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

Re: Phase Engineering, Inc. Phase I Environmental Site Assessment (ESA) Report No. 201802039
   2620 Era Street, San Angelo, Tom Green County, Texas 76905

To Whom It May Concern,

This letter is to certify that the Phase I Environmental Site Assessment (the “Report”) relating to the above referenced property completed by Phase Engineering, Inc. (the “Consultant”) may be conveyed to and relied upon by Texas Department of Housing and Community Affairs as if the Report had originally been prepared for them. The report fee is Phase Engineering, Inc.’s sole benefit and findings are not contingent on compensation from the client or its affiliates. Phase Engineering has read and understands the department rules regarding this report as found in 2018 Real Estate Analysis rules as codified in Chapter 10, Subchapter D, §§10.301 - 10.307 Underwriting and Loan Policy of the Uniform Multifamily Rules, “Section 10.305: Environmental Site Assessment Rules and Guidelines.”

In addition to the conclusions and findings reported in the document, the report indicates any of the below undesirable neighborhood characteristics are within the ASTM search radius from the subject property, in accordance with the Site and Development Requirements and Restrictions listed in Subchapter B, §10.101 (a)(4)(B)(v) of the Uniform Multifamily Rules.

<table>
<thead>
<tr>
<th>Database</th>
<th>ASTM Search Radius</th>
<th>Sites Found</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal National Priorities List (NPL)</td>
<td>1 mile</td>
<td>None</td>
</tr>
<tr>
<td>Federal CERCLA</td>
<td>0.50 mile</td>
<td>None</td>
</tr>
<tr>
<td>Federal Institutional Control / Engineering Control Registries</td>
<td>Subject Property</td>
<td>None</td>
</tr>
<tr>
<td>RCRA CORRACKS Facilities</td>
<td>1 mile</td>
<td>None</td>
</tr>
<tr>
<td>RCRA Generators of Hazardous Wastes</td>
<td>0.125 mile</td>
<td>None</td>
</tr>
<tr>
<td>State Voluntary Cleanup Program (VCP)</td>
<td>0.50 mile</td>
<td>None</td>
</tr>
</tbody>
</table>

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

Sincerely,

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

2620 Era Street, San Angelo, Tom Green County, Texas 76905

February 28, 2018
PEI Project No.: 201802039

Prepared for:

TX Era 2018, Ltd.
Texas Department of Housing and Community Affairs (TDHCA)

Prepared by:

Phase Engineering, Inc.
5524 Cornish Street
Houston, Texas 77007
TABLE OF CONTENTS

1.0 Executive Summary 1
  1.1 Site Summary 1
  1.2 Project Summaries 2

2.0 Introduction 4
  2.1 Purpose of Assignment 4
  2.2 Scope of Work 4
  2.3 Significant Assumptions 4
  2.4 Limitations and Exceptions of Assessment 5
  2.5 Special Terms and Conditions 6
  2.6 User Reliance 6

3.0 Site Description 7
  3.1 Current Uses of Adjoining Properties 7
  3.2 General Description of Onsite Buildings, Improvements and Roadways 7

4.0 User Provided Information 8
  4.1 User Responsibilities Information 8
  4.2 Reason for Performing Phase I 10

5.0 Records Review 11
  5.1 Standard Environmental Record Sources, Federal, State & Tribal 11
  5.2 Additional Environmental Record Sources 14
  5.3 Physical Setting Sources 15
  5.4 Historical Use Information 18
    5.4.1 Summary of Historical Information on Subject Property 18
    5.4.2 Summary of Historical Use Information on Adjoining Properties 18
    5.4.3 Standard Historical Sources 18
      5.4.3.1 Aerial Photographs 18
      5.4.3.2 Fire Insurance Maps 20
      5.4.3.3 Property Tax Files 20
      5.4.3.4 Land Title Records & Environmental Lien Searches 20
      5.4.3.5 USGS 7.5 Minute Topographic Map 20
      5.4.3.6 Local Street Directories 21
      5.4.3.7 Other Historical Records 23

6.0 Site Reconnaissance 24
  6.1 Objective 24
  6.2 Observation 24
  6.3 Methodology and Limiting Conditions 24
  6.4 Frequency 24
  6.5 Uses and Conditions 24
    6.5.1 Surrounding Property Uses 25
  6.6 Summary of Observations 25

7.0 Interviews 27
  7.1 Owner, Key Property Manager and / or Occupant Interviews 27
  7.2 State and / or Local Agency Official Interviews 27

8.0 Findings with Opinions 28
  8.1 Regulatory Agency Findings / Opinions 28
  8.2 Historical and Other Source Review Findings / Opinions 28
  8.3 Site Reconnaissance Findings / Opinions 28
  8.4 Interview Findings / Opinions 28

9.0 Recommendations 29

10.0 Data Gaps 30

11.0 Conclusions 31

12.0 Deviations 32
TABLE OF APPENDICES

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

1.1 Site Summary

<table>
<thead>
<tr>
<th>SITE SUMMARY</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Element</strong></td>
<td><strong>Comments</strong></td>
</tr>
<tr>
<td>Subject Property Address</td>
<td>2620 Era Street, San Angelo, Tom Green County, Texas 76905</td>
</tr>
<tr>
<td>Current Use of Subject Property</td>
<td>undeveloped land</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Survey No. 164, Christian Keizer, Tom Green County, Texas (per client provided title commitment)</td>
</tr>
<tr>
<td>Current Owner</td>
<td>Gary L. Cortese</td>
</tr>
</tbody>
</table>
| Current Uses of Adjoining Properties: | North: Stephen Street, Ford Street, Belaire Elementary School and undeveloped land  
East: Single-family residential property and undeveloped land  
South: Era Street, St. Margaret of Scotland Catholic Church and single-family residential property  
West: Single-family residential property |
| Site Reconnaissance Date | February 15, 2018 |

**Buildings / Structures**

| **Summary of Structures** | No structures are currently located at the subject property |

**Physical Setting**

| **Topography** | Elevation: Approximately 1820 to 1830 feet above mean sea level (msl)  
General Area Topographic Downgradient: To the northeast |
| **Groundwater Flow Direction** | Assumed to be consistent with topographic gradient (See Section 5.3 for more information) |
| **Depth to Groundwater** | Approximately 20 to 30 feet below ground surface (bgs) |
| **Sub-Surface Geology** | Caliche and gravel deposits (Qc) |
| **Underlying Aquifer(s)** | Marble Falls Aquifer |
| **Near Surface Soils** | Angelo clay loam, 0 to 1 percent slopes (AnA), Cho gravelly loam, dry, 1 to 8 percent slopes (KmC), Mereta clay loam, dry, 0 to 1 percent slopes (MeA) |

**Historical Use Subject Property**

<table>
<thead>
<tr>
<th><strong>YEAR</strong></th>
<th><strong>PROPERTY USE</strong></th>
<th><strong>RESOURCE(S)</strong></th>
</tr>
</thead>
</table>
| 1940s - 2018 | Undeveloped land | 1954 to 2016 aerial photographs;  
1892 to 2016 topographic maps;  
Tom Green County tax records;  
interviews and site visit |

**Historical Use Adjoining Properties**

<table>
<thead>
<tr>
<th><strong>Direction</strong></th>
<th><strong>Historical Use Description</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>North Adjoining Property</td>
<td>Stephen Street, Ford Street, school property and undeveloped land</td>
</tr>
<tr>
<td>East Adjoining Property</td>
<td>Church property, single-family residential property and undeveloped land</td>
</tr>
<tr>
<td>South Adjoining Property</td>
<td>Era Street, church property, single-family residential property and undeveloped land</td>
</tr>
</tbody>
</table>
### Historical Use Adjoining Properties

<table>
<thead>
<tr>
<th>Direction</th>
<th>Historical Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Adjoining Property</td>
<td>Single-family residential property and undeveloped land</td>
</tr>
</tbody>
</table>

#### 1.2 Project Summaries

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

<table>
<thead>
<tr>
<th>Report Section</th>
<th>Non-ASTM Scope Considerations</th>
<th>No Further Action Necessary</th>
<th>Further Action Necessary</th>
<th>Suggested Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.1 Asbestos-Containing Building Materials</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.2 Cultural and Historical Resources</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.3 Endangered Species</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.4 Lead-Based Paint</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.5 Lead in Drinking Water</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.6 Radon</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.7 Wetlands</td>
<td></td>
<td></td>
<td>✔</td>
<td>Wetlands Determination Assessment is recommended</td>
</tr>
<tr>
<td>15.8 Vapor Encroachment Screening</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Report Section</td>
<td>No Further Action Necessary</td>
<td>Further Action Necessary</td>
<td>Suggested Action</td>
<td></td>
</tr>
<tr>
<td>------------------------------------</td>
<td>-----------------------------</td>
<td>--------------------------</td>
<td>------------------</td>
<td></td>
</tr>
<tr>
<td>15.9 Noise Study</td>
<td>🍀</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.10 Explosive and Flammable Hazards</td>
<td>🍀</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2.0 Introduction

2.1 Purpose of Assignment

The purpose of this assignment is to prepare a Phase I Environmental Site Assessment Report of the property located at 2620 Era Street, San Angelo, Tom Green County, Texas 76905 and more fully described in this report; to conduct All Appropriate Inquiry as defined in EPA 40 CFR Part 312, to permit the user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on liability under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) as amended in 2002; and to identify, to the extent feasible pursuant to the processes prescribed in ASTM Standard E 1527-13 recognized environmental conditions in connection with the subject property. All migration pathways and environmental media (i.e. soil, groundwater, vapor) are considered in the determination of recognized environmental conditions.

2.2 Scope of Work

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

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

The Phase I Environmental Site Assessment does not include:

- Soil, groundwater, or building material sampling;
- Chain of title or environmental lien search;
- Any non-scope considerations, unless specifically contracted for, as listed in the ASTM Standard E 1527-13 Sections 13.1.5.1 through 13.1.5.14 (see Section 15 of this report).

2.3 Significant Assumptions

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

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

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

2.4 Limitations and Exceptions of Assessment

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

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

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

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

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

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

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

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

Phase Engineering, Inc. assumes there are no hidden or unapparent environmental conditions of the site, subsoil, structures or surroundings which would represent a recognized environmental condition. Phase Engineering, Inc. assumes no responsibility for such conditions or for actions which might be required to discover such conditions.

Information obtained from various sources is considered reliable and believed to be true and correct. Phase Engineering, Inc. will make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which Phase Engineering, Inc. has actual knowledge. Phase Engineering, Inc. assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by Phase Engineering, Inc. or others.
This report is prepared for the sole benefit of the user of the report and may not be relied upon by any other person or entity without the written authorization of and payment of a fee to Phase Engineering, Inc.

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

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

### 2.5 Special Terms and Conditions

No special terms or conditions were applicable to this report.

### 2.6 User Reliance

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

<table>
<thead>
<tr>
<th>Subject Property Location and Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Detail</strong></td>
</tr>
<tr>
<td>Subject Property Address</td>
</tr>
<tr>
<td>General Location</td>
</tr>
<tr>
<td>Legal Description</td>
</tr>
<tr>
<td>Current Use of the Property</td>
</tr>
<tr>
<td>Current Owner(s)</td>
</tr>
</tbody>
</table>

3.1 Current Uses of Adjoining Properties

| To the North                             | Stephen Street, Ford Street, Belaire Elementary School and undeveloped land |
| To the East                              | Single-family residential property and undeveloped land |
| To the South                             | Era Street, St. Margaret of Scotland Catholic Church and single-family residential property |
| To the West                              | Single-family residential property |

3.2 General Description of Onsite Buildings, Improvements and Roadways

<table>
<thead>
<tr>
<th>Summary of Onsite Buildings / Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Feature</strong></td>
</tr>
<tr>
<td>Structure Name / Identification</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Improvement and Roadway Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Feature</strong></td>
</tr>
<tr>
<td>Access / Egress Description</td>
</tr>
<tr>
<td>Onsite Improved Roadways</td>
</tr>
<tr>
<td>Improved Surface Cover</td>
</tr>
<tr>
<td>Other Improvements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utilities and Other Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Feature</strong></td>
</tr>
<tr>
<td>Source of Potable Water</td>
</tr>
<tr>
<td>Source of Sanitary Sewer</td>
</tr>
<tr>
<td>Heating / Cooling Fuel Source</td>
</tr>
<tr>
<td>Other Utilities</td>
</tr>
</tbody>
</table>
4.0 User Provided Information

4.1 User Responsibilities Information

User(s) of this report: TX Era 2018, Ltd., Texas Department of Housing and Community Affairs (TDHCA)

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

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

The following information was provided by Adrian Iglesias, purchaser:

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

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the purchase price being paid for this property reasonably reflect the fair market value of the property?</td>
<td>Yes</td>
</tr>
<tr>
<td>If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?</td>
<td>No</td>
</tr>
</tbody>
</table>

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

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

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

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

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

The user has provided the following information concerning the owner, property manager and occupant information:

- Steve Smith, property broker; 325-656-3504.
- Property owner's name, Gary L. Cortese.

<table>
<thead>
<tr>
<th>User Provided Information</th>
<th>Type of Information Provided</th>
<th>Document Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Survey and Field Notes</td>
<td>02/17/17</td>
</tr>
<tr>
<td></td>
<td>Title Commitment</td>
<td>12/14/17</td>
</tr>
<tr>
<td></td>
<td>Site Plan</td>
<td>2/5/18</td>
</tr>
<tr>
<td></td>
<td>Building Footprint Area Tabulations</td>
<td>2/2/18</td>
</tr>
</tbody>
</table>

Comments on Provided Information:

- Title commitment prepared by WFG National Title Insurance Company. The title commitment records that an easement was filed for record at the subject property on March 12, 1948 to Lone Star Gas Company.
• No additional information or other prior environmental reports were provided to Phase Engineering, Inc. during the preparation of this report.

4.2 Reason for Performing Phase I

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

5.1 Standard Environmental Record Sources, Federal, State & Tribal

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

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>Updated</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Federal Sites</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EPA NPL</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA NPL (Delisted)</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA CERCLIS</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA CERCLIS NFRAP</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA RCRA</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA RCRA TSD</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA RCRA CORRACTS</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA IC/EC</td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>NRC ERNS</td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>State and Tribal Sites</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TCEQ SPL (NPL/CERCLIS)</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ MSW</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ CLI</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ AST</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ UST</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ LPST</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ RDR</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ IC/EC</td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ IOP</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ VCP</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RRC TX RRC-VCP</td>
<td>0.5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ BROWNFIELD</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ IHW</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ IHWCA</td>
<td>0.5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RRC TX RRC-BRP</td>
<td>0.5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Supplemental Databases</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TCEQ MSD</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ DCR</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ DCRP</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA ACRES</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>UNGEOCODED SITES</th>
<th>Environmental Records</th>
<th>ASTM Search Distance (miles)</th>
<th>Total Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal / State/ Tribal</td>
<td>Subject Property - 1.0 mile</td>
<td>Four (4)</td>
<td></td>
</tr>
</tbody>
</table>
Ungeocoded Sites

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

Based on additional research conducted, the ungeocoded sites do not appear to have environmentally impacted the subject property.

National Priority List (NPL)

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

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

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

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

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

Resource Conservation and Recovery Act (RCRA) Corrective Action Facilities (CORRACTS)

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

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

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

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

Those persons or entities that generate hazardous wastes, as defined by RCRA.

Emergency Response Notification System (ERNS)

EPA’s emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355.
Federal Institutional Control / Engineering Control Registries

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

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

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

State / Tribal Equivalent - National Priority List (NPL)
This list is the state / tribal equivalent to the EPA NPL list.

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

State / Tribal Voluntary Cleanup Program Sites
List of state / tribal sites undergoing investigation, remediation and / or response action under the applicable state / tribal environmental regulatory agency.

Solid Waste Landfills (SWLF)
List of landfills, transfer stations, sludge application sites, illegal dump sites, recycling facilities, and medical waste generators and transporters.

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

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

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

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

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

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

State / Tribal Brownfields

Brownfields are former industrial and commercial sites where redevelopment is complicated by real or perceived contamination.

Sites Found:

Summary of Critical Identified Sites

<table>
<thead>
<tr>
<th>Summary of Critical Identified Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>No sites were identified within the ASTM Standard Environmental Record Sources search radius.</td>
</tr>
</tbody>
</table>

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

5.2 Additional Environmental Record Sources

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

5.3 Physical Setting Sources

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

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

<table>
<thead>
<tr>
<th>Geologic Formation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Formation Name</td>
</tr>
<tr>
<td>Caliche and gravel deposits (Qc)</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Underlying Aquifer(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquifer Name</td>
</tr>
<tr>
<td>None</td>
</tr>
</tbody>
</table>
Marble Falls Aquifer

"The Marble Falls Aquifer, a minor aquifer, occurs in several separated outcrops along the northern and eastern flanks of the Llano Uplift region of Central Texas. The subsurface extent of the aquifer is unknown. Groundwater occurs in fractures, solution cavities, and channels in the limestone of the Marble Falls Formation of the Bend Group. The aquifer is highly permeable in places, as indicated by wells that yield as much as 2,000 gallons per minute. Maximum thickness of the formation is 600 feet. Where underlying beds are thin or absent, the Marble Falls Aquifer may be hydraulically connected to the Ellenburger-San Saba Aquifer. Numerous large springs issue from the aquifer and provide a significant part of the base flow to the San Saba River in McCulloch and San Saba counties and to the Colorado River in San Saba and Lampasas counties. Because the limestone beds composing this aquifer are relatively shallow, the aquifer is susceptible to pollution by surface uses and activities. For example, some wells in Blanco County have produced water with high nitrate concentrations. In the subsurface, groundwater becomes highly mineralized; however, the water produced from this aquifer is suitable for most purposes and generally contains less than 1,000 milligrams per liter of total dissolved solids. Water from the aquifer is used for municipal, agricultural, and industrial uses, and no significant water level declines have occurred in wells measured by TWDB. The planning groups recommended drilling new wells in Burnet County as a water management strategy using the Marble Falls Aquifer."


<table>
<thead>
<tr>
<th>Zone Designation</th>
<th>Zone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone AE and A1-A30</td>
<td>Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)</td>
</tr>
<tr>
<td>Zone C (X-Unshaded)</td>
<td>Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)</td>
</tr>
</tbody>
</table>

This data was obtained from the most current FEMA information available on line. Actual flood elevation should be obtained by a qualified survey or other professional.

During a flood event, the potential exists for the migration of hazardous substances and / or petroleum products to and / or from the subject property.

Source: Flood Emergency Management Agency (FEMA) Tom Green County, Texas Flood Insurance Rate Map (FIRM).
### Near Surface Soils

<table>
<thead>
<tr>
<th>Soil Name(s)</th>
<th>Soil Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angelo clay loam, 0 to 1 percent slopes (AnA)</td>
<td>The Angelo component makes up 98 percent of the map unit. Slopes are 0 to 1 percent. This component is on plains, alluvial plains. The parent material consists of calcareous loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R078BY072TX Clay Loam 19-26&quot; Pz ecological site. Nonirrigated land capability classification is 3c. Irrigated land capability classification is 1. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 48 percent. There are no saline horizons within 30 inches of the soil surface.</td>
</tr>
<tr>
<td>Cho gravelly loam, dry, 1 to 8 percent slopes (KmC)</td>
<td>The Cho, dry component makes up 90 percent of the map unit. Slopes are 1 to 8 percent. This component is on dissected terraces on dissected plateaus. The parent material consists of calcareous loamy alluvium derived from limestone and/or sandstone. Depth to a root restrictive layer, petrocalcic, is 7 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R081BY353TX Very Shallow 19-23&quot; Pz ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 63 percent. There are no saline horizons within 30 inches of the soil surface.</td>
</tr>
<tr>
<td>Mereta clay loam, dry, 0 to 1 percent slopes (MeA)</td>
<td>The Mereta, dry component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on stream terraces on dissected plateaus. The parent material consists of calcareous clayey alluvium derived from limestone. Depth to a root restrictive layer, petrocalcic, is 14 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 5 percent. This component is in the R081BY342TX Shallow 19-23&quot; Pz ecological site. Nonirrigated land capability classification is 4s. Irrigated land capability classification is 4s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 53 percent. There are no saline horizons within 30 inches of the soil surface.</td>
</tr>
</tbody>
</table>


Phase Engineering, Inc. 201802039
5.4 Historical Use Information

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

5.4.1 Summary of Historical Information on Subject Property

<table>
<thead>
<tr>
<th>YEAR</th>
<th>PROPERTY USE</th>
<th>RESOURCE(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1940s - 2018</td>
<td>Undeveloped land</td>
<td>1954 to 2016 aerial photographs; 1892 to 2016 topographic maps; Tom Green County tax records; interviews and site visit</td>
</tr>
</tbody>
</table>

5.4.2 Summary of Historical Use Information on Adjoining Properties

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

<table>
<thead>
<tr>
<th>Direction</th>
<th>Historical Use Adjoining Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Adjoining Property</td>
<td>Stephen Street, Ford Street, school property and undeveloped land</td>
</tr>
<tr>
<td>East Adjoining Property</td>
<td>Church property, single-family residential property and undeveloped land</td>
</tr>
<tr>
<td>South Adjoining Property</td>
<td>Era Street, church property, single-family residential property and undeveloped land</td>
</tr>
<tr>
<td>West Adjoining Property</td>
<td>Single-family residential property and undeveloped land</td>
</tr>
</tbody>
</table>

5.4.3 Standard Historical Sources

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

5.4.3.1 Aerial Photographs

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

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Improvement Description</th>
<th>Identified Areas of Environmental Concern</th>
</tr>
</thead>
</table>
## Property Identification

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Improvement Description</th>
<th>Identified Areas of Environmental Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td>These photographs show no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on these photographs.</td>
</tr>
<tr>
<td>North</td>
<td>These photographs show commercial improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on these photographs.</td>
</tr>
<tr>
<td>East</td>
<td>These photographs show residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on these photographs.</td>
</tr>
<tr>
<td>South</td>
<td>These photographs show residential and commercial improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on these photographs.</td>
</tr>
<tr>
<td>West</td>
<td>These photographs show residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on these photographs.</td>
</tr>
</tbody>
</table>

## 1972 and 1984 Aerial Photographs

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Improvement Description</th>
<th>Identified Areas of Environmental Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td>These photographs show no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on these photographs.</td>
</tr>
<tr>
<td>North</td>
<td>These photographs show no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on these photographs.</td>
</tr>
<tr>
<td>East</td>
<td>These photographs show no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on these photographs.</td>
</tr>
<tr>
<td>South</td>
<td>These photographs show no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on these photographs.</td>
</tr>
<tr>
<td>West</td>
<td>These photographs show no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on these photographs.</td>
</tr>
</tbody>
</table>

## 1954 Aerial Photograph

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Improvement Description</th>
<th>Identified Areas of Environmental Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>North</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
</tbody>
</table>
### 5.4.3.2 Fire Insurance Maps

In the late nineteenth century, private companies began preparing maps of central business districts for use by fire insurance companies. These maps were updated and expanded geographically periodically throughout the twentieth century. The maps often indicate construction materials of specific building structures and the location of gasoline storage tanks.

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

### 5.4.3.3 Property Tax Files

Tom Green County Appraisal District tax records show that the subject property is owned by Gary L. Cortese. The property tax records are located in the Appendix.

### 5.4.3.4 Land Title Records & Environmental Lien Searches

A title commitment prepared by WFG National Title Insurance Company, dated December 14, 2017 was provided by the user of this report. The title commitment records that a pipeline easement was filed for record at the subject property on March 12, 1948 to Lone Star Gas Company. No other recorded environmental liens, environmentally related activity, use limitations (AULs) or other environmental concerns were noted in the title commitment. A portion of the title commitment is located in the attached appendix.

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

### 5.4.3.5 USGS 7.5 Minute Topographic Map

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Scale</th>
<th>Indication of Environmental Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>7.5 Minute</td>
<td>No areas of environmental concern were shown on the subject property or adjoining properties</td>
</tr>
<tr>
<td>2013</td>
<td>7.5 Minute</td>
<td>No areas of environmental concern were shown on the subject property or adjoining properties</td>
</tr>
<tr>
<td>1978</td>
<td>7.5 Minute</td>
<td>No areas of environmental concern were shown on the subject property or adjoining properties</td>
</tr>
</tbody>
</table>

---

**Phase Engineering, Inc. 201802039**
<table>
<thead>
<tr>
<th>Year</th>
<th>Scale</th>
<th>Indication of Environmental Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>1971</td>
<td>7.5 Minute</td>
<td>No areas of environmental concern were shown on the subject property or adjoining properties</td>
</tr>
<tr>
<td>1957</td>
<td>7.5 Minute</td>
<td>No areas of environmental concern were shown on the subject property or adjoining properties</td>
</tr>
<tr>
<td>1949</td>
<td>15 Minute</td>
<td>No areas of environmental concern were shown on the subject property or adjoining properties</td>
</tr>
<tr>
<td>1928</td>
<td>15 Minute</td>
<td>No areas of environmental concern were shown on the subject property or adjoining properties</td>
</tr>
<tr>
<td>1922</td>
<td>30 Minute</td>
<td>No areas of environmental concern were shown on the subject property or adjoining properties</td>
</tr>
<tr>
<td>1892</td>
<td>30 Minute</td>
<td>No areas of environmental concern were shown on the subject property or adjoining properties</td>
</tr>
</tbody>
</table>

**5.4.3.6 Local StreetDirectories**

Street directories were reviewed at a minimum of five year intervals and / or property use changes via Phone Disc, Cole, Kriss Kross, and Polk City Directories.

See Street directory summary table on the following page(s).
## Street directories 201802039

<table>
<thead>
<tr>
<th>Year</th>
<th>Subject Property</th>
<th>North Adjoining Property</th>
<th>East Adjoining Property</th>
<th>South Adjoining Property</th>
<th>West Adjoining Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>2620</td>
<td>2620 Era Street/ Undeveloped Land</td>
<td>700 Stephen Street Undeveloped Land</td>
<td>72 Goodfellow Avenue 1609-1641 Cloud Avenue</td>
<td>1701 Cloud Avenue 2619 Era Street</td>
<td>1502-1652 Evelyn Avenue</td>
</tr>
<tr>
<td>2016</td>
<td>NL Belaire Elementary School</td>
<td>NL Residential</td>
<td>Residential St Margaret Of Scotland Catholic Church Residential NL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>NL Belaire Elementary School</td>
<td>NL Residential</td>
<td>Residential St Margaret Of Scotland Catholic Church Residential NL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2006</td>
<td>NL Belaire Elementary School</td>
<td>NL Residential</td>
<td>Residential St Margaret Of Scotland Catholic Church Residential NL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td>NL Belaire Elementary School</td>
<td>Residential</td>
<td>Residential St Margaret Of Scotland Catholic Church Residential NL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1990</td>
<td>NL Belaire Elementary School</td>
<td>Monastery Of Our Lady Of Grace Residential</td>
<td>Residential St Margaret Of Scotland Catholic Church Residential NL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1984</td>
<td>NL Belaire Elementary School</td>
<td>Residential</td>
<td>NL St Margaret Of Scotland Catholic Church</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1978</td>
<td>NL Belaire Elementary School</td>
<td>Residential</td>
<td>NL St Margaret Of Scotland Catholic Church</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>North Adjoining Property</td>
<td>East Adjoining Property</td>
<td>South Adjoining Property</td>
<td>West Adjoining Property</td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------------</td>
<td>-------------------------</td>
<td>--------------------------</td>
<td>-------------------------</td>
<td></td>
</tr>
<tr>
<td>NL</td>
<td>NL</td>
<td>Residential</td>
<td>Residential</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>1975</td>
<td>NL</td>
<td>Belaire Elementary School</td>
<td>NL</td>
<td>NL</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Residential</td>
<td>NL</td>
<td>St Margaret Of Scotland Catholic Church</td>
<td></td>
</tr>
<tr>
<td>1970</td>
<td>NL</td>
<td>Belaire Elementary School</td>
<td>NL</td>
<td>NL</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Residential</td>
<td>NL</td>
<td>NL</td>
<td></td>
</tr>
<tr>
<td>1968</td>
<td>NL</td>
<td>Belaire Elementary School</td>
<td>NL</td>
<td>NL</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Residential</td>
<td>NL</td>
<td>NL</td>
<td></td>
</tr>
<tr>
<td>1952</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
<td></td>
</tr>
<tr>
<td>1944</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
<td></td>
</tr>
</tbody>
</table>
5.4.3.7 Other Historical Records

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

- The Texas Railroad Commission Oil / Gas Well map reviewed for this assessment shows no oil / gas wells or pipelines located at the subject property. See map in Appendix I.
- The Texas Water Development Board (TWDB) map was reviewed for this assessment. The map shows that no water wells are located on the subject property. Other water well map sources may be available for review, however, Phase Engineering, Inc. deems the Texas Water Development Board map the only reasonably ascertainable source available. See map in Appendix I.

<table>
<thead>
<tr>
<th>Summary of Environmental Concerns Identified During Historical and Other Records Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>A title commitment was provided to Phase Engineering, Inc. by the client. The title commitment noted that a pipeline easement was filed for record at the subject property on March 12, 1948 to Lone Star Gas Company. No indications of the pipeline were identified from historical documentation. No evidence of impact to the subject property was identified in association with the pipeline. Phase Engineering, Inc. has the opinion that the subject property does not appear to have been impacted by the pipeline.</td>
</tr>
</tbody>
</table>
6.0 Site Reconnaissance

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

6.2 Observation
As per the ASTM Standard E1527-13 Section 9:

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

The periphery of the property shall be visually and/or physically observed, as well as the periphery of all structures on the property, and the property shall be viewed from all adjacent public thoroughfares. If roads or paths with no apparent outlet are observed on the property, the use of the road or path shall be identified to determine whether it was likely to have been used as an avenue for disposal of hazardous substances or petroleum products.

On the interior of structures on the property, accessible common areas expected to be used by occupants or the public, maintenance and repair areas, including boiler rooms, and a representative sample of occupant spaces, shall be visually and/or physically observed. It is not necessary to look under floor, above ceilings, or behind walls.

On February 15, 2018, the subject property was visually and physically observed and walked by Bianca Melito of Phase Engineering, Inc. The environmental professional(s) responsible for this report, or a trained and qualified individual under their responsible charge, visually and physically observed the property and any structure(s) located on the property to the extent not obstructed by dense vegetation, bodies of water, adjoining buildings, and other obstacles.

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

The following limiting conditions were identified during the site reconnaissance:

<table>
<thead>
<tr>
<th>Limiting Conditions</th>
<th>Type of Limiting Condition(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vegetation Cover</td>
<td></td>
</tr>
</tbody>
</table>

6.4 Frequency
A single site visit was performed in connection with the Phase I Environmental Site Assessment on February 15, 2018.

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

The subject property was observed to be addressed as 2620 Era Street, San Angelo, Texas and the current use(s) was / were observed to be undeveloped land.

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

### Adjoining Property Details

<table>
<thead>
<tr>
<th>Direction</th>
<th>Observed Address / Address Range</th>
<th>General Observed Use(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwest</td>
<td>700 Stephen Street</td>
<td>Belaire Elementary School</td>
</tr>
<tr>
<td>North</td>
<td>N/A</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>East</td>
<td>N/A</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>East</td>
<td>1609-1941 Cloud Avenue</td>
<td>Single-family residences</td>
</tr>
<tr>
<td>Southeast</td>
<td>1701 Cloud Avenue</td>
<td>Single-family residential property</td>
</tr>
<tr>
<td>South</td>
<td>2619 Era Street</td>
<td>St. Margaret of Scotland Catholic Church</td>
</tr>
<tr>
<td>Southwest</td>
<td>1702 Evelyn Avenue</td>
<td>Single-family residential property</td>
</tr>
<tr>
<td>West</td>
<td>1502-1652 Evelyn Avenue</td>
<td>Single-family residences</td>
</tr>
</tbody>
</table>

### 6.5.1 Surrounding Property Uses

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

#### Surrounding Area Property Types

<table>
<thead>
<tr>
<th>Type of Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Church property</td>
</tr>
<tr>
<td>Single family residential property</td>
</tr>
<tr>
<td>Roadways</td>
</tr>
<tr>
<td>Undeveloped land</td>
</tr>
</tbody>
</table>

### 6.6 Summary of Observations

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

#### Observation Summary

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Observed Onsite</th>
<th>Observed Offsite</th>
<th>Release Indicated</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazardous Substances / Petroleum Products in Connection with Present Use(s)</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Hazardous Substances / Petroleum Products in Connection with Prior Use(s)</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Geologic, Hydrogeologic and / or Topographic Conditions</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Item of Concern</td>
<td>Observed Onsite</td>
<td>Observed Offsite</td>
<td>Release Indicated</td>
<td>Comments</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>-----------------</td>
<td>------------------</td>
<td>-------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Underground Storage Tanks (USTs)</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Aboveground Storage Tanks (ASTs)</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Indications of Underground Storage Tanks</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Sumps, Floor Drains or Storm Water Drains</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Odors</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Pools of Liquid</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Drums</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Hazardous Substance and Petroleum Product Containers</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Unidentified Substance Containers</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Potential PCB Containing Equipment</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Single pole mounted transformers were observed located along the east boundary of the subject property and on the west adjoining property along the west boundary of the subject property.</td>
</tr>
<tr>
<td>Clarifiers</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Pits, Ponds or Lagoons</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Stained Soil or Pavement</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Stressed Vegetation</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Solid Waste</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Mounds, Stockpiled Soils, Filled or Graded Areas and Depressions</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Waste Water</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Water Wells</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Oil and Gas Wells</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Monitoring Wells</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Observation Wells</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Injection Wells</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Pipelines</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Septic Systems</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Other</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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

No areas of environmental concern were identified in the area of the subject property or adjoining properties during the site visit.
# 7.0 Interviews

## 7.1 Owner, Key Property Manager and / or Occupant Interviews

The key property manager was not available for interview during this assessment. This is a data gap.

## 7.2 State and / or Local Agency Official Interviews

<table>
<thead>
<tr>
<th>Date</th>
<th>Entity / Name</th>
<th>Method of Contact</th>
<th>Response Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/23/18</td>
<td>City of San Angelo Fire Marshal's Office</td>
<td>E-mail</td>
<td>Pending</td>
</tr>
<tr>
<td>02/23/18</td>
<td>City of San Angelo City Secretary</td>
<td>E-mail</td>
<td>Pending</td>
</tr>
<tr>
<td>02/23/18</td>
<td>City of San Angelo Planning Department</td>
<td>Website</td>
<td>Received</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

The subject property is zoned "RS-1" (Single Family Residence).

Building department records have been requested from City of San Angelo City Secretary. No response has been received. This is considered a data gap. Any information received after the issuance of this report that would affect the Findings and Conclusions of this assessment will be forwarded to the user of this report.

Fire department records have been requested from City of San Angelo Fire Marshal's Office. No response has been received. This is considered a data gap. Any information received after the issuance of this report that would affect the Findings and Conclusions of this assessment will be forwarded to the user of this report.

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

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

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

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

8.1 Regulatory Agency Findings / Opinions

The following is a summary of results associated with regulatory agency records review in accordance with ASTM E1527-13 Sections 8.2.1 through 8.2.3:

Summary of Critical Identified Sites

<table>
<thead>
<tr>
<th>Summary of Critical Identified Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>No sites were identified within the ASTM Standard Environmental Record Sources search radius.</td>
</tr>
</tbody>
</table>

8.2 Historical and Other Source Review Findings / Opinions

The following is a summary of results associated with standard historical sources in accordance with ASTM E1527-13 Sections 8.3.4.1 through 8.3.4.6 and 8.3.4.9:

Summary of Environmental Concerns Identified During Historical and Other Records Review

A title commitment was provided to Phase Engineering, Inc. by the client. The title commitment noted that a pipeline easement was filed for record at the subject property on March 12, 1948 to Lone Star Gas Company. No indications of the pipeline were identified from historical documentation. No evidence of impact to the subject property was identified in association with the pipeline. Phase Engineering, Inc. has the opinion that the subject property does not appear to have been impacted by the pipeline.

8.3 Site Reconnaissance Findings / Opinions

The following is a summary of results associated with observations noted during the site reconnaissance in accordance with ASTM E1527-13 Sections 9.4.1 through 9.4.4.7:

Summary of Critical Observed Areas of Environmental Concern

<table>
<thead>
<tr>
<th>Summary of Critical Observed Areas of Environmental Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>No areas of environmental concern were identified in the area of the subject property or adjoining properties during the site visit.</td>
</tr>
</tbody>
</table>

8.4 Interview Findings / Opinions

The following is a summary of results associated with interviews and other inquiries in accordance with ASTM E1527-13 Sections 8.3.4.7, 8.3.4.8 and 10.5:

Summary of Environmental Concerns Noted During Interviews / Inquiries

<table>
<thead>
<tr>
<th>Summary of Environmental Concerns Noted During Interviews / Inquiries</th>
</tr>
</thead>
<tbody>
<tr>
<td>No environmental concerns were identified in association with interviews and inquiries conducted for this assessment.</td>
</tr>
</tbody>
</table>
9.0 Recommendations

The following recommendation is made with respect to the environmental aspects of the subject property:

No further investigation is required to identify a recognized environmental condition.
10.0 Data Gaps

There were no significant data gaps that affected the ability of the Environmental Professional to identify recognized environmental conditions. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap.

Certain information, such as interview responses, regulatory and historical information, present and past owners names and/or contact information, title and lien searches, and other information, may not have been available to Phase Engineering, Inc. at the time of the report. Each of these, as addressed in the appropriate report section, represents data failure and, in the opinion of Phase Engineering, Inc., does not represent a significant data gap unless otherwise noted.
11.0 Conclusions

Phase Engineering, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located at 2620 Era Street, San Angelo, Tom Green County, Texas 76905 and more fully described within the report. Any exception to, or deletions from, this practice are described in Section 2.0 of the report.

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

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

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

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

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

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

• There were no user constraints.
13.0 Qualifications

The statement of qualifications of the environmental professionals responsible for the Environmental Site Assessment is included in the Appendix of this report.
14.0 Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in §312.10 of 40 CFR 312.

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

Janis Franklin, P.G.
Environmental Professional

Tracy Watson
Environmental Professional
15.0 Non-Scope Considerations

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

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

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

- Activity and use limitations compliance
- Controlled substances unless this report was prepared as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2)(B) and contracted for as such in the letter of engagement
- Earthquake and Fault Zones
- Vapor intrusion/encroachment screening as provided for in ASTM Standard E 2600

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

15.1 Asbestos-Containing Building Materials

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

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

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

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

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

15.3 Endangered Species

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

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

See Critical Habitat Map in the Appendix.

15.4 Lead-Based Paint

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

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

15.5 Lead in Drinking Water

Lead is a toxic metal found in natural deposits and is commonly used in plumbing materials and water service lines. Construction built before 1986 is more likely to have lead pipes, fixtures and solder. Lead is rarely found in source water, but enters tap water through corrosion of plumbing materials. All public water systems must test for lead within their distribution system in compliance with the EPA’s Lead and Copper
Rule. Phase Engineering, Inc. reviewed the 2016 Annual Drinking Water Quality Report for the City of San Angelo. According to the report, lead is not reported above the maximum contamination level (MCL) in the samples tested.

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

15.6 Radon

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

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

Projects funded by FHA Multifamily Insured mortgage applications must comply with the HUD Mortgagee Letter 2013-07, which requires a radon assessment as a supplement to the Environmental review requirements of Chapter 9 of the Multifamily Accelerated Processing (MAP) Guide. In accordance with Section III.IV.D of the HUD letter, post-construction radon testing is required for all new construction projects located within Radon Zone 3. The radon testing must be performed in accordance to the ANSI/AARST protocol for conducting radon and radon decay product measurements in multi-family buildings.

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

<table>
<thead>
<tr>
<th>EPA Radon Zone Designation</th>
<th>Percent of Properties &gt;4.0 pCi/L per Statewide Survey</th>
<th>Maximum Reported Level per Statewide Survey pCi/L</th>
<th>Requirement for Radon Testing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tom Green County</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zone 3 - Low Potential (&lt;2 pCi/L)</td>
<td>0</td>
<td>3.3</td>
<td>Marginal (0-10% of properties surveyed &gt;4.0 pCi/L)</td>
</tr>
</tbody>
</table>

15.7 Wetlands

The U.S. Army Corps of Engineers (USCOE) requires permitting prior to the filling of certain jurisdictional wetland areas and other waters of the U.S. Geospatial wetland data is managed by the U.S. Fish and Wildlife Service and presented in maps known as the National Wetland Inventory (NWI). A review of the NWI map for the subject property indicates a stream crosses the subject property and is depicted as R4SBC (Riverine - Intermittent - Streambed - Seasonally Flooded). An on-site wetlands determination
assessment is recommended to determine if all characteristics for a wetland are present at the subject property.

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

See NWI Map in the Appendix.

15.8 Vapor Encroachment Screening

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

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

<table>
<thead>
<tr>
<th>Databases</th>
<th>Radius Searched (Miles)</th>
<th>Sites Found</th>
</tr>
</thead>
<tbody>
<tr>
<td>FEDERAL SITES</td>
<td>Radius Searched (Miles)</td>
<td>Sites Found</td>
</tr>
<tr>
<td>Federal NPL (Superfund)</td>
<td>1/3</td>
<td>1/10</td>
</tr>
<tr>
<td>Federal CERCLA (Active)</td>
<td>1/3</td>
<td>1/10</td>
</tr>
<tr>
<td>Federal Resource Conservation and Recovery Act (RCRA) CORRACTS facilities</td>
<td>1/3</td>
<td>1/10</td>
</tr>
<tr>
<td>Federal RCRA Non-CORRACTS Treatment, Storage and Disposal facilities (TSD)</td>
<td>1/3</td>
<td>1/10</td>
</tr>
<tr>
<td>Federal RCRA Generators of Hazardous Wastes</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
</tr>
<tr>
<td>Federal Institutional Control / Engineering Control Registries</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
</tr>
<tr>
<td>Federal ERNS (Reported Spill Incidents)</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
</tr>
<tr>
<td>STATE AND TRIBAL SITES</td>
<td>Radius Searched (Miles)</td>
<td>Sites Found</td>
</tr>
<tr>
<td>State / Tribal Equivalent NPL</td>
<td>1/3</td>
<td>1/10</td>
</tr>
<tr>
<td>State / Tribal Equivalent CERCLIS Sites</td>
<td>1/3</td>
<td>1/10</td>
</tr>
<tr>
<td>Landfills or Solid Waste Disposal Sites</td>
<td>1/3</td>
<td>1/10</td>
</tr>
<tr>
<td>Leaking Storage Tank Sites</td>
<td>1/3</td>
<td>1/10</td>
</tr>
<tr>
<td>Registered Storage Tanks</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
</tr>
</tbody>
</table>
No sites were identified during the regulatory database search that would pose a VEC to the subject property, based on the critical distance evaluation.

Based on resources reviewed, it is the opinion of Phase Engineering, Inc. there is no evidence of a VEC that included presence or likely presence of COC vapors in the subsurface of the target property caused by a release of vapors from contaminated soil or groundwater or both either on or near the target property (TP) as identified by the Tier 1 VES procedures. Additional Vapor Encroachment Screening procedures are not warranted at this time.

15.9 Noise Study

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

The noise sources within the prescribed distances include the following:

<table>
<thead>
<tr>
<th>Identified Noise Sources</th>
<th>Source Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Road(s)</td>
<td>No major roads were identified within 1,000 feet from the subject property</td>
</tr>
<tr>
<td>Railroad(s)</td>
<td>No railroads were identified within 3,000 feet from the subject property</td>
</tr>
<tr>
<td>Airport(s)</td>
<td>Major civil and military airports were identified within 15 miles from the subject property: San Angelo Regional Airport and the Goodfellow Air Force Base.</td>
</tr>
</tbody>
</table>

San Angelo Regional Airport is beyond the 65 decibel noise contour line. Therefore, this airport was not included in this assessment. The Goodfellow Air Force Base is a non-flying base since the runways were permanently closed in 1975, thus is not a noise concern to the subject property.

No major noise sources are located within the minimum search radius from the subject property, thus the noise value is considered “Acceptable” based on the HUD guidelines. No additional noise assessment is required.

HUD allows for a 1-decibel grace in completing noise surveys due to inaccuracies of the calculations. All the calculated noise values fall below 65 dB, and are therefore considered “acceptable” based on the HUD guidelines. No additional action is recommended.
15.10 Explosive and Flammable Hazards

Under Section 2 of the Housing Act of 1949 (42 U.S.C. 1441) and the subsequent Housing and Community Development Acts of 1968, 1969, and 1974, the Department of Housing and Urban Development is mandated to assure the goal of a “decent home and a suitable (safe and healthy) living environment.” The Regulation, “Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature” (24 CFR Part 51 Subpart C) and the Guidebook represent another step by the Department toward the objective. Although the Regulation and Guidebook apply specifically to all HUD-assisted projects, the application of these standards can be used by anyone concerned with the safe siting of new residential development.

Per 24 CFR Part 51, a hazard is defined as any stationary container which stores, handles or processes hazardous substances of an explosive or fire prone nature. The term “hazard” does not include pipelines for the transmission of hazardous substances, if such pipelines are located underground or comply with applicable Federal, State and local safety standards. Also excepted are: (1) Containers with a capacity of 100 gallons or less when they contain common liquid industrial fuels, such as gasoline, fuel oil, kerosene and crude oil since they generally would pose no danger in terms of thermal radiation of blast overpressure to a project; and (2) facilities which are shielded from a proposed HUD-assisted project by the topography, because these topographic features effectively provide a mitigating measure already in place.

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

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

CURRENT & HISTORICAL DOCUMENTATION
Location: 14.250 Acres to be addressed 2620 Era Avenue
San Angelo, TX 76905

PEI Project No: 201802039
Subject Property

St Margaret of Scotland Catholic Church

Location: 14.250 Acres to be addressed 2620 Era Avenue
San Angelo, TX 76905

PEI Project No: 201802039
2016 NAIP Orthoimagery

Source: TNRIS

Copyright ©2016 Phase Engineering, Inc.

Property boundary and locations are representative only.

PEI Project No: 201802039
2015 TOP Orthoimagery
2004 NAIP Orthoimagery
1995 Digital Orthophoto Mosaic
Property boundary and locations are representative only.

Source: USGS Earth Explorer

Copyright ©2016 Phase Engineering, Inc.

1984 Aerial Photograph

PEI Project No: 201802039
1972 Aerial Photograph
1954 Aerial Photograph
The Geologic Database of Texas was produced in cooperation with the US Geological Survey (USGS), and the Texas Water Development Board (TWDB) utilizing the 28 Geologic Atlas of Texas sheets (Texas Bureau of Economic Geology, Virgil Barnes, editor). These were compiled into separate geodatabases and then into a single Statewide Digital Geologic Atlas of Texas. This dataset is distributed through TNRIS.
Topographic Map

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

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

USGS 7.5 Minute Topographic Series
San Angelo South, 2016

Source: The National Map
Copyright ©2016 Phase Engineering, Inc.
The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

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

USGS 7.5 Minute Topographic Series
San Angelo South, 2013
Topographic Map

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

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

USGS 7.5 Minute Topographic Series
San Angelo South, 1978
Topographic Map

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

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

USGS 7.5 Minute Topographic Series
San Angelo South, 1971
Topographic Map

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

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

USGS 7.5 Minute Topographic Series
San Angelo South, 1957
Topographic Map

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

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

USGS 15 Minute Topographic Series
Wall, 1949
Topographic Map

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

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

USGS 15 Minute Topographic Series
Wall, 1928
Topographic Map

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

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

USGS 30 Minute Topographic Series
San Angelo, 1922

Source: The National Map

Copyright ©2016 Phase Engineering, Inc.
Topographic Map

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

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

USGS 30 Minute Topographic Series
San Angelo, 1892
USDA NRCS Soil Survey Geographic (SSURGO) Database of Texas

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

National Hydrography Dataset based on 1:24,000-scale USGS Topographic Map Content

- **NHL Waterbody**
  - Playa
  - Lake/Pond
  - Reservoir
  - Swamp/Marsh

- **NHL Flowline**
  - Stream/River
  - Artificial Path
  - Canal/Ditch
  - Pipeline
  - Connector
  - Coastline
  - Undefined

- **NHD Area**
  - Foreshore
  - Spillway
  - Special Use Zone
  - Hazard Zone
  - Inundation Area
  - Stream/River
  - Submerged Stream
  - Levee
  - Wash
  - Lock Chamber
  - Rapids
  - Water Intake/Outflow
  - Sea/Ocean

---

PEI Project No: 201802039
The Texas Water Development Board (TWDB) has identified and characterized 9 major and 21 minor aquifers in the state based on the quality of water supplied by each. A major aquifer is generally defined as supplying large quantities of water in small areas or relatively small quantities in large areas. The major and minor aquifers, as presently defined, underlie approximately 81 percent of the state. Lesser quantities of water may also be found in the remainder of the state.
The National Flood Hazard Layer (NFHL) dataset represents the current effective flood data for the country, where maps have been modernized. It is a compilation of effective Flood Insurance Rate Map (FIRM) databases and Letters of Map Change (LOMCs). The NFHL is updated daily. The regulatory flood zones as designated by FEMA is identical to that appearing on the FIRM Panels. The FIRM Panel labels show the panel number and effective date for each area.
Texas Railroad Commission Digital Well Location and Pipeline Mapping

Oil and gas well data and pipeline datasets were generated by the Geographic Information System of the Railroad Commission of Texas from public records at the Railroad Commission of Texas (the Commission). The Commission makes no representation, guarantee or warranty as to the accuracy, completeness, currency, or suitability of these data sets, which are provided "AS IS."
Texas Water Wells with MSD and Superfund Site Boundaries

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

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

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

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

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

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

- **State and Federal Superfund Sites**
TCEQ Superfund Sites includes both State and Federal sites in the State of Texas that have been designated as Superfund cleanup sites. Federal Superfund sites have a Hazardous Ranking System score of 28.5 or above and are also on the NPL.
1. View north of subject property from Era Street

2. View north along west property boundary
3. View east along Era Street

4. View southwest of south adjoining church property
5. View north along east property boundary

6. East adjoining residential property
7. East adjoining undeveloped land

8. View east along north property boundary
9. North adjoining undeveloped land

10. Northwest adjoining school property
11. West adjoining residential property
APPENDIX III

OWNERSHIP & PUBLIC DOCUMENTATION
### Property Details

**Ownership**

CORTESE GARY L  
PO BOX 2418  
SAN ANGELO, TX 76902-2418  
Ownership Interest: 1.0000000

**Qualified Exemptions**

Not Applicable

### Legal Information

Situs: Not Applicable

### Property Valuation History

<table>
<thead>
<tr>
<th>Values by Year</th>
<th>2017</th>
<th>2016</th>
<th>2015</th>
<th>2014</th>
<th>2013</th>
<th>n/a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improvements</td>
<td>+</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Land</td>
<td>+</td>
<td>$11,950</td>
<td>$11,950</td>
<td>$11,950</td>
<td>$11,950</td>
<td>$11,950</td>
</tr>
<tr>
<td>Production Market</td>
<td>+</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Personal</td>
<td>+</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Mineral</td>
<td>+</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>=</td>
<td>$11,950</td>
<td>$11,950</td>
<td>$11,950</td>
<td>$11,950</td>
<td>$11,950</td>
</tr>
<tr>
<td>Agricultural Loss</td>
<td>-</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Homestead Cap Loss</td>
<td>-</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Total Assessed</td>
<td>=</td>
<td>$11,950</td>
<td>$11,950</td>
<td>$11,950</td>
<td>$11,950</td>
<td>$11,950</td>
</tr>
</tbody>
</table>
### Improvement / Buildings

<table>
<thead>
<tr>
<th>Group Sequence</th>
<th>Code</th>
<th>Building Description</th>
<th>Year Built</th>
<th>Square Footage</th>
<th>Perimeter Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Land Details

<table>
<thead>
<tr>
<th>Land Code</th>
<th>Market Value: $11,950</th>
<th>Production Market Value: $0</th>
<th>Production Value: $0</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>0260</td>
<td>14.254</td>
<td>620,888</td>
<td>14,250</td>
<td>14,250</td>
<td>11,950</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

### Deed History

<table>
<thead>
<tr>
<th>Sold By</th>
<th>Volume</th>
<th>Page</th>
<th>Deed Date</th>
<th>Instrument</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORTESE GARY LEE</td>
<td></td>
<td></td>
<td>11/10/2015</td>
<td>201514774</td>
</tr>
<tr>
<td>TEXAS COMMERCE BANK</td>
<td>366</td>
<td>521</td>
<td>5/18/1993</td>
<td>367709</td>
</tr>
<tr>
<td>DUNCAN GROUP INC THE</td>
<td>273</td>
<td>437</td>
<td>11/5/1991</td>
<td>341196</td>
</tr>
<tr>
<td>DUNCAN JAMES R ET AL</td>
<td>41</td>
<td>638</td>
<td>8/13/1987</td>
<td>277299</td>
</tr>
<tr>
<td>BESSIRE W H</td>
<td>41</td>
<td>634</td>
<td>8/13/1987</td>
<td>277298</td>
</tr>
</tbody>
</table>

### Property Tax Estimation by Entity / Jurisdiction

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Taxable Value</th>
<th>Tax Rate per $100</th>
<th>Tax Factor applied to Taxable Value</th>
<th>Estimated Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>CR</td>
<td>TOM GREEN COUNTY</td>
<td>11,950</td>
<td>$0.535</td>
<td>0.00535</td>
<td>$63.93</td>
</tr>
<tr>
<td>CT</td>
<td>CITY OF SAN ANGELO</td>
<td>11,950</td>
<td>$0.776</td>
<td>0.00776</td>
<td>$92.73</td>
</tr>
<tr>
<td>SA</td>
<td>SAN ANGELO ISD</td>
<td>11,950</td>
<td>$1.21</td>
<td>0.0121</td>
<td>$144.60</td>
</tr>
</tbody>
</table>

**Total Estimation** | $2.521 | 0.02521 | $301.26

The above property tax estimation is not a tax bill. Do not pay.

Click here to view actual Property Tax Bill.

Southwest Data Solutions provides this information "as is" without warranty of any kind. Southwest Data Solutions is not responsible for any errors or omissions.
TEXAS
COMMITMENT FOR TITLE INSURANCE (T-7)
ISSUED BY
WFG NATIONAL TITLE INSURANCE COMPANY

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

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

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

WFG NATIONAL TITLE INSURANCE COMPANY

BY:

Patrick Storrs, President
ATTEST:

Steve Weidler, Secretary

SURETY TITLE COMPANY

By

Authorized Signature

CONDITIONS AND STIPULATIONS

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

2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

Texas Form T-7: Commitment for Title Insurance (1/3/2014)
WFG NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

Effective Date: December 14, 2017 at 07:00 AM
Commitment Number: 1712063TG, issued January 2, 2017 at 10:33-AM
GF Number: 1712063TG

1. The policy or policies to be issued are:
   a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
      (Not applicable for improved one-to-four family residential real estate)
      Policy Amount: $100,000.00
      PROPOSED INSURED:
      Generation Housing Partners LLC
   b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
      -- ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
      Policy Amount:
      PROPOSED INSURED:
   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount: $100,000.00
      PROPOSED INSURED:
      TO BE DETERMINED
      Proposed Borrower:
      Generation Housing Partners LLC
   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:
   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
      Binder Amount:
      PROPOSED INSURED:
      Proposed Borrower:
   f. OTHER
      Policy Amount:
      PROPOSED INSURED:

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

3. Record title to the land on the Effective Date appears to be vested in:
   GARY LEE CORTESE AKA GARY L. CORTESE

4. Legal description of land:
   Being 14.250 acres of land out of Survey No. 164, Christian Keizer, Tom Green County, Texas, said 14.250 acres being out of a certain 153.50 acre tract described in Deed recorded in Volume 247, Page 339, Deed Records, Tom Green County, Texas, and said 14.250 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

SURETY TITLE COMPANY

By: [Signature]

SURETY TITLE COMPANY
EXHIBIT "B"

Being 14.250 acres of land out of Survey No. 164, Christian Keizer, Tom Green County, Texas, said 14.250 acres being out of a certain 153.60 acre tract described in Deed recorded in Volume 247, Page 339, Deed Records, Tom Green County, Texas, and said 14.250 acres being more particularly described as follows:

BEGINNING at a found 3/4" iron pipe found in the North line of Era Street as described in Deed recorded in Volume 308, Pages 514-515, Deed Records, Tom Green County, Texas and in the East line of Eveloyd Heights Subdivision as recorded in Volume 1, Page 542, Plat Records, Tom Green County, Texas, said 3/4" iron pipe being the Southwest corner of this tract from which a 3/8" iron rod in concrete found at the Northwest corner of a certain 4.00 acre tract as described in Deed recorded in Volume 407, Pages 505-508, Deed Records, Tom Green County, Texas, bears S. 030'22" W. a distance of 60 feet;

THENCE N. 45'44"E. along the East line of said Eveloyd Heights Subdivision a distance of 1036.49 feet to a 1/2" iron pipe found in the South line of Stephen Street as described in Deed recorded in Volume 308, pages 514-515, Deed Records, Tom Green County, Texas;

THENCE S. 89 42'58" E. along the said South line of Stephen Street a distance of 59.50 feet to a 3/4" iron rod found in the East line of Ford Street, as described in Deed recorded in Volume 435, Pages 71-72, Deed Records, Tom Green County, Texas;

THENCE N. 0 42'13" E. along he said East line of Ford Street, a distance of 25.00 feet to a 3/4" iron rod found at the Southwest corner of a certain 4.656 acre tract as described in Deed recorded in Volume 660, pages 204-205, Deed Records, Tom Green County, Texas;

THENCE S. 89 12'12" E. along the said South line of said 4.656 acre tract a distance of 536.21 feet to a 1" steel rod found in the West line of a certain 20 acre tract described in Deed recorded in Volume 660, pages 204-205, Deed Records, Tom Green County, Texas;

THENCE S. 0 53'18" W. along the said West line of said 20 acre tract, at 406.70 feet passing the Southwest corner of said 20 acre tract and the Northwest corner of Goodfellow Court Annex (Plat of Lots 1-8, Block 1 and Lot 1-3, Block 2) as recorded in Volume 4, pages 580-581, Plat Records, Tom Green County, Texas, in all a distance of 1062.76 feet to a 1/2" iron rod set in the said North line of Era Street;

THENCE N. 89 07'23" W. along the said North line of Era Street a distance of 584.34 feet to the place of beginning, the herein described tract containing 14.250 acres of land.
SCHEDULE B

EXCEPTIONS FROM COVERAGE

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

1. The following restrictive covenants of record itemized below (the Company must either insert specific recording data or delete this exception):
   EXCEPTION NUMBER 1 IS HEREBY DELETED

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

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

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

5. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute “which become due and payable subsequent to Date of Policy” in lieu of “for the year 2018 and subsequent years.”)

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

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

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

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

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

   a. Rights of Parties in Possession. (Owner Policy Only)
SCHEDULE B
(Continued)

b. Easement filed for record on March 12, 1948. To Lone Star Gas Company as described and recorded in Volume 267, Page 171, Deed Records, Tom Green County, Texas.

c. Subject to the Adjudication of Water Rights on the Concho River Segment and its Tributaries of the Colorado River Basin as established in Cause No. 44,900-A, in the district court of Tom Green County, Texas.

d. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land.

Note: Upon receipt of a current survey acceptable to the Title Company, this exception will be deleted. The Company reserves the right to except additional items and/or make additional requirements after reviewing said survey.

e. Rights and claims of adjoining property owners in and to that portion of the property, if any, which lies inside record title boundary but outside fences; and inside fences, but outside recorded title boundary.

f. Any land lying within the confines of any public or private roadway which the public or other persons might have acquired by fee simple title or by prescription, dedication or otherwise, and subject to the rights of the public or other persons therein.

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

h. SELLER and BUYER are hereby advised of the existence of certain Rules and Regulations regarding subdivision of property and sanitation as passed from time to time by the Tom Green County Commissioner's Court and Title Company makes no representation as to the compliance or non-compliance of the subject sale with said subdivision rules and regulations.
SCHEDULE C

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

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

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

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

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

5. We must be furnished with a properly executed Affidavit as to Debts and Liens and Waiver of Inspection (if a purchase) executed by Seller/Borrower.

6. The title insurance policy being issued to you contains an arbitration provision. It allows you or the Company to require arbitration if the amount of insurance is $1,000,000.00 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. If you are the purchaser in the transaction and elect deletion of the arbitration provision, please inform us through your loan closing instructions.

7. Note to all buyers, sellers, borrowers, lenders and all parties having a vested interest in the transaction covered by this Commitment. The following constitutes a MAJOR CHANGE in the procedures and requirements for disbursement of funds by this company in regard to this transaction: The Texas Department of Insurance adopted Procedural Rule P-27 which requires that "GOOD FUNDS" be received and deposited before a Title Agency may disburse from its Trust Fund Account. "GOOD FUNDS" is defined as (1) cash or wire transfers; (2) certified funds, including, certified checks and cashier’s checks which are issued on a federally insured bank; (3) uncertified funds in amounts less than $1500.00, including checks, travelers checks, money orders and negotiable orders of withdrawal; PROVIDED MULTIPLE ITEMS SHALL NOT BE USED TO AVOID THE $1500.00 LIMITATION; and (4) uncertified funds in amounts of $1500.00 or more, drafts, and any other item when collected by the Financial Institution.

8. Payment of any and all taxes and assessments now due and payable, up to and including the year 2017

9. Item 2, Schedule B will be amended to read "Shortages in Area" in the Mortgagee’s Title Policy if we are furnished a survey prepared by an approved licensed surveyor who certifies that there are no discrepancies, conflicts in boundary lines, or any encroachment, or any overlapping of improvements.

10. Item 2, Schedule B will be amended to read "Shortages in Area" in the Owner's Title Policy if we are furnished a survey prepared by an approved licensed surveyor who certifies that there are no discrepancies, conflicts in boundary lines, or any encroachment, or any overlapping of improvements, and the payment of the additional premium required for this amendment.
11. "Rights of Parties in Possession" shown in Schedule B of this commitment will be deleted from the Owner's Title Policy ONLY if an inspection is made and paid for which shows no parties in possession other than the purchasers. If such an inspection is not required, the purchaser must sign a Waiver of Inspection and acknowledge that they understand that the Owner's Title Policy will be issued subject to the rights of parties in possession.

12. The Company may make other requirements or exceptions upon its review of the proposed documents creating the estate of interest to be insured or otherwise ascertaining details of the transaction.

13. Satisfy yourself that all 2017 and prior years' taxes are paid and current.

14. Obtain and file for record a General Warranty Deed duly executed by Gary Lee Cortese aka Gary L. Cortese, a single person, conveying title to Generation Housing Partners, LLC.


   Requirement: Obtain and file for record a release of the herein described property from the aforementioned Lien.

16. Lien by the City of San Angelo for removal of weeds, or other refuse, dated June 23, 2005, filed for record on October 27, 2005, in Volume 1245, Page 577, Official Public Records of Real Property, Tom Green County, Texas.

   Requirement: Obtain and file for record a release of the herein described property from the aforementioned Lien.
SCHEDULE D

The information contained in this Schedule D does not affect title to or the lien upon the land described in Schedule A hereof, to be insured in any policy(ies) of title insurance to be issued in accordance with this Commitment.

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

1. The following individuals are directors and/or officers, as indicated, of WFG National Title Insurance Company:
   DIRECTORS:
   - Ken Diekroeger, Chairman
   - Jacob Mizrahi
   - James Rauh
   - Patrick F. Stone
   OFFICERS:
   - Ken Diekroeger, Chairman of the Board
   - Patrick F. Stone, Chief Executive Officer and President
   - Michael Gallaher, Chief Financial Officer and Treasurer
   - Steven Winkler, Chief Underwriting Counsel and Secretary
   - Joseph Drum, Executive Vice President, Agency Operations
   - Joseph McCabe, Executive Vice President/General Counsel
   - John Woolridge, Vice President/Controller

Williston Financial Group LLC owns 100% of the stock of WFG National Title Insurance Company. Williston Holdings LLC owns 100% of the LLC interests in Williston Financial Group LLC.

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment: DARBY TITLE, INC.
   D/B/A SURETY TITLE COMPANY
   a. The names of each shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium as follows:
      W. Drew Darby and San Angelo Abstract Company, Inc.
   b. Each shareholder, owner, partner or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns, or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows:
      Darby Children Irrevocable Trust
   c. The following persons are officers and directors of the Title Insurance Agent:
      DIRECTORS:  OFFICERS:
      - W. Drew Darby  - W. Drew Darby  President
      - Clarisa F. Darby  - Clarisa F. Darby  Secretary/Treasurer

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

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

   Owner's Policy $ 875.00
   Loan Policy $ 100.00
   Total $ 975.00

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

AMOUNT TO WHOM FOR SERVICES

*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance. This Commitment is invalid unless the insuring provisions of Schedules A, B and C are attached.
NOTE: SCHEDULE B ITEMS
OF 17010810, December 29, 2016
10b. does not effect subject property
10c. Blanket Easement, Affects subject property.
10c. As shown on survey plat.

2620 ERA STREET
PLAT SHOWING A SURVEY OF 14.250 ACRES OF LAND OUT OF SURVEY NO. 164, CHRISTIAN KEIZER, ABSTRACT NO. 1556, SAN ANGELO, TOM GREEN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY FIELD NOTES ATTACHED.

Certification is hereby made that a survey was made on the ground under my supervision according to the minimum standards of the Professional Land Surveying Practices Act and the General Rules of Procedures and Practices set forth by the Texas Board of Professional Land Surveying.

This survey is prepared for the exclusive use and benefit of Greg Conney. Use of this survey by a third party may not be transferred or assigned. Not valid without the original signature and seal of a Registered Professional Land Surveyor.

Surveys of the ground February 17, 2017.
FIELD NOTES

14.250 Acres

February 17, 2017
17-S-0201

Being an area of 14.250 acres of land out of Survey No. 164, Abstract No. 1556, Christian Keizer, San Angelo, Tom Green County, Texas and said 14.250 acre tract also being that same called First Tract (14.250 Ac.) described and recorded in Instrument No. 201514774, Official Public Records of Tom Green County, Texas and said 14.250 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½” iron rod with cap marked “SKG ENGINEERS” set for the southwest corner of this tract in the north line of Era Street and in the east line of Eveloyd Heights Addition as per plat recorded in Volume 1, Page 542, Plat Records of Tom Green County, Texas;

Thence with the west line of this tract and the east line of said Eveloyd Heights Addition, N. 00° 45’ 44” E. 1036.49 feet to a mag nail set for the west northwest corner of this tract and in the south line of Stephen Street;

Thence S. 89° 42’ 58” E. with the south line of said Stephen Street a distance of 50.50 feet to a ¾” iron pipe found for a reentrant corner of this tract and in the east line of Ford Street;

Thence N. 00° 42’ 13” E. with the east line of said Ford Street a distance of 25.00 feet to a ¾” iron pipe found for the north northwest corner of this tract and the southwest corner of a certain 4.66 acre tract described and recorded in Volume 303, Page 747, Deed Records of Tom Green County, Texas;

Thence with the north line of this tract and south line of said 4.66 acre tract, S. 89° 12’ 12” E. 536.21 feet to a 1” axle found for the northeast corner of this tract in the west line of a certain 10.00 acre tract described and recorded in Instrument No. 604300, Official Public Records of Tom Green County, Texas;

Thence with the east line of this tract and west line of said 10.00 acre tract, S. 00° 53’ 18” W. at 406.70 feet (As Per Deed) pass the southwest corner of said 10.00 acre tract and northwest corner of Goodfellow Court Annex as per plat recorded in Volume 4, Page 580-581, Plat Records of Tom Green County, Texas, in all a total distance of 1062.76 feet to a ½” iron rod with cap marked “SKG ENGINEERS” set for the southeast corner of this tract in the north line of said Era Street;

Thence with the south line of this tract and the north line of said Era Street, N. 89° 07’ 23” W. 584.34 feet to the place of beginning and containing an area of 14.250 acres of land.

See Attached Plat of Survey.

Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400
TABULATIONS

SITE AREA: 14.250 AC.

UNIT TABULATION:
1 Bedroom: 12 Units (16.67%)
2 Bedroom: 36 Units (50.00%)
3 Bedroom: 24 Units (33.33%)
TOTAL: 72 Units
@ 5.05 Units/Acre

PARKING TABULATION:
129 Parking Required
138 Surface Parking
138 Total Parking
@ 1.92 Parking/Unit
@ 0.88 Parking/BED

SAN ANGELO MULTI FAMILY SCHEMATIC SITE PLAN
SAN ANGELO, TEXAS
APPENDIX IV

REGULATORY INFORMATION
### Regulatory Database Search

<table>
<thead>
<tr>
<th>Job Number:</th>
<th>201802039</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Date:</td>
<td>February 14, 2018</td>
</tr>
</tbody>
</table>

**Property:**

<table>
<thead>
<tr>
<th>201802039</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
</tr>
<tr>
<td>San Angelo, TX  76905</td>
</tr>
</tbody>
</table>

**Prepared For:**

Phase Engineering, Inc.
5524 Cornish St.
Houston, TX 77007

**Prepared By:**

AAI Environmental Data
P.O. Box 70438
Houston, TX 77270
Site Location: San Angelo, TX 76905
Job Number: 201802039

Note: Property location and boundaries are representative only.
Site Location: San Angelo, TX 76905
Job Number: 201802039

Scale: 1:19,890

Note: Property location and boundaries are representative only.
## Federal Sites

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>Updated</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPA</td>
<td>NPL</td>
<td>03/2015</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>NPL (Delisted)</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>CERCLIS</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>CERCLIS NFRAP</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA</td>
<td>03/2015</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA TSD</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA CORRACTS</td>
<td>03/2015</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>IC/EC</td>
<td>04/2015</td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>NRC</td>
<td>ERNS</td>
<td>03/2015</td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

## State and Tribal Sites

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>Updated</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TCEQ</td>
<td>SPL (NPL/CERCLIS)</td>
<td>12/2015</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>MSW</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>CLI</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>AST</td>
<td>03/2015</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>UST</td>
<td>03/2015</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>LPST</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>RDR</td>
<td>04/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IC/EC</td>
<td>03/2015</td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IOP</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>VCP</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RRC TX</td>
<td>RRC-VCP</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>BROWNFIELD</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IHW</td>
<td>03/2015</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IHWCA</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RRC TX</td>
<td>RRC-BRP</td>
<td>04/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

## Supplemental Databases

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>Updated</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TCEQ</td>
<td>MSD</td>
<td>03/2015</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>DCR</td>
<td>03/2016</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>DCRP</td>
<td>03/2016</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>ACRES</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

*Adjoining properties are defined as being within a search radius of 0.25 mi. from the subject property boundaries.*
The following sites were not geocoded due to mapping and/or database limitations. These sites are believed to be within the subject sites zip code or in an adjacent zip code within 1/2 mile of the subject property, but due to database inaccuracies, no guarantees can be made that these sites actually exist within the zip code nor can it be guaranteed that the listed sites are the only sites in the zip code.

The following ZIP codes have been searched for ungeocodables: 76905 76908

<table>
<thead>
<tr>
<th>Facility ID</th>
<th>Type</th>
<th>Facility Name</th>
<th>Street Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>RN104001060</td>
<td>DRY CLEANER</td>
<td>BX CLEANERS</td>
<td>BLDG 137 GOODFELLOW AFB</td>
</tr>
<tr>
<td>RN106309453</td>
<td>DRY CLEANER</td>
<td>BX CLEANERS</td>
<td>130 VALIANT ST STE 222</td>
</tr>
<tr>
<td>64004</td>
<td>IHW</td>
<td>US AIR FORCE AIR EDUCATION &amp; TRAINING COMMAND</td>
<td>FM 1223</td>
</tr>
<tr>
<td>68523</td>
<td>IHW</td>
<td>GOODFELLOW AUTO REPAIR</td>
<td>GOODFELLOW A F B BLDG</td>
</tr>
</tbody>
</table>
DATA SOURCES

CERCLIS Comprehensive Environmental Response, Compensation and Liability Information System – CERCLA, also known as the Superfund Program (enacted by Congress in 1980) is administered by the EPA to locate, investigate, and clean-up uncontrolled hazardous waste sites throughout the United States. CERCLIS is the national database and management system the EPA uses to track activities at abandoned, inactive, or uncontrolled hazardous waste sites regulated under the Comprehensive Environmental Response, Compensation and Liability Act, and is the contains the official inventory of Superfund sites. This database contains information for site inspections, preliminary assessments and remediation activities at hazardous waste sites on the National Priorities List. CERCLIS contains the official inventory of Superfund sites and supports EPA’s site planning and tracking functions. Effective January 31, 2014, the Superfund program decommissioned CERCLIS and is transitioning to the Superfund Enterprise Management System, or SEMS. SEMS will include the same data and content as CERCLIS. The final CERCLIS dataset (dated November 12, 2013) which reflects official end of Fiscal Year 2013 Program progress for public reporting is the last update until a complete and accurate SEMS data set is available from the EPA.

NPL National Priorities List – is a list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is information and management tool intended primarily to guide the EPA in determining which sites warrant further investigation. The National Priorities List is updated periodically, as mandated by CERCLA.

NPL Delisted (Deleted) – Deletion of sites from the National Priorities List (NPL) may occur once all response actions are complete and all cleanup goals have been achieved. The EPA has the responsibility for processing deletions with concurrence from the State. Deleted sites may still require five-year reviews to assess protectiveness. Also, if future site conditions warrant, additional response actions can be taken, using the Trust Fund or by Potential Responsible Parties. Sites can be restored to the NPL if extensive response work is required.

NFRAP – is a status code assigned to Non-NPL sites. No Further Remedial Action Planned means that, to the best of the EPA’s knowledge, site assessment work is complete and no further steps will be taken to list the site on the National Priorities (NPL) unless new information warranting such action is received by EPA. NFRAP does not necessarily mean that there is no hazard associated with the site; it only means that the location is not deemed to be a potential NPL site based on available information.

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

RCRA Resource Conservation and Recovery Act Information - RCRAInfo is the EPAs comprehensive information system that supports the RCRA (1976) and HSWA (1984) through the tracking of events and activities related to facilities that generate, treat, store or dispose of hazardous waste. Information on cleaning up after accidents or other activities that result in a release of hazardous materials to the water, air or land must also be reported through RCRAInfo.

Hazardous Waste Generator – is any person or site whose processes and actions create hazardous waste. Generators are divided into three categories based upon the quantity of waste they produce: Large Quantity Generators (LQG), Small Quantity Generators (SQG), and Conditionally Exempt Small Quantity Generators (CESQG).

TSD - The RCRA hazardous waste permitting program helps ensure the safe treatment, storage, and disposal of hazardous waste by establishing specific requirements that must be followed when managing wastes. Permits for the treatment, storage, or disposal of hazardous wastes are issued by Authorized States or by the EPA Regional Offices.

Corrective Action/Hazardous Waste Cleanup – RCRA requires TSD facilities owners and operators to investigate and cleanup hazardous waste releases at hazardous waste facilities. The RCRA Corrective Action Program allows these facilities to address the investigation and cleanup of these hazardous releases themselves. Cleanup at closed or abandoned RCRA sites can also take place under the Superfund program. The EPA created the 2020 Corrective Action Universe which gives access to the facilities expected to need corrective action. Some properties are heavily contaminated while others were contaminated but have since been cleaned up, or have not been fully investigated yet, and may require little or no remediation. The 2020 Corrective Action Baseline Facilities List data was retrieved from RCRAInfo as of April 22, 2013.

ACRES Assessment, Cleanup and Redevelopment Exchange System (EPA Brownfield) - The EPA’s ACRES stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. The EPA’s Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.
DATA SOURCES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Tribal Open Dumps 2014 - OMDS - Indian Health Service, Office of Environmental and Health Engineering Division of Sanitation Facilities Construction administers a nationwide Sanitation Facilities Construction Program that is responsible for the delivery of environmental engineering services and sanitation facilities to American Indians and Alaska Natives. The SFC Program for Texas is administered through the Nashville Area Office.
APPENDIX V

INTERVIEWS / ADDITIONAL INFORMATION
Date: 2/23/18

To: City of San Angelo, TX  
City Secretary Department  
Phone: (325) 657-4405  
Email: bryan.kendrick@cosatx.us

From: Phase Engineering, Inc.  
5524 Cornish Street  
Houston, TX  77007  
713-476-9844

For: Phase Engineering Job: 201802039

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

1. Address: 2620 Era Avenue
2. Owner: CORTESE GARY L
3. Property ID#: R000072974

Building Department Records - Please provide copies of all permits submitted/approved, certificates of occupancy and building plans for the above property; notify us of any charges before proceeding.

Health Department Records - Any environmentally-related information, including, but not limited to notices of violation, complaints, fuel tank storage facilities, sample wells, grease traps, etc.

Please reply as soon as possible to: jessica@PhaseEngineering.com or Fax 713-476-9797

Thank you very much for your assistance!
Date: 02/23/18

To: City of San Angelo, Fire
Department Ross Coleman, Fire Marshal Phone: (325) 657-4355
Email: firemarshal@cosatx.us

From: Phase Engineering, Inc.
5524 Cornish Street
Houston, TX  77007
713-476-9844

For: Phase Engineering Job: 201802039

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

1. **Address:** 2620 Era Avenue
2. **Owner:** CORTESE GARY L
3. **Property ID#:** R000072974

We are requesting any information you may have concerning the storage, use, handling or dispensing of flammable liquid storage tanks, hazardous materials, or liquefied petroleum gas storage or incidents of environmental concern, at the above location or adjacent properties. Please notify us of any charges before proceeding.

Reply as soon as possible to: jessica@PhaseEngineering.com or Fax 713-476-9797

Thank you very much for your assistance!
User Responsibilities Questionnaire

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

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

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

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

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

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

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

Comments from Questions 1-6:

N/A

Please have the user(s) of the Phase I report answer and return this page with the signed letter of engagement. Please fax completed form back to Ruben at (281) 200-0060. To submit this form via email, please send to: Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.

Property Address or Description:
2670 ERA ST, San Angelo, Texas 76905

Print Name: Adrian T. S. Company: TXERA 2018, LLC Date: 2/8/18

Signature: __________________________ Relation to property: Purchaser
(purchaser, lender, owner, lessee, etc.)

© Phase Engineering, Inc. 5524 Cornish Street, Houston, TX 77007 (713) 476-9844

201802039
Section 6. User Responsibilities

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

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

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

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

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

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

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

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

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

Property Address or Description:
____________________________________________________________________________________________

Print Name: ________________________________ Company: _______________________ Date: ______________
Signature: _________________________________ Relation to property: _____________________________
(purchaser, lender, owner, lessee, etc.)
Texas Historical Commission
National Register of Historic Places

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

**Historic Places - Point**
- **Historic Places - Properties**

- Subject Property
- One-Quarter Mile Area of Interest

---

Texas Historical Commission
Cemeteries, County Courthouses, Museums, Historic Sites, and Historic Markers

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

- **Museums**
- **County_Courthouse**
- **Cemeteries**
- **StateHistoricSites**
- **HistoricHighwaysRoutes**

- Subject Property
- One-Quarter Mile Area of Interest

---

PHASE ENGINEERING, INC.
ENVIRONMENTAL CONSULTANTS

PEI Project No: 201802039
Texas Historical Commission
Archaeological Projects

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

- Archeological Projects - Linear
- Archeological Projects - Polygon

Texas Historical Commission
Neighborhood Surveys

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

- Neighborhood Survey

Copyright ©2016 Phase Engineering, Inc.

Copyright ©2016 Phase Engineering, Inc.
U.S. FWS Threatened & Endangered Species Active Critical Habitats

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

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

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

PEI Project No: 201802039
City of San Angelo
Department of Water Utilities

2016 Consumer Confidence Report
(Year 2015 Data)

WHY HAVE I RECEIVED THIS REPORT?

In 1996, Congress amended the Safe Drinking Water Act to include a requirement that water utilities annually notify customers about their drinking water quality. This report is produced annually by the Department of Water Utilities to provide information about the San Angelo water system, source water, levels of minerals and any detected contaminants, and to ensure compliance with applicable TCEQ rules and regulations. We hope this report will also help answer any questions you may have about our water system and quality. The Department of Water Utilities is part of your city government. If you have questions about this report, you may contact us by telephone or mail:

Department of Water Utilities
72 W. College Ave.
San Angelo, Texas 76903
325.657.4209 - http://www.cosatx.us

If you would like the opportunity to participate in decisions that may affect the quality of our water, you may attend a regularly scheduled City Council Meeting at the McNeese Convention Center on the first and third Tuesday of the month.

San Angelo Water System Facts

<table>
<thead>
<tr>
<th></th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Year Pumpage (Billion Gallons)</td>
<td>4.30</td>
<td>4.13</td>
<td>4.27</td>
</tr>
<tr>
<td>Daily Treatment Capacity (Million Gallons)</td>
<td>42</td>
<td>42</td>
<td>42</td>
</tr>
<tr>
<td>Maximum Daily Usage (Million Gallons)</td>
<td>19</td>
<td>17</td>
<td>19</td>
</tr>
<tr>
<td>Average Daily Usage (Million Gallons)</td>
<td>13</td>
<td>11</td>
<td>12</td>
</tr>
<tr>
<td>Average Person Usage (Gallons Daily)</td>
<td>132</td>
<td>116</td>
<td>118</td>
</tr>
<tr>
<td>Distribution System (Miles)</td>
<td>750*</td>
<td>754*</td>
<td>685</td>
</tr>
<tr>
<td>Service Connections (Water Meters)</td>
<td>41,310**</td>
<td>43,186**</td>
<td>35,428</td>
</tr>
<tr>
<td>Population</td>
<td>95,887</td>
<td>97,492</td>
<td>100,450</td>
</tr>
</tbody>
</table>

* Previous years included Hickory groundwater transmission lines.
** Previous years included all active and non-active locations, numbers displayed for 2015 are active accounts.

Este reporte incluye información importante sobre el agua para tomar. Para asistencia en Español, favor de llamar al teléfono (325) 657-4209.
WHERE DOES OUR WATER COME FROM?

San Angelo currently has six surface water sources: Twin Buttes Reservoir, O.C. Fisher Lake, Lake Nasworthy, O.H. Ivie Reservoir, E.V. Spence Reservoir, and the South Concho River. San Angelo currently gets its source water from O.H. Ivie Reservoir or the South Concho River, which is fed by Twin Buttes and Lake Nasworthy. O.H. Ivie Reservoir is typically the primary source. However, on occasion the South Concho River is used as the primary source. Occasionally, the two source waters are blended.

In 2014, the Hickory Aquifer groundwater became available as an additional water source. A water treatment plant, which includes ion exchange and pressure filtration to remove radium and iron from the Hickory groundwater, has been completed and is currently being used as an additional water source. The treated groundwater is blended with surface water. Hickory water wells have an average 18 pCi/L of radium. The groundwater treatment plant will remove approximately 90-95 percent of the radium resulting in about 1 pCi/L in the finished water. This water is then blended with surface water, which will reduce the radium content even more, most likely below 1 pCi/L. The TCEQ regulatory limit is currently 5 pCi/L. The Hickory Aquifer water also has a much lower mineral and organic content than the city's surface water sources. Utilizing this water will result in a lower overall total mineral content of the finished water. The lower levels of organic material in the water will also help reduce the formation of trihalomethanes (THMs) during the disinfection process.

HOW IS OUR WATER USED?

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>70%</td>
</tr>
<tr>
<td>Commercial</td>
<td>13%</td>
</tr>
<tr>
<td>Industrial</td>
<td>3%</td>
</tr>
<tr>
<td>Institutional</td>
<td>10%</td>
</tr>
<tr>
<td>Wholesale</td>
<td>4%</td>
</tr>
</tbody>
</table>

SPECIAL HEALTH INFORMATION

The following information is not meant to alarm or scare you. It is meant to make you aware. The exact wording shown below is required by state regulations.

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

TTHMs (Total Trihalomethanes). Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous systems, and may have an increased risk of getting cancer.

CURRENT 2016 CAPITAL PROJECTS

- Finalize the replacement of 12,000 feet of water mains, $1.3 million.
- Finalized Hickory Wellfield Expansion Project (6 wells), (Package 1- $7.5 million & Package 2 - $9.7 million).
- Finalizing Water Treatment Plant Filter & Valve Rehabilitation Improvements, $2.7 million.

PROJECTS PLANNED FOR 2017

- Rehabilitation of water and sewer mains along Martin Luther King Drive and Bell Street to start the 10 year Street Program.
- Replace approximately 4,000 feet of sewer mains along Concho River and Sulphur Draw, $4.5 million.
- New Clear Well at the Water Treatment Plant, $5.0 million.

DON’T POUR IT DOWN THE DRAIN - FATS, OILS, GREASE, SOLIDS

These materials are generated during food preparation. They don’t mix well with water. When flushed, these materials can build up and block the entire sewer pipeline and cause raw sewage overflows into your home, lawn, streets, parks and rivers. Never pour fats, oil, grease or food scraps into your sink, garbage disposal or toilet. It is best to place as much of these type wastes as you can into your garbage.

WATER CONSERVATION TIPS

- When filling your bathtub, plug the tub before turning the water on and then adjust the temperature as the tub fills up.
- Fix your leaky faucets as soon as they are discovered. It is simple and inexpensive.
- Install a rain shut-off device on your automatic sprinklers to eliminate unnecessary watering.
- Try and do at least one thing each day that saves water. Even if the savings are small, every drop counts.
- When watering your lawn, do not allow your water to run off property to a gutter, street, alley, or drainage for a distance of more than 150 feet.
RAINWATER HARVESTING AND XERISCAPE

The City of San Angelo, as well as the State of Texas, encourage the use of rainwater to help supplement water needs, especially during current drought conditions. We encourage you to look for potential areas on your roof or property where you could capture rainwater. Rainwater can be collected off most any type roof. Metal roofs provide for the cleanest rainwater and are best if you intend to use the water as a potable source. Unscented regular bleach is often used to disinfect water prior to drinking. You should always have your water thoroughly tested if you intend to use it for drinking water to ensure it is safe. Wood and composite shingle roofs provide a less pure water than metal roofs, so water from these roof types is typically used for watering trees, gardens, yards, and foundations. Many homes have existing gutters and downspouts that currently discharge to the ground. These are excellent examples of where a 50-1000 gallon water tank can be installed. A roof will normally capture 0.6 gallons of rainwater per square foot of roof surface area. Below is an example of what a typical size home could expect to capture with normal rainfall levels in our area:

- **House Size** – 30’ x 60’ = 1800 sq. ft.
- 1800 x 0.6 = 1080 gallons of water per inch of rain
- **Normal rainfall in San Angelo is 20” per year, so 1080 x 20 = 21,600 gallons per year**

The City of San Angelo is currently evaluating numerous municipal buildings for their potential to be used in a rainwater harvesting initiative. We encourage the public to consider rainwater harvesting projects as part of a long term solution to the water shortage we are currently experiencing in our area.

Another method of reducing water use is the practice of xeriscaping. Xeriscaping is when grass lawns and shrubs are partially or totally replaced with rock, groundcover, desert plant, or low water use shrubs. Xeriscaping a lawn is probably the best way to conserve large amounts of water.

CURRENT DROUGHT LEVEL AS OF THIS PRINTING – STANDARD CONSERVATION

- Watering your lawn is allowed no more than twice every seven days with total applications not exceeding one inch per week.
- Watering is prohibited from noon to 6 p.m., when evaporation rates are highest.
- Golf course greens may be watered daily except during prohibited watering hours.
- Drip irrigation and hand watering are allowed on any day, so long as the total amount of water used does not exceed 1 inch per week. Drip irrigation may occur at any time of day. Hand watering is prohibited from noon to 6 p.m.
- Water may not run more than 150 feet down any gutter, street, alley or ditch.
A WORD ABOUT LEAD AND COPPER

If present, elevated levels of lead can cause serious health problems, especially for young children and pregnant women. Lead in drinking water comes primarily from materials used in home plumbing, fixtures and service lines. This water supply is responsible for providing water with acceptable low levels of lead, however cannot control the variety of materials used in plumbing components. When your water has been sitting for several days, you can minimize the potential for elevated levels of lead by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. All public schools should thoroughly flush their water lines following an extended break.

CHLORAMINE DISINFECTION

San Angelo uses a mixture of chlorine gas and liquid ammonium sulfate for disinfection. When combined, chloramine is formed. Chloramine is primarily composed of monochloramine, with much lesser levels of dichloramine and trichloramine. Surface water sources, such as O.H. Ivie and the South Concho River, typically contain dissolved organic compounds that react with free chlorine during disinfection to form unwanted by-products called trihalomethanes (THMs). To reduce the production of THMs, liquid ammonium sulfate is added at the time of chlorination so it will combine with the chlorine to form chloramines. This is done specifically to reduce and control the production of THMs. As chloramine moves through the distribution system and provides disinfection of the water, it partially decays and releases ammonia. Over time, the ammonia can cause unwanted side effects such as nitrification and biofilm. Periodically the disinfectant must be changed back from chloramines to free chlorine to help control nitrification and reduce the biofilm. This typically takes about four weeks to accomplish and is usually done during the month of June each year. During this change, chlorine dosage levels at the treatment plant are not increased and are often reduced. Free chlorine has a much lower threshold of odor than chloramines so the water may smell like it has more chlorine in it when it actually doesn’t.

<table>
<thead>
<tr>
<th>Substance (units)</th>
<th>State and Federal Standards</th>
<th>Levels Measured in San Angelo Water</th>
<th>Possible Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chloramines (ppm)</td>
<td>4 MRDLG 4 MCL</td>
<td>Average Level Detected: 3.0</td>
<td>Minimum Level Detected: 0.5</td>
</tr>
</tbody>
</table>

MCLG (Maximum Contaminant Level Goal) - The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
MCL (Maximum Contaminant Level) - The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to maximum contaminant level goals as feasible using the best available treatment technology.
MRDLG (Maximum Residual Disinfectant Level Goal) - The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
MRDL (Maximum Residual Disinfectant Level) - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that
addition of a disinfectant is necessary for control of microbial contaminants. MRDL and MRDLG are based on a monthly average. There is no violation to occasionally exceed 4.0 mg/L chlorine residual on a given day.

FACTS ABOUT TRIHALOMETHANES (THMs)

When chlorine is added to source water containing dissolved organics, undesirable by-products are often formed called trihalomethanes (THMs). THMs are a common problem with most all surface water treatment plants and can form at the treatment plant and in the distribution system. Warmer water temperature in the summer and longer water residence time in the distribution lines due to conservation measures can enhance the formation of THMs in our water. Water lines must routinely be flushed to remove stagnant water to prevent the formation of THMs, especially during periods of elevated conservation. It may appear that water is being unnecessarily wasted by flushing lines, but this must be done to prevent the formation of THMs. The regulatory limit for THMs is 80 ppb. San Angelo had no violations for THMs in 2015 (see table below).

<table>
<thead>
<tr>
<th>Sample Site</th>
<th>Q1</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
<th>Annual Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>DBP2-01</td>
<td>49.50</td>
<td>16.40</td>
<td>35.40</td>
<td>34.50</td>
<td>33.95</td>
</tr>
<tr>
<td>DBP2-02</td>
<td>41.80</td>
<td>13.80</td>
<td>37.90</td>
<td>31.40</td>
<td>31.23</td>
</tr>
<tr>
<td>DBP2-03</td>
<td>31.00</td>
<td>12.00</td>
<td>33.70</td>
<td>27.60</td>
<td>26.08</td>
</tr>
<tr>
<td>DBP2-04</td>
<td>47.60</td>
<td>15.80</td>
<td>36.70</td>
<td>33.00</td>
<td>33.28</td>
</tr>
<tr>
<td>DBP2-05</td>
<td>44.20</td>
<td>16.00</td>
<td>39.50</td>
<td>34.00</td>
<td>33.43</td>
</tr>
<tr>
<td>DBP2-06</td>
<td>36.50</td>
<td>15.50</td>
<td>36.70</td>
<td>26.70</td>
<td>28.85</td>
</tr>
<tr>
<td>DBP2-07</td>
<td>42.20</td>
<td>16.20</td>
<td>36.70</td>
<td>31.40</td>
<td>31.63</td>
</tr>
<tr>
<td>DBP2-08</td>
<td>43.50</td>
<td>16.90</td>
<td>35.20</td>
<td>33.30</td>
<td>32.23</td>
</tr>
</tbody>
</table>

Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous systems, and may have an increased risk of getting cancer.

The TCEQ completed an assessment of your source water and results indicate that some of your sources are susceptible to certain contaminants. The sampling requirements for your water system are based on this susceptibility and previous sample data. Any detections of these contaminants may be found in this Consumer Confident Report.

The sources of drinking water (both tap and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include: (1) microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife; (2) inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming; (3) pesticides and herbicides, which might have a variety of sources such as agriculture, urban storm water runoff, and residential uses; (4) organic chemical contaminants, including synthetic and volatile organic chemicals, which are
byproducts of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems; (5) radioactive contaminants, which can be naturally occurring or the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, the EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. Food and Drug Administration regulations establish limits for contaminants in bottled water that must provide the same protection for public health. Contaminants may be found in drinking water that may cause taste, color, or odor problems. These types of problems are not necessarily causes for health concerns. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA Safe Drinking Water Hotline at (800) 426-4791. For more information on source water assessments and protection efforts at our system, contact Allison Strube, Assistant Director of Water Utilities, 325.657.4209.

### REGULATED CONTAMINANTS DETECTED

#### Coliform Bacteria

<table>
<thead>
<tr>
<th>Maximum Contaminant Level Goal</th>
<th>Total Coliform Maximum Contaminant Level</th>
<th>Highest No. of Positive</th>
<th>Fecal Coliform or E. Coli Maximum Contaminant Level</th>
<th>Total No. of Positive E. Coli or Fecal Coliform Samples</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>5% of monthly samples are positive.</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>N</td>
<td>Naturally present in the environment.</td>
</tr>
</tbody>
</table>

#### Regulated Contaminants

<table>
<thead>
<tr>
<th>Disinfectants and Disinfection By-Products</th>
<th>Collection Date</th>
<th>Highest Level Detected</th>
<th>Range of Levels Detected</th>
<th>MCLG</th>
<th>MCL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Haloacetic Acids (HAA5)*</td>
<td>2015</td>
<td>13</td>
<td>7.9 - 24.0</td>
<td>No goal for the total</td>
<td>60</td>
<td>ppb</td>
<td>N</td>
<td>By-product of drinking water disinfection.</td>
</tr>
<tr>
<td>Total Trihalomethanes (TTHM)</td>
<td>2015</td>
<td>33.4</td>
<td>12.0 – 49.5</td>
<td>No goal for the total</td>
<td>80</td>
<td>ppb</td>
<td>N</td>
<td>By-product of drinking water disinfection. Note: Highest Level Detected is as the annual running average.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Inorganic Contaminants</th>
<th>Collection Date</th>
<th>Highest Level Detected</th>
<th>Range of Levels Detected</th>
<th>MCLG</th>
<th>MCL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arsenic</td>
<td>2015</td>
<td>2</td>
<td>0 - 2.1</td>
<td>0</td>
<td>10</td>
<td>ppm</td>
<td>N</td>
<td>Erosion of natural deposits; Runoff from orchards; Runoff from glass and electronics production.</td>
</tr>
<tr>
<td>Barium</td>
<td>2015</td>
<td>0.182</td>
<td>0.182 - 0.182</td>
<td>2</td>
<td>2</td>
<td>ppm</td>
<td>N</td>
<td>Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits.</td>
</tr>
<tr>
<td>Cyanide</td>
<td>2015</td>
<td>10</td>
<td>10 - 10</td>
<td>200</td>
<td>200</td>
<td>ppb</td>
<td>N</td>
<td>Discharge from plastic and fertilizer factories; Discharge from steel/metal factories.</td>
</tr>
<tr>
<td>Fluoride</td>
<td>2015</td>
<td>0.3</td>
<td>0.27 - 0.27</td>
<td>4</td>
<td>4.0</td>
<td>ppm</td>
<td>N</td>
<td>Erosion of natural deposits; Water additive which promotes strong teeth.</td>
</tr>
<tr>
<td>Nitrate [measured as Nitrogen]</td>
<td>2015</td>
<td>0.47</td>
<td>0.47 - 0.47</td>
<td>10</td>
<td>10</td>
<td>ppm</td>
<td>N</td>
<td>Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.</td>
</tr>
<tr>
<td>Selenium</td>
<td>2015</td>
<td>3.9</td>
<td>3.9 – 3.9</td>
<td>50</td>
<td>50</td>
<td>ppb</td>
<td>N</td>
<td>Discharge from petroleum and metal refineries; Erosion of natural deposits; Discharge from mines.</td>
</tr>
</tbody>
</table>
**Lead and Copper**

<table>
<thead>
<tr>
<th>Lead and Copper</th>
<th>Date Sampled</th>
<th>MCLG</th>
<th>Action Level</th>
<th>90th Percentile</th>
<th># Sites Over AL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Copper</td>
<td>2014</td>
<td>1.3</td>
<td>1.3</td>
<td>0.0029</td>
<td>0</td>
<td>ppm</td>
<td>N</td>
<td>Erosion of natural deposits; Leaching from wood preservatives; Corrosion of household plumbing systems.</td>
</tr>
<tr>
<td>Lead</td>
<td>08/06/2013</td>
<td>0</td>
<td>15</td>
<td>4.89</td>
<td>0</td>
<td>ppb</td>
<td>N</td>
<td>Corrosion of household plumbing systems; Erosion of natural deposits.</td>
</tr>
</tbody>
</table>

**Turbidity**

<table>
<thead>
<tr>
<th></th>
<th>Limit (Treatment Technique)</th>
<th>Level Detected</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highest single measurement</td>
<td>1 NTU</td>
<td>0.31 NTU</td>
<td>N</td>
<td>Soil runoff.</td>
</tr>
<tr>
<td>Lowest monthly % meeting limit</td>
<td>0.3 NTU</td>
<td>100%</td>
<td>N</td>
<td>Soil runoff.</td>
</tr>
</tbody>
</table>

**UNREGULATED CONSTITUENTS**

<table>
<thead>
<tr>
<th>Substance (units)</th>
<th>Year Tested</th>
<th>Average Level Detected</th>
<th>Minimum Level Detected</th>
<th>Maximum Level Detected</th>
<th>Limit</th>
<th>Possible Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bicarbonate (ppm)</td>
<td>2014</td>
<td>193</td>
<td>193</td>
<td>193</td>
<td>NA</td>
<td>Erosion of natural deposits</td>
</tr>
<tr>
<td>Chloride (ppm)</td>
<td>2014</td>
<td>306</td>
<td>306</td>
<td>306</td>
<td>300</td>
<td>Erosion of natural deposits, natural occurring element, ancient oceanic deposits</td>
</tr>
<tr>
<td>pH (units)</td>
<td>2014</td>
<td>7.8</td>
<td>7.8</td>
<td>7.8</td>
<td>&gt; 7.0</td>
<td>Measure of corrosivity of the water</td>
</tr>
<tr>
<td>Sulfate (ppm)</td>
<td>2014</td>
<td>285</td>
<td>285</td>
<td>285</td>
<td>300</td>
<td>Erosion of natural deposits, natural occurring</td>
</tr>
<tr>
<td>Total Alkalinity as CaCO₃ (ppm)</td>
<td>2014</td>
<td>159</td>
<td>159</td>
<td>159</td>
<td>NA</td>
<td>Erosion of natural deposits, natural occurring</td>
</tr>
<tr>
<td>Total Dissolved Solids (ppm)</td>
<td>2014</td>
<td>981</td>
<td>981</td>
<td>981</td>
<td>1000</td>
<td>Erosion of natural deposits, total dissolved mineral constituents in water</td>
</tr>
</tbody>
</table>

Avg – Regulatory compliance with some MCLs are based on running annual average of monthly samples.

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

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

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

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

mrem/year—millirems per year (a measure of radiation absorbed by the body)

NTU—nephelometric turbidity units (a measure of turbidity)

pCi/L—picocuries per liter (a measure of radioactivity)
ppb--parts per billion, or micrograms per liter (µ/L)
ppm--parts per million, or milligrams per liter (mg/L)
ppt--parts per trillion, or nanograms per liter (ng/L)
ppq--parts per quadrillion, or picograms per liter (pg/L)

TT (Treatment technique) - A required process intended to reduce the level of a contaminant in drinking water.
AL (Action Level) - The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.
ALG (Action Level Goal) – The level of a contaminant in drinking water below which there is no known or expected risk to health. ALGs allow for a margin of safety.
ND - no detection
NA - not applicable

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

Data presented in this report is from the 2015 calendar year or from the most recent testing performed in accordance with State regulations. The 90th percentile value means 90% of the samples were at or below this value. EPA considers the 90th percentile value the same as an "average" value for other contaminants. Lead and copper are regulated by a treatment technique that requires systems to control the corrosiveness of their water. If more than 10% of tap water samples exceed the action level, water systems must take additional steps. EPA considers 50 pCi/L to be the level of concern for beta particles.
The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes. This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

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

**High Potential**
- **Zone 1**
  - Counties have a predicted average indoor radon screening level greater than 4 pCi/L (pico curies/liter).

**Moderate Potential**
- **Zone 2**
  - Counties have a predicted average indoor radon screening level between 2 and 4 pCi/L (pico curies/liter).

**Low Potential**
- **Zone 3**
  - Counties have a predicted average indoor radon screening level less than 2 pCi/L (pico curies/liter).
US F&WS National Wetlands Inventory and Riparian Habitats

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

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

Riparian Habitats
- Forested/Shrub Riparian
- Herbaceous Riparian
- Other
- Other Freshwater Wetland

Source: USF&S, USGS NHL, ESRI
Copyright ©2016 Phase Engineering, Inc.

U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov, USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Name(s) Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data

PEI Project No: 201802039
### Classification of Wetlands and Deepwater Habitats of the United States, Cowardin et al. 1979

**System**

<table>
<thead>
<tr>
<th>Subsystem</th>
<th>1 - Subtidal</th>
<th>2 - Intertidal</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subclass</strong></td>
<td>1 Bedrock 2 Rubble</td>
<td>1 Cobble-Gravel 2 Sand 3 Mud</td>
</tr>
<tr>
<td><strong>Subclass</strong></td>
<td>1 Bedrock 2 Rubble</td>
<td>1 Cobble-Gravel 2 Sand 3 Mud 4 Organic</td>
</tr>
<tr>
<td><strong>System</strong></td>
<td>1 - Tidal</td>
<td>2 - Lower Perennial</td>
</tr>
<tr>
<td><strong>Subclass</strong></td>
<td>1 Bedrock 2 Rubble</td>
<td>1 Cobble-Gravel 2 Sand</td>
</tr>
<tr>
<td><strong>System</strong></td>
<td>R - Riverine</td>
<td></td>
</tr>
</tbody>
</table>

* Intermittent is limited to the Streambed Class; Unknown Perennial is limited to Unconsolidated Bottom Class code RSUB only ** Rock Bottom is not permitted for the Lower Perennial Subsystem; Streambed is limited to Tidal and Intermittent Subsystems
In order to more adequately describe the wetland and deepwater habitats, one or more of the water regime, water chemistry, soil, or special modifiers may be applied at the class or lower level in the hierarchy. The farmed modifier may also be applied to the ecological system.
Texas Airport Hazards

National Transportation Atlas
- Runway
- Military Airfield / Airport / Station
  - Air Force Station
  - Airport
  - Airfield
  - International Airport
  - Joint Use Airport
  - Military Airfield
  - Military Airport

Service Level
- Commercial Service - Primary
- Commercial Service - Nonprimary
- Reliever Airport
- General Aviation Airport

Ownership
- Public
- Private
- Military - Air Force
- Military - Army

Department of Defense
- Military Installations, Ranges, and Training Areas

NPIAS 2015-2019 Report

Subject Property
- 2,500 ft. Radius
- 15,000 ft. Radius

Property boundary and locations are representative only.

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

Copyright ©2016 Phase Engineering, Inc.

PEI Project No: 201802039
Noise Sources Map

- Subject Property
- 1000 foot radius
- 3000 foot radius

Note: Property location and boundary are representative only.

PEI Project No: 201802039
APPENDIX VI

LETTER OF ENGAGEMENT
Phase Engineering, Inc.

Environmental Consultants

TX Era 2018, Ltd
Adrian Iglesias
8641 5th Street, W-5
Frisco, TX 75034
Phone: (512) 971-9127 Fax: Email: aiglesias@ghdevelopment.com

Property/Borrower Name or Reference #: Trails at San Angelo
Current Use: - Approximately 14.25 Acres
Address/ Property Location: 2620 Era Street
City: San Angelo County: Tom Green State: TX Zip: 76905

Perform a Phase I Environmental Site Assessment (ESA) to comply with the ASTM E 1527-13 Standard and §10.305 Subchapter D of the TDHCA 2017 Uniform Multifamily Application, including ASTM Non Scope Considerations: Vapor Encroachment Screening, a Noise Assessment, an opinion for testing of asbestos, lead based paint, and lead in drinking water. The report will be applicable to the attached Agreement for Environmental Professional Services.

Quoted Price For Phase I ESA:

OPTIONAL – NEPA Addendum
In many cases, a project applying for Low Income Housing Tax Credits (LIHTC) may also apply for a HOME grant or other HUD funding which requires additional environmental compliance under the National Environmental Policy Act (NEPA). If authorized, an addendum to the ESA may be provided to include inquiries to state and federal agencies to initiate compliance with the statues and regulations cited at 24 CFR §88.5. Depending on the location and nature of the project the addendum may include: Section 106 Review to the State Historic Preservation Officer (SHPO), Tribal Consultations, Wetland Determination, Coastal Zone Management Review to the GLO, Endangered Species Review, NEPA review to the TCEQ, and Farmland Protection. Responses from the regulatory agencies may take up to 2 months, so beginning the NEPA process early may save valuable time later when the funding application is submitted. Please note that the addendum is intended to support NEPA compliance and will not meet the full requirements of an Environmental Assessment.

NEPA Addendum, Quoted Price:
To engage this additional service, please initial here: 

- Includes: Electronic version in PDF with findings, opinions, conclusions and recommendations. Originals @ $125.00 each.
- Delivery: Final ESA report approximately 15 business days from signed letter of engagement. We rely on state regulators for information that may not be readily available for review within the time frame requested for the scheduled delivery date. Responses to the NEPA inquiries will be provided to the client when received. Delivery charges may apply, not to exceed $30.00 per delivery, unless client arranges for pick-up at their own expense.
- Terms: Net due prior to receipt of final report.
- $125/hour for additional hours of consulting beyond the scope of work, if required.

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

1. Current owner of the property and telephone number.
2. Contact name and telephone number.
3. Access to the property, which may include keys or combinations, if applicable.
4. All complete environmental reports.
Phase Engineering, Inc.

Environmental Consultants

February 2, 2018

5. Survey and legal description. Survey does not have to be new if it reflects the property correctly.

6. Detailed project description and proposed site plan.

7. All entities for which the report will be addressed and invoicing information. If this information is not given to Phase Engineering, Inc. in a legible format, the above named will be identified as user of the report and will be invoiced directly.

TX Era 2018, Ltd
Adrian Iglesias
8841 5th Street, W-5
Frisco, TX 75034
Phone: (512) 971-9127 Fax: Email: aiglesias@ghdevelopment.com

Property/Borrower Name or Reference #: Trails at San Angelo
Current Use: - Approximately 14.25 Acres
Address/ Property Location: 2620 Era Street
City: San Angelo County: Tom Green State: TX Zip: 76905

Thank you for the opportunity to work with you and your environmental needs. If you have any questions, please call me at (210) 997-4056.

Tracy Watson

Accepted By: [Signature]
Print Name: Adrian Iglesias

Date: 2/8/2018
In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 all users must provide the following information (if available) to Phase Engineering, Inc. Failure to provide this information could result in a determination that "all appropriate inquiries" is not complete.

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

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

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

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

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

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

Comments from Questions 1-6:

N/A

Please have the user(s) of the Phase I report answer and return this page with the signed letter of engagement. Please fax completed form back to Ruben at (281) 200-0060. To submit this form via email, please send to: Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.

Property Address or Description:
2630 ERA ST, San Angelo, Texas 76905

Print Name: Adrian J. Date: 2/8/18
Company: TX ERA 2018, LLC
Signature: J3
Relation to property: Purchaser
(purchaser, lender, owner, lessee, etc.)

© Phase Engineering, Inc. 5524 Cornish Street, Houston, TX 77007 (713) 476-9844
AGREEMENT FOR PROFESSIONAL ENVIRONMENTAL CONSULTING SERVICES

Section 1 – General Terms and Conditions

1.1 Definitions

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

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

“PEI” means Phase Engineering, Inc.

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

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

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

1.2 Services

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

1.3 Standard of Care

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

1.4 Rights of Entry, Site Information and Utilities

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

1.5 Safety

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

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

1.6 Investigations and Reports

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

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

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

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

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

1.7 Ownership of Records/Reports:

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

1.8 Disposal and Samples

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

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

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

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

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

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

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

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

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

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

Section 2 – MISCELLANEOUS PROVISIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

www.PhaseEngineering.com
Professional Services

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

Environmental Site Assessments

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

Phase II Environmental Site Assessments / Consulting

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

www.PhaseEngineering.com
Professional Services (continued)

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

Waste Management and Compliance

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

Building and Facilities Assessments

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

National Environmental Policy Act (NEPA)

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

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

Registered Professional Engineering Firm

Licensed Professional Geoscientist Firm

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

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

Lead
- Lead Firm
- Risk Assessor
- Inspector

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

Wetlands
- United States Army Corp of Engineers Delineation Course Certified

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

Radon
- Residential Radon Measurement Provider
Recognized Associations

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

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

- Texas Association of Environmental Professionals (TAEP)
- Texas Association Professional Geoscientists (TAPG)
- Texas Board of Professional Geoscientists (TBPG)
- American Institute of Professional Geologists (AIPG), Texas Section, AIPG District IV – Southeast Texas
Environmental Professionals pursuant to 40 CFR 312.10

The final rule defines an environmental professional as someone who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to a property, sufficient to meet the objectives and performance factors of the rule. In addition, an environmental professional must have:

• A state or tribal issued certification or license and three years of relevant full-time work experience; or

• A Baccalaureate degree or higher in science or engineering and five years of relevant full-time work experience; or

• Ten years of relevant full-time work experience.

Phase Engineering, Inc. has additional “In House” qualified staff that supports the Environmental Professionals listed below:

<table>
<thead>
<tr>
<th>Principals</th>
<th>Experience and Education</th>
<th>Professional Licenses / Registrations</th>
</tr>
</thead>
<tbody>
<tr>
<td>James C. Dismukes,</td>
<td>33 years in the environmental field.</td>
<td>Texas Registered Professional Engineer (43553)</td>
</tr>
<tr>
<td>P.E., Principal</td>
<td>University of Houston, MBA</td>
<td>LPST Corretive Action Project Manager (CAPM00766)</td>
</tr>
<tr>
<td></td>
<td>University of Houston, BS-Mechanical Engineering</td>
<td>Certified Preparer of SWPPP (CPSWPPP) and (CCIS) (2253)</td>
</tr>
<tr>
<td></td>
<td>Cameron University, BS-Business</td>
<td></td>
</tr>
<tr>
<td>Melanie Edmundson,</td>
<td>25 years in the environmental field.</td>
<td>Texas Professional Geoscientist-Geology (4358)</td>
</tr>
<tr>
<td>P.G., Principal</td>
<td>University of Maryland-College Park, BS-Geology</td>
<td>Asbestos Consultant (10-5470)</td>
</tr>
<tr>
<td></td>
<td>University of Maryland-Munich, Germany, AA</td>
<td>Lead Risk Assessor (2070147)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mold Assessment Consultant (MAC0246)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HAZWOPER OSHA 1910.120/1926.6540 Hour Training</td>
</tr>
</tbody>
</table>
### Environmental Professionals pursuant to 40 CFR 312.10 (continued)

<table>
<thead>
<tr>
<th>Professional</th>
<th>Experience and Education</th>
<th>Professional Licenses / Registrations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Matthew Broadaway</td>
<td>12 years in the environmental field.  &lt;br&gt;Texas State University-San Marcos, BS-Geography</td>
<td>Hazwoper OSHA Training</td>
</tr>
<tr>
<td>Cornelius L. Crockett, II</td>
<td>18 years in the environmental field.  &lt;br&gt;University of Phoenix, MBA  &lt;br&gt;Prairie View A &amp; M University, BS-Criminal Justice/Law Enforcement</td>
<td></td>
</tr>
<tr>
<td>Ross Doctoroff, P.G.</td>
<td>15 years in the environmental field.  &lt;br&gt;Southwest Texas State University, BS-Geography, Resource and Environmental Studies  &lt;br&gt;Minor-Applied Geography</td>
<td>LPST Corrective Action Project (0014)  &lt;br&gt;Texas Professional Geoscientist-Geology (2767)  &lt;br&gt;Asbestos Inspector (601289)  &lt;br&gt;USACOE Certified Wetland Delineator</td>
</tr>
<tr>
<td>Janis Franklin, P.G.</td>
<td>22 years in the environmental field.  &lt;br&gt;University of Houston, MS-Environmental Management  &lt;br&gt;Austin Peay State University, BS-Geology  &lt;br&gt;University of Houston, MS-Safety (ongoing)</td>
<td>Texas Professional Geoscientist (1254)  &lt;br&gt;Tennessee Professional Geologist (TN4132)  &lt;br&gt;Lead Inspector (2060233)  &lt;br&gt;LPST Corrective Action Project Manager (01209)  &lt;br&gt;Asbestos Inspector License (603137)  &lt;br&gt;Hazwoper OSHA Training</td>
</tr>
<tr>
<td>Karly Gibbs</td>
<td>16 years in the environmental field.  &lt;br&gt;Tulane University, MS- Risk Assessment and Regulatory Toxicology  &lt;br&gt;Barry University, BS-Biology</td>
<td>Hazwoper OSHA Training  &lt;br&gt;PCB Cleanup (Mega Rule)  &lt;br&gt;USEPA Region 6 QA/QC Training</td>
</tr>
</tbody>
</table>
### Environmental Professionals pursuant to 40 CFR 312.10 (continued)

<table>
<thead>
<tr>
<th></th>
<th>Experience and Education</th>
<th>Professional Licenses / Registrations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jennifer Horan</td>
<td>15 years in the environmental field.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Southwest Texas State University, BS-Geography, Resource and Environmental Studies</td>
<td></td>
</tr>
<tr>
<td>Zahir Jamal</td>
<td>17 years in the environmental field.</td>
<td>HAZWOPER OSHA 1910.120/1926.65 40 Hour Training (22308) Asbestos Inspector License (603282)</td>
</tr>
<tr>
<td></td>
<td>University of Windsor, Ontario, Canada, MS-Environmental Engineering</td>
<td></td>
</tr>
<tr>
<td>Scott Lindsay</td>
<td>5 years in the environmental field.</td>
<td>OSHA 24 Hour HAZWOPER Training (1508092137587) Asbestos Inspector License (21339343)</td>
</tr>
<tr>
<td></td>
<td>University of Houston-Downtown, MBA in Finance (In progress) Texas State University, San Marcos, BS- Geography – Geographic Information Science</td>
<td></td>
</tr>
<tr>
<td>Darcey Philipp</td>
<td>16 years in the environmental field.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>University of Houston, BS-Psychology University of Texas at Austin, BA-Economics</td>
<td></td>
</tr>
<tr>
<td>Kay Philipp, CEI, CEM</td>
<td>20 years in the environmental field.</td>
<td>Certified Environmental Inspector (CEI) Certified Environmental Manager (CEM)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Environmental Professionals pursuant to 40 CFR 312.10 (continued)

<table>
<thead>
<tr>
<th>Name</th>
<th>Experience and Education</th>
<th>Professional Licenses / Registrations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Claire Snavely, P.G.</td>
<td>9 years in the environmental field.</td>
<td>Texas Professional Geoscientist (11420)</td>
</tr>
<tr>
<td></td>
<td>San Jose State University, BS-Geology</td>
<td>Geographical Information Systems Technician</td>
</tr>
<tr>
<td></td>
<td>Foothill College, AS-Geology</td>
<td>Geographical Information Systems Analyst</td>
</tr>
<tr>
<td>Tracy Watson</td>
<td>9 years in the environmental field.</td>
<td>USACOE Certified Wetland Delineator</td>
</tr>
<tr>
<td></td>
<td>University of Mary-Hardin Baylor, BS-Chemistry &amp; Biology</td>
<td>TCEQ Licensed Water Operator</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(WO0029615)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Asbestos Inspector License (603452)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>OSHA 40 Hour HAZWOPER Training</td>
</tr>
</tbody>
</table>
Online Proposal Request

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

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

Proposal requests may be submitted online at www.PhaseEngineering.com.

1. Begin at our website at www.PhaseEngineering.com to set up your own account.

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

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

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

5. Finally, click "Create Account".

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

If you have any questions or comments, please contact Ruben Jauregui, Jr. at Ruben@PhaseEngineering.com or Melanie Edmundson at Melanie@PhaseEngineering.com.

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

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

Pricing differentials may apply for large acreage or difficult properties.

www.PhaseEngineering.com
CERTIFICATE OF LIABILITY INSURANCE

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

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

PRODUCER
BancorpSouth Insurance Services, Inc.
3355 W Alabama Street
Ste 850
Houston TX 77098

CONTACT NAME: Linda Terry, CIC, CISR, ACSR
FAX (A/C, No): 713-622-2053
E-MAIL ADDRESS: linda.terry@bxsi.com

INSURED
Phase Engineering, Inc
5524 Cornish Street
Houston TX 77007

CERTIFICATE NUMBER: 562621696

COVERSAGES

<table>
<thead>
<tr>
<th>INSR LTR</th>
<th>TYPE OF INSURANCE</th>
<th>ADDL INSURED</th>
<th>POLICY NUMBER</th>
<th>POLICY EFP (MM/DD/YYYY)</th>
<th>POLICY EXP (MM/DD/YYYY)</th>
<th>LIMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>COMMERCIAL GENERAL LIABILITY</td>
<td>X</td>
<td>ENVP010052-02</td>
<td>6/30/2017</td>
<td>6/30/2018</td>
<td>EACH OCCURRENCE</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CLAIMS-MADE</td>
<td></td>
<td></td>
<td></td>
<td>3,000,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>X</td>
<td>OCCUR</td>
<td></td>
<td></td>
<td>DAMAGE TO RENTED PREMISES (Each occurrence)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>MED EXP (Any one person)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>PERSONAL &amp; ADV INJURY</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>GENERAL AGGREGATE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>PRODUCTS - COMPO/OP AGG</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Deductible</td>
</tr>
</tbody>
</table>

| B        | AUTOMOBILE LIABILITY | X | 12308113 | 6/30/2017 | 6/30/2018 | EACH OCCURRENCE |
|          | ANY AUTO | X | OCCUR | 1,000,000 |
|          | OWNED AUTOS ONLY | X | CLAIMS-MADE | |
|          | HIRED AUTOS ONLY | X | |
|          | SCHEDULED AUTOS | X | |
|          | NON-OWNED AUTOS ONLY | X | |

| A        | Professional Liab - Claims-Made & Pollution - Occurrence Form | X | ENVP010052-03 | 6/30/2017 | 6/30/2018 | Each Occurrence |
|          |                  |              |              |                         |                         | 2,000,000 |
|          |                  |              |              |                         |                         | Aggregate | 5,000,000 |
|          |                  |              |              |                         |                         | Deductible | 25,000 |

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

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

Auto liability policy includes certificate holder as an additional insured as required by written contract but only with respect to the legal See Attached...

CERTIFICATE HOLDER

For Information Purposes Only

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

[Signature]

1988-2015 ACORD CORPORATION. All rights reserved.
**CERTIFICATE OF LIABILITY INSURANCE**

**DATE (MM/DD/YYYY)**: 06/30/17

**CERTIFICATE OF LIABILITY INSURANCE** is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the policies below. This certificate of insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder.

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

**PRODUCER**
Aon Risk Services, Inc of Florida
1001 Brickell Bay Drive, Suite #1100
Miami, FL 33131-4937

**CONTACT**
Aon Risk Services, Inc of Florida

**PHONE**
(A/C, No, Ext): 800-743-8130

**FAX**
(A/C, No): 800-522-7514

**EMAIL**
ADP.COI.Center@Aon.com

**INSURER(S) AFFORDING COVERAGE**

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

**PRODUCER**
Aon Risk Services, Inc of Florida
1001 Brickell Bay Drive, Suite #1100
Miami, FL 33131-4937

**CONTACT**
Aon Risk Services, Inc of Florida

**PHONE**
(A/C, No, Ext): 800-743-8130

**FAX**
(A/C, No): 800-522-7514

**EMAIL**
ADP.COI.Center@Aon.com

**INSURER(S) AFFORDING COVERAGE**

**NAIC #**

**INSURED**
ADP TotalSource FL XIX, Inc.
10200 Sunset Drive
Miami, FL 33173

**ALTERNATE EMPLOYER**
Phase Engineering Inc
5524 Cornish Street
Houston, TX 77007

**INSURER A**
New Hampshire Ins Co
23841

**INSURER B**

**INSURER C**

**INSURER D**

**INSURER E**

**INSURER F**

**COVERAGES**

**Certificate Number**: 1656249

**Revision Number**:

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. Limits shown may have been reduced by paid claims. Limits shown are as requested.

<table>
<thead>
<tr>
<th>INSR. LTR</th>
<th>TYPE OF INSURANCE</th>
<th>ADDED INSURER</th>
<th>W/D</th>
<th>POLICY NUMBER</th>
<th>POLICY EFFECT (MM/DD/YYYY)</th>
<th>POLICY EXPIRATION (MM/DD/YYYY)</th>
<th>LIMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>COMMERCIAL GENERAL LIABILITY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Claims-Made</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Occur</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENL AGGREGATE LIMIT APPLIES PER:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>POLICY</td>
<td>PROJECT</td>
<td>LOC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AUTOMOBILE LIABILITY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANY AUTO</td>
<td>Owned Autos Only</td>
<td>SCHEDULED AUTOS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HIRED</td>
<td>AUTOS ONLY</td>
<td>NON-OWNED AUTOS ONLY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UMBRELLA LIABILITY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OCCUR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EXCESS LIABILITY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Claims-Made</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**DEC RETENTION $**

**WORKERS COMPENSATION AND EMPLOYERS’ LIABILITY**

<table>
<thead>
<tr>
<th>Y/N</th>
<th>WC 026160333 TX</th>
<th>07/01/17</th>
<th>07/01/18</th>
<th>X</th>
<th>PER STATUTE</th>
<th>OTHER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E.L. EACH ACCIDENT</td>
<td>$ 2,000,000</td>
<td>$ 2,000,000</td>
<td>E.L. DISEASE - EA EMPLOYEE</td>
<td>$ 2,000,000</td>
<td>E.L. DISEASE - POLICY LIMIT</td>
</tr>
</tbody>
</table>

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

All worksite employees working for PHASE ENGINEERING INC, paid under ADP TOTALSOURCE, INC.’s payroll, are covered under the above stated policy. PHASE ENGINEERING INC is an alternate employer under this policy.

**CERTIFICATE HOLDER**

Phase Engineering Inc
5524 Cornish Street
Houston, TX 77007

**CANCELLATION**

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

**AUTHORIZED REPRESENTATIVE**

Aon Risk Services, Inc of Florida

© 1988-2015 ACORD CORPORATION. All rights reserved.
APPENDIX VIII

REFERENCE SOURCES
REFERENCES SOURCES

- Site Sketch Maps: http://services.arcgisonline.com/arcgis/services.
- Texas Major & Minor Aquifers Geodatabase (Updated December, 2006): Texas Water Development Board (TWDB) GIS Data, http://www.twdb.state.tx.us/mapping/gisdata
- The Railroad Commission of Texas, Geographic Information System – Oil and Gas Well Digital Data Acquisition. Oil and gas well data and pipeline data were obtained from public records at the Railroad Commission of Texas (the Commission). http://www.rrc.state.tx.us.
- Certified Sanborn Map Report from Environmental Data Resources, Inc., 440 Wheelers Farms Road, Milford, Connecticut 06461
- AAI Environmental Data, 5524 Cornish Street, Houston, Texas 77007, http://aaidata.com/
- Texas Commission on Environmental Quality (TCEQ) Central Registry Database Search http://www12.tceq.state.tx.us/crpub/
- EPA Enforcement & Compliance History Online (ECHO) http://www.epa-echo.gov/echo