td>5.4.1.4</td>
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<tr>
<td>Topographic Maps</td>
<td>5.4.1.5</td>
<td>No</td>
<td></td>
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<tr>
<td>Street Directories</td>
<td>5.4.1.6</td>
<td>Yes</td>
<td>Street directories could not be verified prior to the 2000s.</td>
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<tr>
<td>Other Historical Records</td>
<td>5.4.1.7</td>
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<tr>
<td>Historical Use of Subject Property</td>
<td>5.4.2</td>
<td>No</td>
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<td>Historical Use of Adjoining Properties</td>
<td>5.4.3</td>
<td>No</td>
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<tr>
<td><strong>Site Reconnaissance</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Observations of Subject Property</td>
<td>6.0</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Observation of Surrounding Properties</td>
<td>6.0</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Report Element</td>
<td>Report Section</td>
<td>Data Gap</td>
<td>Description of Data Gap</td>
<td>Significant</td>
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<tr>
<td>----------------------------------------------------</td>
<td>----------------</td>
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<td>-----------------------------------------</td>
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</tr>
<tr>
<td><strong>Interviews</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Current Owner</td>
<td>7.1</td>
<td>No</td>
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<tr>
<td>Key Property Manager</td>
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<tr>
<td>Occupant(s)</td>
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<td>Past Owners / Managers / Occupants</td>
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<tr>
<td>Adjoining Property Owners / Occupants</td>
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<tr>
<td>State / Local Health/Environmental Department</td>
<td>7.2</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>State / Local Health/Environmental Department</td>
<td></td>
<td>Yes</td>
<td>A response has yet to be received.</td>
<td>No</td>
</tr>
<tr>
<td>Local Fire Department</td>
<td></td>
<td>Yes</td>
<td>A response has yet to be received.</td>
<td>No</td>
</tr>
<tr>
<td>Local Fire Department</td>
<td>7.2</td>
<td>Yes</td>
<td>A response has yet to be received.</td>
<td>No</td>
</tr>
<tr>
<td>Local Building Permit / Inspection Department</td>
<td>7.2</td>
<td>Yes</td>
<td>A response has yet to be received.</td>
<td>No</td>
</tr>
<tr>
<td>Local Planning / Zoning Department</td>
<td>7.2</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Water Utility Company</td>
<td>7.2</td>
<td>No</td>
<td></td>
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</tr>
</tbody>
</table>

### 1.3 Findings and Opinions

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

**FINDING**

The subject property was formerly occupied by agricultural land.

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

No regulatory agency listings were found in connection with this finding.

Records Review
Historically, the subject property was agricultural land. Past use as agricultural land may have involved the storage and usage of pesticides, insecticides, herbicides, fungicides, fertilizers and/or other agricultural chemicals. No improvements such as hangars, runways, large barns or other areas that may have been utilized for storage or loading of these products were noted on historical information reviewed, interviews or during the site visit. These products are not considered a recognized environmental condition per Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provided they were legally stored, processed and/or applied. Agricultural chemicals that may have been previously stored and/or applied at the subject property would likely have degraded due to surface runoff or atmospheric exposure since the subject property was last utilized for agricultural purposes. Additionally, contact to potentially remaining agricultural residual products would likely be limited during future anticipated development activities including import of engineered fill material and construction of onsite structures.

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.

### Interviews and/or Inquiries

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

### OPINION

Phase Engineering, Inc. has the opinion that based on lack of former onsite structures that may have potentially been utilized for storage or loading of agricultural chemicals and length of time since the subject property was utilized for agricultural purposes, it does not appear past use as agricultural land has impacted the subject property.

This does not represent a recognized environmental condition.

---

### FINDING

The southwest adjoining property is a gasoline station.

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

The southwest adjoining property across a private driveway and a drainage easement, addressed as 13717 County Line Road under the name Elgin Food Mart, is listed as a registered UST facility. One 12,000-gallon gasoline UST and one 10,000-gallon gasoline/diesel UST were reported to have been installed at this facility in 2008 and have a status of "In Use". Compliance investigations were conducted at this facility in 2012, 2015 and 2018. No violations were alleged during the 2012 and 2018 investigations. Documentation for the 2015 investigation was unable for review at the time of this assessment.

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

### Records Review
Aerial photographs and street directories reviewed for this assessment indicated gasoline station operations at the southwest adjoining property from the early-2010s to the late-2010s. The facility at this property was addressed as 13717 Country Line Road under the names Texaco and Elgin Food Mart. No reported releases were found in connection with this facility during records review conducted for this assessment. According to aerial photographs and topographic maps, this facility is located more than 250 feet from the boundary of the subject property and cross-gradient to the subject property; therefore, any releases at this facility were unlikely to migrate to the subject property. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

**Site Reconnaissance**

A gasoline station was observed at the southwest adjoining property. This facility was addressed as 13717 County Line Road under the name Texaco. No indications of hazardous substance or petroleum product releases were observed in connection with this property. This property was observed to be at a similar elevation to the subject property; therefore, surface releases at this property would have not likely migrated to the subject property. See Section 6.0 for more information regarding observations noted during the site reconnaissance.

**Interviews and/or Inquiries**

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

**OPINION**

Phase Engineering, Inc. has the opinion that based on distance from operational areas, direction and lack of reported and / or observed releases, the subject property does not appear likely to have been impacted by this facility. This does not represent a recognized environmental condition at this time.

### 1.4 Conclusions

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

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

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

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

### 1.5 Recommendations

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

2.1 Purpose of Assignment

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

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

2.2 Scope of Work

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

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

The Phase I Environmental Site Assessment does not include:

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

2.3 Significant Assumptions

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

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

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

2.4 Limitations and Exceptions of Assessment

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

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

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

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

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

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

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

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

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

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

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

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

2.5 Special Terms and Conditions

No special terms or conditions were applicable to this report.

2.6 User Reliance

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

3.1 Subject Property Location and Description

<table>
<thead>
<tr>
<th>Subject Property Address</th>
<th>Approximately 8.274 Acres at the Southeast Corner of County Line Road and North Avenue C, Elgin, Bastrop County, Texas 78621</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 Lot 1, Crescent Village Section One, Abstract 2018, Jonathon Burleson Survey (per client provided legal description)</td>
</tr>
<tr>
<td>Current Owner(s)</td>
<td>Realtex Development Corporation</td>
</tr>
</tbody>
</table>

3.2 Current Use of Subject Property

| Current Use of the Property | Undeveloped land |

3.3 Current Uses of Adjoining Properties

<table>
<thead>
<tr>
<th>Adjoining Property Uses</th>
<th>Residential property and undeveloped land</th>
</tr>
</thead>
<tbody>
<tr>
<td>To the Northeast</td>
<td>Residential property and undeveloped land</td>
</tr>
<tr>
<td>To the Southeast</td>
<td>Crescent Village Apartment Homes and residential property</td>
</tr>
<tr>
<td>To the Southwest</td>
<td>A drainage easement, gas station and residential property</td>
</tr>
<tr>
<td>To the Northwest</td>
<td>Agricultural and undeveloped land</td>
</tr>
</tbody>
</table>

3.4 Description of Onsite Structures, Roads and Other Improvements

3.4.1 Onsite Structures

There are no structures located at the subject property.

3.4.2 Roads

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

<table>
<thead>
<tr>
<th>Road Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Name</td>
</tr>
<tr>
<td>North Avenue C</td>
</tr>
<tr>
<td>Private Driveway</td>
</tr>
<tr>
<td>County Line Road</td>
</tr>
<tr>
<td>Raymond Johnson Road</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:

<p>| Water Source | None known or observed |</p>
<table>
<thead>
<tr>
<th>Sanitary Sewer Source</th>
<th>None known or observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Improvements</td>
<td>Concrete walkway along northeast boundary</td>
</tr>
</tbody>
</table>
4.0 User Provided Information

4.1 User Responsibilities Information

User(s) of this report: Zieben Group

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 Lee Zieben - 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></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></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></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 comment received</td>
</tr>
</tbody>
</table>

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

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

(a.) Do you know the past uses of the property?                                                                                     No
(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><strong>Federal Sites</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EPA</td>
<td>SEMS**</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA***</td>
<td>Adjoining*</td>
<td>0</td>
<td>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 CORRACT</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>NRC</td>
<td>ERNS</td>
<td>Subject Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

| **State and Tribal Sites** | | | | | | | |
| TCEQ | SPL (NPL/CERCLIS) | 1.000 | 0 | 0 | 0 | 0 | 0 |
| TCEQ | MSW | 0.500 | 0 | 0 | - | - | 0 |
| TCEQ | CLI | 0.500 | 0 | 0 | 0 | - | 0 |
| TCEQ | AST | Adjoining* | 0 | 0 | - | - | 0 |
| TCEQ | UST | Adjoining* | 0 | 1 | - | - | 1 |
| TCEQ | LPST | 0.500 | 0 | 0 | 0 | - | 0 |
| TCEQ | RDR | Adjoining* | 0 | 0 | - | - | 0 |
| TCEQ | IOP | 0.500 | 0 | 0 | 0 | - | 0 |
| TCEQ | VCP | 0.500 | 0 | 0 | 0 | - | 0 |
| RRC TX | RRC-VCP | 0.500 | 0 | 0 | 0 | - | 0 |
| TCEQ | BROWNFIELD | 0.500 | 0 | 0 | 0 | - | 0 |
| 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 | 0 | 0 | 0 |
| TCEQ | DCR | 0.500 | 0 | 0 | 0 | - | 0 |
| TCEQ | DCRP | 0.500 | 0 | 0 | 0 | - | 0 |
| NRC | ACRES | 0.500 | 0 | 0 | 0 | - | 0 |

*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

| **UNGEODECODED SITES** | | | |
| Environmental Records | ASTM Search Distance (miles) | Total Identified |
| Federal / State/ Tribal | Subject Property - 1.0 mile | None |
Ungeocoded Sites

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

There were no ungeocoded sites identified under this assessment.

Superfund Enterprise Management System (SEMS)

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

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

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

CERCLIS NFRAP (Comprehensive Environmental Response, Compensation and Liability Information System / No Further Remedial Action Planned)

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action, CERCLA or NPL consideration.

NPL (National Priority List)

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

NPL Delisted (National Priority List - Delisted)

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

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

Land Use Controls (LUCs) - Land Use controls may consist of Institutional Controls (ICs) and Engineering Controls (ECs). LUCs help to minimize the potential for exposure to contamination and/or protect the integrity of a response action and are typically designed to work by limiting land and/or resource use or by providing information that helps modify or guide human behavior at a site. Institutional Controls (ICs) are non-engineering measures and are almost always used in conjunction with, or as a supplement to, other measures such as waste treatment or containment. There are four categories of ICs: Governmental
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>79204</td>
<td>ELGIN FOOD MART 1</td>
<td>13717 COUNTY LINE RD ELGIN,TX 78621</td>
<td>0.06 SW</td>
<td>No</td>
<td>See information in table below</td>
</tr>
</tbody>
</table>

**Summary of Critical Identified Sites**
The southwest adjoining property across a private driveway and a drainage easement, addressed as 13717 County Line Road under the name Elgin Food Mart, is listed as a registered UST facility. One 12,000-gallon gasoline UST and one 10,000-gallon gasoline/diesel UST were reported to have been installed at this facility in 2008 and have a status of "In Use". Compliance investigations were conducted at this facility in 2012, 2015 and 2018. No violations were alleged during the 2012 and 2018 investigations. Documentation for the 2015 investigation was unable for review at the time of this assessment.

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

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

5.2 Additional Environmental Record Sources

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

5.3 Physical Setting Sources

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

<table>
<thead>
<tr>
<th>Topographic and Hydrogeologic Settings</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Source Name</strong></td>
<td><strong>Description</strong></td>
</tr>
<tr>
<td>USGS 7.5 Minute Topographic Map Elgin West, Texas 2016</td>
<td>Elevation: Approximately 540 feet above mean sea level (msl) General Area Surface Gradient: Southeast</td>
</tr>
<tr>
<td>Current USGS Topographic Map</td>
<td></td>
</tr>
<tr>
<td>Groundwater Information</td>
<td>Depth: 30 feet below ground surface (bgs) Hydraulic Direction: Assumed to follow surface topography</td>
</tr>
<tr>
<td>Texas Water Development Board (TWDB) Submitted Driller's Database</td>
<td></td>
</tr>
<tr>
<td>Geologic Formation</td>
<td>Formation Description</td>
</tr>
<tr>
<td>--------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Midway Group (Emi)</td>
<td>Wills Point Formation and Kincaid Formation not separately mapped. Wills Point Formation - clay, silty and sandy, silt and sand more abundant upward, slightly glauconitic near base, massive, poorly bedded, grades upward to mudstone and sand of Wilcox Group, light gray to dark bluish gray; topographically featuresless; thickness 400-500 feet. Kinkaid Formation - upper part (Pisgah Member), sand and clay; sand, glauconitic, argillaceous, poorly sorted, greenish gray; clay, sandy, silty, medium gray to black; lower part (Littig Member), sand and clay; sand very glauconitic, greenish black; clay sandy, phosphatic nodules and pebbles present; weathers to yellow and yellowish brown soil; thickness 150 +/- feet</td>
</tr>
</tbody>
</table>

Source: Geologic Database of Texas compiled by the USGS, TWDB, BEG (2007)  
**Underlying Aquifer(s)**

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


**Flood Zone(s)**

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

<table>
<thead>
<tr>
<th>Zone Designation</th>
<th>Zone Description</th>
</tr>
</thead>
</table>

Source: Federal Emergency Management Agency (FEMA) Bastrop 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.

### Near Surface Soils

<table>
<thead>
<tr>
<th>Soil Name(s)</th>
<th>Soil Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>BsB - Burleson clay, 1 to 3 percent slopes</td>
<td>Burleson (85%)</td>
</tr>
<tr>
<td></td>
<td>The Burleson component makes up 85 percent of the map unit. Slopes are 1 to 3 percent. This component is on circular gilgai on broad stream terraces on river valleys. The parent material consists of calcareous clayey alluvium of Pleistocene age derived from mudstone. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is very 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. This component is in the R086AY196TX Blackland 28-40&quot; Pz ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 9 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.</td>
</tr>
<tr>
<td>HfB - Behring clay, 1 to 3 percent slopes</td>
<td>Behring (95%)</td>
</tr>
<tr>
<td></td>
<td>The Behring component makes up 95 percent of the map unit. Slopes are 1 to 3 percent. This component is on circular gilgai on ridges on dissected plains. The parent material consists of clayey residuum weathered from shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is moderate. 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. This component is in the R086AY196TX Blackland 28-40&quot; Pz ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.</td>
</tr>
</tbody>
</table>

5.4 Historical Use Information

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

5.4.1 Standard Historical Sources

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

5.4.1.1 Aerial Photographs

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

<table>
<thead>
<tr>
<th>Aerial Photograph Year(s)</th>
<th>Improvement Type(s)</th>
<th>Identified Area(s) of Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subject Property</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1973, 1953</td>
<td>No improvements</td>
<td>Agricultural related activities</td>
</tr>
<tr>
<td><strong>Northeast Property</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1973, 1953</td>
<td>No improvements</td>
<td>Agricultural related activities</td>
</tr>
<tr>
<td><strong>Southeast Property</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018, 2016, 2010, 2004</td>
<td>Residential improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1995</td>
<td>Residential improvements, surface water related feature</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1981</td>
<td>Type of improvements could not be determined due to image quality</td>
<td>Undetermined due to poor image quality</td>
</tr>
<tr>
<td>1973, 1953</td>
<td>Residential improvements</td>
<td>Agricultural related activities</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><strong>Southwest Property</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018, 2016, 2010</td>
<td>Commercial improvements, residential</td>
<td>Canopy indicative of gasoline station operations</td>
</tr>
<tr>
<td></td>
<td>improvements</td>
<td></td>
</tr>
<tr>
<td>2004</td>
<td>Residential improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1995, 1981</td>
<td>No improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1973, 1953</td>
<td>No improvements</td>
<td>Agricultural related activities</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Aerial Photograph Year(s)</th>
<th>Improvement Type(s)</th>
<th>Identified Area(s) of Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Northwest Property</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 5.4.1.2 Fire Insurance Maps

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

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

### 5.4.1.3 Property Tax Files

Bastrop County Appraisal District tax records show that the subject property is owned by Realtex Development Corporation. The property tax records are located in the Appendix.

### 5.4.1.4 Land Title Records & Environmental Lien Searches

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

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

### 5.4.1.5 USGS 7.5 Minute Topographic Map

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

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

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Listing Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subject Property</strong></td>
<td></td>
</tr>
<tr>
<td>Undeveloped land</td>
<td>No listings (2000-2018)</td>
</tr>
<tr>
<td><strong>Northeast Adjoining Property</strong></td>
<td></td>
</tr>
<tr>
<td>1545 Raymond Johnson Road</td>
<td>No listings (2000); Residential (2004-2018)</td>
</tr>
<tr>
<td><strong>Southeast Adjoining Property</strong></td>
<td></td>
</tr>
<tr>
<td>1544 North Avenue C</td>
<td>No listings (2000-2018)</td>
</tr>
<tr>
<td>13817 County Line Road</td>
<td>No listings (2000); Apartments (2004-2018)</td>
</tr>
<tr>
<td><strong>Southwest Adjoining Property</strong></td>
<td></td>
</tr>
<tr>
<td>108-111 Hays Forest Cove</td>
<td>No listings (2000); Residential (2004-2018)</td>
</tr>
<tr>
<td>110 Comal Cove</td>
<td>No listings (2000); Residential (2004-2018)</td>
</tr>
<tr>
<td>13717 County Line Road</td>
<td>No listing (2004); Texaco/ Elgin Food Mart (2010); Texaco (2014-2018)</td>
</tr>
<tr>
<td><strong>Northwest Adjoining Property</strong></td>
<td></td>
</tr>
<tr>
<td>13708 County Line Road</td>
<td>No listings (2000-2018)</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>
<th>Item of Concern</th>
<th>Feature Present?</th>
<th>Details of Identified Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subject Property</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oil / gas well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted location(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dry hole(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pipeline(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other notable features</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Adjoining Properties</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oil / gas well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted location(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dry hole(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pipeline(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other notable features</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

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

A prior Phase I Investigation for the subject property conducted by Phase Engineering, Inc. dated February 19, 2019 was provided to Phase Engineering, Inc. for this assessment. Findings noted in the prior report included agricultural land at the subject property and a gasoline station at the southwest adjoining property. The conclusion of this report noted that no evidence of recognized environmental conditions were revealed and no further investigations were recommended.

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>Mid-1900s to late-1920s</td>
<td>Residential property</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Late-1940s to late-2010</td>
<td>Agricultural and undeveloped land</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5.4.3 Summary of Historical Use Information on Adjoining Properties

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

<table>
<thead>
<tr>
<th>Direction</th>
<th>Historical Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northeast Adjoining Property</td>
<td>North Avenue C, Farm to Market 1100, residential property and agricultural and undeveloped land</td>
</tr>
<tr>
<td>Southeast Adjoining Property</td>
<td>Residential property and agricultural and undeveloped land</td>
</tr>
<tr>
<td>Southwest Adjoining Property</td>
<td>Texaco, Elgin Food Mart, residential property and agricultural and undeveloped land</td>
</tr>
<tr>
<td>Northwest Adjoining Property</td>
<td>County Line Road and agricultural and undeveloped land</td>
</tr>
</tbody>
</table>
### Summary of Environmental Concerns Identified During Historical and Other Records Review

Historically, the subject property was agricultural land. Past use as agricultural land may have involved the storage and usage of pesticides, insecticides, herbicides, fungicides, fertilizers and/or other agricultural chemicals. No improvements such as hangars, runways, large barns or other areas that may have been utilized for storage or loading of these products were noted on historical information reviewed, interviews or during the site visit. These products are not considered a recognized environmental condition per Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provided they were legally stored, processed and/or applied. Agricultural chemicals that may have been previously stored and/or applied at the subject property would likely have degraded due to surface runoff or atmospheric exposure since the subject property was last utilized for agricultural purposes. Additionally, contact to potentially remaining agricultural residual products would likely be limited during future anticipated development activities including import of engineered fill material and construction of onsite structures.

Aerial photographs and street directories reviewed for this assessment indicated gasoline station operations at the southwest adjoining property from the early-2010s to the late-2010s. The facility at this property was addressed as 13717 Country Line Road under the names Texaco and Elgin Food Mart. No reported releases were found in connection with this facility during records review conducted for this assessment. According to aerial photographs and topographic maps, this facility is located more than 250 feet from the boundary of the subject property and cross-gradient to the subject property; therefore, any releases at this facility were unlikely to migrate to the subject property.
6.0 Site Reconnaissance

6.1 Objective

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

6.2 Observation, Methodology and Limiting Conditions

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

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

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

On February 13, 2020, the subject property was visually and physically observed and walked by Zahir Jamal of Phase Engineering, Inc. The environmental professional(s) responsible for this report, or a trained and qualified individual under their responsible charge, visually and physically observed the property and any structure(s) located on the property to the extent not obstructed by dense vegetation, bodies of water, adjoining buildings, and other obstacles.

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

The following limiting conditions were identified during the site reconnaissance:

<table>
<thead>
<tr>
<th>Limiting Condition(s)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Vegetation / landscaping</td>
<td>✓</td>
</tr>
<tr>
<td>Concrete / asphalt pavement</td>
<td>✓</td>
</tr>
<tr>
<td>Stabilized gravel base</td>
<td></td>
</tr>
<tr>
<td>Pre-existing former building slabs</td>
<td></td>
</tr>
<tr>
<td>Existing buildings</td>
<td></td>
</tr>
<tr>
<td>Surface water features</td>
<td></td>
</tr>
<tr>
<td>Heavy equipment / existing inventory</td>
<td></td>
</tr>
<tr>
<td>Boundary fences / walls</td>
<td>✓</td>
</tr>
<tr>
<td>Accumulation of snow or rainwater</td>
<td></td>
</tr>
<tr>
<td>Inaccessible onsite building interior</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></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 13, 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 Approximately 8.274 Acres at the Southeast Corner of County Line Road and North Avenue C, Elgin, Texas and the current use was observed to be Undeveloped land.

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

<table>
<thead>
<tr>
<th>Adjoining Property Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction</td>
</tr>
<tr>
<td>Northeast</td>
</tr>
<tr>
<td>Northeast</td>
</tr>
<tr>
<td>Southeast</td>
</tr>
<tr>
<td>Southeast</td>
</tr>
<tr>
<td>Southeast</td>
</tr>
<tr>
<td>Southwest</td>
</tr>
<tr>
<td>Southwest</td>
</tr>
<tr>
<td>Northwest</td>
</tr>
<tr>
<td>Northwest</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:

Surrounding Area Property Types

<table>
<thead>
<tr>
<th>Residential Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-family</td>
</tr>
<tr>
<td>✓</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>General Non-Residential Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
</tr>
<tr>
<td>✓</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Civic Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>School</td>
</tr>
<tr>
<td>✓</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>General Land Uses</th>
</tr>
</thead>
</table>

Phase Engineering, Inc. 202002044
### Large Scale Uses

<table>
<thead>
<tr>
<th>Item</th>
<th>Observed Onsite</th>
<th>Observed Offsite</th>
<th>Release Indicated</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undeveloped</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pasture</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Resource Uses

<table>
<thead>
<tr>
<th>Item</th>
<th>Observed Onsite</th>
<th>Observed Offsite</th>
<th>Release Indicated</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undeveloped</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pasture</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</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>A gasoline station was observed at the southwest adjoining property.</td>
</tr>
<tr>
<td>Hazardous Substances / Petroleum Products in Connection with Prior Use(s)</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Geologic, Hydrogeologic and / or Topographic Conditions</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Underground Storage Tanks (USTs) / Indications of USTs</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Aboveground Storage Tanks (ASTs)</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Sumps, Floor Drains or Storm Water Drains</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Odors</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Pools of Liquid</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Hazardous Substance and Petroleum Product Containers; Unidentified Containers; and/or Drums</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Potential PCB Containing Equipment</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Clarifiers</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Pits, Ponds or Lagoons</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Stained Soil or Pavement</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Stressed Vegetation</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Solid Waste</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Trash dumpster was noted at the southeast adjoining property.</td>
</tr>
<tr>
<td>Mounds, Stockpiled Soils, Filled or Graded Areas and Depressions</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<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>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>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>Yes</td>
<td>No</td>
<td>N/A</td>
<td>Cable trenches was noted at the southwest corner of property and concrete walkway was observed along the northeast boundary</td>
</tr>
</tbody>
</table>

**Summary of Critical Observed Areas of Environmental Concern**

A gasoline station was observed at the southwest adjoining property. This facility was addressed as 13717 County Line Road under the name Texaco. No indications of hazardous substance or petroleum product releases were observed in connection with this property. This property was observed to be at a similar elevation to the subject property; therefore, surface releases at this property would have not likely migrated to the subject property.
7.0 Interviews

7.1 Owner, Key Property Manager and / or Occupant Interviews

<table>
<thead>
<tr>
<th>Interview Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>02/11/20</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

Mr. Rick Deyoe informed Phase Engineering, Inc. of the following:

- A prior Phase I was completed by Phase Engineering, Inc. in 2019.
- He has been associated with the subject property for sixteen years.

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

7.2 State and / or Local Agency Officials Interviews

<table>
<thead>
<tr>
<th>Interview Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>02/11/20</td>
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<tr>
<td>02/11/20</td>
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<td>02/11/20</td>
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<td>02/11/20</td>
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<td></td>
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<tr>
<td>02/11/20</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>02/11/20</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

Fire department records have been requested from Travis and Bastrop County Emergency Service District 1. 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.
Fire department records have been requested from the Elgin Fire Department. 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 Elgin Code Enforcement. 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 Travis County - Transportation and Natural Resources. A response has been received. Travis County is unable to do a search of the property because there is no address associated with this property.

Building department records have been requested from Elgin Development Services. 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.

According to the Elgin’s Official Zoning Map, the property is zoned Multiple Family (A)

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

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

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

<table>
<thead>
<tr>
<th>FINDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>The southwest adjoining property is a gasoline station.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Standard Environmental Record Sources, Federal, State &amp; Tribal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The southwest adjoining property across a private driveway and a drainage easement, addressed as 13717 County Line Road under the name Elgin Food Mart, is listed as a registered UST facility. One 12,000-gallon gasoline UST and one 10,000-gallon gasoline/diesel UST were reported to have been installed at this facility in 2008 and have a status of &quot;In Use&quot;. Compliance investigations were conducted at this facility in 2012, 2015 and 2018. No violations were alleged during the 2012 and 2018 investigations. Documentation for the 2015 investigation was unable for review at the time of this assessment. 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>Aerial photographs and street directories reviewed for this assessment indicated gasoline station operations at the southwest adjoining property from the early-2010s to the late-2010s. The facility at this property was addressed as 13717 Country Line Road under the names Texaco and Elgin Food Mart. No reported releases were found in connection with this facility during records review conducted for this assessment. According to aerial photographs and topographic maps, this facility is located more than 250 feet from the boundary of the subject property and cross-gradient to the subject property; therefore, any releases at this facility were unlikely to migrate to the subject property. See Section 5.4 for more information regarding historical sources reviewed during this assessment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Reconnaissance</th>
</tr>
</thead>
<tbody>
<tr>
<td>A gasoline station was observed at the southwest adjoining property. This facility was addressed as 13717 Country Line Road under the name Texaco. No indications of hazardous substance or petroleum product releases were observed in connection with this property. This property was observed to be at a similar elevation to the subject property; therefore, surface releases at this property would have not likely migrated to the subject property. See Section 6.0 for more information regarding observations noted during the site reconnaissance.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>OPINION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase Engineering, Inc. has the opinion that based on distance from operational areas, direction and lack of reported and/or observed releases, the subject property does not appear likely to have been impacted by this facility. This does not represent a recognized environmental condition at this time.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FINDING</th>
</tr>
</thead>
</table>
The southwest adjoining property is a gasoline station.

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

The southwest adjoining property across a private driveway and a drainage easement, addressed as 13717 County Line Road under the name Elgin Food Mart, is listed as a registered UST facility. One 12,000-gallon gasoline UST and one 10,000-gallon gasoline/diesel UST were reported to have been installed at this facility in 2008 and have a status of "In Use". Compliance investigations were conducted at this facility in 2012, 2015 and 2018. No violations were alleged during the 2012 and 2018 investigations. Documentation for the 2015 investigation was unable for review at the time of this assessment.

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

<table>
<thead>
<tr>
<th>Records Review</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
</tbody>
</table>

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>A gasoline station was observed at the southwest adjoining property. This facility was addressed as 13717 County Line Road under the name Texaco. No indications of hazardous substance or petroleum product releases were observed in connection with this property. This property was observed to be at a similar elevation to the subject property; therefore, surface releases at this property would have not likely migrated to the subject property.</td>
</tr>
</tbody>
</table>

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

**OPINION**

Phase Engineering, Inc. has the opinion that based on distance from operational areas, direction and lack of reported and / or observed releases, the subject property does not appear likely to have been impacted by this facility. This does not represent a recognized environmental condition at this time.
9.0 Conclusions

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

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

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

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

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

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

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

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

- There were no user constraints.
12.0 Qualifications

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

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

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

Inspected By:

Zahir Jamal

Reviewed By:

Janis Franklin, P.G.

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.

Prepared By:

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

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

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

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

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

<table>
<thead>
<tr>
<th>Cultural and Historical Resources Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type of Feature</strong></td>
</tr>
<tr>
<td>None</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, and was used for many years in products found in construction. Lead may cause a range of health effects, from behavioral problems and learning disabilities, to seizures and death. Children six years old and under are most at risk. Human contamination usually occurs by oral ingestion or respiratory inhalation of dust or chips of paint made with lead pigment in both interior and exterior paints and finishes. A building owner and/or manager is required to follow all federal, state, and local rules and regulations pertaining to lead-based paint.

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

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

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

14.6 Radon

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

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

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

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

<table>
<thead>
<tr>
<th>Preliminary Radon Results Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPA Radon Zone Designation</td>
</tr>
<tr>
<td>Bastrop County</td>
</tr>
</tbody>
</table>

Phase Engineering, Inc. 202002044
14.7 FEMA Flood Insurance Rate Map

The subject property is predominately in Unshaded Zone X (outside of the 100 and 500-year floodplains) as delineated on the FEMA FIRM Map Number 48453C0510H, with an effective date of September 26, 2008. 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 indicates no mapped wetlands at the subject property. An on-site wetlands determination assessment is not recommended to determine if all characteristics for a wetland are present at the subject property.

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

See NWI Map in the Appendix.

14.9 Vapor Encroachment Screening

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

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

<table>
<thead>
<tr>
<th>Vapor Encroachment Regulatory Database Search Results</th>
<th>Databases</th>
<th>Radius Searched (Miles)</th>
<th>Sites Found</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Federal NPL (Superfund)</td>
<td>1/3</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Federal CERCLA (Active)</td>
<td>1/3</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Federal Resource Conservation and Recovery Act (RCRA) CORRACTS facilities</td>
<td>1/3</td>
<td>0</td>
</tr>
</tbody>
</table>
Vapor Encroachment Regulatory Database Search Results

<table>
<thead>
<tr>
<th>Databases</th>
<th>Radius Searched (Miles) Chemicals of Concern</th>
<th>Radius Searched (Miles) Petroleum Hydrocarbon Chemicals of Concern</th>
<th>Sites Found</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal RCRA Non-CORRACTS Treatment, Storage and Disposal facilities (TSD)</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>Federal RCRA Generators of Hazardous Wastes</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>Federal Institutional Control / Engineering Control Registries</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>Federal ERNS (Reported Spill Incidents)</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
</tbody>
</table>

**STATE AND TRIBAL SITES**

<table>
<thead>
<tr>
<th>Name</th>
<th>Radius Searched (Miles) Chemicals of Concern</th>
<th>Radius Searched (Miles) Petroleum Hydrocarbon Chemicals of Concern</th>
<th>Sites Found</th>
</tr>
</thead>
<tbody>
<tr>
<td>State / Tribal Equivalent NPL</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>State / Tribal Equivalent CERCLIS Sites</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>Landfills or Solid Waste Disposal Sites</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>Leaking Storage Tank Sites</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>Registered Storage Tanks</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>State / Tribal Institutional Control / Engineering Control Registries</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>Voluntary Cleanup Program (VCP)</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>Brownfield</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
</tbody>
</table>

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

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

**14.10 Noise Study**

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

The noise sources within the prescribed distances include the following:

<table>
<thead>
<tr>
<th>Identified Noise Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source Name</td>
</tr>
<tr>
<td><strong>Major Road(s)</strong></td>
</tr>
<tr>
<td>No major roads were identified within 1,000 feet from the subject property</td>
</tr>
<tr>
<td><strong>Railroad(s)</strong></td>
</tr>
<tr>
<td>No railroads were identified within 3,000 feet from the subject property</td>
</tr>
</tbody>
</table>
No major noise sources are located within the minimum search radius from the subject property, thus the noise value is considered “Acceptable” based on the HUD guidelines. No additional noise assessment is required.

### 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. In addition, residential propane tanks with a capacity of up to 1,000 gallons are excepted from this analysis if they are determined to be in compliance with the National Fire Protection Association (NFPA) 58 (2017). According to a new HUD rule effective February 24, 2020, common residential propane tanks have been documented to be extremely durable and tank explosions are difficult and rare.

A 250-gallon aboveground storage tank (AST) containing propane was found on a northeastern property occupied by an residence, approximately 1,092 feet from the eastern property boundary. The potential blast zone for the propane tank was calculated using the Acceptable Separation Distance (ASD) Electronic Assessment Tool located on HUD’s website at http://www.hud.gov/offices/cpd/environment/asd calculator.cfm. The ASD for thermal radiation for people (ASDPPU) was determined to be 155 feet from the location of the propane tank. See the ASD Drawing included in Appendix V.
15.0 Common Acronyms

AAI – All Appropriate Inquiry
ACBM – Asbestos Containing Building Material
AST – Aboveground Storage Tank
AUL – Activity and Usage Limitation
BF – Brownfield
BTEX – Benzene, Toluene, Ethyl benzene and Xylenes
CDC – Certified Development Corporation
CERCLA – Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS – Comprehensive Environmental Response, Compensation and Liability Information System
CERCLIS NFRAP - Comprehensive Environmental Response, Compensation and Liability Information System with No Further Remedial Action Planned
CLI – Closed Landfill Inventory
CORRACTS – Corrective Action (RCRA)
CREC – Controlled recognized environmental condition
EC – Engineering Control
EPA – Environmental Protection Agency
ERNS – Emergency Response Notification System
FOIA – Freedom of Information Act
GWBZ – Groundwater Bearing Zone
HREC – Historical recognized environmental condition
IC – Institutional Control
IHWR – Industrial Hazardous Waste
IOP – Innocent Owner / Operator Program
LPST – Leaking Petroleum Storage Tank
MUD – Municipal Utility District
MSD – Municipal Settings Designation
MSL – Mean Sea Level
MTBE – Methyl tert butyl ether
NAPL – Non-aqueous Phase Liquids
NPL – National Priority List
NRCS – Natural Resource Conservation Service
OSHA – Occupational Safety and Health Administration
PAH – Polycyclic Aromatic Hydrocarbons
PCB – Polychlorinated Biphenyls
PCE – Perchloroethene (Tetrachloroethene)
PPM – Parts Per Million
PSH – Phase Separated Hydrocarbons
PUD – Public Utility District
RCRA – Resource Conservation and Recovery Act
REC – Recognized environmental condition
SBA – Small Business Administration
SCL – State CERCLIS List
SPL – State Priority List
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
Location: Approximately 8.274 acres
SEC County Line Road and North Avenue C
(The Cottages at Cedar Ridges)
Elgin, TX 78621
Travis County

PEI Project No: 202002044
SITE SKETCH-2018 Aerial Imagery

Location: Approximately 8.274 acres
SEC County Line Road and North Avenue C
(The Cottages at Cedar Ridges)
Elgin, TX 78621

Copyright © 2020 Phase Engineering, Inc.

Subject Property
1953 Aerial Photograph
USDA NRCS SSURGO Database of Texas

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

Geologic Database of Texas

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

Sources: NRCS, USGS NHD

Copyright ©2016 Phase Engineering, Inc.

PEI Project No: 202002044
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
Elgin West, 2016
The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

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USGS 7.5 Minute Topographic Series
Elgin West, 2012
Topographic Map

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USGS 7.5 Minute Topographic Series
Elgin West, 1982
Topographic Map

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USGS 7.5 Minute Topographic Series
Elgin West, 1969
Topographic Map

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USGS 7.5 Minute Topographic Series
Elgin West, 1950

Source: The National Map

Property boundary and locations are representative only.

Copyright ©2016 Phase Engineering, Inc.
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
Elgin West, 1948
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
Bastrop, 1929
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
Bastrop, 1904
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. Lesser quantities of water may also be found in the remainder of the state.
FEMA Flood Map

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

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.

Area Not Included

Source: FEMA NFHL, USGS NHL, ESRI

Copyright ©2016 Phase Engineering, Inc.
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**
- **Water Supply from Oil/Gas**
- **Dry Hole**
- **Observation Well**
- **Oil Well**
- **Observation from Oil**
- **Gas Well**
- **Observation from Gas**
- **Oil/Gas Well**
- **Observation from Oil/Gas**
- **Plugged Oil Well**
- **Horizontal Drainhole**
- **Plugged Gas Well**
- **Sidetrack Well Surface Location**
- **Cancelled Location**
- **Storage Well**
- **Plugged Oil/Gas Well**
- **Service Well**
- **Injection/Disposal Well**
- **Service from Oil**
- **Core Test**
- **Service from Oil/Gas**
- **Directional Surface Location**
- **Injection/Disposal from Storage**
- **Sulfur Core Test**
- **Injection/Disposal from Storage/Oil**
- **Storage from Oil**
- **Injection/Disposal from Storage/Gas**
- **Storage from Gas**
- **Observation from Storage**
- **Shut-In Well (Oil)**
- **Service from Storage Gas**
- **Shut-In Well (Gas)**
- **Plugged Storage**
- **Injection/Disposal from Oil**
- **Plugged Storage/Gas**
- **Injection/Disposal from Gas**
- **Brine Mining from Oil**
- **Injection/Disposal from Oil/Gas**
- **Injection/Disposal from Storage**
- **Injection/Disposal from Storage/Oil/Gas**
- **Injection/Disposal from Storage/Oil**
- **Injection/Disposal from Storage/Gas**
- **Injection/Disposal from Storage/Oil/Gas**
- **Brine Mining from Oil/Gas**
- **Storage from Oil/Gas**
- **Injection/Disposal from Brine Mining**
- **Service from Storage**
- **Injection/Disposal from Brine Mining**
- **Service from Storage/Gas**
- **Brine Mining from Oil**
- **Injection/Disposal from Brine Mining/Gas**
- **Plugged Service**
- **Plugged Brine Mining**
- **Water Supply from Oil**
- **Plugged Brine Mining/Gas**
- **Water Supply from Gas**
- **Storage/Brine Mining**
- **Injection/Disposal from Storage**
- **Injection/Disposal from Storage**
- **Inj/Disposal from Storage**

Digital Pipeline Mapping

- **AA** Anhydrous Ammonia
- **CO2** Carbon Dioxide
- **CRD** Crude Oil
- **CRO** Crude Oil
- **CFL** Crude Oil
- **CRL** Crude Oil
- **HVL** Highly Volatile Liquid
- **PRD** Refined Liquid Product
- **NG** Natural Gas
- **NFT** Natural Gas FWS
- **NFG** Natural Gas FWS
- **OGG** Other Gas

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

- **TWDB Brackish Groundwater (BRACS)**
The Brackish Resources Aquifer Characterization System (BRACS) Database was designed to store well and geology information in support of projects to characterize the brackish groundwater resources of Texas. Brackish groundwater contains dissolved minerals in the range of 1,000 to 9,950 milligrams per liter (mg/L).

- **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.

**TWDB Submitted Driller’s 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.

**Plugging Locations**

**Well Locations**
APPENDIX II

PHOTO GALLERY
1. View of the southeast adjoining property, Crescent Village Apartment Homes

2. View of the southeast adjoining property, residential property
3. View of the subject property facing west from the southeast boundary

4. View along the southeast boundary looking northeast
5. View of the driveway along the southwest boundary

6. Front view of the subject property from the southwest boundary
7. View of the subject property looking northwest

8. View northwest along County Line Road
9. Cable trenches at the southwest corner of the subject property

10. View looking northwest of the subject property
11. View of the southeast adjoining property, residential property

12. View southwest along the southeast boundary
13. View of the northeast adjoining property, residential property

14. View of the subject property facing southeast
15. Entrance gate to the subject property from North Avenue C

16. View of the subject property facing northeast
17. View of the subject property facing northeast along the southeast boundary

18. View of the southeast adjoining property, residential property
19. Fence along the southeast boundary

20. Agricultural land at the northwest adjoining property
APPENDIX III

OWNERSHIP & PUBLIC DOCUMENTATION
## Property Search Results > 557512 REALTEX DEVELOPMENT for Year 2020

### Account

<table>
<thead>
<tr>
<th>Property ID:</th>
<th>557512</th>
<th>Legal Description:</th>
<th>LOT 1 CRESCENT VILLAGE SEC 1 (8.274AC IN TRAVIS CO)</th>
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<td>Type:</td>
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</tr>
<tr>
<td>Property Use Code:</td>
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<td>Property Use Description:</td>
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</table>

### Protest

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<th>Protest Status:</th>
<th>Informal Date:</th>
<th>Formal Date:</th>
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</thead>
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### Location

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<th>COUNTY LINE RD TX 78621</th>
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<tbody>
<tr>
<td>Neighborhood:</td>
<td>Land Region 320</td>
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<tr>
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<td>_RGN320</td>
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<td>Mapsco:</td>
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<tr>
<td>Map ID:</td>
<td>064209</td>
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</tbody>
</table>

### Owner

<table>
<thead>
<tr>
<th>Name:</th>
<th>REALTEX DEVELOPMENT CORPORATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>PO BOX 441607 HOUSTON, TX 77244-1607</td>
</tr>
<tr>
<td>Owner ID:</td>
<td>532870</td>
</tr>
<tr>
<td>% Ownership:</td>
<td>100.0000000000%</td>
</tr>
</tbody>
</table>

### Values

| (+) Improvement Homesite Value: | N/A |
| (+) Improvement Non-Homesite Value: | N/A |
| (+) Land Homesite Value: | N/A |
| (+) Land Non-Homesite Value: | N/A |
| (+) Agricultural Market Valuation: | N/A |
| (+) Timber Market Valuation: | N/A |

| (=) Market Value: | N/A |
| (-) Ag or Timber Use Value Reduction: | N/A |

| (=) Appraised Value: | N/A |
| (-) HS Cap: | N/A |

| (=) Assessed Value: | N/A |

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Total Value: N/A

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Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A

**Improvement / Building**

No improvements exist for this property.

**Land**

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**Deed History - (Last 3 Deed Transactions)**

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<th>Deed Number</th>
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Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.30
Database last updated on: 2/10/2020 11:59 PM
© N. Harris Computer Corporation
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0.2km 600ft
DESCRIPTION OF AN 8.262 ACRE TRACT LOCATED IN THE JONATHON BURLESON SURVEY, ABSTRACT NO. 2018 IN TRAVIS COUNTY, TEXAS, BEING PART OF LOT 1 (25.002 ACRES), CRESSENT VILLAGE, SECTION ONE, A SUBDIVISION OF RECORD IN CABINET 4, PAGES 54B AND 55A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, AND DOCUMENT NUMBER 200200018 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 8.262 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found, stamped with RPLS #1753, at the northeast corner of Lot 2 (13.010 acres) of said Crescent Village, Section One, being at an angle point in the southwesterly line of said Lot 1;

THENCE N58°32'55"W, along the northeasterly line of said Lot 2 and said southwesterly line, a distance of 1160.34 feet to a 1/2-inch iron rod set with plastic cap stamped SAM, Inc. at an angle point therein and the POINT OF BEGINNING of the tract described herein;

THENCE continuing along said northeasterly and southwesterly lines, the following two (2) courses and distances:

1. S28°57'36"W, a distance of 320.00 feet to a 1/2-inch iron rod set with plastic cap stamped SAM, Inc. at an angle point therein;
2. N59°15'49"W, a distance of 554.32 feet to a 1/2-inch iron rod set with plastic cap stamped SAM, Inc. at the northwest corner of said Lot 2 and the southwest corner of said Lot 1, being in the southeasterly right-of-way line of County Line Road and FM 1100;

THENCE along said southeasterly right-of-way line and the northwesterly line of said Lot 1, the following three (3) courses and distances:

1. N30°40'28"E, a distance of 268.22 feet to a 1/2-inch iron rod set with plastic cap stamped SAM, Inc.;
2. N54°48'13"E, a distance of 174.03 feet to a 1/2-inch iron rod set with plastic cap stamped SAM, Inc. at a point of curvature therein;
3. Along the Arc of a curve to the right, having a Radius of 914.93 feet, a Delta Angle of 41°05'37", a Chord distance of 642.23 feet which bears N75°34'29"E, a distance of 656.20 feet to a 1/2-inch iron rod set with plastic cap stamped SAM, Inc. at the northeast corner of said Lot 1 and the northwest corner of a called 7.689 acre tract, as shown on Elgin West Countryside, Section One, Phase One, a subdivision of record in Book 1, Page 178A of the Bastrop County Deed Records of Texas;

THENCE S28°57'58"W, along the northeasterly line of said Lot 1 and the west line of said 7.689 acre tract, a distance of 274.75 feet to a 1/2-inch iron rod set with plastic cap stamped SAM, Inc. at the southwest corner of said 7.689 acre tract;
THENCE S28°16'25"W, through said Lot 1, a distance of 288.33 to the POINT OF BEGINNING and containing 8.262 acres of land more or less.

Bearing Basis:
Bearings shown hereon are based on part of the northwest line of the subject tract, being also the southeast line of Lot 2, Section One, as recorded in Plat Cabinet 4, Page(s) 54b-55a, Plat Records, Bastrop County, Texas, said line being the plat bearing of N10°47'53"W.

THE STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Guy W. Grisdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2013 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 31st day of July, 2013 A.D.

GUY W. GRISDALE
Registered Professional Land Surveyor
No. 6202 – State of Texas

GUY WILLIAM GRISDALE
SURVEYING AND MAPPING, Inc.
4801 Southwest Parkway,
Building Two, Suite 100
Austin, Texas 78735
APPENDIX IV

REGULATORY INFORMATION
Regulatory Database Search

Job Number: 202002044
Report Date: February 10, 2020

Property:
202002044

Elgin, TX  78621

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

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

Site
Location: Elgin, TX 78621
Job Number: 202002044

Scale: 1:10,992

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

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Site
Location: Elgin, TX 78621
Job Number: 202002044

Scale: 1:20,411

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

1/4 Mile

Site Location: Elgin, TX 78621
Job Number: 202002044

Scale: 1:6,283

Note: Property location and boundaries are representative only.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Copyright ©2018 AAI Environmental Data
# Search Summary

**Job Number:** 202002044

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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: 202002044

Ungeocodables Summary

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<th>Direction</th>
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**FACILITY INFORMATION:**
- **Facility ID:** 79204
- **Facility Name:** ELGIN FOOD MART 1
- **Facility Type:** RETAIL
- **Facility Begin Date:** 01/05/2008
- **Facility Status:** ACTIVE
- **Number of Active USTs:** 2
- **Number of Active ASTs:** 0
- **Facility Contact:** SHOAIB ALI
- **Facility Contact Title:**
- **Facility Contact Phone:** 5122853800

**OWNER INFORMATION:**
- **Owner Name:** PROJECT BURNET LLC
- **Owner ID:** CN604721019
- **Contact Mailing Address:**
- **Contact Phone:**

**OPERATOR INFORMATION:**
- **Operator CN:** CN604721027
- **Operator Name:** ABU BUSINESS GROUP INC
- **Effective Date:** 11/15/2014
- **Operator Type:** CO

**TANK DETAILS:**
- **UST ID:** 209825
- **Tank ID:** 1
- **Number of Compartments:** 1
- **Tank Capacity (in gallons):** 12000
- **Tank Status:** IN USE
- **Tank Installation Date:** 01/05/2008
- **Tank Registration Date:** 04/28/2008
- **Current Status Date:** 01/05/2008

**COMPARTMENT DETAILS:**
- **Tank ID:** 1
- **Compartment ID:** A
- **Capacity (in gallons):** 12000
- **Substance Stored 1:** GASOLINE

**TANK DETAILS:**
- **UST ID:** 209826
- **Tank ID:** 2
- **Number of Compartments:** 2
- **Tank Capacity (in gallons):** 4000
- **Tank Status:** IN USE
- **Tank Installation Date:** 01/05/2008
- **Tank Registration Date:** 04/28/2008
- **Current Status Date:** 01/05/2008

**COMPARTMENT DETAILS:**
- **Tank ID:** 2
- **Compartment ID:** A
- **Capacity (in gallons):** 6000
- **Substance Stored 1:** DIESEL
- **Substance Stored 2:**
- **Substance Stored 3:**

**TANK DETAILS:**
- **UST ID:** 209826
- **Tank ID:** 2
- **Number of Compartments:** 2
- **Tank Capacity (in gallons):** 4000
- **Tank Status:** IN USE
- **Tank Installation Date:** 01/05/2008
- **Tank Registration Date:** 04/28/2008
- **Current Status Date:** 01/05/2008

**COMPARTMENT DETAILS:**
- **Tank ID:** 2
- **Compartment ID:** B
- **Capacity (in gallons):** 4000
- **Substance Stored 1:** GASOLINE
- **Substance Stored 2:**
- **Substance Stored 3:**
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: 78621

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DATA SOURCES

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

RCRA Resource Conservation and Recovery Action 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.

ERNS Emergency Response Notification System – is the database used to store information on notifications of oil discharges and hazardous substances release. The ERNS program is a cooperative data sharing effort among the Environmental Protection Agency (EPA) Headquarters, the Department of Transportation (DOT), National Transportation Systems Center (NTSC), the ten EPA Regions, the U.S. Coast Guard (USCG), and the National Response Center (NRC). ERNS 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 Superfund Registry in Texas - was established by the 69th Texas Legislature in 1985 and administered by TCEQ lists those abandoned or inactive sites that have serious contamination but do not qualify for the federal program, and therefore are cleaned up under the state program. The state must comply with federal guidelines in administering the state Superfund program, but EPA approval of the state Superfund actions is not required. The Remediation Division manages Superfund sites, or provides management assistance to EPA on RP-lead Superfund sites, after the site is identified as being eligible for listing on either the state Superfund registry or the federal National Priorities List (NPL).

Municipal Solid Waste – MSW data is provided by the State and the state’s 24 Councils of Governments (COGs) which have been designated as the regional municipal solid waste planning entities for Texas and are responsible for developing municipal solid waste management plans (regional plans) to encourage regional approaches to providing services and reducing MSW generation. Data on Municipal Solid Waste Facilities in Texas includes:

- MSW-Facilities (MSW) - Issued permits and other authorizations as well as pending applications for municipal solid waste landfills and processing facilities that are active, inactive, or not yet constructed.
- MWS-Closed (MSW-C) - Issued and revoked permits and other authorizations for municipal landfills and processing facilities that have closed, and applications that were withdrawn or denied.
- Closed Landfill Inventory (CLI) - Historical information listing old, closed unnumbered MSW landfills that were operated before permits were required, as well as unauthorized landfills, and miscellaneous illegal dumps and disposal site. Approximately 4200 sites were compiled in 1993, by the TCEQ in conjunction with Southwest Texas State University and the 24 COGS in Texas; estimated point locations were mapped and available historical information was collected into a database for each county and COG.

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

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

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

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

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

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

TCEQ Industrial and Hazardous Waste Program (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: RN106279987
Name: ELGIN FOOD MART 1
Primary Business: RETAIL
Street Address: 13717 COUNTY LINE RD, ELGIN TX 78621 5998
County: TRAVIS
Nearest City: No near city on file.
State: TX
Near ZIP Code: 78621
Physical Location: No physical location description ON file.

Affiliated Customers - Current

Your Search Returned 2 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.

1-2 of 2 Records

<table>
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<tr>
<th>CN Number</th>
<th>Customer Name</th>
<th>Customer Role(s)</th>
<th>Details</th>
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<tbody>
<tr>
<td>CN604721019</td>
<td>PROJECT BURNET LLC</td>
<td>OWNER</td>
<td></td>
</tr>
<tr>
<td>CN604721027</td>
<td>ABU BUSINESS GROUP INC</td>
<td>OPERATOR</td>
<td></td>
</tr>
</tbody>
</table>

Industry Type Codes

Code | Classification | Name
---  |----------------|------
No NAICS or SIC Codes on file.

Permits, Registrations, or Other Authorizations

There is 1 program and ID for this regulated entity.

1-1 of 1 Records

<table>
<thead>
<tr>
<th>Program</th>
<th>ID Type</th>
<th>ID Number</th>
<th>ID Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>PETROLEUM STORAGE TANK REGISTRATION</td>
<td>REGISTRATION</td>
<td>79204</td>
<td>ACTIVE</td>
</tr>
</tbody>
</table>
Central Registry

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

Detail of: Petroleum Storage Tank Registration 79204 View Registration

View Certificate of Delivery

For: ELGIN FOOD MART 1 (RN106279987)
13717 COUNTY LINE RD, ELGIN

Registration Status: ACTIVE

Held by: PROJECT BURNET LLC (CN604721019) View 'Issued To' History
OWNER Since 11/15/2014 View Compliance History

Now Known As: PROJECT BURNET, LLC
Mailing Address: 780 E GALVESTON ST GIDDINGS, TX 78942 -5000

Held by: ABU BUSINESS GROUP INC (CN604721027) View 'Issued To' History
OPERATOR Since 11/15/2014 View Compliance History

Now Known As: ABU BUSINESS GROUP, INC
Mailing Address: 13717 COUNTY LINE RD ELGIN, TX 78621 -5998

View Earlier Holders

Related Information:

Investigations
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
Periodic Reports
Notice of Storage Tank Registration
(Non-Transferable)

This hereby certifies that the storage tanks owned and located as indicated below are duly registered with the Texas Commission on Environmental Quality. (See below for owners and operators responsibilities.)

OWNER ID NUMBER  76467  
PROJECT BURNET, LLC
780 E GALVESTON ST
GIDDINGS, TX 78942-5000

FACILITY NUMBER  0079204  
FACILITY
ELGIN FOOD MART 1
13717 COUNTY LINE RD
ELGIN, TX 78621-5998

NUMBER OF USTs  2  
NUMBER OF ASTs  0

Important Information

This certificate verifies tank registration ONLY, and does NOT certify this facility’s compliance with other TCEQ requirements, such as UST financial responsibility (e.g., insurance), technical standards (e.g., release detection, spill/overfill prevention & corrosion protection) or payment of Registration Fees.

After 12/22/98, the state’s petroleum storage tank remediation (PSTR) fund is no longer an acceptable UST financial responsibility mechanism for corrective action. Owners & operators of regulated petroleum USTs must now maintain required coverage for BOTH corrective action AND third-party bodily injury/property damage by other allowable mechanisms (e.g., insurance).

If a confirmed petroleum release from an eligible storage tank was first discovered and reported to the TCEQ after 12/22/98, none of the associated cleanup costs are eligible for reimbursement or payment from the state’s PSTR fund. [Water Code §26.3512(b)(5)]
Texas Commission on Environmental Quality
Petroleum Storage Tank Program

Delivery Certificate
(Non-Transferable)

This hereby certifies that the underground storage tanks (USTs) at the facility identified herein have been self-certified as compliant with all technical and administrative standards for fuel delivery purposes. This certificate verifies self-certification only, and does not certify that the listed USTs are in compliance with TCEQ's Technical and Administrative requirements. Prior to retail sale of fuel to the public using measured dispensing devices, any meter must be registered with the Texas Department of Agriculture.

Owner/Operator #: 076467
PROJECT BURNET, LLC
780 E GALVESTON ST
GIDDINGS, TX 78942-5000

Facility #: 0079204
ELGIN FOOD MART 1
13717 COUNTY LINE RD
ELGIN, TX 78621-5998

Self-Certified UST's: 1, 2A, 2B

For the specific time period and the Underground Storage Tanks (USTs) indicated, this certificate verifies self-certification by the tank owner or operator of compliance with TCEQ rule requirements listed at 30 TAC Sec. 334.8(c)(3)(D) [regarding tank registration, payment of registration fees, UST financial responsibility (e.g., insurance), and technical standards (release detection, spill/overfill prevention, corrosion protection & variances issued by the agency to any of these standards)]. The Texas Water Code Sec. 26.346 requires the tank owner or operator to accurately complete the parts of the registration and self-certification form pertaining to the self-certification of compliance with UST administrative requirements and technical standards.

- After 12/22/98, the state's petroleum storage tank remediation (PSTR) fund is no longer an acceptable UST financial responsibility mechanism for corrective action. Owners or operators of regulated petroleum USTs must now maintain required coverage for BOTH corrective action AND third-party bodily injury/property damage by other allowable mechanisms (e.g., insurance).
- If a confirmed petroleum release from an eligible storage tank was first discovered and reported to the TCEQ after 12/22/98, none of the associated cleanup costs are eligible for reimbursement or payment from the state's PSTR fund. [Water Code 26.3512(b)(5)].
- Prior to retail sale of fuel to the public using measured dispensing devices, any meter must be registered with the Texas Department of Agriculture.
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 79204
For: ELGIN FOOD MART 1 (RN106279987)
13717 COUNTY LINE RD, ELGIN

Registration Status: ACTIVE

Held by: PROJECT BURNET LLC (CN604721019) View 'Issued To' History
OWNER Since 11/15/2014 View Compliance History

Now Known As: PROJECT BURNET, LLC
Mailing Address: 780 E GALVESTON ST GIDDINGS, TX 78942 -5000

Held by: ABU BUSINESS GROUP INC (CN604721027) View 'Issued To' History
OPERATOR Since 11/15/2014 View Compliance History

Now Known As: ABU BUSINESS GROUP, INC
Mailing Address: 13717 COUNTY LINE RD ELGIN, TX 78621 -5998

Investigations

<table>
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<th>Investigation Date</th>
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<td>07/09/2015</td>
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<tr>
<td>06/12/2018</td>
<td>Compliance Investigation</td>
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</tbody>
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### 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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12000</td>
<td>01/05/2008</td>
<td>In Use</td>
<td>A: Gasoline</td>
</tr>
<tr>
<td>2</td>
<td>10000</td>
<td>01/05/2008</td>
<td>In Use</td>
<td>B: Gasoline, A: Diesel</td>
</tr>
</tbody>
</table>

### Table 2. Tank Details

<table>
<thead>
<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>1: Single Wall (Steel)</td>
<td>Composite (Steel/FRP)</td>
<td>A: 4: Auto Tank Gauge &amp; Inv Cntrl</td>
<td>A: 1: Tight Fill Fitting 2: Fac Built Spill Cont/Bckt/Sump 3: Delivery Shutoff Valve</td>
<td>PETROLEUM SOLUTIONS INC (CRP000821)</td>
<td>BRENT PEFFER</td>
<td>Tank Tested</td>
</tr>
<tr>
<td>2</td>
<td>1: Single Wall (Steel)</td>
<td>Composite (Steel/FRP)</td>
<td>B: 4: Auto Tank Gauge &amp; Inv Cntrl</td>
<td>B: 1: Tight Fill Fitting 2: Fac Built Spill Cont/Bckt/Sump 3: Delivery Shutoff Valve</td>
<td>PETROLEUM SOLUTIONS INC (CRP000821)</td>
<td>BRENT PEFFER</td>
<td>Tank Tested</td>
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</tbody>
</table>

### Table 3. Compartment Details

<table>
<thead>
<tr>
<th>Tank</th>
<th>Compartement</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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<tbody>
<tr>
<td>1</td>
<td>A</td>
<td>12000</td>
<td>Gasoline</td>
<td></td>
<td>1: Auto Tank Gauge &amp; Inv Cntrl</td>
<td>1: Tight Fill Fitting 2: Fac Built Spill Cont/Bckt/Sump 3: Delivery Shutoff Valve</td>
</tr>
<tr>
<td>2</td>
<td>A</td>
<td>6000</td>
<td>Diesel</td>
<td></td>
<td>1: Auto Tank Gauge &amp; Inv Cntrl</td>
<td>1: Tight Fill Fitting 2: Fac Built Spill Cont/Bckt/Sump 3: Delivery Shutoff Valve</td>
</tr>
<tr>
<td>2</td>
<td>B</td>
<td>4000</td>
<td>Gasoline</td>
<td></td>
<td>1: Auto Tank Gauge &amp; Inv Cntrl</td>
<td>1: Tight Fill Fitting 2: Fac Built Spill Cont/Bckt/Sump 3: Delivery Shutoff Valve</td>
</tr>
</tbody>
</table>
Table 4. Piping Systems

<table>
<thead>
<tr>
<th>Tank</th>
<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>Pressurized</td>
<td>FRP</td>
<td>Double Wall</td>
<td>1: Shear Impact Valves 2: Flex Connectors</td>
<td>1: FRP (Noncorrodible) 2: Isolated Open Area/2nd Contai</td>
<td>A:Ann Pipe Tightness/Electr Mon A:Auto Line Leak Detector</td>
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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>
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<tbody>
<tr>
<td>1</td>
<td>Two Point System</td>
<td>03/27/2008</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Exempt by TCEQ Rule</td>
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### Document Control Sheet

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<td>Date:</td>
<td>6/12/2018 12:00AM</td>
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<tr>
<td>Title:</td>
<td>Investigation</td>
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</table>
Customer: ABU BUSINESS GROUP, INC  
Customer Number: CN604721027

Regulated Entity Name: ELGIN FOOD MART 1  
Regulated Entity Number: RN106279987

Investigation # 1498103  
Incident Numbers: 79204

Investigator: STELLA ORTEGON  
Site Classification: UNDERGROUND STORAGE TANK - REGISTRATION

Conducted: 06/12/2018 -- 06/12/2018  
No Industry Code Assigned

Program(s): PETROLEUM STORAGE TANK REGISTRATION

Investigation Type: Compliance Investigation  
Location: 13717 COUNTY LINE RD, ELGIN, TX, 78621

Additional ID(s): 79204

Address: 13717 COUNTY LINE RD, ELGIN, TX, 78621  
Local Unit: REGION 11 - AUSTIN

Activity Type(s): PSTEACT - PST Energy Act Focused Investigation

Principal(s):  
Role: RESPONDENT  
Name: ABU BUSINESS GROUP INC

Contact(s):  
Role: REGULATED ENTITY CONTACT  
Title: DIRECTOR  
Name: MR SHOAIB ALI  
Phone: (512) 285-3800

Other Staff Member(s):  
Role: Enforcement Coordinator  
Name: MARLA WATERS

Role: Supervisor  
Name: CHAD AHLGREN

Role: Supervisor  
Name: DAVID MANN

Role: Enforcement Coordinator  
Name: CARLOS MOLINA

Associated Check List  
Checklist Name: PST EPA SOC  
Unit Name: 79204

Checklist Name: STAGE I/PST ENERGY ACT FOCUSED INVESTIGATION  
Unit Name: 79204

Investigation Comments:

INTRODUCTION  
On June 12, 2018, Ms. Stella Ortegon, Texas Commission on Environmental Quality (TCEQ) Austin Region Environmental Investigator, conducted a Petroleum Storage Tank (PST) Energy Act Focused and Stage I
investigation at the referenced facility to determine compliance with applicable PST requirements. Mr. Shoaib Ali, Director, was notified of the investigation by phone on June 4, 2018. Mr. Ali provided the compliance documentation. Mr. Nadirshan Momin, Store Manager, was present during the investigation.

BACKGROUND
In the last five years, there has been one compliance investigation (No. 1265960) conducted at this facility. On July 9, 2015, an Energy Act focused investigation was conducted. No violations were documented during the investigation.

GENERAL FACILITY AND PROCESS INFORMATION
Elgin Food Mart 1 is a convenience store with retail fuel sales located at 13717 County Line Road in Elgin, Bastrop County, Texas. The facility is owned by Project Burnet, LLC and operated by Abu Business Group, Inc. The facility dispenses an average of 20,257 gallons of gasoline and 1,200 gallons of diesel per month.

The underground storage tank (UST) system, which was installed on January 5, 2008, consists of two USTs and associated product piping. The USTs are constructed of steel with an external fiberglass reinforced plastic (FRP) laminate. The pressurized product piping is constructed of FRP. Containment sumps are installed at all submersible turbine pumps (STPs) and under all dispenser islands.

Tank 1 has a capacity of 12,000 gallons and stores regular unleaded gasoline. Tank 2 is a split compartment tank. Tank 2A has a capacity of 6,000 gallons and stores super unleaded gasoline. Tank 2B has a capacity of 4,000 gallons and stores diesel.

INVESTIGATION
The following items were reviewed after the physical inspection of the UST system.

Self-Certification: A current TCEQ Delivery Certificate, which expires on the last day of July 2018, was reviewed. The certificate lists Tank 1, Tank 2A, and Tank 2B.

Financial Assurance: A current insurance policy, which expires on November 26, 2018, was reviewed. The policy covers the USTs.

Corrosion Protection: According to tank material verification records reviewed and investigator’s observation of piping material, the tanks and piping are constructed of a non-corrodible material. The tanks and piping are not required to be equipped with a corrosion protection (CP) system. Containment sumps protect the metal equipment from corrosion via electrical isolation. An additional issue was noted because water was removed from the STP containment sumps. Debris (dead crickets) and corrosion was also observed in Dispensers 3/4 and 5/6 containment sumps. Metal equipment in contact with water and debris is required to be protected by a corrosion protection system unless the sump is maintained dry and free of debris. To remain electrically isolated, metal must not be in contact with water, backfill material, soil, and other metal.

Release Detection Method for USTs: Automatic tank gauging (ATG) and inventory control is the only method. A tank monitor performs the monthly 0.2 gallon per hour tests. The operator gauges each tank automatically each operating day. Inventory control data reviewed for the months of June 2017 through May 2018 was reconciled each month according to Environmental Protection Agency (EPA) requirements. All leak checks were within the allowable tolerances. Monthly tank leak tests reviewed for the months of June 2017 through June 2018 indicated the tanks passed.

Release Detection Method for Piping: Annual line tightness test and annual line leak detector (LLD) performance test is the only method. U.S. Test Co. performed the annual tests on September 2, 2017 and June 10, 2018. The annual test results reviewed indicated the piping and LLDs passed.

Release Reporting: Release detection records did not indicate a suspected release.

Spill Containment/Overfill Prevention: The USTs are equipped with functioning spill buckets and automatic shutoff (flapper) valves. The tank fill risers were equipped with tight fill fittings.

Operator Training: Mr. Momin completed the Class A/B UST Facility Operator Training Course on May 15, 2018. Mr. Alfani Maredia was trained as a Class C Operator on May 15, 2018.
ADDITIONAL INFORMATION
The facility is located in a covered attainment county. Monthly gasoline throughput is less than 25,000 gallons. A Stage I vapor recovery system is installed, but it is not required to be installed and tested annually. The vapor recovery system consists of two vapor recovery connectors and one pressure-vacuum relief valve.

The exit interview, explaining the preliminary results of the investigation, was conducted with Mr. Momin and an Exit Interview form was issued on June 12, 2018.

CONCLUSION
No violations were documented during the investigation. A General Compliance letter was issued as a result of the investigation.

| No Violations Associated to this Investigation |

Additional Issues

Description
CORROSION PROTECTION: Is the System equipped with a corrosion protection system and complying with the requirements to ensure that releases due to corrosion are prevented?

Additional Comments
An additional issue was noted because water continues to enter the STP containment sumps and debris was observed in two of the three dispenser containment sumps. Metal equipment in contact with water and debris is required to be protected by a corrosion protection system unless the sump is maintained dry and free of debris. To remain electrically isolated, metal must not be in contact with water, backfill material, soil, and other metal. By January 1, 2021, owners and operators will be required to check all sumps annually for damage, releases, debris, liquids, and cathodic protection. Any liquid and debris will be required to be removed within 96 hours unless the metal equipment is protected by a corrosion protection system.

Signed
Stella Omero
Environmental Investigator

Date 7-25-2018

Signed
Cody Allen
Supervisor

Date 7/25/2018
Attachments: (in order of final report submittal)

- Enforcement Action Request (EAR)
- Letter to Facility (specify type): **general compliance**
- Investigation Report
- Sample Analysis Results
- Manifests
- Notice of Registration
- Maps, Plans, Sketches
- Photographs
- Correspondence from the facility

Other (specify):
1. Tank Material
2. Exit Interview Form
JULY 27, 2018

Mr. Shoaib Ali, Director
Abu Business Group, Inc.
13717 County Line Rd.
Elgin, Texas 78621-5998

Re: Petroleum Storage Tank (PST) Focused Energy Act and Stage I Vapor Recovery Investigation at:
   Elgin Food Mart 1, 13717 County Line Rd., Elgin (Bastrop County), Texas
   TCEQ ID No. 79204, Regulated Entity No. 106279987, Investigation No. 1498103

Dear Mr. Ali:

On June 12, 2018, Ms. Stella Ortegon of the Texas Commission on Environmental Quality (TCEQ) Austin Regional Office conducted an investigation of the above-referenced facility to evaluate compliance with certain applicable requirements for the PST and Stage I Vapor Recovery programs. No violations are being alleged as a result of the investigation, however, please see the enclosed Additional Issues.

Please note that this investigation was limited in scope. Your facility is still required to comply with all requirements of 30 Texas Administrative Code (TAC), Chapter 334, and, under the Energy Policy Act of 2005, is subject to compliance investigations every three years.

If you feel that your facility may require assistance to achieve compliance with the requirements of the PST program, you have several options:

- Refer to the PST rules found in Title 30 TAC, Chapter 334, located at: https://www.tceq.texas.gov/rules/indexpdf.html/#334;
- Hire a contractor who is knowledgeable with PST issues to assist you with regulatory compliance;
- Refer to the Small Business and Local Government Assistance (SBLGA) website at: https://www.tceq.texas.gov/assistance/sblga.html - click on the link for Petroleum Storage Tanks; or
- Call the SBLGA free, confidential compliance assistance hotline at 1-800-447-2827.
The TCEQ appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment. If you or members of your staff have any questions regarding these matters, please feel free to contact Ms. Ortegon in the Austin Regional Office at 512-339-2929.

Sincerely,

[Signature]

David Mann
Waste Section Manager
Austin Regional Office
Texas Commission on Environmental Quality

DM/spo
additional issue was noted because water continues to enter the STP containment sumps and debris was observed in two of the three dispenser containment sumps. Metal equipment in contact with water and debris is required to be protected by a corrosion protection system unless the sump is maintained dry and free of debris. To remain electrically isolated, metal must not be in contact with water, backfill material, soil, and other metal. By January 1, 2021, owners and operators will be required to check all sumps annually for damage, releases, debris, liquids, and cathodic protection. Any liquid and debris will be required to be removed within 96 hours unless the metal equipment is protected by a corrosion protection system.
From: Shoaib Ali <elginquickmart@gmail.com>
Sent: Tuesday, June 26, 2018 10:17 AM
To: Stella Ortegon
Subject: Requested documents Elgin food mart 1
Attachments: 3.jpg; 20180625_162323.jpg; 20180625_162359.jpg; 20180625_162426.jpg; Scan.jpg

Please check the attached reports and images from Elgin food mart 1
if you have any question my name is Ali you can give me a call 5127851753
FEB 26, 2018 8:00 AM
CSDL TEST RESULTS
FEB 28, 2018 8:00 AM

T 1: UNLEADED
PROBE SERIAL NUM 324777
0.2 GAL/HR TEST
PER: FEB 28, 2018 PASS

T 2: SUPER
PROBE SERIAL NUM 324772
0.2 GAL/HR TEST
PER: FEB 28, 2018 PASS

T 3: DIESEL
PROBE SERIAL NUM 324778
0.2 GAL/HR TEST
PER: FEB 28, 2018 PASS

ELGIN FOOD MART 1
13717 COUNTY LINE RD
ELGIN, TX 78621
FEB 28, 2018 8:00 AM
CSLD FULL EST LAST PASS
FEB 28, 2018 8:00 AM

T 1: UNLEADED
PROBE SERIAL NUM 324777
0.2 GAL/HR TEST
PER: FEB 28, 2018 PASS

T 2: SUPER
PROBE SERIAL NUM 324772
0.2 GAL/HR TEST
PER: FEB 9, 2018

T 3: DIESEL
PROBE SERIAL NUM 324778
0.2 GAL/HR TEST
PER: FEB 1, 2018
NON-HAZARDOUS SPECIAL WASTE MANIFEST

GENERATOR

Requested by: [Location Name] Generating Location: Elsmere Food Mt.

Business Name: USSTECO Address: 13217 Country Green

Address: P.O. Box 34138 Phone: 512-281-2728

City, State, Zip: Austin, TX 78734 Phone: 512-281-2728

DESCRIPTION OF WASTE

1. [Type of Waste] G. D-BRUMS 250

QUANTITY UNITS

G - DRUMS

THE MATERIAL(S) REMOVED FROM THE ABOVE GENERATING LOCATION IS/ARE NOT HAZARDOUS AS IDENTIFIED IN 40 CFR 261.

Generator Representative (print): [Signature] Date: 6-8-2015

TRANSPORTER

Company Name: USSTECO Address: P.O. Box 34138

City, State, Zip: Austin, TX 78734 Phone: 512-281-2728

Driver Name: [Signature] Date: 6-8-2015

I HEREBY CERTIFY THAT THE ABOVE NAMED MATERIAL WAS PICKED UP AT THE GENERATOR SITE LISTED ABOVE AND WAS DELIVERED WITHOUT INCIDENT TO THE DESTINATION LISTED BELOW.

DESTINATION

Company Name: Petroleum Services Inc

Address: 104 Snake Rd

City, State, Zip: Austin, TX

UST LIQUIDS RECOVERED BY ON SITE ENVIRONMENTAL SERVICES FOR PETROLEUM STORAGE TANK MAINTENANCE, UST REMOVALS OR FS REMEDIATION ACTIVITIES ARE TEMPORARILY STORED, THEN TRANSPORTED TO APPROVED RECYCLING FACILITIES IN BULK QUANTITIES TO BE RECLAIMED FOR THEIR ORIGINALLY INTENDED PURPOSE.

Issuing Agent (print): [Signature] Date: 6-21-2015

COPY DISTRIBUTION: WHITE - CUSTOMER INV. YELLOW - AT FILE COPY PINK - SITE
TCEQ EXIT INTERVIEW FORM: Potential Violations and/or Records Requested

<table>
<thead>
<tr>
<th>Regulated Entity/Site Name</th>
<th>Elgin Food Mart</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investigator Type</td>
<td>Contact Made In-House (Y/N)</td>
</tr>
<tr>
<td>Purpose of Investigation</td>
<td>Compliance</td>
</tr>
<tr>
<td>Regulated Entity Contact</td>
<td>Shoaib Ali</td>
</tr>
<tr>
<td>Telephone No.</td>
<td>(512) 285-3806</td>
</tr>
<tr>
<td>Date Contacted</td>
<td>6-4-2018</td>
</tr>
<tr>
<td>Date Faxied</td>
<td></td>
</tr>
</tbody>
</table>

NOTICE: The information provided in this form is intended to provide clarity to issues that have arisen during the investigation process between the TCEQ and the regulated entity named above and does not represent final TCEQ findings related to violations. Any potential or alleged violations discovered after the date on this form will be communicated by telephone to the regulated entity representative prior to the issuance of a notice of violation or enforcement. Conclusions drawn from this investigation, including additional violations or potential violations discovered (if any) during the course of this investigation, will be documented in a final investigation report.

For Records Request: identify the necessary records, the company contact and date due to the agency.

<table>
<thead>
<tr>
<th>No.</th>
<th>Type</th>
<th>Rule Citation (if known)</th>
<th>Description of Issue</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>RR/P</td>
<td>334.50</td>
<td>Tank Release detection - Submit CSLD records for all products showing tanks passed between Feb and March 31, 2018. Records reviewed showed greater than 35 days between monitoring events.</td>
</tr>
<tr>
<td>2</td>
<td>RR/A</td>
<td>Additional</td>
<td>Corrosion Protection - Submit documentation for water removal from STP sumps &amp; disposal of water</td>
</tr>
<tr>
<td>3</td>
<td>RR/P</td>
<td>334.51(b)(2)</td>
<td>Clean out reg. &amp; super unload spill buckets, remove tar-like substance</td>
</tr>
</tbody>
</table>

1 Issue Type Can Be One or More of: AV (Alleged Violation), PV (Potential Violation), O (Other), or RR (Records Request)

Did the TCEQ document the regulated entity named above operating without proper authorization? [ ] Yes [ ] No

Did the investigator advise the regulated entity representative that continued operation is not authorized? [ ] Yes [ ] No

Document Acknowledgment. Signature on this document establishes only that the regulated entity (company) representative received a copy of this document and associated continuation pages on the date noted. If contact was made by telephone, document will be faxed to regulated entity; therefore, signature not required.

Investigator Name (Signed & Printed) | Stella Ortegon |
Date | 6-12-18 |
Regulated Entity Representative Name (Signed & Printed) | NADIR SHAH |
Date | 6/12/18 |

If you have questions about any information on this form, please contact your local TCEQ Regional Office.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To request such information, call 512-239-3282.

White Copy: Regulated Entity Representative Yellow Copy: TCEQ (Note: Use additional pages as necessary)
# DELIVERY TICKET NO. 44595

**SHIP TO**
PETROLEUM SOLUTIONS, INC.  
County Road 122 & FM 1100  
Elgin, Texas  

**DATE**  December 20, 2007  
**PO**  Verbal - BRENT  
**REQ**  JOB

<table>
<thead>
<tr>
<th>QTY.</th>
<th>CAPACITY</th>
<th>SIZE</th>
<th>METAL THICKNESS</th>
<th>DATE MFG.</th>
<th>SERIAL NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>10,000 U/G 1/4&quot;</td>
<td>96&quot; x 26'-9&quot; 1/4&quot;</td>
<td>11/07</td>
<td>P-454283</td>
<td>54053</td>
</tr>
<tr>
<td>1</td>
<td>12,000 U/G 1/4&quot;</td>
<td>96&quot; x 32'-2&quot; 1/4&quot;</td>
<td>10/07</td>
<td>P-454284</td>
<td>54054</td>
</tr>
</tbody>
</table>

**Fiberglass/Steel Storage Tanks:** ACT-100 single wall  
with: 6 - 4" Threaded Openings w/5" x 4" Nylon Bushings per Compartment

- **Fiberglass Kit**
- **96" Gauge Stick**
- **96" Gauge Charts: #88, #C123**
- **Installation Instruction Sheet w/Warranty**
- **ACT-100 Tank Warranty Validation Cards**
- **Total Pieces**

**PAINT:**  
Internal - Metal  
External - Sandblast; 100 mils Fiberglass Wrap

Estimated Weight: 10,000 (5/5) = 9,900 lbs. & 12,000 = 10,800 lbs.

**S.O. No. 28126 Driver**  
312 / Invoice No. 39045

**Trk 11**  
**Subj to Provisions Set Forth on Reverse Side**
University of Texas at Arlington
Investigation Report
MELHEM, NAJIB
CN603276999

ELGIN FOOD MART 1

RN106279987

Incident #

Site Classification
UNDERGROUND STORAGE TANK - REGISTRATION

No Industry Code Assigned

Conducted: 07/18/2012 - 07/18/2012

Program(s): PETROLEUM STORAGE TANK REGISTRATION

Investigation Type: Compliance Investigation

Additional ID(s): 79204

Address: 13717 COUNTY LINE RD; ELGIN, TX 78621

Activity Type: EPA PST AUSTIN
PSTEACT - PST Energy Act Focused Investigation

Principal(s):

Role
RESPONDENT

Name
NAJIB MELHEM

Contact(s):

Role
Regulated Entity Mail Contact
Regulated Entity Contact

Title
OWNER
MANAGER

Name
NAJIB MELHEM
KULWANT SINGH

Phone
Work (512) 285-3800
Work (512) 285-3800

Other Staff Member(s):

Role
Supervisor
Investigator
QA Reviewer

Name
DANIEL STINSON
CHRISTINA JARVIS
FREDERICKA PERKINS

Associated Check List

Checklist Name
PST EPA SOC
PST ENERGY ACT FOCUSED INVESTIGATION

Unit Name
FIN 79204
FIN 79204

Investigation Comments:


Elgin Food Mart 1, 13717 County Line Rd, Elgin (Bastrop County), Texas 78621

Facility ID: 79204
INTRODUCTION:

On July 18, 2012, Mr. Bruce Arnett with the UTA PST Program (TCEQ Contractor) conducted an investigation of the above-referenced facility to evaluate compliance with applicable regulations pertaining to Petroleum Storage Tank (PST) management. Due to restrictions within the reporting process, under Role Assignment, Ms. Christina Jarvis, Data Entry Clerk, appears in the section "Other Staff Member(s)" as an Investigator.

Melhem, Najib owns and operates the property and underground storage tanks (USTs). Mr. Kulwant Singh was contacted at the facility and supplied the PST documentation for review.

GENERAL FACILITY AND PROCESS INFORMATION:

Throughput for this retail convenience store is approximately 21,300 gallons per month. There are two (2) composite steel with fiberglass-reinforced plastic (FRP) Underground Storage Tanks (UST) installed at the facility. Tank 1’s capacity is 12,000 gallons and Tank 2’s capacity is 10,000 gallons.

BACKGROUND:
The PST records requested for review consisted of release detection, corrosion protection, financial assurance, spill containment, and overfill prevention, and delivery certificate. The Tank Release Detection used is Automatic Tank Gauge (ATG) and Inventory Control. Investigator reviewed thirteen (13) months of ATG records (July 2011 - July 2012) and eleven (11) months of Inventory Control records (August 2011 - June 2012). Piping Release Detection was an annual line tightness test successfully conducted on July 18, 2012 by UST Suretest. Financial assurance is provided by Zurich American Insurance Company, (April 8, 2012 - April 8, 2013). The policy # is: USC 6181790 01. The facility has spill containment. The overfill prevention is a flapper valve. The delivery certificate is current with an expiration date of February 2013.

No violations were documented during this investigation.

Others
No Violations Associated to this Investigation

Signed [Handwritten Signature] for Bruce Arnett
Environmental Investigator
Date 8/17/12

Signed [Handwritten Signature]
Supervisor
Date 8/17/12
Attachments: (in order of final report submittal)

☑️ Enforcement Action Request (EAR)

☑️ Letter to Facility (specify type):  [REDACTED]

Investigation Report

☐ Sample Analysis Results

☐ Manifests

☐ NOR

☐ Maps, Plans, Sketches

☐ Photographs

☐ Correspondence from the facility

☐ Other (specify):

[REDACTED]

[REDACTED]
No Associated Incidents

Staff Tasks
LEAD INVESTIGATOR
BRUCE ARNETT
Tasks: 1 hrs. TRAVEL
.5 hrs. PREINVEST
1 hrs. INVEST

INVESTIGATOR
CHRISTINA JARVIS
Tasks: 2 hrs. POSTINVEST

QA REVIEWER
FREDERICA PERKINS
Tasks: .5 hrs. QA

SUPERVISOR
DANIEL STINSON
Tasks: .5 hrs. POSTINVEST

No Documents Received

No Communication History

Fiscal Year  WP Local Unit  Activity Type  Event Quantity
2012  EPA PST AUSTIN  PSTEACT - PST Energy Act Focused Investigation  1
Mr. Najib Melhem
Melhem, Najib
1147 CR 227
Giddings, Texas 78942

Re: Petroleum Storage Tank (PST) Focused Energy Act Investigation for Release Detection, Corrosion Protection, Financial Assurance, Spill Containment and Overfill Prevention, and Delivery Certificate at: Elgin Food Mart 1, 13717 County Line Rd, Elgin (Bastrop County), Texas 78621
TCEQ PST Registration No.: 79204 RN: I06279987

Dear Mr. Melhem:

On July 18, 2012, Mr. Bruce Arnett of University of Texas at Arlington (UTA) Austin office, PST Program Contractor for the Texas Commission on Environmental Quality (TCEQ), conducted an investigation of the above-referenced facility to evaluate compliance with certain applicable requirements for the PST program. No violations are being alleged as a result of the investigation.

Please note that this investigation was limited in scope. Your facility is still required to comply with all requirements of 30 Texas Administrative Code (TAC), Chapter 334, and, under the Energy Policy Act of 2005, is subject to compliance investigations every three years.

If you feel that your facility may require assistance to achieve compliance with the requirements of the PST program, you have several options:
- Refer to the PST rules found in Title 30 TAC, Chapter 334, located at:
  http://www.tceq.state.tx.us/rules/indexpdf.html#334;
- Refer to the TCEQ's newest Underground Storage Tank Compliance Tool: The PST Super Guide: A Comprehensive Guide to Compliance in Texas (RG-475) located at:
- Hire a contractor who is knowledgeable with PST issues to assist you with regulatory compliance;
- Refer to the Small Business and Local Government Assistance (SBLGA) website at: www.sblga.info – click on the link for Petroleum Storage Tanks; or
- Call the SBLGA free, confidential compliance assistance hotline at 1-800-447-2827.

The TCEQ appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment.

Sincerely,

[Signature]

Mr. Kenneth Ausbie, PST Team Manager
University of Texas / Arlington (TCEQ Contractor)

KA/CJ/cj
Investigation Date: 7/15/12    Facility Thru-Put monthly avg 2/308 gal for all tanks over 1 month(s)

Facility ID: 79204    Facility RN Name: Elgin Food Mart 1    RN # 062791987

Facility Address: 13717 County Line Rd    City: Elgin    Zip Code: 78621    County: Bexar

Owner: Melhem Najib    Phone# 512-285-3800    CN # 603276999

Owner Address: 147 CR 227    City: Giddings    Zip Code: 78942

Operator: HKS Business Investment Inc    Phone# 512-285-3800    CN # 60990375

Operator Address: 13717 County Line Rd    City: Elgin    Zip Code: 78621

Facility Phone # 512-285-3800    # of Tanks: 2    Tank Material: FRP    Tanks: SW or DW

Capacity of Tanks: #1 50000 #2 10000 #3 #4    Piping Material: Ferelges    Piping: SW or DW

Tanks contain: gasoline/diesel/other:    Tanks used for: retail fleet refueling / other:

Investigator: Bruce Anwell

<table>
<thead>
<tr>
<th>Name</th>
<th>*Role</th>
<th>Title</th>
<th>Organization</th>
<th>Address</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kulwant Singh</td>
<td>REC</td>
<td>Mr</td>
<td>Elgin Food Mart 1</td>
<td>13717 County Line Rd Elgin, TX 78621</td>
<td>512-285-3800</td>
</tr>
<tr>
<td>Melhem Najib</td>
<td>REC</td>
<td>Owner</td>
<td>Melhem Najib</td>
<td>147 CR 227 Giddings, TX 78942</td>
<td>512-285-3800</td>
</tr>
</tbody>
</table>

*Role: Notified (N), Participated in (P), Regulated Entity Contact (REC), Regulated Entity Mail Contact (REMC) (must have REC and REMC)

<table>
<thead>
<tr>
<th>SELF CERTIFICATION Requirement</th>
<th>Investigators Notes</th>
<th>Compliant</th>
<th>Citation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the owner/operator have a current delivery certificate?</td>
<td>□ Yes    NONE</td>
<td>334.8(c) (5)(A)(i) - failure to have a current, valid certificate (expired).</td>
<td></td>
</tr>
<tr>
<td>Requested</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Submitted:</td>
<td>(MM/DD/YYYY)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- The PST Registration shows the facility is self-certified. The delivery certificate is current with an expiration date of 2/2013 (MM/YY).

- The delivery certificate has expired. The expiration date of (MM/YY).

- # fuel drops over __________ month(s)
<table>
<thead>
<tr>
<th>#</th>
<th>FINANCIAL ASSURANCE Requirement</th>
<th>Investigators Notes</th>
<th>Compliant</th>
<th>Citation</th>
</tr>
</thead>
</table>
| 2  | Can the facility demonstrate financial responsibility for taking corrective action and for compensating third parties for bodily injury and property damage caused by accidental releases? | Financial assurance is provided by:  
Name of company:  
Date of policy: 4/8/12 - 4/8/13  
Policy #: UIC 918 790 01  
Financial assurance was provided by self insurance in the form of a:  
financial test/ guarantee/ letter of credit/ surety bond/ trust fund.  
Facility does not and could not provide financial assurance.  
Records not available for review.  
Notes: | Yes | NONE |

<table>
<thead>
<tr>
<th>#</th>
<th>CORROSION PROTECTION Requirement</th>
<th>Investigators Notes</th>
<th>Compliant</th>
<th>Citation</th>
</tr>
</thead>
</table>
| 3  | Is the System equipped with a corrosion protection system and complying with the requirements to ensure that releases due to corrosion are prevented? | Tanks:  
□ Impressed Current System (Steel Tanks)  
- Check that the rectifier is on Y N working: Y N  
- 60 day checks: Y N  
- Three year test conducted: Y N (see/fill below)  
□ Sacrificial/Galvanic System (Steel w/FRP)  
- Sacrificial (galvanic) anodes present? Y N functioning? Y N  
- Three year test conducted: Y N (see/fill below)  
□ Electrically Isolated in the form of:  
□ Composite Tank (Steel w/FRP)  
- 100 mil FRP thickness? Y N  
□ Jacketed Tanks  
□ fiberglass Tanks  
□ Dual Protected (both ACT 100 and STI-P3)  
- Tank Type: ACT / PD  
- *CP test conducted? Y N  
Date: __________________________ (MM/DD/YYYY); (NACE#)  
Co.  
Piping  
□ Electrically Isolated in the form of:  
□ fiberglass Piping  
□ Flexible Piping  
□ Impressed current system (Steel Piping see/ fill above)  
□ Sacrificial/Galvanic System (Steel Piping see/ fill above)  
□ Facility did not have corrosion protection.  
□ Records not available for review.  
Notes: | Yes | 334.49(b)(1) — failure to have corrosion protection for the UST system. |
<table>
<thead>
<tr>
<th>#</th>
<th>RELEASE DETECTION Requirement</th>
<th>Investigators Notes</th>
<th>Compliant</th>
<th>Citation</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Requested</td>
<td>Are the tanks monitored in a manner that will detect release at least monthly?</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Submitted: (MM/DD/YYYY)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Requested</td>
<td>Is the piping monitored in a manner to detect a release from any portion of the piping system?</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Submitted: (MM/DD/YYYY)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- ATG and Inventory Control (IC) (must have both)
  - IC reviewed months: 8/11 to 6/12
  - Monthly ATG tank tests (1 pass, per tank, per month) reviewed months: 7/11 to 7/12
  - Statistical Inventory Reconciliation (SIR) and IC
    - SIR reviewed months: to by
    - Name of testing company:
  - Vapor Monitoring
    - Reviewed months: to by
    - Name of testing company:
    - Site Assessment conducted? Y N
  - Groundwater Monitoring
    - Reviewed months: to by
    - Name of testing company:
    - Site Assessment conducted? Y N
  - Interstitial Monitoring
    - Reviewed months: to
  - Other:
    - Manual Monitoring (tanks < 1,000 gallons only)
    - Monthly Monitoring (emergency generators only)
    - Monitoring of Secondary Containment Barriers
    - Reviewed months: to
  - Facility did not have tank release detection.
  - Records not available for review.
  - Notes:

- Pressured or Suction or Gravity lines
- Mechanical LLD or Electronic LLD or N/A
- Line Tightness Test or N/A (electronic LLD, Suction)
- Annual Triennial
  - Test successfully conducted on 7/9/12 by
  - UST SURE TEST
  - Name of testing company:
  - Annual Line Leak Detector Test conducted? Y N N/A (ELLD, Suction, Gravity)
  - Monthly Monitoring (electronic LLD only)
    - Reviewed months: to
    - SIR (see fill section #4)
    - Vapor Monitoring (see fill section #4)
    - Interstitial Monitoring (see fill section #4)
    - Groundwater Monitoring (see fill section #4)
  - Facility did not have release detection for the piping.
  - Records not available for review.
  - Notes:

- 334.50(b)(1)(A) – failure to have release detection for UST systems.
- 334.50(b)(2) – failure to provide proper release detection for the piping associated UST systems.
<table>
<thead>
<tr>
<th>#</th>
<th>SPILL CONTAINMENT &amp; OVERFILL PREVENTION Requirement</th>
<th>Investigators Notes</th>
<th>Compliant</th>
<th>Citation</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Was the UST system equipped with spill and overfill prevention equipment that is functional?</td>
<td>☐ Auto flow restrictor valve (Ball-float)  ☑ Automatic shut-off valve (remote)  ☐ Facility has no spill and no overfill prevention equipment.  ☐ Records not available for review (ball-floats)  Notes:</td>
<td>Yes</td>
<td>NONE</td>
</tr>
<tr>
<td>7</td>
<td>RELEASE REPORTING Requirement</td>
<td>Yes  ☐ No  ☐ N/A</td>
<td>Yes or N/A</td>
<td>NONE</td>
</tr>
</tbody>
</table>

Communication History:
Date:  Name:  Type:
Date:  Name:  Type:
Date:  Name:  Type:

Documentation/Photographs Attached:
1.  2.  3.  4.  5.

Notes:

Issues for Attention of Regional Office:

Final review of checklist conducted before signing.  File uploaded into DED.  Investigator Signature:  [Signature]
### SIGNIFICANT OPERATIONAL COMPLIANCE (SOC) CHECKLIST

Regulated Entity Name: Elgin Food Meat  
Date: 7/18/12

Additional ID: 79204  
Investigator Name: Bruce A.

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Spill Prevention device is present and functional?</td>
<td>Y / N / NA</td>
</tr>
<tr>
<td>A2</td>
<td>Overfill prevention device is present and operational?</td>
<td>Y / N / NA / INDETERMINATE</td>
</tr>
<tr>
<td>A3</td>
<td>Repaired USTs and piping were tightness tested within 30 days of repair completion (not required with internal inspection or if monthly monitoring is used).</td>
<td>Y / N / NA</td>
</tr>
<tr>
<td>A4</td>
<td>Cathodic protection system was tested/inspected within 6 months of repair of any cathodically protected UST system.</td>
<td>Y / N / NA</td>
</tr>
<tr>
<td>A5</td>
<td>Corrosion protection system is properly operated and maintained to provide continuous protection.</td>
<td>Y / N / NA</td>
</tr>
<tr>
<td>A6</td>
<td>UST systems with impressed current cathodic protection are inspected every 60 days.</td>
<td>Y / N / INDETERMINATE</td>
</tr>
<tr>
<td>A7</td>
<td>Lined USTs are inspected periodically and lining is in compliance</td>
<td>Y / N / NA</td>
</tr>
<tr>
<td>A8</td>
<td>Buried metal UST and piping components are isolated from the soil or cathodically protected.</td>
<td>Y / N / NA / INDETERMINATE</td>
</tr>
</tbody>
</table>

Is the Facility SOC with release prevention? (If ANY of the answers in this section are "NO", this answer must be "NO").

### B

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>Release detection method is present</td>
<td>Y / N</td>
</tr>
<tr>
<td>B2</td>
<td>Release detection system is operating properly (able to detect a release from any portion of system that routinely contains product)</td>
<td>Y / N</td>
</tr>
<tr>
<td>B3</td>
<td>Release detection meets performance standards in 40 CFR 280.43 or 40 CFR 280.44 (30 TAC 334.50)</td>
<td>Y / N</td>
</tr>
<tr>
<td>B4</td>
<td>TCEQ has been notified of a suspected release as required (if applicable)</td>
<td>Y / N / NA</td>
</tr>
<tr>
<td>B5</td>
<td>USTs and piping are monitored monthly for releases and records are available</td>
<td>Y / N / NA</td>
</tr>
<tr>
<td>B6</td>
<td>Hazardous substance UST system leak detection meets requirements in 40 CFR 280.42(b) (from 40 CFR 280.12: Hazardous substance UST system means an underground storage tank system that contains a hazardous substance defined in section 101(14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (but not including any substance regulated as a hazardous waste under Subtitle C) or any mixture of such substances and petroleum, and which is not a petroleum UST system)</td>
<td>Y / N / NA</td>
</tr>
<tr>
<td>B7</td>
<td>FOR TEMPORARY CLOSURE: Release detection requirements are being met for UST systems containing product (40 CFR 280.70(A))?</td>
<td>Y / N / NA</td>
</tr>
</tbody>
</table>

Facility is SOC with release detection (if ANY of the above answers in this section are "NO", this answer MUST be "NO").

### C

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>Facility is SOC (IF EITHER A9 or B8 answers are &quot;NO&quot;, this answer MUST be &quot;NO&quot;)</td>
<td>Y / N</td>
</tr>
<tr>
<td>Date</td>
<td>Regulated Entity/Representative Name (Signed &amp; PRINTED)</td>
<td></td>
</tr>
<tr>
<td>------</td>
<td>--------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>07/18/2018</td>
<td>K. Mooney, COO</td>
<td></td>
</tr>
</tbody>
</table>

**Document Acknowledgement**
Sign here to acknowledge receipt of the preceding page(s) only the document contains.

**Questionnaire**
- Did the Regulated Entity address the Regulated Entity'sgetMockable entitys? The continued operation is not authorized?
  - Yes
  - No
- Did the Regulated Entity document the Regulated Entity's name above the operation without proper authorization?
  - Yes
  - No

**Disclosure of Issue**
Include the Rule in question with the entity's description of the potential violation.

**For Records Request**
- Identify the necessary records and due to the request. For records and the purpose of this request.

---

**UT-ARLIGATION EXIT INTERVIEW FORM: Potential Violations and/or Records Requested**

<table>
<thead>
<tr>
<th>Date Faxed</th>
<th>Fax No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7/12/09</td>
</tr>
</tbody>
</table>

**Regulated Entity/Contact**
- Name:

---

**Institution Type**
- Type of Investigation:
  - TCO: No (Optional)
  - TCO Add. ID No.

---

NOTICE: The information provided in this form is intended to provide clarity to issues that arise during the investigation process. Any potential or alleged violations discovered in the course of this investigation will be documented in this investigation report.
WATCO TANKS, INC.

5877 FM 539
Floresville, Texas 78114
830-947-0101

Delivery Ticket No. 44595

DATE: December 20, 2007
PO: Verbal - BRENT
REQ: JOB

SHIP TO
PETROLEUM SOLUTIONS, INC.
County Road 122 & FM 1100
Elgin, Texas

<table>
<thead>
<tr>
<th>QTY.</th>
<th>CAPACITY</th>
<th>SIZE</th>
<th>METAL THICKNESS</th>
<th>DATE MFG.</th>
<th>SERIAL NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>10,000 'U'/G</td>
<td>96&quot; x 26' -9&quot;</td>
<td>1/4&quot;</td>
<td>11/07</td>
<td>P-454283</td>
</tr>
<tr>
<td></td>
<td>(5,000/5,000; 1/4&quot; Single Bulkhead Compartments)</td>
<td></td>
<td></td>
<td></td>
<td>54053</td>
</tr>
<tr>
<td>1</td>
<td>12,000 U/G</td>
<td>96&quot; x 32' -2&quot;</td>
<td>1/4&quot;</td>
<td>10/07</td>
<td>P-454284</td>
</tr>
<tr>
<td></td>
<td>Single Wall</td>
<td></td>
<td></td>
<td></td>
<td>54054</td>
</tr>
</tbody>
</table>

Fiberglass/Steel Storage Tanks, ACT-100
with 6 - 4" Threaded Openings w/5" x 4" Nylon Bushings per Compartment

1
Fiberglass Kit
1
96" Gauge Stick
6
96" Gauge Charts; #88, #C123
1
Installation Instruction Sheet w/Warranty
2
ACT-100 Tank Warranty Validation Cards
13
Total Pieces

PAINT:
Internal - Metal
External - Sandblast; 100 mls Fiberglass Wrap

Estimated Weight: 10,000 (5/5) = 9,900 lbs. & 12,000 = 10,800 lbs.

REC'D. [Signature]

S.O. No. 28126 Driver [Signature]
312 Invoice No. 39045
Trk 11 Tri 111

SUBJECT TO PROVISIONS SET FORTH ON REVERSE SIDE
# PST Registration Database Query Results

## Facility Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facility ID</td>
<td>79204</td>
</tr>
<tr>
<td>Facility name:</td>
<td>ELGIN FOOD MART 1</td>
</tr>
<tr>
<td>Address:</td>
<td>13717 COUNTY LINE RD</td>
</tr>
<tr>
<td></td>
<td>ELGIN TX 78621-</td>
</tr>
<tr>
<td>Date registered:</td>
<td>04/28/08</td>
</tr>
<tr>
<td>TCEQ region:</td>
<td>11, Austin</td>
</tr>
<tr>
<td>County:</td>
<td>Bastrop</td>
</tr>
<tr>
<td>Facility type:</td>
<td>Retail</td>
</tr>
<tr>
<td>Non-attainment area:</td>
<td>No</td>
</tr>
<tr>
<td>Number of In Use/Removed USTs:</td>
<td>0002</td>
</tr>
<tr>
<td>Number of In Use and Out-of-Use ASTs:</td>
<td>0000</td>
</tr>
<tr>
<td>Manager/Title:</td>
<td>GULVANT SINGH, MGR</td>
</tr>
<tr>
<td>Phone:</td>
<td>512-285-3800</td>
</tr>
<tr>
<td>Signature/Title:</td>
<td>NAJIB MELHEM, R</td>
</tr>
<tr>
<td>Date signed:</td>
<td>04/15/08</td>
</tr>
<tr>
<td>Owner Effective Begin Date:</td>
<td>01/05/08</td>
</tr>
</tbody>
</table>

## Owner Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner ID</td>
<td>68532</td>
</tr>
<tr>
<td>Name:</td>
<td>MELHEM NAJIB</td>
</tr>
<tr>
<td>Address:</td>
<td>1147 CR 227</td>
</tr>
<tr>
<td></td>
<td>GIDDINGS TX 78942-</td>
</tr>
<tr>
<td>Owner Type:</td>
<td>Individual</td>
</tr>
<tr>
<td>Contact:</td>
<td>GULVANT SINGH</td>
</tr>
<tr>
<td>Phone:</td>
<td>512-285-3800</td>
</tr>
<tr>
<td>Mail Undeliverable?:</td>
<td>No</td>
</tr>
<tr>
<td>Bankruptcy:</td>
<td>No</td>
</tr>
<tr>
<td>Total Number of Registered Facilities:</td>
<td>0001</td>
</tr>
</tbody>
</table>

## Operator Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operator ID</td>
<td>153218</td>
</tr>
<tr>
<td>Name:</td>
<td>HKS BUSINESS INVESTMENT INC</td>
</tr>
<tr>
<td>Address:</td>
<td>13717 COUNTY LINE RD</td>
</tr>
<tr>
<td></td>
<td>ELGIN TX 78621-</td>
</tr>
<tr>
<td>Operator Phone:</td>
<td></td>
</tr>
<tr>
<td>Contact Name/Title:</td>
<td>SINGH, MGR</td>
</tr>
<tr>
<td>Contact Phone:</td>
<td>512-285-3800</td>
</tr>
<tr>
<td>Operator Type:</td>
<td>Corporation</td>
</tr>
<tr>
<td>Description</td>
<td>Information</td>
</tr>
<tr>
<td>----------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Sheet Title:</td>
<td>PST 47 BP</td>
</tr>
<tr>
<td>Box ID:</td>
<td>6947</td>
</tr>
<tr>
<td>Control Sheet ID:</td>
<td>0000-0000-0013-7689</td>
</tr>
<tr>
<td>Record Series Name:</td>
<td>WST / Petroleum Storage Tank Registrations</td>
</tr>
<tr>
<td>Record Series:</td>
<td>PST</td>
</tr>
<tr>
<td>Primary ID:</td>
<td>79204</td>
</tr>
<tr>
<td>Secondary ID:</td>
<td>Registrations</td>
</tr>
<tr>
<td>Doc Type:</td>
<td>Public</td>
</tr>
<tr>
<td>Date:</td>
<td>6/27/2018</td>
</tr>
<tr>
<td>Title:</td>
<td>UST</td>
</tr>
<tr>
<td>Tertiary ID</td>
<td></td>
</tr>
</tbody>
</table>
**For Self-Certification only this form will not be processed until all delinquent fees and/or penalties owed to the TCEQ or the Office of the Attorney General on behalf of the TCEQ are paid in accordance with the Delinquent Fee and Penalty Protocol.**

**2. FACILITY INFORMATION**

**FACILITY NAME:**

elgin food mart 1

**PHYSICAL LOCATION:**

13717 county line rd

**CITY:**

elgin

**ZIP CODE:**

78621

**STATE:**

Texas

**COUNTY:**

Lee

**ON-SITE CONTACT PERSON TITLE:**

ali manager

**TELEPHONE NO.:**

5127851753

**E-MAIL ADDRESS:**

adnouna1@aol.com

**FAX NUMBER:**

9795425172

**LATITUDE**

Degrees Minutes Seconds

**LONGITUDE**

Degrees Minutes Seconds

**3. TANK OPERATOR INFORMATION**

**TCEQ Operator ID No.:**

(CN)

**TANK OPERATOR NAME:**

(Do Not List Employees of Operator)

abu business group , Inc

**MAILING ADDRESS:**

13717 county line rd

**CITY:**

elgin

**ZIP CODE:**

78621

**DATE LISTED PERSON BECAME OPERATOR:**

11/15/2014
TCEQ- UST REGISTRATION & SELF-CERTIFICATION FORM

**MAKE A COPY OF FORM FOR YOUR RECORDS**

For Self-Certification Annual Renewal, Sections 1 thru 10 must be completed. If there is a change of ownership along with the renewal of the delivery certificate, Sections 1 thru 10, & 12 must be completed.

For Initial Registration, Sections 1 thru 13, the complete form must be completed.

For data verification purposes, please check our IWR (Integrated web reporting) web page www15.tceq.texas.gov/croub/index.cfm?fuseaction=recent.RNSearch

If you have any questions on how to fill out this form or about the PST Registration program, please contact us at 512/239-2160.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512-239-2160.

4. REASON FOR THIS FILING

PART A). UST REGISTRATION INFORMATION  (Mark all that apply):

- [ ] Initial Registration
- [ ] UST Ownership Change (New Owner indicate effective date )
- [ ] Amendment of:  
  - [ ] Owner Information
  - [ ] Operator Information
  - [ ] UST System Information
  - [ ] Financial Assurance Information
- [ ] Operator Training
- [ ] Other (specify):

PART B). UST COMPLIANCE SELF-CERTIFICATION INFORMATION  (Mark all that apply):

- [ ] Initial Certification at Facility (Including Tank Ownership Change)
- [ ] Annual Renewal
- [ ] New Tank at Facility
- [ ] Other (specify):

5. TCEQ PROGRAMS IN WHICH THIS REGULATED ENTITY PARTICIPATES

Check all Programs and write in the permit/registration numbers that will be affected by the updates submitted on this form or the updates may not be made. If the program is not listed, please check other and write it in.

- [ ] Animal Feeding Operation
- [ ] Dam Safety
- [ ] Districts
- [ ] Industrial & Hazardous Waste
- [ ] Municipal Solid Waste
- [ ] New Source Review - Air
- [ ] OSSF
- [ ] Petroleum Storage Tank
- [ ] Sludge
- [ ] Stormwater
- [ ] Tires
- [ ] Title V - Air
- [ ] Utilities
- [ ] Voluntary Cleanup Program
- [ ] Wastewater Agriculture
- [ ] Wastewater Permit
- [ ] Water Districts
- [ ] Water Rights
- [ ] Water Utilities
- [ ] Other
- [ ] Unknown
- [ ] Licensing - Type(s)

6. OPERATOR TRAINING

Each class of operator — Class A, Class B, and Class C shall be trained and certified in accordance with Title 30, TAC 334 Subchapter N. Class A and Class B Operators must ensure that training certificates are maintained at each facility. A copy of the initial or new certificate must also be provided to the TCEQ with their annual self certification starting August 8, 2012. All classes of operators must be retrained within three years of their training date.

As of the signature date on this form, this site is in compliance with all Class A, B, and C UST facility operator training  

- [ ] Yes  
- [ ] No

Class A Operator (Exactly as it appears on certificate)

First Name nadirshah  
Last Name momin

Training Provider:  
texas petroleum marketers  
Date of Training: 05/15/2018

Class B Operator — Check Box if Same as Class A Operator:

First Name
Last Name
Training Provider
Date of Training
**7. SELF-CERTIFICATION OF COMPLIANCE WITH UST REQUIREMENTS**

- **REGISTRATION**
  - For regulated UST systems at the facility indicated below, is the registration information filed with the TCEQ pursuant to §334.7 of TCEQ rules (including information in this filing) complete, accurate, & up-to-date? **YES** [ ] **NO** [ ]

- **FACILITY FEES**
  - For regulated UST systems at the facility indicated below, have all facility fees billed to date to the current owner been paid in full (i.e., annual fees plus all late fees, penalties, & interest)? **NO** [ ] **YES** [ ]

- **FINANCIAL ASSURANCE**
  - For regulated UST systems at the facility indicated below, does financial assurance coverage meet TCEQ requirements, as described in Chapter 37 Subchapter 1 of TCEQ 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? **NO** [ ] **YES** [ ]

- **TECHNICAL STANDARDS**
  - For regulated UST systems at the facility indicated below, are all in compliance with technical standards, as described in TCEQ rules in §334.49 (relating to Corrosion Protection), §334.50 (relating to Release Detection), §334.51 (relating to Spill and Overfill Prevention and Control), and §334.53 (relating to Variances and Alternative Procedures) if a written variance to all or any part of the requirements of the previous three sections has been granted by the TCEQ? **NO** [ ] **YES** [ ]

I am certifying that the following UST systems at this facility are in compliance:

| Tank ID #s | [ ] a1 [ ] a2 [ ] a3 etc. |

This Self-Certification will not be processed or Delivery Certificate created unless Proof of Financial Assurance has been provided with this form. (State & Federal Entities Exempt)

**8. FINANCIAL ASSURANCE INFORMATION**

- Financial Assurance (Petroleum USTs only)
  - Does this facility meet Financial Assurance (FA) requirements for both 1st party corrective action and 3rd party bodily injury/property damage liability? **YES** [ ] **NO** [ ] **Exempt (state and federal entities only)** [ ]

  - If YES, identify FA mechanism(s): [ ] Insurance (or risk retention group) [ ] Financial test [ ] Guarantee* [ ] Letter of credit*
    - Surety bond [ ] Local Gov. financial test [ ] Local Gov. guarantee [ ] Trust fund*
    - *Also requires stand-by trust fund.
    - **Only available to local governments (counties, municipalities, and special districts).**

- Coverage period:
  - Beginning: [ ]
  - Ending: [ ]
  - Annual Aggregate: [ ]
  - Coverage Amount: [ ]

- Name of Issuer: [ ]
- Phone # of Issuer: [ ]
- Policy or mechanism #: [ ]

**9. TANK OWNER/OPERATOR SELF-CERTIFICATION (for Delivery Certificate)**

I hereby certify under penalty of law to the following:

- I am the (mark one): [ ] owner ... [ ] legally-authorized representative of the owner ...
  - ... of the regulated underground storage tank (UST) systems at this facility; AND

- I have personally examined and am familiar with the information included in Sections 1 through 4 and 7, and Sections 8, 11-12; 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)** [ ]
**Signature of Owner/Operator (or Authorized Representative)** [ ]
**Date of Signature** (please print) [ ]

**10. TANK OWNER/OPERATOR REGISTRATION (for Initial Registration or Changes)**

I hereby represent the following:

- I am the (mark one): [ ] owner ... [ ] legally-authorized representative of the owner ...
  - ... of the regulated underground storage tank (UST) systems at this facility; AND

- I have personally examined and am familiar with the information included in Sections 1 through 4, and Sections 8, 11-12; AND

- Based on my current knowledge and understanding, the submitted information is true, accurate, and complete and that I have signature authority to submit this form on behalf of the entity in Section 1 and/or as required for the updates to the ID numbers identified in Section 5; 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)** [ ]
**Signature of Owner/Operator (or Authorized Representative)** [ ]
**Date of Signature** (please print) [ ]
Certificate of Completion

Texas Petroleum Marketers
and Convenience Store Association

This Certifies That

nadirshah momin

is awarded this certificate for
TPCA Class A and B UST Facility Operator Training Course
who completed the 4 hours of training on
05/15/2018

Scott Fisher, Provider Representative

This certificate expires 3 years from the date of issue above.
APPENDIX V

INTERVIEWS / ADDITIONAL INFORMATION
<table>
<thead>
<tr>
<th>Property Name and Address:</th>
<th>Consultant Name: Phase Engineering, Inc.</th>
<th>Report No.: 202002044</th>
</tr>
</thead>
</table>

**Instructions:** Please submit this form via email to Diana@PhaseEngineering.com. If you have any questions, please call 832-485-2225. To submit by fax, send to Diana at 281-200-0060. To fill out this form for email submission, place the cursor over the box in the column representing your answer and press the right mouse button once. Select the “Properties” option, and from there select “Default Value=Checked”. This will place an “x” in the appropriate place. Please select only one answer per question.

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

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

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

Please email completed form to: Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.
<table>
<thead>
<tr>
<th>Question</th>
<th>YES</th>
<th>NO</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>21. Have you observed or do you have any prior knowledge that there are</td>
<td></td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>currently or have been, in the past, any water wells, oil and gas wells,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>monitoring wells, injection wells, or pipelines on the property.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22. Have you observed or do you have any prior knowledge that there are</td>
<td></td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>currently or have been, in the past, any water wells, oil and gas wells,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>monitoring wells, injection wells, or pipelines on the adjoining properties.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>23. Have you observed or do you have any prior knowledge that there are</td>
<td></td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>currently or have been, in the past, any refuse or trash piles on the</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>property.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>24. Have you observed or do you have any prior knowledge that there are</td>
<td></td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>currently or have been, in the past, any septic systems on the property.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25. Have you observed any evidence or do you have any prior knowledge</td>
<td></td>
<td>√</td>
<td></td>
</tr>
<tr>
<td>that the property is used or has been used, in the past, as a self-service</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>laundry facility?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26. To the best of your knowledge, have there been any previous</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>environmental reports conducted for the property, i.e. Phase I or</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phase II reports?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>27. To the best of your knowledge, is there a presence of lead based</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>paint or asbestos at the property?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>28. To the best of your knowledge, what was the historical use of the</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>property?</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Completed By: Rick J. Devoe
Date: 2/11/20

Name (print): Rick J. Devoe
Signature:

Relationship to Property (owner, broker, attorney, etc.): Owner
Years Associated with Property: ______

Firm: RealTex Development

Address: ____________________________
City, State, ZIP Code: ____________________________

Phone: ____________________________
Email: ____________________________

Comments on "Yes" Answers:

____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________

Please email completed form to Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.
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 (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 of 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: See survey and legal description previously provided.

Print Name: Lee Zieben Company: AHG Properties, LLC and Date: 4/13/2020 or its assigns

Signature: Relation to property: Purchaser (purchaser, lender, lessee, etc.)
RECORD OF COMMUNICATION

Job #: 202002044

Job Address: Approximately 8.274 acres at Southeast Corner of County Line Road and North Avenue C (The Cottages at Cedar Ridge), Elgin, Texas 78621

Contact: Rick J Deyoe (Owner– 512 306 9206 office)

Comments:

The subject property is currently and in the past was an undeveloped land. Mr. Rick J Deyoe has emailed the information via ASTM questionnaire to Phase Engineering, Inc. He has been associated with the property for approximately 16 years.

________________________ Date: 2-11-2020

Inspected By: Zahir Jamal
Phase Engineering, Inc.
5524 Cornish Street, Houston, Texas 77007
jamal@phaseengineering.com
832-485-2224
Date: 2/11/20

To: City of Elgin, City Secretary Office
Phone: 512-285-3016
Email: asanchez@ci.elgin.tx.us

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

Requestor: Emily Schelnick
RE: Open Records Request
For: Phase Engineering Job: 202002044

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

1. **Address:** Southeast corner of County Line Road and North Avenue C (The Cottages at Cedar Ridges), Elgin, TX 78621
2. **Property ID:** 557512
3. **Map ID:** 064209
4. **Owner:** Realtex Development Corporation (ID: 532870)
5. **Owner Address:** P. O. Box 441607, Houston, Texas 77244
6. **Legal Description:** Lot 1 Crescent Village Section 1 (8,274AC in Travis County)

**Fire:**
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.

**Environmental / Health:**
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.

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

**Please notify us of any charges before proceeding.**

Reply as soon as possible to: research@PhaseEngineering.com or call 832-485-2245

Thank you very much for your assistance!
Date: 2/11/2020

To: Travis and Brazos County ESD# 1
Email: btcesd1@yahoo.com

From: Phase Engineering, Inc.
5524 Cornish Street
Houston, TX  77007
832-485-2245

Requestor: Emily Schelnick

RE: Open Records Request
For: Phase Engineering Job: 202002044

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2. **Property ID:** 557512
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**Please notify us of any charges before proceeding.**

Reply as soon as possible to: research@PhaseEngineering.com or Call Emily Schelnick at 832-485-2245

Thank you very much for your assistance!
Ms. Schelnick,

We received your request for environmental records for southeast corner of County Line Road and North Avenue C. We cannot process your request without an address. Please resubmit your request with an address that you are requesting documents for.

Thank you,

Celeste V. Lopez

Good Afternoon,

Please see attached. One request included. Boundary Map included for subject property identification. Please include subject when responding.

Thank you

Emily Schelnick
Project Coordinator Specialist
Phase Engineering, Inc.
832-485-2245

This electronic mail message, including any attachments, may be confidential or privileged under applicable law. This email is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this email, you are notified that any use, dissemination, distribution, copying, disclosure or any other action taken in relation to the content of this email including any attachments is strictly prohibited. If you have received this email in error, please notify the sender immediately and permanently delete the original and any copy of this email, including secure destruction of any printouts.
This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.
Date: 2/11/2020

To: Travis County Environmental Project Manager  
Email: TNR.OpenRecords@traviscountytx.gov

From: Phase Engineering, Inc. 
5524 Cornish Street 
Houston, TX  77007 
832-485-2245

Requestor: Emily Schelnick

RE: Open Records Request 
For: Phase Engineering Job:  202002044

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

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6. **Legal Description:** Lot 1 Crescent Village Section 1 (8,274AC in Travis County)

**Environmental / Health:**
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.

**Please notify us of any charges before proceeding.**

Reply as soon as possible to: research@PhaseEngineering.com or Call Emily Schelnick at 832-485-2245

Thank you very much for your assistance!
ZONING

- **R-1** SINGLE FAMILY
- **R-2** SINGLE FAMILY DUPLICITY
- **R-3** SINGLE FAMILY, DUPLEX, & MOBILE HOME/INDUSTRIALIZED
- **R-3** SINGLE FAMILY ONLY
- **PDD** PLANNED DEVELOPMENT DISTRICT
- **A** MULTIPLE FAMILY
- **C-1** NEIGHBORHOOD SHOPPING DISTRICT
- **C-2** GENERAL COMMERCIAL DISTRICT
- **C-3** HIGHWAY COMMERCIAL DISTRICT
- **I** GENERAL INDUSTRIAL DISTRICT
- **S-P** SPECIAL PERMIT
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 Register of Historic Places
- National Register of Historic Places

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.
Texas Historical Commission

Archaeological Projects

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

- Archeological Projects - Linear
- Archeological Projects - Polygon

Subject Property
100 Foot Area of Interest

Texas Historical Commission

Neighborhood Surveys

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

- Neighborhood Survey

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

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

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

PHASE ENGINEERING, INC.
ENVIRONMENTAL CONSULTANTS

PEI Project No: 202002044
This is your water quality report for January 1 to December 31, 2018

CITY OF ELGIN provides ground water from Cerrizo-Wilcox Aquifer located in Bastrop County.

ID: TX0110002

2018 Consumer Confidence Report for Public Water System - City of Elgin

Information about your Drinking Water

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.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPAs Safe Drinking Water Hotline at (800) 426-4791.

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, and gas and oil production, mining, or farming.
- Pesticides and herbicides, which may come from 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.
- Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities.

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

Contaminants may be found in drinking water that may cause taste, color, or odor problems. These types of problems are not necessarily causes for health concerns. For more information on taste, odor, or color of drinking water, please contact the system's business office.

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

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. We are responsible for providing high quality drinking water, but we cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at [http://www.epa.gov/safewater/lead](http://www.epa.gov/safewater/lead).

For more information regarding this report contact:

Doug Prinz
Director of Utilities
512-281-0119

310 North Main Street
P.O. Box 591
Elgin, Texas, 78621
(512) 285-5721
www.elgintx.com

Definitions and Abbreviations

The following tables contain scientific terms and measures, some of which may require explanation.

- Action Level: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.
- Action Level Goal: The level of a contaminant in drinking water below which there is no known or expected risk to health. ALGs allow for a margin of safety.
- Avg: Regulatory compliance with some MCLs are based on running annual average of monthly samples.
- Level 1 Assessment: A Level 1 assessment is a study of the water system to identify potential problems and determine if possible why total coliform bacteria have been found in our water system.
- Level 2 Assessment: A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine if possible why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.
- Maximum Contaminant: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
- Maximum Contaminant Level Goal or MCLG: The highest level of a contaminant in drinking water below which there is no known or expected risk to health.
- Maximum residual: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a MRDL for a disinfectant is necessary for control of microbial contaminants.
- Maximum residual level goal: 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.
- MFL: million fibers per liter (a measure of asbestos)
- mrem: millirems per year (a measure of radiation absorbed by the body)
- n: not applicable
- NTU: nephelometric turbidity units (a measure of turbidity)
- µg/L: micrograms per liter or parts per billion (ppb)
- ppt: parts per trillion, or nanograms per liter (ng/L)
- Treatment Technique: A required process intended to reduce the level of a or TT: contaminant in drinking water.
Consumer Confidence Report for Public Water System - City

This is your water quality report for January 1 to December 31, 2018
CITY OF ELGIN provides ground water from Carrizo-Wilcox Aquifer located in Bastrop County.

Lead and Copper

<table>
<thead>
<tr>
<th>Date Sampled</th>
<th>MCLG</th>
<th>Action Level (AL)</th>
<th>90th Percentile</th>
<th># Sites Over AL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
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<td>09/21/2016</td>
<td>1.3</td>
<td>1.3</td>
<td>0.12</td>
<td>0</td>
<td>ppm</td>
<td>N</td>
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<tr>
<td>Lead</td>
<td>09/21/2016</td>
<td>0</td>
<td>15</td>
<td>1.9</td>
<td>0</td>
<td>ppb</td>
<td>N</td>
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2018 Water Quality Test Results

Disinfection By-Products

<table>
<thead>
<tr>
<th>Collection Date</th>
<th>Highest Level Detected</th>
<th>MCLG</th>
<th>MCL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Haloacetic Acids (HAAS)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>6</td>
<td>3.7 - 5.6</td>
<td>No goal for the total</td>
<td>60</td>
<td>ppm</td>
<td>N</td>
</tr>
<tr>
<td>Total Trihalomethanes (TTHM)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>36</td>
<td>34.6 - 36.4</td>
<td>No goal for the total</td>
<td>80</td>
<td>ppm</td>
<td>N</td>
</tr>
</tbody>
</table>

Inorganic Contaminants

<table>
<thead>
<tr>
<th>Collection Date</th>
<th>Highest Level Detected</th>
<th>MCLG</th>
<th>MCL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barium</td>
<td>04/10/2017</td>
<td>0.127</td>
<td>0.127 - 0.127</td>
<td>2</td>
<td>2</td>
<td>ppm</td>
</tr>
<tr>
<td>Fluoride</td>
<td>04/10/2017</td>
<td>0.28</td>
<td>0.28 - 0.28</td>
<td>4</td>
<td>4</td>
<td>ppm</td>
</tr>
<tr>
<td>Nitrate [measured as Nitrogen]</td>
<td>2018</td>
<td>1</td>
<td>1.21 - 1.21</td>
<td>10</td>
<td>10</td>
<td>ppm</td>
</tr>
</tbody>
</table>

Radioactive Contaminants

<table>
<thead>
<tr>
<th>Collection Date</th>
<th>Highest Level Detected</th>
<th>MCLG</th>
<th>MCL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Combined Radium 226/228</td>
<td>01/23/2013</td>
<td>1</td>
<td>1 - 1</td>
<td>0</td>
<td>5</td>
<td>pCi/L</td>
</tr>
</tbody>
</table>

Disinfectant Residual

<table>
<thead>
<tr>
<th>Year</th>
<th>Average Level</th>
<th>Range of Levels Detected</th>
<th>MRDL</th>
<th>MRDLG</th>
<th>Unit of Measure</th>
<th>Violation (Y/N)</th>
<th>Source in Drinking Water</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chlorine (Free)</td>
<td>2018</td>
<td>1.7</td>
<td>1.06 – 2.09</td>
<td>4</td>
<td>4</td>
<td>PPM</td>
<td>N</td>
</tr>
</tbody>
</table>
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).
<table>
<thead>
<tr>
<th>County</th>
<th>Mean</th>
<th>Number</th>
<th>&gt;4 pCi/l</th>
<th>&gt;20 pCi/l</th>
<th>Minimum Value</th>
<th>Maximum Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOM GREEN</td>
<td>1.0</td>
<td>15</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>3.3</td>
</tr>
<tr>
<td>TRAVIS</td>
<td>1.3</td>
<td>57</td>
<td>7.3</td>
<td>0</td>
<td>&lt;.5</td>
<td>7.0</td>
</tr>
<tr>
<td>TRINITY</td>
<td>*</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TYLER</td>
<td>.5</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>1.0</td>
</tr>
<tr>
<td>UPSHUR</td>
<td>.5</td>
<td>9</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>1.1</td>
</tr>
<tr>
<td>UPTON</td>
<td>*</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UVALDE</td>
<td>.7</td>
<td>7</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>1.9</td>
</tr>
<tr>
<td>VAL VERDE</td>
<td>&lt;.5</td>
<td>9</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>1.0</td>
</tr>
<tr>
<td>VAN ZANDT</td>
<td>&lt;.5</td>
<td>8</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>.7</td>
</tr>
<tr>
<td>VICTORIA</td>
<td>1.4</td>
<td>9</td>
<td>11.1</td>
<td>0</td>
<td>&lt;.5</td>
<td>9.5</td>
</tr>
<tr>
<td>WALKER</td>
<td>.7</td>
<td>14</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>2.8</td>
</tr>
<tr>
<td>WALLER</td>
<td>&lt;.5</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>.6</td>
</tr>
<tr>
<td>WARD</td>
<td>.6</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>1.0</td>
</tr>
<tr>
<td>WASHINGTON</td>
<td>&lt;.5</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>1.1</td>
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<tr>
<td>WEBB</td>
<td>&lt;.5</td>
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<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>1.9</td>
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<tr>
<td>WHARTON</td>
<td>&lt;.5</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>1.9</td>
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<tr>
<td>WHEELEIR</td>
<td>1.8</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>3.2</td>
</tr>
<tr>
<td>WICHITA</td>
<td>1.4</td>
<td>14</td>
<td>7.7</td>
<td>0</td>
<td>&lt;.5</td>
<td>4.3</td>
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<tr>
<td>WILBARGER</td>
<td>*</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WILLACY</td>
<td>.5</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>.6</td>
</tr>
<tr>
<td>WILLIAMSON</td>
<td>1.3</td>
<td>41</td>
<td>2.4</td>
<td>0</td>
<td>&lt;.5</td>
<td>6.4</td>
</tr>
<tr>
<td>WILSON</td>
<td>&lt;.5</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>1.0</td>
</tr>
<tr>
<td>WINKLER</td>
<td>.6</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>1.0</td>
</tr>
<tr>
<td>WISE</td>
<td>.7</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>1.5</td>
</tr>
<tr>
<td>WOOD</td>
<td>&lt;.5</td>
<td>16</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>.8</td>
</tr>
<tr>
<td>YOAKUM</td>
<td>2.6</td>
<td>5</td>
<td>20.0</td>
<td>0</td>
<td>&lt;.5</td>
<td>7.3</td>
</tr>
<tr>
<td>YOUNG</td>
<td>.9</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>.7</td>
</tr>
<tr>
<td>ZAPATA</td>
<td>&lt;.5</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>&lt;.5</td>
</tr>
<tr>
<td>ZAVALA</td>
<td>.6</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>&lt;.5</td>
<td>1.1</td>
</tr>
</tbody>
</table>

* County has only one valid measurement  ** County has no valid measurements

measurements above 4.0 pCi/l). All of these counties are found in the Central Panhandle region of Texas.

Examination of the Texas counties map (Figure 3) for percentage of homes with radon measurements above 4.0 pCi/l clearly shows a greater potential for elevated indoor radon in the Texas Panhandle region.

The counties of Jeff Davis (3 of 16 measurements above 4.0 pCi/l), Presidio (8 of 46 measurements above 4.0 pCi/l), and Brewster (10 of 63 measurements above 4.0 pCi/l) are all found in the Texas Big Bend region, and have subsurface geology which support a higher potential for indoor radon. The counties of Mason (2 of 20 measurements above 4.0 pCi/l) and Llano (7 of 52 measurements above 4.0 pCi/l) are both in the Llano Uplift region, and also have local geology.
US F&WS National Wetlands Inventory and Riparian Habitats

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information to the public on the extent and status of the Nation's wetlands. These data delineate the areal extent of wetlands and surface waters as defined by Cowardin et al. (1979). Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation, some deepwater reef communities (coral or 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.
Classification of Wetlands and Deepwater Habitats of the United States, Cowardin et al. 1979

February, 2011
### WETLANDS AND DEEPWATER HABITATS CLASSIFICATION

<table>
<thead>
<tr>
<th>System</th>
<th>Subsystem</th>
<th>Class</th>
<th>Subclass</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1 - Limnetic</td>
<td>RB – Rock Bottom</td>
<td>1 Bedrock</td>
</tr>
<tr>
<td></td>
<td></td>
<td>UB – Unconsolidated Bottom</td>
<td>2 Rubble</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AB – Aquatic Bed</td>
<td>1 Algal</td>
</tr>
<tr>
<td></td>
<td>2 - Littoral</td>
<td>RB – Rock Bottom</td>
<td>1 Bedrock</td>
</tr>
<tr>
<td></td>
<td></td>
<td>UB – Unconsolidated Bottom</td>
<td>2 Rubble</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AB – Aquatic Bed</td>
<td>1 Algal</td>
</tr>
<tr>
<td></td>
<td></td>
<td>RS – Rocky Shore</td>
<td>1 Bedrock</td>
</tr>
<tr>
<td></td>
<td></td>
<td>US – Unconsolidated Shore</td>
<td>2 Nonpersistent</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>P - Palustrine</th>
</tr>
</thead>
<tbody>
<tr>
<td>System</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Subclass</td>
</tr>
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<td></td>
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<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

### MODIFIERS

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

<table>
<thead>
<tr>
<th>Water Regime</th>
<th>Special Modifiers</th>
<th>Water Chemistry</th>
<th>Soil</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-tidal A</td>
<td>L Subtidal</td>
<td>Coastal Halinity</td>
<td>g Organic</td>
</tr>
<tr>
<td>S Temporarily Flooded-Tidal</td>
<td>b Beaver</td>
<td>Inland Salinity</td>
<td>n Mineral</td>
</tr>
<tr>
<td>Saltwater Tidal B</td>
<td>M Irregularly Exposed</td>
<td>pH Modifiers for all Fresh Water</td>
<td>a Acid</td>
</tr>
<tr>
<td>R Seasonally Flooded-Tidal</td>
<td>d Partly Drained/Ditched</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C Seasonally Flooded C</td>
<td>N Regularly Flooded</td>
<td>1 Hyperhaline</td>
<td></td>
</tr>
<tr>
<td>T Semipermanently Flooded-Tidal</td>
<td>f Farmed</td>
<td>2 Euhaline</td>
<td></td>
</tr>
<tr>
<td>E Seasonally Flooded/ Saturated E</td>
<td>P Irregularly Flooded</td>
<td>3 Mesohaline (Brackish)</td>
<td></td>
</tr>
<tr>
<td>V Permanently Flooded-Tidal</td>
<td>h Diked/Impounded</td>
<td>9 Molar saline</td>
<td></td>
</tr>
<tr>
<td>F Semipermanently Flooded F</td>
<td>s Spoil</td>
<td>4 Polyhaline</td>
<td></td>
</tr>
<tr>
<td>G Intermittently Exposed G</td>
<td>x Excavated</td>
<td>0 Fresh</td>
<td></td>
</tr>
<tr>
<td>H Permanently Flooded H</td>
<td>6 Oligohaline</td>
<td></td>
<td></td>
</tr>
<tr>
<td>J Intermittently Flooded J</td>
<td>0 Fresh</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Noise Sources Map

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

**Note:** Property location and boundary are representative only.
National Transportation Aviation Noise Map with Airports

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.

The National Transportation Noise Map is developed using a 24-hr equivalent sound level (LEQ, denoted by LAeq) noise metric as of April 19, 2018. The results are A-weighted noise levels that represent the approximate average noise energy due to transportation noise sources over the 24 hour period at the defined receptors. This map includes simplified noise modeling and is intended for the tracking of trends, it

Aviation Noise (dB)

<table>
<thead>
<tr>
<th>dB Range</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 - 40</td>
<td>35</td>
</tr>
<tr>
<td>40.01 - 45</td>
<td>40.01</td>
</tr>
<tr>
<td>45.01 - 50</td>
<td>45.01</td>
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<tr>
<td>50.01 - 55</td>
<td>50.01</td>
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<tr>
<td>55.01 - 60</td>
<td>55.01</td>
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<tr>
<td>60.01 - 65</td>
<td>60.01</td>
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<tr>
<td>65.01 - 70</td>
<td>65.01</td>
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<tr>
<td>70.01 - 75</td>
<td>70.01</td>
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<tr>
<td>75.01 - 80</td>
<td>75.01</td>
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<tr>
<td>80.01 - 85</td>
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<tr>
<td>85.01 - 90</td>
<td>85.01</td>
</tr>
<tr>
<td>90.01 - 95</td>
<td>90.01</td>
</tr>
</tbody>
</table>

Airports per NPIAS Report (updated 2017)

- **Major Airport** - 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

National Transportation Atlas

- Runway

Military Airfield / Airport / Station

- Air Force Station
- Airport
- International Airport
- Joint Use Airport
- Military Airfield
- Military Airport
- Military Installations, Ranges, and Training Areas

Sources:
Federal Aviation Administration, Department of Defense, National Transportation Atlas, TxDOT

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Subject Property
*Note: No potential high noise sources were found within 3000 feet of the subject property.
# 202002044: Noise Calculation Data

Projected 4% Annual Growth

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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<td></td>
</tr>
<tr>
<td>mph</td>
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<td></td>
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<tr>
<td>Truck Traffic¹ =</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Total Cars</td>
<td>100%</td>
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<td>Total Medium Trucks</td>
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<tr>
<td>Total Heavy Trucks</td>
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<td></td>
<td></td>
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</tbody>
</table>

## Railroad

<table>
<thead>
<tr>
<th>Road</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>None</td>
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## Airport

<table>
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<th>Distance</th>
<th>Outside Noise Countours</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
<td></td>
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</tbody>
</table>

### Noise Assesment 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>
<th>Effective Distance (feet)</th>
<th>10-year DNL</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
<tr>
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</tr>
<tr>
<td>NAL Combined DNL:</td>
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<td></td>
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Criteria:

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

**Notes:**

- 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

Note: When percentage of truck traffic is not available, the default is 15% Medium Trucks and 5% Heavy Trucks of the total ADT.
Explosive and Flammable Facilities
Acceptable Separate Distance (ASD) from Explosive and Flammable Operations

Subject Property  ASD for People  1/4 Mile Radius
Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department’s standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft² - hr - people and 10,000 BTU/ft² - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department’s guidebook “Siting of HUD-Assisted Projects Near Hazardous Facilities” and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

**Note:** Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

### Acceptable Separation Distance Assessment Tool

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the container above ground?</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>Is the container under pressure?</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>Does the container hold a cryogenic liquified gas?</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>Is the container diked?</td>
<td>☑️</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the volume (gal) of the container?</td>
<td>250</td>
</tr>
<tr>
<td>What is the Diked Area Length (ft)?</td>
<td></td>
</tr>
<tr>
<td>What is the Diked Area Width (ft)?</td>
<td></td>
</tr>
</tbody>
</table>

[Calculate Acceptable Separation Distance]

<table>
<thead>
<tr>
<th>ASD for Blast Over Pressure (ASDBOP)</th>
<th>138.50</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASD for Thermal Radiation for People (ASDPPU)</td>
<td>155.23</td>
</tr>
<tr>
<td>ASD for Thermal Radiation for Buildings (ASDBPU)</td>
<td>26.49</td>
</tr>
<tr>
<td>ASD for Thermal Radiation for People (ASDPNPD)</td>
<td></td>
</tr>
<tr>
<td>ASD for Thermal Radiation for Buildings (ASDBNPD)</td>
<td></td>
</tr>
</tbody>
</table>

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-
Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using Ask A Question (/ask-a-question/my-question/). Enter "Environmental Review" in the "My question is related to" field.

Related Information

- ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)
Section 6. User Responsibilities

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

1) Environmental liens that are filed or recorded against the property (40 CFR 312.25).
   Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? □ Yes □ No

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

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

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

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

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

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

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

Property Address or Description:
____________________________________________________________________________________________

Print Name: ________________________________ Company: _______________________ Date: ____________

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

LETTER OF ENGAGEMENT
Phase Engineering, Inc.

Environmental Consultants

Zieben Group
Lee Zieben
1980 Post Oak Blvd, Suite 2020
Houston, TX 77056
Phone: 7137151477  Fax: 7137151477  Email: lee@ziebengroup.com

Property/Borrower Name or Reference #: Cottages Cedar Ridge, Ltd
Current Use: Land - Approximate. 8.2 Acres
Address/ Property Location: Corner of County Line Road and North Avenue C
City: Elgin  County: Bastrop  State: TX  Zip: 78621

Perform a Phase I Environmental Site Assessment (ESA) UPDATE to PEI #201902021 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: 2/6/20
Print Name: Lee Zieben, President
Section 1 – General Terms and Conditions

1.1 Definitions

“Agreement” means this Agreement for Professional Environmental Consulting Services.

“Party” (or collectively, “Parties”) means PEI and Client, unless expressly stated otherwise in this Agreement.

“PEI” means Phase Engineering, Inc.

“Engagement Letter” the instrument delivered by PEI to the Parties

“Services” has the meaning set forth in Section 1.2 below.

Any capitalized terms not otherwise defined in this Agreement have the meanings given to them under the Engagement Letter.

1.2 Services

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

1.3 Standard of Care

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

1.4 Rights of Entry, Site Information and Utilities

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

1.5 Safety

1.5.1 PEI maintains a General Health and Safety Plan, a copy of which will be provided to the Client on written request and will fall under Section 1.8 Subsequent Changes of this Agreement unless this service is included in the Engagement Letter.

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

1.6 Investigations and Reports

1.6.1 Findings: The findings of any investigation undertaken as part of the Services will be based upon information generated as a result of the specific scope of the Services as described in the Engagement Letter.

1.6.2 Restoration: The Client accepts that in the normal course of the Services some damage to existing ground or other surface finishes may occur, the restoration of which shall be the responsibility of the client or as specified in the Engagement Letter.

1.6.3 Investigations: The parties acknowledge and accept that unique risks exist whenever engineering or related disciplines are applied to identify environmental conditions and even a comprehensive sampling and testing program may fail to detect certain conditions. Because of the inherent uncertainties in environmental evaluations, changed or unanticipated conditions may occur or become known subsequent to PEI’s investigation that could affect conclusions, recommendations, total Project cost and/or execution. Changes in conditions are subject to amendments to the Scope of Services.

1.6.4 Confidentiality and Reliance: Any Final Report or draft reports and the information contained therein shall be treated as confidential and, unless otherwise agreed to by PEI and the Client, the information, sampling data, analysis, findings, conclusions and recommendations (if any), may be used and relied upon only by the Client, its officers, directors and employees and professional advisors in the performance of their obligations for or on behalf of the Client. Any such use and reliance shall be subject to the limitations set forth in this agreement. In addition, the Client may submit any report to a regulatory authority or lender for the purpose of obtaining financing on a property.

1.6.5 Third Party Reliance: This Agreement and the Services provided are for Consultant and Client’s sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties. In the event PEI agrees, in its sole and absolute discretion, to make the Report available to a third party not mentioned in Paragraph 1.6.4, the Third Party shall be required to obtain the original Clients release, sign PEI’s standard Authorized User Agreement (AUA) and pay PEI a fee of not less than $350.00. Any such use shall be subject to the terms, conditions and limitations set forth in this Agreement, the Report and the AUA.

1.7 Ownership of Records/Reports:

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

1.8 Disposal and Samples

1.8.1 Disposal of all wastes generated from the subject property shall be the responsibility of the Client.

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

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

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

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

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

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

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

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

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

Section 2 – MISCELLANEOUS PROVISIONS

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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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.

www.PhaseEngineering.com
CERTIFICATE OF LIABILITY INSURANCE

PRODUCER
BXS Insurance
3355 West Alabama Suite 850
Houston TX 77098

INSURED
Phase Engineering, Inc
5524 Cornish Street
Houston TX 77007

CONTACT
Linda Terry, CIC, CISR, ACSR
linda.terry@bxsi.com

PHASENG-01

INFORMATION ONLY

COVERAGES

<table>
<thead>
<tr>
<th>INSR LTR</th>
<th>TYPE OF INSURANCE</th>
<th>ADDL SUBSCR 1</th>
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<th>POLICY NUMBER</th>
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<td>EV2018196102</td>
<td>6/30/2019</td>
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<td>EACH OCCURRENCE $3,000,000</td>
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<td>DAMAGE TO TENDED PREMISES (Ea occurrence) $50,000</td>
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<td>MED EXP (Any one person) $5,000</td>
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<td>PERSONAL &amp; ADV INJURY $3,000,000</td>
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<td>A</td>
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<td>PROPERTY DAMAGE (Per accident) $</td>
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<td>OFFICER/OWNER/EXCLUDED?</td>
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<td>E.L. EACH ACCIDENT $</td>
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<td>Professional Liab - Claims-Made &amp; Pollution - Occurrence Form</td>
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<td>EV2018196102</td>
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<td>6/30/2020</td>
<td>Each Occurrence Aggregate Deductible $2,000,000 $5,000,000 $25,000</td>
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</table>

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...

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.

CERTIFICATE HOLDER

INFORMATION ONLY

AUTHORIZED REPRESENTATIVE

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<table>
<thead>
<tr>
<th>AGENCY</th>
<th>BXS Insurance</th>
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<td>POLICY NUMBER</td>
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<td>CARRIER</td>
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<td>NAIC CODE</td>
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**ADDITIONAL REMARKS**

<table>
<thead>
<tr>
<th>NAMED INSURED</th>
<th>Phase Engineering, Inc</th>
</tr>
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<tbody>
<tr>
<td>LOC #</td>
<td></td>
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<tr>
<td>AGENCY CUSTOMER ID</td>
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</table>

**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.
Zahir Jamal  
Senior Staff Environmental Scientist

**Professional Experience**

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

**Licenses/Certifications**

- 40-Hour OSHA (HAZWOPER)

**Education**

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

**Select Project Experience**

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

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

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

Professional Experience

Ms. White is a Staff Environmental Scientist at Phase Engineering. She started at Phase in 2015 and in that time has researched data and prepared reports for hundreds of Phase I Environmental Site Assessments, Record Search with Risk Assessment Reports, and Environmental Data Risk Review Reports. Data research has included: historical street directory searches, physical settings, topographic, and aerial imagery map creation via ESRI ArcMap, and inquiries for Public Information Requests to public entities. She has also trained others in the research department according to the Phase Engineering standards.

Certifications

- ASTM International Environmental Site Assessments for Commercial Real Estate

Additional Professional Experience

**Operations Manager/Planner:** Monitor branch finances, maintain safety training records and schedule, new hire orientations, maintain personnel files, customer and vendor files, assist with job scheduling and parts procurement, process vendor bills (including employee expense reports), invoices customers, maintain office.

Track job costs and expenses, set up jobs, procure material, tooling, and manpower, inspection data entry.

**Purchasing Agent:** Maintain parts/material inventory levels, evaluate, assist with scheduling of equipment maintenance/repairs, update and maintain safety equipment and documentation as mandated by OSHA, prepares purchase orders, monitoring and expediting orders, authorizes order payment.

**Receptionist:** Welcome visitors, answering and/or referring inquires, receive incoming calls, document processing.
Sheila Aslani
Staff Environmental Scientist

Professional Experience

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

Education

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

Select Project Experience

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

- Site Sketch Maps: http://services.arcgisonline.com/arcservices.
- 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.
- AAI Environmental Data, 5524 Cornish Street, Houston, Texas 77007, http://aaidata.com/
- EPA Enforcement & Compliance History Online (ECHO) http://www.epa-echo.gov/echo