This Site Development and Feasibility Study for Hays Street Lofts (herein referred to as “report”) was prepared by UP Engineering, LLC for the sole use of the Client, its agents, and the Texas Department of Housing and Community Affairs Low Income Housing Tax Credits (TDHCA-LIHTC) Program. All information provided in this report is preliminary and should be verified with the City, County, State, and/or Federal laws and regulations prior to beginning development. Any person signing this report acknowledges that the Department may publish the full report on the TDHCA Department’s website, release the report in response to a request for public information, and make other uses of the report as authorized by law. UP Engineering, LLC will not materially benefit from the Development in way, other than receiving a fee for preparing this report; this fee is in no way contingent upon the outcome of the report.
Table of Contents

SITE CHARACTERISTICS .................................................................................................................................. 4
TAXING JURISDICTIONS ................................................................................................................................. 4
ZONING REQUIREMENTS .............................................................................................................................. 5
SUBDIVISION REQUIREMENTS ...................................................................................................................... 5
PERMITTING REQUIREMENTS ....................................................................................................................... 7
FIRE DEPARTMENT REQUIREMENTS ............................................................................................................. 8
SITE ACCESS AND PARKING REQUIREMENTS ................................................................................................ 8
BUILDING CODES AND LOCAL DESIGN REQUIREMENTS ............................................................................... 9
ENVIRONMENTAL ....................................................................................................................................... 10
FLOODPLAIN AND DRAINAGE ..................................................................................................................... 11
DRY UTILITIES .............................................................................................................................................. 11
WATER / WASTEWATER .................................................................................................................................. 12

TABLES
Table 1 – 2019 Bexar County Appraisal Information .................................................................................... 5
Table 2 – Estimated Subdivision Platting Fees .............................................................................................. 6
Table 3 – Estimated Site/Building Permit Review Fees ................................................................................ 7
Table 4 – Proposed Parking ........................................................................................................................... 9

APPENDICES
Appendix A Site Aerial Map, FEMA Map, Acequia Exhibit, SAWS Water and Sewer Maps, Preliminary
   SAWS Impact Fee Estimate
Appendix B Bexar County Appraisal District Information
Appendix C Utility Will Serve Letters
Appendix D Drainage Area Exhibit
Appendix E Zoning Map
Appendix F Preliminary Survey
Appendix G Phase I Environmental Site Assessment and KARST Map
Appendix H Preliminary Engineering Plan and Cost Estimate
Appendix I Preliminary Subdivision Plat
EXECUTIVE SUMMARY

The proposed development is a 134-unit multi-family project consisting of a single, four-story building with residences, community space and activity space in San Antonio, Texas. The overall site consists of 2.463 acres (per survey) and is currently undeveloped. The 2.463-acre site was previously platted but will be replatted to establish two separate lots (1.740-acres and 0.723-acre). The proposed 134-unit building will be located on the 1.740-acre lot, with the remaining 0.723-acre lot to be developed at a later date. All zoning and development requirements are outlined in the City of San Antonio’s code of ordinances and the current Unified Development Code (UDC). The site will be designed to meet the requirements of the adopted code sets.

SITE CHARACTERISTICS

Hays Street lofts will consist of 134 units on 1.740-acres located at 715 Chestnut Street within the city limits of San Antonio, Texas. The site is currently undeveloped with a few trees on-site. Hays Street is located to the north of the property, Chestnut St to the east, Austin Street to the west, and Brooklyn Ave and Burnet Street to the south. Currently there are existing sidewalks and a driveway to the property, from Brooklyn Street. Brooklyn Street is observed to be a Texas Department of Transportation (TxDOT) roadway and the site is subject to TxDOT setback standards and regulations.

While many areas of the downtown area are considered to have historical status, maps provided by the City of San Antonio do not appear to indicate a historic acequia on or directly adjacent to the site. A site aerial exhibit and an acequia exhibit is attached in Appendix A.

TAXING JURISDICTIONS

The project site is identifiable by the Bexar County Property ID 1134251 and is subject to nine taxing jurisdictions. The Bexar County Appraisal District (BCAD) information is provided in Appendix B. It should be noted that the information available on the BCAD website is not always accurate and some discrepancies can be observed. The property is subject to the following tax rates per the Bexar County Appraisal District:
Table 1 – 2019 Bexar County Appraisal Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Tax Rate</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bexar CO RD &amp; Flood</td>
<td>0.023668</td>
<td>$651,490.00</td>
<td>$651,490.00</td>
<td>$154.20</td>
</tr>
<tr>
<td>SA River Authority</td>
<td>0.01858</td>
<td>$651,490.00</td>
<td>$651,490.00</td>
<td>$121.05</td>
</tr>
<tr>
<td>Alamo Com College</td>
<td>0.14915</td>
<td>$651,490.00</td>
<td>$651,490.00</td>
<td>$971.70</td>
</tr>
<tr>
<td>Univ Health System</td>
<td>0.276235</td>
<td>$651,490.00</td>
<td>$651,490.00</td>
<td>$1,799.64</td>
</tr>
<tr>
<td>Bexar County</td>
<td>0.277429</td>
<td>$651,490.00</td>
<td>$651,490.00</td>
<td>$1,807.43</td>
</tr>
<tr>
<td>City of San Antonio</td>
<td>0.55827</td>
<td>$651,490.00</td>
<td>$651,490.00</td>
<td>$3,637.07</td>
</tr>
<tr>
<td>San Antonio ISD</td>
<td>1.53095</td>
<td>$651,490.00</td>
<td>$651,490.00</td>
<td>$9,973.98</td>
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<tr>
<td>Bexar Appraisal District</td>
<td>0</td>
<td>$651,490.00</td>
<td>$651,490.00</td>
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</tr>
<tr>
<td>San Antonio TIF #11 Inner City</td>
<td>0</td>
<td>$651,490.00</td>
<td>$651,490.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total Tax Rate</td>
<td>2.834282</td>
<td>$651,490.00</td>
<td>$651,490.00</td>
<td>$18,074.39</td>
</tr>
</tbody>
</table>

*Tax rates obtained from Bexar County Appraisal District

**Taxes w/ Current Exemptions:** $18,465.07  **Taxes w/o Exemptions:** $18,465.06

**ZONING REQUIREMENTS**

The current zoning designation for the property is “D” (Downtown District) according to the City of San Antonio Development Services Department. A zoning map is provided in Appendix E. For a Downtown District zoning, there are no building size or height limitations, nor any setback requirements; there are also no restrictions on square footage unless otherwise prescribed. Additionally, parking requirements are waived within the Downtown zoning district; however, the site is required to provide bicycle racks.

Due to the site’s “D” zoning classification, the site is subject to the Downtown Design Guide which is outlined in Appendix G of the UDC. The tract is located within Fort Sam Houston Military Notification Area (MNA), Airport Hazard Overlay District (AHOD), and Inner-City Tax Increment Reinvestment Zones “TIRZ”. The proposed development must comply with the requirements of each overlay district.

The site will have to adhere to the AHOD height limits of a height no greater than 200 feet above the ground or above a 100 to 1 slope from the nearest point of the nearest runway of any airport per section 35-331 of the UDC.

**SUBDIVISION REQUIREMENTS**

The site was previously platted as a 2.46-acre tract of land per the Dipal Subdivision (Vol. 9601, Page 105). The 2.46-acre tract will be replatted into two lots: a 1.740-acre lot and a 0.723-acre lot; the 134-unit apartment building will be located on the 1.740-acre tract, with the 0.723-acre...
tract to be developed at a later date. The subdivision replat for the proposed development will comply with City of San Antonio Subdivision Standards, as outlined in UDC Section 35-430. Based on two (2) proposed lots and the anticipated impervious cover, the subdivision plat will be subject to the estimated platting fees outlined below.

### Table 2 – Estimated Subdivision Platting Fees

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Plat – Non Single Family (includes per lot fee)*</td>
<td>$160</td>
</tr>
<tr>
<td>Minor Plat – 0-3 Acres, Non Single-Family*</td>
<td>$595</td>
</tr>
<tr>
<td>Recordation Handling Fee*</td>
<td>$50</td>
</tr>
<tr>
<td>Bexar County Recording Fee (Mylar)</td>
<td>$82</td>
</tr>
<tr>
<td>Office of Historic Preservation Review Fee</td>
<td>$175</td>
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<tr>
<td>Parks Review Fee</td>
<td>$175</td>
</tr>
<tr>
<td>Initial Tree Review Fee*</td>
<td>$100</td>
</tr>
<tr>
<td>City Development and Technology Fee</td>
<td>$36</td>
</tr>
<tr>
<td>Fee in Lieu of Detention**</td>
<td>$13,068</td>
</tr>
<tr>
<td><strong>Total Estimated Platting Fees</strong></td>
<td><strong>$14,441</strong></td>
</tr>
</tbody>
</table>

*Waived if ICRIP waiver issued  
**50% Reduction if ICRIP waiver applied

The City’s Development Services Department reviews and distributes the subdivision plat through all reviewing agencies. The City of San Antonio reviews for general planning, zoning, addressing, streets, traffic, sidewalk, trees, stormwater, parks and recreation, and historic. The City also circulates for County review (if applicable), and most utilities (water/sewer, CPS). Other dry utilities such as Charter/Spectrum and AT&T and outside governmental agencies (like TxDOT) are submitted directly to the companies by the engineer for review and comment.

The site is located within the Community Revitalization Action Group (CRAG) area and lies within the Inner City Revitalization Infill Policy (ICRIP) area. Due to the site’s location within ICRIP, the site qualifies for Fee Waivers for City and SAWS fees. This project is also eligible for a 50% reduction in Regional Storm Water Fee In Lieu of Onsite Detention (FILO) fees since the proposed development is more than 20,000 square feet. However, this waiver must be requested from the City and the credits are not automatically applied unless the proof of waiver is provided. Additionally, the former plat records indicate that a storm water fee was previously paid for this lot. If this is the case and the Fee Waiver is not submitted, only the difference in fees need be applied to the FILO fee for the project.

As previously noted, the City’s Office of Historic Preservation (OHP) will review the site with respect to historic mapping to determine if there were any previous historical structures onsite. Based on the Acequia Map in Appendix A, there does not appear to be an acequia onsite. However, OHP will further review the site to other mapping and may request a Cultural and Historical Resources (or Archeological Report) during the platting process.
Each reviewing department within the City has an internal goal of reviewing a minor subdivision plat within 10 days of receipt. There is not a limit to the number of reviews; however, minor plats are typically approved and ready for recording in 12 to 16 weeks.

**PERMITTING REQUIREMENTS**

Sitework and building permitting will be processed through the City of San Antonio. The City will require the submittal of a Commercial Sitework and Building Permit Application prior to reviewing and issuing a building permit. The permit application can be filed and the process can commence while the plat is being reviewed by the City. However, a certificate of occupancy (CO) will not be issued until the subdivision plat is recorded. The permit review process can vary from department to department, but first-round comments are typically issued within 10 business days of submittal. The site and building permitting process can vary, but typically last between 6 and 12 weeks.

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan Review Fee</td>
<td>$3,861</td>
</tr>
<tr>
<td>Commercial Rights Determination Fee</td>
<td>$250</td>
</tr>
<tr>
<td>Building Permit Fee</td>
<td>$8,410</td>
</tr>
<tr>
<td>Landscape Fee</td>
<td>$453</td>
</tr>
<tr>
<td>Street Improvement Permit Fee</td>
<td>$300</td>
</tr>
<tr>
<td>City Development and Technology Fee</td>
<td>$764</td>
</tr>
<tr>
<td><strong>Total Estimated Permitting Fees</strong></td>
<td><strong>$14,038</strong></td>
</tr>
</tbody>
</table>

*Permitting fees are based on an estimated valuation of $4,000,000*

As outlined in the Downtown Design Guide (UDC, Appendix G, Division 1(F)), a design review of construction is required prior to obtaining a building permit. The Department of Planning and Community Development (DPCD) and the Historic and Design Review Commission (HDRC) will review the proposed development. Once reviewed, DPCD will make a recommendation to HDRC; the HDRC will either provide a recommendation of approval, denial or approval with conditions for the project and issue a Certificate of Appropriateness as warranted. However, this section also indicates this is for “affected properties”; therefore, we recommend that a Preliminary Plan Review meeting be held with City Staff to determine the exact requirements for the tract prior to finalizing site design.

TxDOT will require the review of the proposed driveway on Brooklyn Avenue. The TxDOT driveway permitting process is a separate process from the City’s permitting process, but there are no additional permitting fees incurred for the TxDOT driveway permit.
FIRE DEPARTMENT REQUIREMENTS

Multiple fire hydrants are within the vicinity of the site and some may be utilized for fire coverage. The proposed development will have to adhere to the 2018 International Fire Code, City of San Antonio Amendments to the 2018 Fire Code, and the 2018 International Building Code (IBC), which may include, but is not limited to, the addition of fire hydrants or installation of a sprinkler system in order to provide adequate life and safety measures required by the Fire Marshal. Any additional fire hydrants that may be required will be based on the building occupancy and construction type.

Standard fire lane widths for buildings less than 30’ in height are either 20’ or 25’ wide with a minimum inside radius of 25’ and access to a public road or platted ingress/egress easement. Should the building height exceed 30’, the fire lane would need to be widened to 26’ to accommodate an aerial fire apparatus (i.e. fire truck with a ladder). Fire lane markings will have to conform to specifications established by the Director of Public Works and the Fire Marshal.

SITE ACCESS AND PARKING REQUIREMENTS

The site is accessible through the rights-of-way of Brooklyn Ave, Hays Street, Chestnut Street, and Austin Street. However, access is not proposed through all of these venues. The plat which established the original 2.46-acre lot (Dipal Plat) restricted access along these streets due to proximity to the adjoining intersections. We anticipate that the City will maintain these restrictions; therefore, the site access is proposed along Austin St and Brooklyn Ave as shown on the Preliminary Engineering Plan (Appendix H). None of these streets are identified on the City’s Major Thoroughfare Plan; however, Brooklyn Ave. is observed as a TxDOT right-of-way and the proposed driveway location is subject to TxDOT review and approval.

Per the UDC, the standard minimum width of the entry drive is typically 25-feet wide and the throat length is 40-foot minimum. The City also requires the evaluation of a clear vision triangle in anticipation of drive locations and site-distance conflicts.

While parking requirements for developments are zoning-based and/or based on proposed use, the site’s “D” zoning classification does not require a minimum amount of parking spaces. However, the Downtown Design Guide offers the following parking and access standards for downtown district zoning:

1. Locate off-street parking behind or below buildings
2. Vehicular access shall be from an alley, sidewalk or mid-block on a street
3. Curb cuts and parking and loading entries into buildings shall be limited to the minimum number required and the minimum width permitted.
4. Where a vehicular exit from a parking structure is located within five (5) feet of the back of the property line, a visual and audible alarm and enhanced paving shall be installed to warn pedestrians and cyclists of existing vehicles.

A total of 34 parking spaces (both standard and ADA) are proposed onsite. A summary of the provided parking spaces is provided below:

<table>
<thead>
<tr>
<th>Description</th>
<th># of Spots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Parking (9-ft x 11-ft)</td>
<td>25</td>
</tr>
<tr>
<td>ADA Non-Van Accessible</td>
<td>7</td>
</tr>
<tr>
<td>ADA Van Accessible</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total Proposed Parking</strong></td>
<td><strong>34</strong></td>
</tr>
</tbody>
</table>

Based on the 2010 ADA Standards for Accessible Design and the total number of parking spaces provided, two (2) ADA accessible spots are required; one of these spaces must be van accessible. For this project, 2 van accessible ADA parking spaces are provided in addition to 7 standard ADA compliant spaces and 25 non-accessible parking spaces.

The majority of the existing sidewalk around the property may be subject to improvements to meet UDC and accessibility standards.

The following are sidewalks and setbacks standards for downtown district zoning:

1. Provide a minimum 72-inch wide continuous pedestrian path of travel
2. Provide continuous landscaped and hardscaped area, commonly referred to as “parkway, adjacent to the curb on predominantly non-commercial streets
3. Trees shall be planted in tree wells within tree grates that area at least 5 feet long and a minimum of 5 feet wide

**BUILDING CODES AND LOCAL DESIGN REQUIREMENTS**

The building design must comply with the City’s green building ordinance, Build San Antonio Green (BSAG). As previously noted, site design must comply with the following current adopted building codes for the City of San Antonio:

- 2018 International Building Code
- 2017 National Electrical Code
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
• 2018 International Plumbing Code
• 2018 International Energy Conservation Code
• 2018 International Fire Code
• 2019 International Residential Code
• 2018 International Existing Building Code
• Property Maintenance Code

The current adopted code sets and downtown design standards will be used for the development of the site.

Weblinks to the ordinances:

  Downtown Design Standards:
  [https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=APXGDEST](https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=APXGDEST)

  Building Codes:
  [https://library.municode.com/tx/san_antonio/codes/code_of_ordinances?nodeId=PTIICO_CH10_BULACO](https://library.municode.com/tx/san_antonio/codes/code_of_ordinances?nodeId=PTIICO_CH10_BULACO)

As previously noted, site design must comply with the Downtown Design Standards and may be subject to HDRC Review.

Additionally, the site is also subject to the adopted City of San Antonio Amendments to the 2018 International Fire Code.

ENVIRONMENTAL

A Phase I Environmental Site Assessment conducted in January 2020 by RG Environmental is provided in Appendix G. The report indicates that there are no indications of problems that would pose a significant environmental impact on the property. The site is not within the Golden-cheeked Warblers (GCWA) or Karst Invertebrate Habitat areas. Phase I Environmental Site Assessment and Karst map are provided in Appendix G.

The tract is not located over the Edwards Aquifer Recharge or Contributing Zones. Therefore, there are no additional water quality requirements anticipated for the development, unless required by the City of San Antonio.

The site is subject to the current City of San Antonio Tree Ordinance (UDC 35-523) and must comply with the City’s tree preservation and canopy requirements. By Code, 40% of the site’s significant trees must be preserved or mitigated. Within the CRAG, the site must only maintain a 15% tree canopy cover. In addition, the site must comply with the landscaping requirements...
listed in the Downtown Design Guide. As a result, we recommend enlisting a landscape architect to verify the tree preservation, proposed canopy, and any landscaping credits that may be applied to the site.

FLOODPLAIN AND DRAINAGE

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), No. 48029C0415G with an Effective Date of September 29, 2010, indicates that the tract is not within or adjacent to a floodplain area designated as a special flood hazard area; FEMA Map is provided in Appendix A.

The property is located within the Upper San Antonio River Watershed. On-site storm water currently sheet flows east to west towards Austin Street. Runoff is conveyed within the City’s Stormwater drainage system (Figure provided in Appendix D). Although the project site is not located within a mandatory detention area designated by the City of San Antonio, the capacity of the existing drainage infrastructure and downstream improvements will need to be evaluated for ultimate conditions. Participation in the City’s Regional Strom Water Management Program by paying a “fee in lieu of” detention may be allowed to mitigate for increases in runoff. The City of San Antonio may require detention for any property in the interest of public safety. A Storm Water Management Plan is required to demonstrate that no adverse impact to habitable structures within 2,000 feet downstream would result from the development of this tract.

The previous storm water management plan for the Dipal Subdivision indicates that the storm drain system in this area is undersized and is over capacity. The report also indicates that although unsafe conditions exist, the ultimate development of the land (as of 2009) will not cause adverse impact to habitable structures within 2000’ downstream. The report also noted that a public works improvement project for the storm drain system in this area has been proposed but has not yet been funded. Further information has been requested from the City regarding this project to verify the proposed drainage improvements.

DRY UTILITIES

The site currently has 3-phase electric service overhead. The 3-phase hangs on existing utility poles along the east side of Chestnut St. and west side of Austin Street. Single-phase utility poles are along Hays St and Brooklyn Ave. A letter of availability was requested from CPS Energy and is attached to this study for reference (Appendix C). The existing overhead 3-phase electric and underground gas line is adequate to serve the proposed development but will be confirmed with a service availability request. Although service is available, CPS may require
overhead extensions, and/or additional easements. CPS will assist in the design of electric and gas facilities once the site layout and loading is finalized. Charter communications (coax and/or fiber) services are available to service the tract; the availability letter is also provided in Appendix C.

WATER / WASTEWATER

Water and Sewer service for Hays Street Lofts will be provided by San Antonio Water System (SAWS). SAWS maps have indicated that existing water and wastewater utilities are available in the immediate area. Depending on the land usage, a SAWS Utility Service Agreement may be required to provide water and wastewater services to the tract, which would be based on the number of proposed services. Utility design for the site will be subject to the current SAWS Design Standards and Specifications.

There is an existing 8-inch water main located east of the property on Austin Street, 6-inch water main along Brooklyn Ave, 12-inch water main along Chestnut Street, and 8-inch water main along Hays Street. Proposed water services will likely require connection to an existing 12-inch water main located along the west side of Chestnut Street per the SAWS Availability Letter (Appendix A). This connection will require cutting and replacement of pavement within Austin Street. The City of San Antonio will determine the required area of pavement replacement. While an offsite main extension not anticipated, SAWS may require looping for the proposed water connection. Water services are issued based on equivalent dwelling units (EDUs). These are assessed based on the estimated usage by the development. Apartment complexes may utilize 0.5 EDU per unit if a master meter is provided. We estimate that a 4”x4” water meter will be sufficient to provide water service to the building. The total impact fee for this size of meter is $237,450. We have also estimated that a 1” irrigation meter ($9,498 impact fee) would be ample for the site.

Proposed sewer services will require connection to an existing 8-inch sewer main along either Chestnut Street, Hays Street, Austin Street, or Brooklyn Ave (SAWS Sewer Master Plan is included in Appendix A). We anticipate the site will be able to be serviced by a 6” lateral into an existing manhole to limit the number of connections and pavement replacement. Similarly, sewer EDUs can be calculated based on 0.5 EDU per unit due to the use of a master water meter. Sewer impact fees are charged on a per-EDU basis. The impact fee per EDU for sewer is $1,553 for a total impact fee of $96,286 (based on 62 units).

The requested letters of availability did not specifically identify any capacity issues related to the overall demand; although not required, a Utility Service Agreement can be submitted to provide guarantee of service if capacity is a concern. A Utility Service Agreement would provide verification of capacity and determine infrastructure requirements to adequately serve the
proposed development. Preliminary SAWS impact fees are provided in Appendix A and the Sewer and Water Will Serve Letter is provided in Appendix C.
APPENDIX A
SITE AERIAL
FEMA MAP
ACEQUIA MAP
SAWS WATER
SEWER MAPS
PRELIMINARY SAWS IMPACT FEE ESTIMATE
EXHIBIT A.3

715 CHESTNUT, SAN ANTONIO, TX

HAYS STREET LOFTS

ACEQUIA MAP

ACEQUIA DEL ALAMO

SAN ANTONIO VALLEY DITCH

SITE
EXHIBIT A.5

715 CHESTNUT, SAN ANTONIO, TX

HAYS STREET LOFTS

SAWS WATER MAP
(BLOCK #164580)

NOT TO SCALE
PRELIMINARY SAWS IMPACT FEE ESTIMATE

Project: Hays Street Lofts
Address: 715 Chestnut Street, San Antonio, TX

Prepared For:
Zimmerman AH 715 Aero, LLC
1329 E. Lark Street
Springfield, MO 65804

<table>
<thead>
<tr>
<th>Proposed Meter Size</th>
<th>EDU</th>
<th>Fee Per EDU</th>
<th>Total Impact Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Elevation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Multifamily (134 Units)</td>
<td>4&quot; x 4&quot;</td>
<td>67</td>
<td>$4,749</td>
</tr>
<tr>
<td>Apartments served through a master meter will be charged on a basis of 1/2 EDU per unit.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Irrigation</td>
<td>1&quot;</td>
<td>2</td>
<td>$4,749</td>
</tr>
<tr>
<td>Estimated Water Impact Fee Total:</td>
<td>$246,948</td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Meter Size</th>
<th>EDU</th>
<th>Fee Per EDU</th>
<th>Total Impact Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Multifamily (134 Units)</td>
<td>67</td>
<td>$1,553</td>
<td>$104,051</td>
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<td>Sewer EDUs are calculated based on 1/2 EDU per unit</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Estimated Sewer Impact Fee Total:</td>
<td>$104,051</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Estimated Impact Fees Proposed: $350,999

1. Impact fee is based on a standard fee for a 4"x4" meter; we have assumed that a 4"x4" meter will be sufficient for this project. This information will be verified with the Project's MEP Engineer prior to submittal.

2. SAWS Impact Fees are effective June 1, 2019. Fees are subject to change based on actual calculated usage and SAWS Board-approved increases. This is an estimate for reference only. Actual SAWS Impact Fees will be verified upon Permit submittal and issuance of a Final Impact Statement.
**Property**

### Account

<table>
<thead>
<tr>
<th>Property ID:</th>
<th>1134251</th>
<th>Legal Description:</th>
<th>NCB 534 BLK 24 LOT 20 EXC NE 10.03FT TRI (DIPAL SUBD)</th>
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</thead>
<tbody>
<tr>
<td>Geographic ID:</td>
<td>00534-024-0200</td>
<td>Zoning:</td>
<td>D</td>
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<td>Agent Code:</td>
<td>ID:2711616</td>
</tr>
<tr>
<td>Property Use Code:</td>
<td>099</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Use Description:</td>
<td>VACANT LAND</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Location

<table>
<thead>
<tr>
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<th>715 CHESTNUT SAN ANTONIO, TX 78202</th>
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### Owner

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<th>BHAKTA NIRANJAN KALIDAS</th>
<th>Owner ID:</th>
<th>73008</th>
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<tr>
<td>Mailing Address:</td>
<td>PO BOX 2609 BANDERA, TX 78003-2609</td>
<td>% Ownership:</td>
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### Values

<p>| (+) Improvement Homesite Value: | + | $0 |
| (+) Improvement Non-Homesite Value: | + | $100 |
| (+) Land Homesite Value:       | + | $0 |
| (+) Land Non-Homesite Value:   | + | $651,390 |
| (+) Agricultural Market Valuation: | + | $0 |</p>
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<tr>
<td>(-) Ag or Timber Use Value Reduction:</td>
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(=) Assessed Value: $651,490

Taxing Jurisdiction

Owner: BHAKTA NIRANJAN KALIDAS
% Ownership: 100.0000000000%
Total Value: $651,490

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Taxes w/Current Exemptions: $18,465.07
Taxes w/o Exemptions: $18,465.06

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<th>Grantee</th>
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<td>0077</td>
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2020 data current as of Feb 19 2020 1:23AM.
2019 and prior year data current as of Feb 7 2020 5:22PM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.
2/3/2020

UP Engineering, LLC
Attn: Trayce Cerwick, Of
1270 N Loop 1604 E, Suit
San Antonio, TX 78232

Re: Letter of Availability (Electric and Gas)

Proposed Development: 715 Chestnut San Antonio

To Whom It May Concern:

Please accept this letter as confirmation that the proposed development listed above can be served by CPS Energy’s electric and gas distribution systems under the provisions of our current Supply Line Extension Policies contingent on the appropriate easements, rights-of-way, and permits being obtained and/or provided.

Since the specific plans indicating how the property will be developed have not yet been submitted, CPS Energy cannot estimate the cost for providing the electric and gas service within the identified tract of property. A cost estimate for the provision of these utility services may be requested once plans depicting the types of development and configurations are submitted to CPS Energy for review.

This letter is not intended as a certification that CPS Energy has reviewed subdivision plans or plats nor approval of any submitted plans or plats. The applicable governmental entity’s procedure for plat approval may require that utility plans be reviewed by CPS Energy prior to submittal to those applicable governmental entities.

If you should have any questions or concerns regarding this Letter of Availability, please contact our office at (210) 353-4050.

Sincerely,

Jenna Keylich
Jenna Keylich
Customer Service Supervisor
Customer Engineering Department
2/3/2020

Trayce Cerwick
UP Engineering, LLC
1270 N Loop 1604 E, Suite 1310
San Antonio, TX  78232

SUBJECT: Will Serve – 715 Chestnut

In concern of Charter facilities at the property located at 715 Chestnut, San Antonio, TX, Charter has existing coax and/or fiber facilities near this location that may provide a possible point-of-connection for available services in the future.

Services for any Commercial or Multi-Family Parcels will be available dependent upon the right-of-entry agreement and entry routing for the respective buildings, as determined by contract. Contact our Commercial Business Class Sales department, at (866) 519-1263 to facilitate a request for new commercial service, or your local MDU Sales Department for all residential services. In addition to initiating your request, they can also provide specifics regarding costs and other details associated with obtaining our services in this area at the appropriate point in time.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to ForceRelos@kinetic-eng.com. Please share this information with whoever needs these services.

Sincerely,

Zachary H.P. Marcum
Ms. Trayce Cerwick

Re: Chestnut St and Hays St Availability of SAWS’ Infrastructure

Ms. Cerwick:

This is in response to your request for the availability of water and wastewater service to the above referenced property. The location of the tract is within the City of San Antonio city limits, inside SAWS’ Water CCN, and inside SAWS’ Sewer CCN.

The San Antonio Water System (SAWS) strives to provide quality, reliable service to its customers at a reasonable cost. Rates are kept low, in part, by having new customers pay for all costs associated with extending service to them. SAWS Board of Trustees Growth Strategy states “we will work to ensure that growth is self-funding.” Per SAWS Utility Service Regulations Sections 3.1, 5.1, 6.1, 7.1, and 7.3, new customers are expected to pay for the infrastructure needed to serve their property and pay impact fees to SAWS to pay for general benefit facilities such as overall additional storage tanks, water supplies, pump, or treatment facilities required to serve the new customers. Please note that the water supply impact fees increased on June 1, 2019. It is not SAWS’ practice to construct main or service connections to a new customer. Such construction would need to be arranged and paid for by the customer through a professional engineer (if a public main extension is required) and authorized contractor. Costs of surveying, engineering design, materials, construction, and impact fees should be considered before the customer proceeds with construction of their proposed mains or services.

WATER

Water Supply to the tract will be from Pressure Zone 4 which has a static gradient of 930 ft. The approximate maximum elevation of the tract is 670 feet & 113 PSI and the approximate minimum elevation of the tract is 668 feet & 113 PSI. There is an existing 12-inch water main along the west side of Chestnut St., and an existing 8-inch water main along the north side of Hays St. Water mains in the vicinity of the property are shown on the attached location map. If commercial uses are proposed, the San Antonio Water System requires a 12-inch or greater sized main to provide adequate fire flow and domestic demand.

Costs and commitment requirements for providing water service may include additional on-site mains and service connection fees. Payment is required of all applicable fees in effect at the time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU’s of capacity requested. Presently, one water EDU = 290 gallons per day of average daily flow. Current impact fees are shown in the table below.
RECYCLE WATER

In some locations it may be feasible to make use of SAWS recycled water. SAWS has established 73 miles of recycled water pipelines through the city of San Antonio. Recycled water is non-potable and ideal for irrigation, commercial, manufacturing and industrial uses. Recycled water is cost-effective, environmentally responsible and not affected by mandatory curtailment during drought conditions. For more information please call (210) 233-3673 or email Pablo.Martinez@saws.org Pablo Martinez at San Antonio Water System.

WASTEWATER

The Tract is situated within SAWS’ sewer service area and lies within the Olmos Creek-San Antonio River Watershed. There is an existing 8-inch gravity sewer main along the centerline of Chestnut St., and an existing 8-inch gravity sewer main along the northeast side of Brooklyn Ave. Wastewater mains in the vicinity of the property are shown on the attached location map. If the developer chooses to extend the nearest sewer main to the proposed site, he/she must do so at his cost. Connections to mains require the developer to acquire an easement for the main extension if necessary. All tie-ins into the San Antonio Water System’s collection system must be based on fieldwork and in conformance with the San Antonio Water System Utility Service Regulations, which became effective on August 9, 2016. Current impact fees are shown in the table below.

<table>
<thead>
<tr>
<th>Wastewater Impact Fee Area</th>
<th>Collection</th>
<th>Treatment</th>
<th>Total Wastewater Impact Fees (per 1 EDU)</th>
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<tbody>
<tr>
<td>Lower</td>
<td>$902</td>
<td>$651</td>
<td>$1,553</td>
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</table>

The Developer will be responsible for any additional sanitary wastewater main extensions (on-site and/or off-site), right-of-way and easement acquisitions (if needed), private wastewater service laterals required to serve the property, lift stations and force main systems, lift station upgrades and lift station maintenance fees (per lift station), along with payment of all applicable fees in effect at time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU’s of capacity requested. Presently, one wastewater EDU = 200 gallons per day of average daily flow.

This letter does not constitute a commitment to capacity by the SAWS to provide water and/or wastewater service to the subject property. The actual availability of water and/or wastewater

<table>
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<th>Water Impact Fee Zone (Pressure Zone)</th>
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<th>System Development</th>
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<th>Total Water Impact Fees (per 1 EDU)</th>
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<td>PZ 4 Low</td>
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<td>$855</td>
<td>$2,706</td>
<td>$4,749</td>
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service to the property will be dependent upon the site specific requirements such as site elevation, pressure requirements, estimated demand and discharge, and the infrastructure requirements as set forth in the USR. The consulting engineer should assess the site-specific requirements in accordance with the USR regulations prior to requesting connection to SAWS’ infrastructure. In some cases a Utility Service Agreement may be necessary, for more information please refer to the SAWS Guide to Development [http://www.saws.org/business_center/developer/newdevel/] for a detailed guideline regarding the process for obtaining water/and or wastewater services.

Should additional information be needed please contact me at email: Richard.McWhirter@saws.org

Sincerely,

Richard McWhirter
San Antonio Water System

Attachments

1. Water Utility Map
2. Wastewater Utility Map
APPENDIX D
DRAINAGE AREA EXHIBIT
APPENDIX E
ZONING MAP
**FIELD NOTE DESCRIPTION**

FIELD NOTES: A 2.463 acre tract of land within the corporate limits of the City of San Antonio, Bexar County, Texas and being a portion of Lot 20, Block 24, New City Block as shown in a plat of Dipal Subdivision recorded in Volume 9601, Page 105, Bexar County Deed and Plat Records, and containing in all 107,306 square feet or 2.463 acres of land.

Along the arc of said curve with an arc length of 9.98 feet, a radius of 10.00 feet, bearings and distances found on the plat of Dipal Subdivision recorded in 2011 adjustment. Parenthetical annotations above pertain to the record corner of the remaining portion of Lot 9, NCB 534 conveyed unto said San Antonio, TX 78259.

THE BEST OF MY KNOWLEDGE, NO VISIBLE ENCROACHMENTS HAVE BEEN FOUND EXCEPT AS NOTED ON THE FOREGOING SURVEY.

**FIELDNOTES - cont'd.**

THENCE, along the north line of said Hope St, North 218.20 feet (WMDR 000151922) to a iron rod found (Dye Cap) at the northeast intersection of said Brooklyn Ave. and Hope St. and the herein described right-of-way) for a northeast corner of said Lot 20 and POINT OF BEGGINING of the herein described tract of land.

THENCE, North 89°33'21"E 323.44 (WMDR 000151923) to a 30.5 foot radial on a south corner of said Lot 20, and the herein described tract.

**Certification**

THE UNDERSIGNED HONORABLY CERTIFIES to Shelly, (draw), and (title company) that I have duly received (person/agency) real estate survey. Survey was performed by (person/agency) on the above date.

The plat of survey and the property description set forth herein have been prepared from an actual survey of the premises and the plat of survey is consistent with the plat of survey recorded by the above surveyor.

In the event that a survey is required, I hereby consent to the resurvey of the premises and the above plat of survey.

The survey herein submitted is correct and the property description set forth herein is correct and contains no errors or omissions.

Prepared by: 

Jared Kegel
Kegel Surveying
6690 Broadway
San Antonio, TX 78216

Name: Jared Kegel
Title: Surveyor
Phone: 210-265-8300
Fax: 210-265-8301

**Legend**

- POWER POLE
- SITE MANHOLE
- STORM MANHOLE
- GATE
- FENCE LINE
- CONCRETE SURFACE
- WATER METER
- GATE VALVE
- FOOT PRINT

**SCHEDULE B EXCEPTIONS**

1. COMMERCIAL BUILDING - 3050 FEAT OF SURVEY LIMITS - VOL. 9601, PG. 105, DPR
2. VEHICLE ACCESS ESM'T (PLOTTED) - 1' VEHICULAR NON-ACCESS ESM'T.

**Notes**

The survey herein submitted is correct and the property description set forth herein is correct and contains no errors or omissions.

Prepared by: Jared Kegel
Kegel Surveying
6690 Broadway
San Antonio, TX 78216

Name: Jared Kegel
Title: Surveyor
Phone: 210-265-8300
Fax: 210-265-8301

**Prepared for:**

City Name
Street No. Street
City, TX 78154

EXHIBIT OF:

TSPS Category 1A
Condition II
Land Title Survey

2.463 Acres out of:
Lot 20, Block 24, NCB 534
Dipal Subdivision
Vol. 9601, Pg. 105, DPR
City of San Antonio, Bexar County, Texas
APPENDIX G

PHASE I ENVIRONMENTAL ASSESSMENT

This assessment has been prepared for the sole use of the Client, its Agents, and the Texas Departments of Housing and Community Affairs Low Income Housing Tax Credits (TDHCA-LIHTC) Program as a Phase I Environmental Site Assessment.
Phase I Environmental Site Assessment

2.4595 ACRES OF
UNDEVELOPED LAND
715 CHESTNUT STREET
SAN ANTONIO COUNTY, TEXAS 78202

PREPARED FOR

ZIMMERMAN AFFORDABLE HOUSING, LLC
1329 E. LARK STREET
SPRINGFIELD, MO 65804

PROJECT # RGE-01-24-2020-715

JANUARY 24, 2020
PHASE I ENVIRONMENTAL SITE ASSESSMENT

2.4595 ACRES OF
UNDEVELOPED LAND
715 CHESTNUT STREET
SAN ANTONIO COUNTY, TEXAS 78202

This Assessment was prepared utilizing the current
ASTM Standard, E 1527-13
"Standard Practice for Environmental Site Assessments"
by

RG ENVIRONMENTAL SERVICES, LLC
P.O. BOX 6628
San Antonio, Texas 78209
TEL (210) 289-0981

Benjamin Hernandez, Environmental Professional
Ron Greenberg, Environmental Professional
## TABLE OF CONTENTS

<table>
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<tr>
<th>Section</th>
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<td>2.2 Scope of Work</td>
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<td>3.9 Unique Natural Features and Areas</td>
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<td>3.10 Site Suitability, Access, and Compatibility</td>
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<td>4.4 Historic City Directories</td>
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</tr>
<tr>
<td></td>
<td>5.4 Lead in Water</td>
<td>18</td>
</tr>
<tr>
<td></td>
<td>5.5 Polychlorinated Biphenyls</td>
<td>18</td>
</tr>
<tr>
<td></td>
<td>5.6 On Site Chemical Hazards</td>
<td>19</td>
</tr>
</tbody>
</table>
Section 6  
Off Site Investigation

6.1  Adjoining Properties  19
6.2  Landfills  19
6.3  The Resource Conservation and Recovery Act (RCRA)  19
6.4  The Comprehensive Environmental Response Compensation and Liability Act (CERCLA)  20
6.5  National Priorities List (NPL)  20
6.6  Emergency Response Notification System (ERNS)  20
6.7  US Engineering & Institutional Controls  21
6.8  State Hazardous Waste Sites (SHWS)  21
6.9  State Landfill and/or Solid Waste Disposal Sites  21
6.10  State Voluntary Cleanup Sites  22
6.11  State Brownfield Sites  23
6.12  State Engineering & Institutional Controls  24
6.13  Industrial and Hazardous Waste Site (IHW)  24
6.14  Municipal Solid Waste Facilities (TXMSWLF)  25
6.15  Petroleum Storage Tank List (PST/LPST)  25
6.16  Dry Cleaners  27
6.17  Vapor Encroachment Screen  27
6.18  Facility Index System/Facility Registry System  28
6.19  Orphan Sites  28
6.20  Electrical Sub Stations  28
6.21  Drinking Water Quality  28
6.22  Solid Waste Disposal  29
6.23  Sewage Discharge and Disposal  29
6.24  Heating and Cooling  29
6.25  Wells and Cisterns  29
6.26  Additional Site Observations  29

Section 7  
Conclusions and Recommendations  33

Section 8  
Attachments

Tables

1.  Topographical Maps
2.  Coastal Management Map
3.  Flood Zone Maps
4.  Wetlands Map
5.  Sole Source Aquifer Map
6.  Other Historical Documentation
7.  Radon Map
8.  Vapor Encroachment Screen
9.  Other Maps and Plats
10.  Aerial Photography
11.  Photographs
12.  Support Documentation
PHASE I ENVIRONMENTAL SITE ASSESSMENT
2.4595 of Undeveloped Land
715 Chestnut Street
San Antonio, Bexar County, Texas 78202

PHASE I ENVIRONMENTAL SITE ASSESSMENT

This Phase I Environmental Site Assessment (ESA) has been conducted at the 2.4595 acres of undeveloped land located at 715 Chestnut Street, San Antonio, Bexar County, Texas. The Phase I ESA was conducted on January 24, 2020. This Phase I ESA was conducted in accordance with ASTM Standard, E 1527-13 and in adherence to Section 11.305 Environmental Site Assessment Rules and Guidelines, Title 10 Community Development, Part 1 Texas Department of Housing and Community Affairs, Chapter 11, Qualified Allocation Plan (QAP) and was conducted at the direction of and for the benefit of Zimmerman Affordable Housing, LLC, 1329 E. Lark Street, Springfield, MO 65804 and the Texas Department of Housing and Community Affairs (TDHCA), 221 E. 11th Street, Austin, Texas 78701. It’s important to note that previously the subject property had seven other addresses besides 715 Chestnut Street. They were 711 Chestnut Street, 713 Chestnut Street, 727 Chestnut Street, 102 Brooklyn Avenue, 106 Brooklyn Avenue, 229 Burnet Street and 231 Burnet Street.

RG Environmental Services, LLC (RGE) acknowledges that TDHCA 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.

RGE in preparing this Environmental Site Assessment report will not materially benefit from the Development in any other way than receiving a fee for performing the Environmental Site Assessment and the fee is no way contingent upon the outcome of the Assessment. No prior environmental reports were provided for review during this assessment.

SECTION 1 - SUMMARY

Based on a review of local, State, and Federal databases there are no indications of facilities, incidents, or problems that would pose a significant environmental impact on the subject property.

There are no indications of potential hazardous spills or other problems associated with this site and no hazardous materials were observed as being stored on the subject property. No unusual odors were detected and no stressed or dead vegetation was identified.

According to the database provided by Environmental Data Resources (EDR) there are eighteen (18) registered tank facilities reported on the Texas Commission on Environmental Quality (TCEQ) Petroleum Storage Tank (PST) list within the ASTM one-quarter (1/4) mile radius of the subject. Additionally there are thirty-three (33) Leaking Petroleum Storage Tank (LPST) sites located within the ASTM one-half (1/2) mile radius of the subject property. Due to the nature and/or the spatial orientation of these UST and LPST sites, these facilities will not be expected to have an environmental impact on the subject site.

RG ENVIRONMENTAL SERVICES, LLC – Project No. RGE-01-24-2020-715
Information from the City of San Antonio indicates that the water quality supplied to the subject property either meets or exceeds all federal and state standards for water quality.

The historical aerial photography, historical Sanborn Maps and historical City Directories review did not identify unusual ownerships or past hazardous uses of the site. No obvious signs of contamination were found during this assessment.

A review of the EPA's Resource Conservation and Recovery Information System (RCRIS) list indicated that there no (0) RCRA generators or facilities within the ASTM of adjoining the subject. No (0) facilities were reported on the EPA's Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) list, within the one-half (1/2) mile radius, as of the day of the field investigation. No (0) CORRACTS sites were identified within a one mile radius of the subject. The EPA's National Priority List (NPL) was reviewed and no (0) NPL sites were identified within a one (1) mile radius of the subject. The Emergency Response and Notification System (ERNS) data file was reviewed and no (0) ERNS incidents were reported within a one-eighth (1/8) mile radius of the subject. Eleven (11) State Industrial and Hazardous Waste Sites (IHW) and three (3) Industrial Hazardous Facilities with Corrective Actions (IHW CORR ACTION) were reported within a one-quarter (1/4) mile radius of the property. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site. No (0) Municipal Solid Waste Landfill sites (TXMSWLF) were identified within the ASTM required radius of the subject property.

No (0) Solid Waste Recycling Facility (SWRCY) facilities were identified within the ASTM required radius of one half mile of the subject property.

A review of the State and tribal Voluntary Cleanup Program Sites (VCPs) list indicated that there are five (5) VCP sites located within the a half mile of (0.5) ASTM Standard of the subject property. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

A review of the Federal CERCLIS NFRAP site list revealed one (1) SEMS-ARCHIVE (Superfund Enterprise Management System Archive) site within 0.5 miles of the subject property. A SEM-ARCHIVE site are sites that have no further interest under the Federal Superfund Program based on available information. One (1) SEMS (Superfund Enterprise Management System) site was identified within half of mile (0.5) of the subject property. SEMS tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities in support of EPA's Superfund Program. Due to the nature and/or the spatial orientation of this site, this facility will not be expected to have an environmental impact on the subject site.

A review of local Brownfield lists revealed three (3) Brownfields within 0.5 miles of the subject property. The EPA's listing of Brownfields properties from the Cleanup in My Community program, which provides information on Brownfield properties for which information is reported back to EPA, as well as areas served by Brownfields grant
programs. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

Information from the EDR Radius Map™ Report with GeoCheck® database indicates that there are three (3) AUL sites within approximately half mile (0.5) of the subject property. An AUL is a site that has institutional controls. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

Information from the Environmental Data Resources, Inc. (EDR) the EDR Radius Map™ Report with GeoCheck® database indicates that the subject property has not been the site of a legal or illegal landfill and that there are no landfills located within a one-half (1/2) mile radius of the subject. A review of the Solid Waste Facilities/Landfill Sites (SWF/LF) list indicated that there are no (0) sites within half of mile (0.5) of the subject property. There are no (0) Closed and Abandoned Landfills (CLI) within the ASTM Standard of half of mile (0.5) of the subject property.

Information from the EDR Radius Map™ Report with GeoCheck® database there is one (1) DEL SHWS site within approximately one (1) miles of the subject property. DEL SHWS are sites that have been from the State Superfund registry. Due to the nature and/or the spatial orientation of this site, this facility will not be expected to have an environmental impact on the subject site.

There are no (0) sites listed in the EDR Proprietary Manufactured Gas Plant (EDR MGP) database within the ASTM Standard of one mile of the subject property.

No (0) sites were listed in the Formerly Used Defense Site (FUDS) database. FUDS are sites where the U.S. Army Corps of Engineers is actively working or will take necessary cleanup actions.

No (0) sites were listed in the Unexploded Ordnance (UXO) database.

Twelve (12) sites were listed in the EDR Historical Auto database. Due to the nature and/or the spatial orientation of the EDR Historical Auto sites, these facilities will not be expected to have an environmental impact on the subject site.

A review of the EDR Drycleaner Registration Database Listing indicated that there are no (0) drycleaners sites within approximately one half mile (0.5) of the subject property. A review of the EDR Historical Cleaner list indicated that there are three (3) sites listed within 0.125 miles of the subject property. Due to the nature and/or the spatial orientation of the EDR Historical Cleaner sites, these facilities will not be expected to have an environmental impact on the subject site.
This assessment revealed the following on-site recognized environmental conditions (RECs) in connection with the property.

- NONE

This assessment revealed the following on-site controlled recognized environmental conditions in connection with the property.

- NONE

This assessment revealed the following off-site recognized environmental conditions in connection with the property.

- NONE

This assessment revealed the following Historical RECs in connection with the property.

- NONE

SECTION 2 - INTRODUCTION

2.1 Purpose.

The purpose of this Assessment is to satisfy one of the requirements to qualify for the “Innocent Landowner Defense” under 107(b) (3) and 101 (350 A, B, and C) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), as amended ("Superfund"), by (i) obtaining commonly known or reasonably ascertainable information about the current and prior ownership and uses of the Subject Property, and (ii) physically inspecting the Site to determine the presence or likely presence of recognized environmental conditions on the Site. This ESA is intended to provide documentation of the “appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice.” This document is intended to develop a history of the previous uses and/or occupancies of the property and adjoining properties in order to identify those uses and/or occupancies that are likely to have contributed to “recognized environmental conditions” in connection with the Site.

“Recognized environmental conditions” as defined in ASTM Standard E 1527-13 and used in this report, means the presence or likely presence of any hazardous substances or petroleum products on the Site under conditions that indicate a release, a past release, or a threat of a release of any hazardous substances or petroleum products into structures on the Site or into the groundwater, surface water, or ground of the Site. This term does not include de minimus concentrations/conditions that generally do not present a material risk of harm to public health and the environment and that generally would not
be subject of an enforcement action if brought to the attention of local, state, or federal government agencies.

2.2 Scope of Work

The assessment was performed according to guidelines set forth in the American Society for Testing and Materials (ASTM), Standard E 1527-13, Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

2.2.1 A visual inspection was conducted of the Site, Site improvements, and the adjoining properties to determine if evidence of the presence or likely presence of recognized environmental conditions (as defined by ASTM Standard E 1527-13) were present.

2.2.2 Historical aerial photographs, city directories, fire insurance maps (if available), and other readily available information were reviewed to determine the historical and current land uses of the Site and adjoining properties as they relate to potential environmental impacts on the Site.

2.2.3 An assessment of the surface gradient in the vicinity of the Site was conducted in order to determine the potential surface migration of contaminants from the Site or onto the Site from adjoining properties. Published documentation was reviewed to determine groundwater, soil, and geologic characteristics on or near the Site. A general assessment (without collecting soil and/or groundwater samples) of the potential for subsurface impact to the Site from identified off-site regulated facilities was also conducted.

2.2.4 Federal, state, and local agency databases and published reports of facilities known or that have the potential to impact the Site were reviewed to determine if the Site or adjoining properties have reported any “recognized environmental conditions.” The databases reviewed complied with the requirements in ASTM Standard E 1527-13.

2.2.5 Interviews with the current property owner representative, current and past Owners (if available), and city and county building officials were conducted to determine the prior uses of the property.

2.3 Qualifications and Limiting Factors

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of an ESA in accordance with the ASTM 1517-13 standard practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and the ASTM standard recognizes reasonable limits of time and cost.
RGEs efforts in this study have been to identify potential recognized environmental conditions in connection to the Site. Possible sources of contamination may have been omitted because of the limitations of this assessment, the inaccuracy of governmental records, or unreported or undetected situations of environmental concern. RGE recommendations and conclusions are based on our professional judgment concerning data obtained from various agencies, historical documents, and on-site observations and laboratory test data. RGE assumes that any and all information concerning the property furnished to us by or on behalf of the Client and other individuals is accurate and correct. RGE assumes no responsibility for the discovery of or elimination of any and all hazards that may cause bodily injury, death, accidents, loss of income, or physical damage. RGE does not have any responsibility with regard to the Client's compliance with or fulfillment of its obligation under any law, ordinance, or regulation prevailing at any of the observed locations.

Recommendations regarding the property relate only to conditions observed while at the Site and any decision or action implemented by the Client as a result of the information presented in the Project is solely the decision of the Client.

This document is not intended to be an environmental and/or safety compliance audit, and will not substitute for a complete environmental and/or safety compliance inspection. Additionally this report is prepared without any opinion of compliance or lack of compliance with regulatory requirements that are applicable to the Site and is not to be considered as rendering a legal opinion and is subject to professional interpretation therefore other professionals could reach different conclusions.

2.3.1 Exceptions and Limitations. In addition to the limitations identified in ASTM Standard E 1527-13, the accuracy and completeness of this ESA was not impacted by any other access limitations, data failure or any outstanding information requests.

2.4 User's Responsibilities

The Environmental Professional (EP) did not submitt and requested that the "user" (as defined by ASTM Standard E1527-13, Section 3, Paragraph 3.2.98) fill out a User Questionnaire to assist in identifying recognized environmental conditions. It is the opinion of the EP that the User Questionnaire should not identified recognized environmental conditions.

2.5 Significant Assumptions

RGE assumed that all information pertaining to the Subject Property provided in interviews with the current owner's representative and in historical information obtained from standard sources was as accurate and complete as possible.
2.6 Reliance

This assessment has been prepared for the exclusive use of Zimmerman Affordable Housing, LLC, 1329 E. Lark Street, Springfield, MO 65804 and the Texas Department of Housing and Community Affairs (TDHCA), 221 E. 11th Street, Austin, Texas 78701 or assigns and their respective partners, investors, and/or lenders and RGE shall not be liable for any loss, liability, damages, or expense to any person or entity not a party to this agreement. This study and report have been prepared solely for use in environmental evaluation of the subject property and RGE is not liable for the independent conclusions, opinions, recommendations, or actions made by others based on the data and information presented in this report. RGE relied on third party sources of information for the regulatory review and it is possible for regulatory information to be inaccurate or incomplete. RGE has attempted to make a reasonable effort to compensate for inaccurate or insufficient information by verifying additional reasonably ascertainable standard sources of information.

SECTION 3 - SITE DESCRIPTION

3.1 Methodology and Limiting Conditions

Mr. Benjamin Hernandez, an Environmental Professional with RGE conducted this Assessment and all exterior areas of the property were inspected. No limitations were noted. No one accompanied Mr. Hernandez during this assessment.

3.2 Improvements

The site was observed on January 24, 2020 by Mr. Benjamin Hernandez and there are no improvements (photos #1 & #2). There is however, the remains of an approximately 700 square foot concrete foundation along the northwest corner of the subject property (photo #3).

The property lies within the City limits of San Antonio, Texas and receives all City services. The subject property is currently undeveloped.

3.3 Site Description

The subject property is irregularly shaped land that is basically flat having any gradient tending to the north towards the storm drainage system along Hays Street (photo #4). When developed all City utilities and services, e.g. water, electricity, trash pickup etc. will be provided to the subject site and ingress/egress is from Hays Street to the north, Chestnut Street to the east, Burnet Street to the south, Brooklyn Avenue to the southwest and Austin Street to the west.
3.4 Site Geology and Hydrology

Information pertaining to soil characteristics in the project area was obtained from the United States Department of Agriculture, Soil Conservation Service and the District Conservationist stated that the soil in this area consist primarily of the Houston Black clay, terrace, 1 to 3 percent slopes, (HtB). In a representative profile, the Houston Series consists of upland soils that are deep, moderately dark colored, and gently sloping to strongly sloping. These soils occur in the northeastern, eastern, south-central, and southwestern parts of the county. The surface layer is grayish brown to light olive brown, calcareous clayey, and about 25 inches thick. Wide cracks form when it dries. The structure is weak, very fine, blocky to the depth normally plowed, but below that depth it is moderate, fine, blocky. This layer is extremely firm but crumbly when moist. The subsurface layer is grayish-brown or light yellowish-brown clay and is about 18 inches thick. Cracks form in this layer also, when the soil is dry. This layer has moderate, fine, blocky structure and is extremely firm but crumbly when moist. The lime content is about 6 to 8 percent, volume. The underlying material consists of pale-yellow to olive yellow, calcareous clay that contains much lime, some altered shale fragments, and many gypsum crystals. Houston soils have slow to rapid surface drainage; runoff is very rapid after the surface soil is saturated. Internal drainage is slow or very slow. The capacity to hold water is good.

3.4.1 Hydrology: The Site is located in a generally gently sloping area and the general topographic gradient on the subject site is towards the north and the subject site is approximately 670 feet above sea level. Surface water runoff on the subject site flows into the storm drainage system along Hay Street, north of the subject property. The subject site appears to be adequately drained and no indication of the significant accumulation of water was observed during the site inspection.

3.4.2 Site Specific Hydrogeology: Specific groundwater depth and flow information is not readily available for the Site. Shallow groundwater generally tends to follow local topography, but may be influenced by localized subsurface conditions. The groundwater flow direction used in this assessment to determine the relative potential for off-site facilities to impact the Site (or for activities conducted on the Site to impact off-site properties) is toward the north. However, additional investigation including the installation of groundwater monitoring wells or piezometers would be required to definitively establish the groundwater depth and gradient on the entire Site.

3.4.3 Current USGS 7.5 Minute Topographic Map: According to the USGS 7.5 Minute Topographic Map, San Antonio East, Texas 2013, the subject is approximately 670 feet above sea level and the general topographic gradient is to the north. See Attachment 1 for a copy of the topographic map.

3.5 Coastal Barrier Resource and Coastal Management Zone (CZM)

The subject property is not located within the designated coastal barriers of the Gulf of Mexico. According to the Texas Coastal Management Program Map provided by the
Texas General Land Office the subject property is not located within a coastal zone boundary. No impacts on navigable waterways and coastal zones would occur as a result of the subject property. The subject property is currently undeveloped. The subject property does not affect navigation and does not affect a coastal zone see Attachment 2 for a copy of the Coastal Management Maps.

3.6 Flood Plain

Based on Flood Plain information provided by the Federal Emergency Management Agency, Flood Insurance Rate Map Number 48029C0415G, Map Revised Date: September 29, 2010 the subject site is essentially in Zone X which are areas determined to be outside the 0.2% annual chance floodplain see Attachment 3 for a copy of the flood zone map.

3.7 Wetlands

No water features, streams, tanks, ponds or other areas of water were observed or identified and no other excessively wet areas were observed, noted or believed to be present on the subject tract. A National Wetlands inventory map from the United States Department of Interior for this specific area was reviewed at the time of the field investigation and it was determined that the subject property has no designated wetlands. The U.S. Fish and Wildlife Service designated wetland areas are determined primarily by aerial photographs and typically reflect conditions during the specific year and season when they were taken therefore; there is a margin of error inherent in the use of aerial photographs. Vascular plant and hydrophytic vegetation that normally occur in wetlands were not identified on the subject property. The U.S. Fish and Wildlife Service define wetlands as areas where water is the primary factor controlling the environment and the associated plant and animal life. These transitional habitats occur between upland and aquatic environments where the water table is at or near the surface of the land, or where the land is covered by shallow water that may be up to six feet deep, see Attachment 4 for a copy of the wetlands map.

3.8 Sole Source Aquifer

According to the United States Environmental Protection Agency, Sole Source Aquifer Protection Program, National Summary of Sole Source Aquifer Designations, and the only designated sole source aquifer in Texas is the Edwards Aquifer in the San Marcos/ South Texas area therefore this property does lie over a sole source aquifer, see Attachment 5 for a copy of the Sole Source Aquifer map.

3.9 Unique Natural Features and Areas

There are areas that need special attention such as unique geological features. The geological features may vary from one place to another and may include cliffs, waterfalls, or unusual rock formations and colors. Natural areas may include heavily wooded areas
that might pose a fire hazard to some projects in the event of a forest fire. No unique natural features or areas were identified on the subject property.

3.10  Site Suitability, Access, and Compatibility of Surrounding Development

Generally the community’s zoning land use controls, which carry out its Master Plan, are sufficient to ensure land use compatibility. This assessment did not identify surrounding land uses that would be a nuisance or hazard to the subject property. According to the City of San Antonio the subject site is located within the Downtown District (D). The subject site is compatible with the surrounding area in terms of land use, height, bulk, and mass. In addition, there are no air pollution generators nearby which would adversely affect the subject site.

3.11  Pits, Ponds, or Lagoons.

There are no man-made or natural pits, ponds, or lagoons that are likely to hold liquids or sludge containing hazardous substances or petroleum products on the subject property. There was no visual evidence of pools or sumps containing liquids to be hazardous substances or petroleum products on the subject property.


A visual inspection of the subject property revealed no 55-gallon drums on the property. No unidentified substance containers were identified during this assessment.

3.13  Ground Staining/Corrosion.

A visual inspection of the subject property revealed no ground stains or corrosion.

3.14  Natural Filled Areas.

A visual inspection of the subject property revealed no dirt, soil, sand, or other earth that was obtained off-site that was used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of the subject property. This does not include material that is used in limited quantities for normal landscaping activities.

SECTION 4 - HISTORICAL INVESTIGATION

4.1  Recorded Land Title Records, Lease and Environmental Lien Search

According to the Bexar County Central Appraisal District, the subject property is owned by Niranjan K. Bhakta. Although RGE did not prepare a historic deed search other historical use sources were searched and no unusual or hazardous users were identified. The legal description is as follows:

RG ENVIRONMENTAL SERVICES, LLC – Project No. RGE-01-24-2020-715

10
New City Block 534, Block 24, Lot 20, Except Northeast 10.03 feet of TRI, Dipal Subdivision, San Antonio, Bexar County, Texas.

No recorded environmental cleanup liens or any other environmental liens or activity and use limitations were on file at the Bexar County Courthouse for this property.

4.2 Historical Aerial Photographs


1938  This photo depicts the subject property improved with what appears to be commercial structures along the northwest portion. Numerous single-family dwellings are located along the eastern boundary. To the immediate north and across Hays Street are several single-family residences. Numerous single-family dwellings are located to the immediate east across Chestnut Street. To the south is commercial development and single-family dwellings. Commercial development and single-family dwellings are located to the immediate west across Austin Street. Interstate Highway (IH) 37 did not exist during time.

1950-1966  These photos depict the subject property improved with what appears to be commercial buildings along the mid-section and western portions, with numerous single and multi-family buildings to the east and south. Commercial development appears to the immediate north across Hays Street. To the immediate east and across Chestnut Street are numerous single-family dwellings. Commercial development and single-family appear to the immediate south and west. IH-37 did not exist during this time.

1973  This photo depicts the subject improved with what appears commercial buildings along the western and mid-section. The rest of the property is developed with numerous single-family dwellings. To the immediate north and across Hays Street appears commercial development. Numerous single-family dwellings appear to the immediate east and across Chestnut Street. To the immediate south are numerous single-family dwellings and apartment buildings. IH-37 with commercial buildings beyond appear to the immediate west across Austin Street.

1982-1995  These photos depict the subject property improved with commercial buildings along the western and mid-section portion of the property. Numerous single-family residences appear along the eastern portion and undeveloped land along the southern portion. To the immediate north and across Hays Street appears commercial development. Numerous single-family residences appear to the immediate east and across Chestnut Street. To the immediate south appears undeveloped tracts of land and commercial development. IH-37 with commercial development beyond appears to the immediate west.
2005-2008 These photos depict the subject property mostly undeveloped with two single-family structures along the eastern boundary. To the immediate north and across Hays Street appears commercial development. Numerous single-family residences appear to the immediate east and across Chestnut Street. To the immediate south appears undeveloped tracts of land and commercial development. IH-37 with commercial development beyond appears to the immediate west.

2012-2016 These photos depict the subject property as undeveloped land. To the immediate north and across Hays Street appears commercial development. Numerous single-family residences appear and a commercial building appears to the immediate east and across Chestnut Street. To the immediate south appears undeveloped tracts of land and commercial development. IH-37 with commercial development beyond appears to the immediate west.

None of these photos indicate other hazardous uses or development. No obvious signs of contamination were found during this assessment.

4.3 Sanborn’s Historic Fire Insurance Maps

Sanborn’s Historic Fire Insurance Maps for the years 1885, 1888, 1892, 1896, 1904, 1912, 1951, 1952, 1969 & 1972 were review during this assessment (see Attachment 6). The maps revealed the following:

- 1885 The subject appears to be developed with the G. Mandry’s Cooper Shop and one (1) single-family residence. To the immediate north appears numerous single-family residences. Undeveloped land appears to the immediate east, south and west.

- 1888 The subject property is improved with the San Antonio Tank Factory and four (4) single-family residences. Mission Church is located along the southeast corner of the subject property. To the immediate north and across Hays Street and several single-family dwellings and a boarding building. A single-family dwellings appears to the immediate east and across Chestnut Street. To the immediate south are numerous single-family dwellings and warehouse. To the immediate west and across Austin Street is undeveloped land.

- 1892 The subject appears to be developed with San Antonio Tank Factory and two (2) single-family dwellings. Mission Church is located along the southeast corner of the subject property. To the immediate north and across Hays Street are several single-family dwellings and boarding building. Several single-family dwellings are located to the immediate east and across Chestnut Street. To the immediate south are several single-family dwellings. Undeveloped land appears to the immediate west and across Austin Street.
• 1896  The subject appears to be developed with Geo. Mandry Tank & Cooper Shop and several single-family dwellings. Mission Church is located along the southeast corner of the subject property. To the immediate north and across Hays Street are several single-family dwellings and boarding house. Other single-family dwellings are located to the immediate east and south of the subject property. Undeveloped land appears to the immediate west across Austin Street.

• 1904  The subject property is improved with the George Mandry Tank Factory and several single-family dwellings. Evangelical Mission Church is located along the southeast corner of the subject property. Several single-family dwellings and a bakery are located to the immediate north and across Hays Street. To the immediate east and across Chestnut Street are numerous single-family dwellings. To the immediate south are numerous single-family residences and a junk yard. A small store and undeveloped land are located to the immediate west across Austin Street.

• 1912  The subject property is improved with the San Antonio Tank & Cooperage Facility. Several single-family dwellings are located along the eastern and southern boundaries of the subject property. 1st Church Evangelic Association is located along the southeast corner of the subject property. Numerous single-family dwellings are located to the immediate north across Hays Street. To the immediate east and across Chestnut Street are several single-family dwellings and a small store. To the immediate south are numerous single-family dwellings. Numerous single-family dwellings and Creamery Dairy Co. are located to the immediate west across Austin Street.

• 1951-1952  The subject property appears to be improved with two warehouses and an office building belonging to a junk yard business. A concrete pad appears along the northwest corner of the subject property. There are numerous single-family dwellings and an apartment building along the eastern and southern boundaries of the subject property. A junk warehouse with several single-family dwellings beyond are located to the immediate north across Hays Street. Numerous single-family dwellings are located to the immediate east across Chestnut Street. To the south of the subject property are single-family dwellings, an apartment building and an auto repair facility. To the immediate west and across Austin Street is a single-family residence, a restaurant and a general store.

• 1969-1971  There is a warehouse building along the northwest corner of the subject property. Along the mid-section of the subject property are two warehouses and an office building for a junk yard business. Numerous single-family residences are located along the eastern and southern border of the subject property. To the immediate north and across Hays Street is a junk warehouse with other commercial buildings beyond. Numerous single-family residences are located to the immediate east across Chestnut Street. An auto
repair facility, single-family dwellings and two apartment buildings are located to the immediate south. Undeveloped land appears to the immediate west across Austin Street.

The San Antonio Tank and Cooperage Works was established in 1873 by George Mandry. The plant specialist in the manufacture of concrete silos, lumber tanks, cylinder drums, trays, etc.

4.4 Historic City Directories

Historic City Directories for the years 1904 to 2014 were reviewed and revealed the following on the addresses for the subject property:

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>YEAR</th>
<th>USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>102 Brooklyn Avenue</td>
<td>1941</td>
<td>Joseph Granato</td>
</tr>
<tr>
<td></td>
<td>1946</td>
<td>Mrs. Allie A Perry</td>
</tr>
<tr>
<td></td>
<td>1951</td>
<td>Chester Miller</td>
</tr>
<tr>
<td></td>
<td>1956</td>
<td>Wm. C Staudt</td>
</tr>
<tr>
<td></td>
<td>1961</td>
<td>Vacant</td>
</tr>
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<td></td>
<td>1964</td>
<td>Benny E. Davila</td>
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<tr>
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<td>1941</td>
<td>Harley Coons</td>
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<td></td>
<td>1946</td>
<td>F.E. McCowvan</td>
</tr>
<tr>
<td></td>
<td>1951-1956</td>
<td>Robert W. Alexander</td>
</tr>
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<td></td>
<td>1961</td>
<td>Terry J. Brunson</td>
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<td></td>
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<td>Connie Morua</td>
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<td></td>
<td>1970</td>
<td>M. Ortiz</td>
</tr>
<tr>
<td></td>
<td>1975</td>
<td>Isidra Santiago</td>
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<tr>
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<td>1904-1914</td>
<td>Evangelican Church</td>
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<td></td>
<td>1925</td>
<td>A.F. &amp; Wilhelmina Kapn</td>
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</tr>
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<td>Johi A. Tn</td>
</tr>
<tr>
<td></td>
<td>1930</td>
<td>Minnie Koepp</td>
</tr>
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<td>Rudolph Maierhofer</td>
</tr>
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<td></td>
<td>1935</td>
<td>A.L. Lane</td>
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<tr>
<td></td>
<td>1941-1946</td>
<td>Hiubert Dean</td>
</tr>
<tr>
<td>ADDRESS</td>
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<tr>
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<td>--------</td>
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<tr>
<td></td>
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<td>Mollie Smith</td>
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<td></td>
<td>1961</td>
<td>Virgil F.A. Poole</td>
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<td></td>
<td>1964</td>
<td>Nicolas Espinoza</td>
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<tr>
<td></td>
<td>1970</td>
<td>Felice Morales</td>
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<tr>
<td></td>
<td>1975</td>
<td>A. Gonzalez</td>
</tr>
<tr>
<td>711 Chestnut</td>
<td>1904-1909</td>
<td>Josephine Goel</td>
</tr>
<tr>
<td></td>
<td>1914</td>
<td>H.E. &amp; Helen Chamberlain</td>
</tr>
<tr>
<td></td>
<td>1920</td>
<td>J.W. &amp; Rena Perkins</td>
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<tr>
<td></td>
<td>1925</td>
<td>A.J. &amp; Maude Nation</td>
</tr>
<tr>
<td></td>
<td>1930</td>
<td>Bridge Babida</td>
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<tr>
<td></td>
<td>1935</td>
<td>Maria Avila</td>
</tr>
<tr>
<td></td>
<td>1941-1970</td>
<td>Fidel Herrera</td>
</tr>
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<td></td>
<td>1975-1992</td>
<td>Helen Barrera</td>
</tr>
<tr>
<td></td>
<td>2005</td>
<td>F Webb</td>
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<tr>
<td>713 Chestnut</td>
<td>1904</td>
<td>W.A. Woodward</td>
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<td></td>
<td>1909</td>
<td>Fannie S. Clements</td>
</tr>
<tr>
<td></td>
<td>1914</td>
<td>S &amp; Emma Crawford</td>
</tr>
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<td></td>
<td>1920</td>
<td>P &amp; Tonie Lux</td>
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<td></td>
<td>1925</td>
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</tr>
<tr>
<td></td>
<td>1930</td>
<td>Pedro Guerrero, Jr.</td>
</tr>
<tr>
<td></td>
<td>1935-1946</td>
<td>Mario F Ramirez</td>
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<td></td>
<td>1951</td>
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<td></td>
<td>1956</td>
<td>Alphonso Gonzales</td>
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<td></td>
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<td>Raul Cano</td>
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<td>Marjorie K. Symons</td>
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<td>1975</td>
<td>Dennis G Analea</td>
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<td>1980</td>
<td>Serapio E. Martinez</td>
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<tr>
<td></td>
<td>1986</td>
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</tr>
<tr>
<td></td>
<td>1992</td>
<td>Dennis &amp; Roni Gonzales</td>
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<tr>
<td></td>
<td>2005</td>
<td>Aurora H. Soto</td>
</tr>
<tr>
<td>715 Chestnut</td>
<td>1904</td>
<td>George Causey</td>
</tr>
<tr>
<td>ADDRESS</td>
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<td>USES</td>
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<td>---------</td>
<td>------------</td>
<td>-------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>1909-1914</td>
<td>S A Junk Company</td>
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<tr>
<td></td>
<td></td>
<td>H.C. Wilken</td>
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<tr>
<td></td>
<td>1920</td>
<td>S &amp; Rose Greenberg</td>
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<td>1925</td>
<td>S &amp; Rose Greenberg</td>
</tr>
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<td></td>
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<td>SA Junk Co. - rear</td>
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<td>Alamo Junk Co.</td>
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<td>Maltzman, Hyman</td>
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<td></td>
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<td>Hyman Maltzman</td>
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<tr>
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<td>1956</td>
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<tr>
<td></td>
<td>1961-1980</td>
<td>Leo V. Maltzman, Leo</td>
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<td></td>
<td>1992</td>
<td>Vacant</td>
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<tr>
<td></td>
<td>2005</td>
<td>Dennis P. Gonzales</td>
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<tr>
<td>727 Chestnut</td>
<td>1904</td>
<td>H. Arnold</td>
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<tr>
<td></td>
<td>1909</td>
<td>Jeff Forehand</td>
</tr>
<tr>
<td></td>
<td>1914</td>
<td>E &amp; Lillie Burris</td>
</tr>
<tr>
<td></td>
<td>1925-1930</td>
<td>Rebecca Miller</td>
</tr>
<tr>
<td></td>
<td>1935</td>
<td>Compian Primitivo</td>
</tr>
<tr>
<td></td>
<td>1941</td>
<td>Juan Laredo R.</td>
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<td></td>
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<td>Felipe Rodriguez</td>
</tr>
<tr>
<td></td>
<td>1951</td>
<td>Fblicita Ziminez</td>
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<td>Arturo Flores</td>
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<td>Adam Spencer</td>
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<td></td>
<td>1970</td>
<td>Erma Garza</td>
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<td>Vacant</td>
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<td></td>
<td>1980</td>
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</tr>
<tr>
<td></td>
<td>2005</td>
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</tr>
</tbody>
</table>

### 4.5 Historic Preservation

A review of the National Register of Historic Places for Bexar County was reviewed and it appears that the subject property is not listed on the National Register.
4.6 Historical Recognized Environmental Conditions

A historical recognized environmental condition is a past release of any hazardous substances or petroleum products that has occurred in connection with the subject 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 (i.e. property use restrictions, activity and use limitations, institutional controls, or engineering controls). No past environmental conditions were found during this assessment.

4.7 Other Historical Sources

No other historical sources were available during this assessment.

4.8 Data Gaps in Historical Research

None

SECTION 5 - SITE INVESTIGATION AND TEST RESULTS

5.1 Asbestos Containing Material

Asbestos is a naturally occurring mineral that is distinguished from other minerals by the fact that it occurs in long, thin fibers. Its characteristics are that it does not burn, it is strong, it conducts heat and electricity poorly, and it is impervious to chemical corrosion, therefore, asbestos was utilized in numerous construction materials. Typically, asbestos-containing materials (ACM) can be found as: fireproofing material on the steel beams of multi-stored buildings; roofing shingles, felts, and tars; floor tiles and mastic, acoustic ceiling and wall textures; joint compound; and Thermal System Insulation (TSI) for pipes, duct, and joints. Over a period of years these asbestos-containing materials may become friable, that is pulverized by hand pressure, thus releasing fibers into the air.

An asbestos survey was not within the scope of work during this assessment. The subject property is currently undeveloped. No debris piles with suspect asbestos-containing materials were identified.

5.2 Radon

Radon is an odorless, colorless, tasteless, naturally occurring radioactive gas that results from the decay of uranium in soil and rock. Radon is a noble gas (chemically unreactive) that can readily migrate through permeable rocks and soils and eventually seep into buildings or be released into the atmosphere. The movement of radon into buildings is controlled largely by the soil permeability under a foundation and access to the interior through cracks in the foundations, openings around drainage pipes, plumbing penetrations in the slab, or any other openings in foundations and walls. Radon further
decays, resulting in the release of subatomic alpha particles. These alpha particles can attach themselves to other particles such as dust in the building environment. If inhaled, these radioactive particles may cause damage to the occupants' lung tissues and increase the risk of lung cancer.

In the United States, the average outdoor radon concentration is 0.4 pCi/L and the average indoor radon concentration is 1.3 pCi/L. According to the EPA Map of Radon Zones, radon concentrations across the United States can be described as belonging to one of three Zones. Zone 1 is the zone of highest potential radon concentrations. This Zone has a predicted average indoor radon screening level greater than 4 pCi/L. Zone 2 is a moderate potential zone and has a predicted average indoor radon screening level of between 2 and 4 pCi/L. Zone 3 is the area of lowest potential radon concentration and has a predicted average indoor radon screening level of less than 2 pCi/L. Roughly 85% of the counties in Texas fall under Zone 3, the lowest level of radon concentration. The remaining 15% of the counties fall under Zone 2. There are no Zone 1 areas in Texas. (See Texas-EPA Map of Radon Zones in Attachment 7).

Bexar County, where the subject site is located, is identified on the EPA Map of Radon Zones as being a Zone 3 location with low risk of radon. Since the property exists in an area of low risk of radon no physical sampling was deemed necessary and no further action should be required prior to construction.

5.3 Lead Based Paint (LBP)

Physical testing for lead based paint was not part of the Scope of Work for this assessment. The subject property is currently undeveloped.

5.4 Lead-in-Water

Physical sampling for lead in water was not within the Scope of Work for this Assessment. The subject property is currently undeveloped.

5.5 Polychlorinated Biphenyls (PCBs)

PCBs are toxic coolant or lubricating oils used in some electrical transformers, light ballasts, electrical panels or other similar equipment. The Federal Government has broken down PCB content in electrical transformers into three (3) categories. Those units that contain less than 50 parts per million (ppm) of PCBs are defined as NON-PCB. Units that contain between 50 ppm and 500 ppm of PCBs are defined as PCB-CONTAMINATED. Units with a PCB content of greater than 500 ppm are classified as PCB-CONTAINING.

When developed electric service to the site will be provided by the City Public Service (CPS) and CPS as owners of the equipment remain liable for repair, replacement or cleanup caused by this equipment. Three (3) pole mounted transformers were identified during this assessment (photos #5, #6 & #7).
5.6 On Site Chemical Hazards

No hazardous materials were indicated to be at the site on the day of the inspection and none appear to ever have been on the site. The inspector noted no spills, obvious discoloration or unexplained sunken areas within the building area. No odors were detected and no areas where used motor oil or other discharges had occurred were noted. No unidentified substance containers were identified during this assessment.

SECTION 6 - OFF SITE INVESTIGATION

6.1 Adjoining properties

The adjoining properties to the site were noted to be:

North    To the immediate north of the subject and across Hays Street is Yellow Rose Carriage and the Hays Bridge (photos #8 & #9).

East     To the immediate east of the subject is a single-family residence (photo #10), Church Under the Bridge (photo #11) and undeveloped tracts of land (photo #12).

South    To the immediate south of the subject property are undeveloped tracts of land with commercial development beyond (photos #13 & #14). Southwest of the subject property is Bexar Pub (photos #15 & #16).

West     To the immediate west of the subject and across Austin Street is IH 37 with commercial development beyond (photo #17).

None of the adjoining properties are classified as hazardous uses and none should have an environmental impact on the subject property.

6.2 Landfills

There are no permitted landfills located within a one-half (1/2) mile radius of the subject and none have previously existed on the subject site or in the immediate area. A review of regulatory databases indicated that no Texas Commission on Environmental Quality (TCEQ) Solid Waste Facilities were listed within a one (1) mile radius of the subject property.

6.3 The Resource Conservation and Recovery Act (USCRAC)

Enacted in 1976, RCRA provides the basic regulations for the generation, transportation, treatment, storage, and disposal of hazardous waste through a comprehensive "cradle to
grave" system of management and requirements. These requirements include strict manifesting and record keeping, specific handling and storage practices, emergency preparedness plans, disposal practices, and financial responsibility measures.

RCRIS - Resource Conservation and Recovery Information System serves to track the status of registrations, permits, reports, inspections, enforcement activities, and financial data of those regulated under the Resource Conservation and Recovery Act (RCRA).

No (0) RCRA NonGenerators or facilities were identified adjoining the subject property.

CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity. No (0) CORRACTS facilities were identified within one (1) mile of the subject property.

6.4 The Comprehensive Environmental Response, Compensation, and Liability Act (USCERCIS)

Enacted by Congress in 1980, and subsequently amended and strengthened by the Superfund Amendments and Re-authorization Act (SARA) of 1986, CERCLA is intended to identify and ensure the cleanup of contaminated hazardous waste sites. CERCLA, as amended by SARA, principally encompasses abandoned sites, however, liability can also be imposed for the contamination of active facilities and properties. These acts create a reporting scheme to ensure adequate emergency response and to provide standards and financial assistance to contain and clean up hazardous waste sites and to impose liability on responsible parties for the contamination.

CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System (Superfund) is a national database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action. A review of the CERCLIS list indicates that there are no (0) USCERCLIS NFRAP sites located within the ASTM required one-half (1/2) mile radius of the subject.

6.5 National Priorities List (USNPL)

NPL is a national database compiled of sites that the EPA has investigated or is currently investigating for a release of hazardous substances. No (0) USNPL sites were located within a one (1) mile radius of the subject.

6.6 Emergency Response Notification System (ERNS)

ERNS is a national database used to collect and disseminate information on reported releases of oils and hazardous substances. A review of the ERNS data file indicates that there were no (0) ERNS incidents at the subject property.
6.7  US Engineering & Institutional Controls

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. The property was not listed in the US Engineering and Institutional Controls list.

6.8  State Hazardous Waste Site (SHWS)

SHWS is the State equivalent of CERCLIS/NPL list. Sites on this list may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds are identified along with sites where cleanup will be paid for by potentially responsible parties. No (0) SHWS site equivalent CERCLIS were identified within one-half (1/2) mile radius of the subject property. SEMS (Superfund Enterprise Management System) tracts hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA’s Superfund Program. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. A review of the SEMS list revealed that the is one (1) SEMS with within approximately half mile (0.5) of the subject property. SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. One SEMS-ARCHIVE site was identified within 0.5 miles of the subject property. The site is described as follows:

(1) Name: Sanitas Waste Disposal S A, Inc.
Address: Unknown
Distance/Direction: 1,776 feet, west, southwest from the subject property.
Elevation: Lower than that of the subject property.
Site ID: 0602129
EPA ID: Txd063100390

Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

6.9  State Landfill and/or Solid Waste Disposal Sites

This includes Permitted Solid Waste Facilities (SWF/LF) and Closed Landfill Inventory (CLI). SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. There are no (0) (SWF/LF) sites within one-half (1/2) miles of the subject property. CLI is a list of closed and abandoned landfills (permitted as
well as unauthorized) across the State of Texas. There were no (0) closed and
abandoned landfills identified within a one-half (1/2) mile radius of the subject property.

6.10 State Voluntary Cleanup Sites

This includes the Voluntary Cleanup Program Database (VCP TCEQ) and Voluntary
Cleanup Program Sites (VCP RRC). The Texas Voluntary Cleanup Program was
established to provide administrative, technical, and legal incentives to encourage the
cleanup of contaminated sites in Texas. The Voluntary Cleanup Program (RRC-VCP)
provides an incentive to remediate Oil & Gas related pollution by participants as long as
they did not cause or contribute to the contamination. Applicants to the program receive
a release of liability to the State in exchange for a successful cleanup. Five (5) State
Voluntary Cleanup sites were identified within a one-half (1/2) mile radius of the subject
property. The nearest sites are identified as follows:

(1) Name: Former Merchants Ice & Cold Storage
Address: 1305 E. Houston Street
Distance/Direction: 1,543 feet, south, southeast of the subject property.
Elevation: Higher elevation than that of the subject property.
Facility ID: 2695
Facility Type: Railroad; Mfg. Food/Beverage, agriculture support; oil & gas support; property residential
VCP Received: unknown
Completion Date: 10/01/2015
Phase: Completed
Contaminant Categories: TPH; Metals; PAHS
Media Affected: soils
Acres at Site: 4.056

(2) Name: The Light Tract
Address: 420 Broadway
Distance/Direction: 1,565 feet, west of the subject property.
Elevation: Lower elevation than that of the subject property.
Facility ID: 2857
Facility Type: parking/transit center; vacant property
VCP Received: 12/13/2016
Phase: Investigation
Contaminant Categories: VCP
Media Affected: soil
Acres at Site: 2.15

(3) Name: Broadway Jones
Address: 1001 Broadway
Distance/Direction: 1,793 feet, north of the subject property.
Elevation: Lower elevation than that of the subject property.
Facility ID: 2928
Facility Type: Property commercial
VCP Received: 03/07/2018
Phase: Investigation
Contaminant Categories: TPH; Metals
Media Affected: groundwater
Acres at Site: 2.56

Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

6.11 State Brownfield Sites

Brownfield sites are site assessments that are being cleaned under EPA grant monies. There are three (3) US Brownfields sites within a one-half mile of the subject property. The EPA’s listing of Brownfields properties from the Cleanup in My Community program, which provides information on Brownfields property for which information is reported back to EPA, as well as areas served by Brownfields grant programs. The sites are identified as follows:

(1) Name: 502 Burnet (BUDCO)
Address: 502 Burnet
Distance/Direction: 1,096 feet, east, southeast of the subject property.
Elevation: Higher than that of the subject property.
Recipient Name: City of San Antonio
Completed Date: not reported
Acres Clean Up: not reported
Cleanup Required: not reported
Other Information: None.

(2) Name: Burleson Warehouse
Address: 220 Burleson
Distance/Direction: 1,110 feet, northeast of the subject property.
Elevation: Higher than that of the subject property.
Recipient Name: City of San Antonio
Phase: Completed
Completed Date: Not reported
Acres Clean Up: Not reported
Other Information: None.

(3) Name: Old Lone Star Brewery
Address: 200 W. Jones Avenue
Distance/Direction: 2,548 feet, north, northwest of the subject property.
Elevation: Lower
Recipient Name: City of San Antonio
Phase: Not reported
Completed Date: Not reported
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
2.4595 of Undeveloped Land  
715 Chestnut Street  
San Antonio, Bexar County, Texas 78202

Acres Clean Up: Not reported  
Other Information: Not reported

Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

6.12 State Engineering & Institutional Controls

State Engineering & Institutional Controls is a listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. A review of the State Engineering and Institutional Controls list indicates that the subject property was not listed.

6.13 Industrial and Hazardous Waste Site (IHW)

IHW is the State equivalent of CERCLIS/NPL list. Sites on this list may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds are identified along with sites where cleanup will be paid for by potentially responsible parties. Eleven (11) IHW sites were identified within one-quarter (1/4) mile radius of the subject property. In addition three (3) IHW CORR ACTION sites were identified. IHW CORR ACTION sites are industrial hazardous waste facilities with corrective actions. The sites will not impact the subject property. The nearest sites are described as follows:

<table>
<thead>
<tr>
<th>EPA I.D.</th>
<th>Facility Name</th>
<th>Address/ Approx. Location/Relative Elevation</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>Not reported</td>
<td>Staffel</td>
<td>333 Burnet Street 371 feet, east, southeast of the subject property Higher Elevation</td>
<td>Type of Generator: Not reported</td>
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<tr>
<td>Not reported</td>
<td>Duke Electric</td>
<td>500 6th Street 564 feet, west of the subject property Lower elevation</td>
<td>Type of Generator: Non-Industrial; Conditionally Exempt Small Quantity Generator.</td>
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<tr>
<td>TX0000054429</td>
<td>San Antonio Drive Shaft</td>
<td>822 N. Alamo 881 feet, north, northwest Lower elevation</td>
<td>Type of Generator: Industrial Small Quantity Generator.</td>
</tr>
<tr>
<td>TXD080256514</td>
<td>Express News</td>
<td>122 Eda 1,089 feet, southeast of the subject property Higher elevation</td>
<td>Type of Generator: Non-Industrial; Conditionally Exempt Small Quantity Generator.</td>
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</tbody>
</table>
Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

6.14 Municipal Solid Waste Facilities (TXMSWLF)

The TXMSWLF database serves to track permits and registrations for landfills and transfer stations. Archived sites for illegal dumps, closed landfills and sludge disposal sites have been added to the database. No (0) TXMSWLF sites were identified within a one-half (1/2) mile radius of the subject property.

6.15 Petroleum Storage Tanks

On the day of the field investigation, there were no observed aboveground storage tanks (AST) or visual evidence of underground storage tanks (UST) at the site (e.g., vents, fill spouts, low areas in the asphalt, etc.). The Texas Commission for Environmental Quality (TCEQ) Database of registered petroleum tanks was reviewed along with a visual reconnaissance of the area that indicated that there are eighteen (18) registered sites with USTs/ASTs identified within one-quarter of a mile from the subject. Because of the nature and distance, these facilities will not have an environmental impact on the subject property. The nearest facilities are described below and in the Appendix of this report.

<table>
<thead>
<tr>
<th>AI Number</th>
<th>Facility Name</th>
<th>Address/ Approx. Location/Relative Elevation</th>
<th>Tank Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>3250</td>
<td>Shafer Plumbing &amp; Heating</td>
<td>315 Burnet St. 237 feet, east, southeast of the subject property. Higher Elevation.</td>
<td>One 10,000 gallon gasoline tank, installed in 1982 &amp; one 3,000 gallon gasoline tank, installed in 1980. Both tanks were removed from the ground in 1987.</td>
</tr>
<tr>
<td>19299</td>
<td>8th St. SOC</td>
<td>501 8th Street 370 feet, northwest of the subject property. 370 feet, northwest of the subject property. Lower Elevation</td>
<td>One 10,000 gallon gasoline tank installed in 1987 &amp; removed from the ground in 1989. One 10,000 gallon gasoline tank installed in 1998 &amp; removed from the ground in 1994.</td>
</tr>
<tr>
<td>54502</td>
<td>Roofers Mart of Central Texas</td>
<td>333 Burnet Street 371 feet, east, southeast. Higher Elevation</td>
<td>One 2,000 gallon &amp; one 10,000 gallon empty tanks installed in 1987 &amp; removed from the ground in 1990.</td>
</tr>
<tr>
<td>20285</td>
<td>Alamo Funeral Home</td>
<td>211 Brooklyn Avenue 748 feet, west, northwest of the subject property. Lower Elevation</td>
<td>One unknown capacity gasoline tank installed in 1987 &amp; removed from the ground in 1989.</td>
</tr>
<tr>
<td>74194</td>
<td>Molinas San Antonio Country Store</td>
<td>700 N. Alamo Street 757 feet, northwest of the subject property. Lower Elevation</td>
<td>One 8,000 gallon diesel tank &amp; two 8,000 gallon gasoline tanks. All are currently in-use &amp; installed in 1994.</td>
</tr>
<tr>
<td>49601</td>
<td>Alamo Cement Broadway Site</td>
<td>Highway 281 &amp; Jones Maltsberger 843 feet, south, southwest of the subject property. Lower Elevation</td>
<td>One 90,000 gallon diesel tank, one 200,000 diesel tank &amp; one 275,000 gallon used oil tank. All installed in 1949 &amp; all removed from the ground in 1990.</td>
</tr>
</tbody>
</table>
Thirty-three (33) facilities were listed on the TCEQ leaking petroleum storage tank list within a one-half (1/2) mile radius. These sites will not have an impact on the subject property and the nearest facilities are listed on Table 2 of the Appendix and detailed below:

<table>
<thead>
<tr>
<th>Leak I.D.</th>
<th>Facility Name</th>
<th>Address/Approx. Location</th>
<th>Status/Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>98609</td>
<td>Staffel</td>
<td>333 Burnet St. 371 feet, east, southeast of the subject property. Higher Elevation</td>
<td>Priority: Soil contamination only requires full site assessment RAP. Status: Final Concurrence Issued, Case Closed.</td>
</tr>
<tr>
<td>94020</td>
<td>Alamo Funeral Home</td>
<td>211 Brooklyn Ave. 748 feet, west, northwest of the subject property. Lower Elevation</td>
<td>Priority: Groundwater other than 1B Characterization Incomplete. Status: Final Concurrence Issued.</td>
</tr>
<tr>
<td>98599</td>
<td>Firestone</td>
<td>701 N. Alamo 886 feet, northwest of the subject property. Lower Elevation</td>
<td>Priority: Minor soil contamination, does not require a RAP. Status: Final Concurrence Issued.</td>
</tr>
<tr>
<td>110642</td>
<td>Roddis Lumber Veneer Co., Inc.</td>
<td>717 N. Cherry 910 feet, east of the subject property. Higher Elevation</td>
<td>Priority: No groundwater impact, no apparent threats or impacts to receptors. Status: Final Concurrence Issued, Case Closed.</td>
</tr>
<tr>
<td>93051</td>
<td>AA Maintenance</td>
<td>123 McCullough 925 feet, west, southwest of the subject property. Lower Elevation</td>
<td>Priority: Soil contamination only requires full site assessment RAP. Status: Final Concurrence Issued.</td>
</tr>
<tr>
<td>108756</td>
<td>Block 551</td>
<td>539 Bonham 930 feet, southwest of the subject property. Lower Elevation</td>
<td>Priority: No groundwater impact, no apparent threats or impacts to receptors. Status: Final Concurrence Issued, Case Closed.</td>
</tr>
<tr>
<td>117298</td>
<td>Former BUDCO, Ltd.</td>
<td>611 N. Cherry 932 feet, east, southeast of the subject property. Higher Elevation</td>
<td>Priority: Assessment incomplete, no apparent receptors impacted. Status: Final Concurrence Pending Documentation of Well Plugging.</td>
</tr>
<tr>
<td>95696</td>
<td></td>
<td></td>
<td>Priority: No groundwater impact, no apparent threats or impacts to receptors. Status: Final Concurrence Issued.</td>
</tr>
</tbody>
</table>

Due to the nature and distance of the LPSTs these facilities will not have an environmental impact on the subject site.
6.16 Dry Cleaners

On the day of the field investigation, there were no observed dry cleaners adjoining the subject property. A review of the DRYCLEANERS list as provided by Environmental Data Resources, Inc. (EDR) has revealed that there are no (0) DRYCLEANERS sites within approximately 0.50 miles of the subject property. EDR database also revealed that there are three (3) EDR US Historical Cleaners sites within approximately 0.25 miles of the subject property. Following is a description of the nearest EDR US Historical Cleaners sites:

Name: Sun Ray Cleaners 7 Dyers  
Address: 202 Burnet Street  
Distance/Direction: 124 feet, north  
Elevation: Lower  
Year(s): 1930  
Type: Clothes Pressers, Cleaners & Repairers

Name: Paris Tailors & Cleaners  
Address: 438 S. Saint Mary's  
Distance/Direction: 583 feet, northwest  
Elevation: Lower  
Year(s): 1941  
Type: Clothes Pressers, Cleaners & Repairer

Name: Magic Dye Works  
Address: 104 Nolan  
Distance/Direction: 598 feet, south, southwestern  
Elevation: Lower  
Year(s): 1930  
Type: Clothes Pressers Cleaners & Repairers

Due to the nature and distance of the EDR US Historical Cleaners sites, these facilities will not have an environmental impact on the subject site.

6.17 Vapor Encroachment Screen

On January 28, 2020, Mr. Benjamin Hernandez conducted a vapor intrusion assessment of the subject property according to ASTM Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions (E2600-10).

An indoor air quality issue, vapor intrusion develops when rapidly evaporating (volatile) chemicals found in polluted soil and groundwater make their way into the air of overlying buildings, similar to the way that naturally occurring radon gas seeps into homes.

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report was designed to meet the search requirements of the
ASTM Standard E2600. Five (5) sources were found within 1/3 of a mile of the subject site.

There are no inherent risks or compelling reasons why the subject property has any vapor encroachment conditions. At this time a vapor encroachment condition can be ruled out because a vapor encroachment condition does not or is not likely to exist. See Attachment 8.

6.18 Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System). The subject property was not listed under the FINDS database.

6.19 Orphan Sites

RGE reviewed EDR's Orphan Summary, which is a listing of sites that have not been geo-coded (coded and plotted on EDR maps) based on lack of sufficient data regarding their exact location within the general area. The property was not identified as an Unmapped Site. Three (3) Unmapped Sites were identified on the Orphan Summary. The sites do not appear to be located within the ASTM-designated radii of the subject property therefore RGE has no evidence that these sites will negatively impact on the subject property.

6.20 Electrical Sub Stations

On the day of inspection there were no electrical sub-stations identified adjoining to the subject property.

6.21 Drinking Water Quality

The City of San Antonio receives its water solely from groundwater sources, specifically the Edwards Aquifer, an exceptionally pure, deep limestone system and the subject property sits over the Artesian Zone of the Edwards. The City of San Antonio either meets or exceeds State and Federal minimum standards for drinking water quality and no high levels of lead, copper, or other metals or pollutants have been found.

It should be noted that the water quality discussed above refers to the water from the treatment facility to the subject itself and does not refer to the water quality within the property itself.
6.22 Solid Waste Disposal

When developed solid waste disposal services will be provided by the City of San Antonio.

6.23 Sewage Discharge and Disposal

No (0) on-site wastewater processing facilities were observed during the site inspection and there were indications of septic tank systems on the subject site. No evidence of septic tanks were found on the subject property. No cesspools were identified on the subject site. When developed the subject property will be connected to the City of San Antonio wastewater treatment system.

6.24 Heating and Cooling

The subject property is currently undeveloped. No fuel source (heating oil or gas) for heating and cooling was identified during this assessment and there was no evidence that oil or gas has even been utilized on-site.

6.25 Wells and Cisterns

No water supply wells were identified on the subject site during the site inspection and no groundwater monitoring wells were identified during the site inspection.

6.26 Additional Site Observations:

6.26.1 Buried utilities: The location of the underground utilities was not determined for this Assessment.

6.26.2 Waste Piles and Unauthorized Dumping: No waste piles or unauthorized dumping were observed on the Site during the site inspection.

6.26.3 Air Emissions: No activities were observed on the subject site at the time of the site inspection that would generate regulated air emissions.

6.26.4 Oil/Gas Well Exploration or Refining Activities: No indications of oil and/or gas exploration or production activities were observed on the subject property as of the day of the site inspection. The general area of the subject site is historically not an oil and/or gas exploration and production area.

6.26.5 No strong, pungent, or noxious odors were detected during this assessment.

6.26.6 No drains or sumps were identified during this assessment. There was no evidence of petroleum contamination, i.e. stained soil or petroleum odors, within the soil in the system.
6.26.7 A search for Code Compliance violations from 2000 to 2010 was conducted for the subject property. Thirty (30) violations were identified that had to deal with vacant lot private premises. All the cases have been closed. See Attachment 12 Support Documentation.

6.26.8 A search for permits was conducted for the subject property. Several permits have been issued for the subject property. No permits were found for the subject property.

6.26.9 The Formerly Used Defense Sites (FUDS) Properties is a listing and locations where the U.S. Army Corps of Engineers is actively working or will take necessary cleanup actions. A review of the FUDS list revealed that there are no (0) FUDS sites within approximately one mile of the subject property.

6.26.10 A review of unexploded ordnance (UXO) site locations was conducted and revealed that there are no (0) UXO sites within approximately one mile of the subject property.

6.26.11 AUL sites are sites that have institutional controls. A review of the EDR AUL list revealed that there are three (3) sites within approximately one mile of the subject property. The facilities are described as follows:

- **Name:** Former Merchants Ice & Cold Storage
- **Address:** 1305 E. Houston Street
- **Distance/Direction:** 1,543 feet, south, southeast of the subject property
- **Elevation:** Higher than that of the subject property.
- **Facility Type:** Warehouse/Storage
- **VCP Received:** 10/13/2014
- **Facility ID:** 2695
- **Phase:** Completed
- **Contaminant:** TPH; METALS; PAHS
- **Inst. Control:** Not reported

- **Name:** Broadway Jones
- **Address:** 1001 Broadway Street
- **Distance/Direction:** 1,793 feet, north of the subject property
- **Elevation:** Lower than that of the subject property.
- **Facility Type:** Property Commercial
- **VCP Received:** 03/07/2018
- **Facility ID:** 2928
- **Phase:** Investigation
- **Contaminant:** TPH; METALS
- **Inst. Control:** Physical Control
Name: 111 West Jones Avenue Site
Address: 111 West Jones Avenue
Distance/Direction: 2,313 feet, north, northwest of the subject property
Elevation: Lower than that of the subject property.
Facility Type: Apartments
VCP Received: 11/13/2015
Facility ID: 2790
Phase: Completed
Contaminant: METALS, TPH; VOCs; CHLORINATED SOLVENTS
Inst. Control: Not reported

Due to the nature and distance of the AUL sites these facilities will not have an environmental impact on the subject site.

6.26.12 A review of the EDR Historical Auto list revealed that there are twelve (12) Historical Auto sites within approximately 0.125 miles of the subject property. Following is a listing of the nearest sites to the subject property.

1. Name: Banks A F
   Address: 205 Burnet
   Distance/Direction: 119 feet, southwest of the subject property.
   Elevation: Lower than that of the subject property.
   Year(s): 1930
   Type: Automobile Garages/Repairing

2. Name: Cheerful Service Station
   Address: 201 Burnet
   Distance/Direction: 143 feet, southwest
   Elevation: Lower
   Year(s): 1930-1970
   Type: Automobile Repair Shops; Gasoline & Oil Service Stations

   Address: 304 Austin Street
   Distance/Direction: 181 feet, north
   Elevation: Lower
   Year(s): 1970
   Type: Automobile Repairing

4. Name: Astro Plating
   Address: 320 Austin Street
   Distance/Direction: 333 feet, north
   Elevation: Lower
   Year(s): 1980

RG ENVIRONMENTAL SERVICES, LLC – Project No. RGE-01-24-2020-715
Type: Automobile Repairing

Due to the nature and distance of these sites, this facilities will not have an environmental impact on the subject site.

6.26.13 It is a HUD goal that exterior noise levels do not exceed a day-night average sound level of 55 decibels. This level is recommended by the Environmental Protection Agency as a goal for outdoors in residential areas. The levels recommended by EPA are not standards and do not take into account cost or feasibility. For the purpose of this regulation and to meet other program objectives, sites with a day-night average sound level of 65 and below are acceptable and are allowable. The basic foundation for and structure of the HUD noise program is set out in the noise regulation, 24 CFR 51B, Federal Register Vol. 44, No. 235, July 12, 1979.

The noise environment inside a building is considered acceptable if (a) the noise environment external to the building complies with these standards, and (b) the building is constructed in a manner common to the area or, if of uncommon construction, has at least the equivalent noise attenuation characteristics.

Site Acceptability Standards:

Acceptable: not exceeding 65 dB
Normally Unacceptable: Exceeding 65 dB but not exceeding 75 dB
Unacceptable: above 75 Db

A day/night noise level assessment is recommended on the subject property using the HUD Day/Night Noise Level Assessment Tool. The Day/Night Noise Level Assessment Tool will calculate the roadway and railway noise.

The subject property is located just east of IH-37 (approximately 71 feet) which is a major road. No other major, four lane highways, arterials and/or collector roads with traffic counts exceeding 10,000 vehicles per day were identified within 1,000 feet of the subject property. The subject property also lies approximately 481 feet, west of an active railroad.

The subject site lies approximately 6.428 miles south of the San Antonio International Airport, approximately 6.5 miles northeast of JBSA Kelly Field, 6.264 miles north of Stinson Airport and approximately 13 miles southwest of Randolph Air Force Base. According to the noise contour maps of each of these airports, the subject property lies outside the noise Contour of the airports, therefore aircraft noise from these airports is not a factor.

HUD’s regulations do not contain standards for interior noise levels. Rather a goal of 45 decibels is set forth and the attenuation requirements are geared towards achieving that goal. It is assumed that with standard construction any building will provide sufficient
PHASE I ENVIRONMENTAL SITE ASSESSMENT
24695 of Undeveloped Land
715 Chestnut Street
San Antonio, Bexar County, Texas 78202

attenuation so that if the exterior level is 65 Ldn or less, the interior level will be 45 Ldn or less.

Finally, locations, design and construction features of the future building(s) were not available during this assessment. This information is required to conduct a Sound Transmission Class (STC) assessment, if necessary. This STC assessment will be necessary if noise calculations are conducted on the subject property.

SECTION 7 - CONCLUSIONS AND RECOMMENDATIONS

Based on a review of local, State, and Federal databases there are no indications of facilities, incidents, or problems that would pose a significant environmental impact on the subject property.

There are no indications of potential hazardous spills or other problems associated with this site and no hazardous materials were observed as being stored on the subject property. No unusual odors were detected and no stressed or dead vegetation was identified.

According to the database provided by Environmental Data Resources (EDR) there are eighteen (18) registered tank facilities reported on the Texas Commission on Environmental Quality (TCEQ) Petroleum Storage Tank (PST) list within the ASTM one-quarter (1/4) mile radius of the subject. Additionally there are thirty-three (33) Leaking Petroleum Storage Tank (LPST) sites located within the ASTM one-half (1/2) mile radius of the subject property. Due to the nature and/or the spatial orientation of these UST and LPST sites, these facilities will not be expected to have an environmental impact on the subject site.

Information from the City of San Antonio indicates that the water quality supplied to the subject property either meets or exceeds all federal and state standards for water quality.

The historical aerial photography, historical Sanborn Maps and historical City Directories review did not identify unusual ownerships or past hazardous uses of the site. No obvious signs of contamination were found during this assessment.

A review of the EPA's Resource Conservation and Recovery Information System (RCRIS) list indicated that there no (0) RCRA generators or facilities within the ASTM of adjoining the subject. No (0) facilities were reported on the EPA's Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) list, within the one-half (1/2) mile radius, as of the day of the field investigation. No (0) CORRACTS sites were identified within a one mile radius of the subject. The EPA's National Priority List (NPL) was reviewed and no (0) NPL sites were identified within a one mile radius of the subject. The Emergency Response and Notification System (ERNS) data file was reviewed and no (0) ERNS incidents were reported within a one-eighth (1/8) mile radius of the subject. Eleven (11) State Industrial and Hazardous Waste Sites (IHW) and three (3)
Industrial Hazardous Facilities with Corrective Actions (IHW CORR ACTION) were reported within a one-quarter (1/4) mile radius of the property. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site. No (0) Municipal Solid Waste Landfill sites (TXMSWLF) were identified within the ASTM required radius of the subject property.

No (0) Solid Waste Recycling Facility (SWRCY) facilities were identified within the ASTM required radius of one half mile of the subject property.

A review of the State and tribal Voluntary Cleanup Program Sites (VCPs) list indicated that there are five (5) VCP sites located within the a half of mile (0.5) ASTM Standard of the subject property. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

A review of the Federal CERCLIS NFRAP site list revealed one (1) SEMS-ARCHIVE (Superfund Enterprise Management System Archive) site within 0.5 miles of the subject property. A SEM-ARCHIVE site are sites that have no further interest under the Federal Superfund Program based on available information. One (1) SEMS (Superfund Enterprise Management System) site was identified within half of mile (0.5) of the subject property. SEMS tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities in support of EPA's Superfund Program. Due to the nature and/or the spatial orientation of this site, this facility will not be expected to have an environmental impact on the subject site.

A review of local Brownfield lists revealed three (3) Brownfields within 0.5 miles of the subject property. The EPA's listing of Brownfields properties from the Cleanup in My Community program, which provides information on Brownfield properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

Information from the EDR Radius Map™ Report with GeoCheck® database indicates that there are three (3) AUL sites within approximately half mile (0.5) of the subject property. An AUL is a site that has institutional controls. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

Information from the Environmental Data Resources, Inc. (EDR) the EDR Radius Map™ Report with GeoCheck® database indicates that the subject property has not been the site of a legal or illegal landfill and that there are no landfills located within a one-half (1/2) mile radius of the subject. A review of the Solid Waste Facilities/Landfill Sites (SWF/LF) list indicated that there are no (0) sites within half of mile (0.5) of the subject property. There are no (0) Closed and Abandoned Landfills (CLI) within the ASTM Standard of half of mile (0.5) of the subject property.
Information from the EDR Radius Map™ Report with GeoCheck® database there is one (1) DEL SHWS site within approximately one (1) miles of the subject property. DEL SHWS are sites that have been from the State Superfund registry. Due to the nature and/or the spatial orientation of this site, this facility will not be expected to have an environmental impact on the subject site.

There are no (0) sites listed in the EDR Proprietary Manufactured Gas Plant (EDR MGP) database within the ASTM Standard of one mile of the subject property.

No (0) sites were listed in the Formerly Used Defense Site (FUDS) database. FUDS are sites where the U.S. Army Corps of Engineers is actively working or will take necessary cleanup actions.

No (0) sites were listed in the Unexploded Ordnance (UXO) database.

Twelve (12) sites were listed in the EDR Historical Auto database. Due to the nature and/or the spatial orientation of the EDR Historical Auto sites, these facilities will not be expected to have an environmental impact on the subject site.

A review of the EDR Drycleaner Registration Database Listing indicated that there are no (0) drycleaners sites within approximately one half mile (0.5) of the subject property. A review of the EDR Historical Cleaner list indicated that there are three (3) sites listed within 0.125 miles of the subject property. Due to the nature and/or the spatial orientation of the EDR Historical Cleaner sites, these facilities will not be expected to have an environmental impact on the subject site.

This assessment revealed the following on-site recognized environmental conditions (RECs) in connection with the property.

- NONE

This assessment revealed the following on-site controlled recognized environmental conditions in connection with the property.

- NONE

This assessment revealed the following off-site recognized environmental conditions in connection with the property.

- NONE

This assessment revealed the following Historical RECs in connection with the property.

- NONE
Environmental Professional Statement: I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and 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.

Dated this 5th day of February, 2020

Ron Greenberg, Environmental Professional
Chief Operations Officer

Benjamin Hernandez, Environmental Professional
SECTION 8 - ATTACHMENTS

Test results and Tables follow
<table>
<thead>
<tr>
<th>Distance Range</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities &lt;0.125 mile</td>
<td>3</td>
</tr>
<tr>
<td>Facilities &gt;0.125 mile and &lt;0.25 mile</td>
<td>15</td>
</tr>
<tr>
<td>Facilities &gt;0.25 mile and &lt;0.50 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>Facilities &gt;0.50 mile and &lt;1.0 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>Total number of facilities</td>
<td>18</td>
</tr>
</tbody>
</table>
PHASE I ENVIRONMENTAL SITE ASSESSMENT
2.4595 of Undeveloped Land
715 Chestnut Street
San Antonio, Bexar County, Texas 78202

TABLE 2

TENAS COMMISSION FOR ENVIRONMENTAL QUALITY (TCEQ)
LEAKING PETROLEUM STORAGE TANK (LPST) LIST

<table>
<thead>
<tr>
<th>Facilities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;0.125 mile</td>
<td>1</td>
</tr>
<tr>
<td>&gt;0.125 mile and &lt;0.25 mile</td>
<td>11</td>
</tr>
<tr>
<td>&gt;0.25 mile and &lt;0.50 mile</td>
<td>21</td>
</tr>
<tr>
<td>&gt;0.50 mile and &lt;1.0 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>Total number of facilities</td>
<td>33</td>
</tr>
<tr>
<td>Facilities</td>
<td>Count</td>
</tr>
<tr>
<td>------------</td>
<td>-------</td>
</tr>
<tr>
<td>&lt;0.125 mile</td>
<td>0</td>
</tr>
<tr>
<td>&gt;0.125 mile and &lt;0.25 mile</td>
<td>0</td>
</tr>
<tr>
<td>&gt;0.25 mile and &lt;0.50 mile</td>
<td>0</td>
</tr>
<tr>
<td>&gt;0.50 mile and &lt;1.0 mile</td>
<td>0</td>
</tr>
<tr>
<td>Total number of facilities</td>
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<tr>
<td>Facilities</td>
<td></td>
</tr>
<tr>
<td>-----------------------------</td>
<td>---</td>
</tr>
<tr>
<td>&lt;0.125 mile</td>
<td>0</td>
</tr>
<tr>
<td>&gt;0.125 mile and &lt;0.25 mile</td>
<td>0</td>
</tr>
<tr>
<td>&gt;0.25 mile and &lt;0.50 mile</td>
<td>0</td>
</tr>
<tr>
<td>&gt;0.50 mile and &lt;1.0 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>Total number of facilities</td>
<td>0</td>
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</tbody>
</table>
TABLE 5
ENVIRONMENTAL PROTECTION AGENCY
EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)

<table>
<thead>
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<th>Facilities &lt;0.125 mile</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Facilities &gt;0.125 mile and &lt;0.25 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>Facilities &gt;0.25 mile and &lt;0.50 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>Facilities &gt;0.50 mile and &lt;1.0 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>Total number of facilities</td>
<td>0</td>
</tr>
</tbody>
</table>
TABLE 6

POTENTIALLY HAZARDOUS MATERIALS

No hazardous chemicals were observed on the site at the time of this investigation.
APPENDIX H
PRELIMINARY ENGINEERING PLAN AND COST ESTIMATE
## Summary of Project Cost

**February 27, 2020**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Water Distribution System</td>
<td>$66,725</td>
</tr>
<tr>
<td>2 Sanitary Sewer System</td>
<td>$23,950</td>
</tr>
<tr>
<td>3 On-Site Improvements</td>
<td>$185,024</td>
</tr>
<tr>
<td>4 Off-site Improvements</td>
<td>$21,730</td>
</tr>
<tr>
<td>5 Stormwater Pollution Prevention Plan</td>
<td>$30,000</td>
</tr>
<tr>
<td>6 Water Impact Fees</td>
<td>$246,948</td>
</tr>
<tr>
<td>7 Sewer Impact Fees</td>
<td>$104,051</td>
</tr>
<tr>
<td>8 Electrical Setup</td>
<td>$14,000</td>
</tr>
<tr>
<td>9 Contingency (10% on 1-5 and 9)</td>
<td>$34,143</td>
</tr>
<tr>
<td><strong>Total Estimated Cost of Project:</strong></td>
<td><strong>$726,571</strong></td>
</tr>
</tbody>
</table>

### Cost Analysis:

- **Cost per Lot:** $5,389
- **Cost per Acre:** $415,041

### Land Use Analysis:

- **Unit Count:** 134
- **Acres:** 1.74
- **Number of Lots:** 1
- **Total Street Length (LF):** 20,388
- **Total Number of Intersections:** 2
- **Estimated Water EDUs:** 69
- **Estimated Sewer EDUs:** 67

### Estimated Platting Fees

- **Minor Plat - Non Single Family:** $160
- **Minor Plat - 0-3 Acres, Non Single Family:** $595
- **Recordation Handling Fee:** $50
- **Bexar County Recording Fee (Mylar):** $82
- **Office of Historic Preservation Review:** $175
- **Parks Review Fee:** $175
- **Initial Tree Review Fee:** $100
- **Development/Technology Fee:** $36
- **Fee in Lieu of Detention:** $13,068
- **Total Estimated Platting Fees:** $14,441

### Estimated Permitting Fees

- **Plan Review Fee:** $3,861
- **Commercial Rights Det. Fee:** $250
- **Building Permit Fee:** $8,410
- **Landscape Fee:** $453
- **Street Improvement Permit Fee:** $300
- **City Development and Technology Fee:** $764
- **Total Estimated Permitting Fees:** $14,038

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UP Engineering, LLC does not warrant or guarantee this estimated cost as an actual cost. This estimate is being supplied as an estimating tool only and no representations, warranties, or guarantees are rendered hereby to any other person or entity specifically including, but not limited to, any mortgagor or lending institution.
APPENDIX I
PRELIMINARY SUBDIVISION PLAT
HAYS STREET LOFTS
BEING A TOTAL OF 2.463 ACRES, ESTABLISHING LOTS XX-XX, BLOCK 24, N.C.B. 534, RECORDED IN VOLUME 14048, PAGE 77, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS)

LEGEND

AREA BEING REPLATTED AND SUBJECT AREA

CURVE TABLE

LINE TABLE

February 2020 SHEET 1 OF 1